

Legacy Miami Worldcenter Gets Height Increase Approval From The FAA

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By Oscar Nunez

July 29, 2021



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

The Kobi Karp-designed Legacy Miami Worldcenter has received an increase in height as per a recent determination by the Federal Aviation Administration. The developer now has permission to build approximately 20-feet higher than the original approval, from 661-feet to 680-feet. When factoring in the elevation of the site, the total height above sea level increases from 671-feet to 691-feet. Addressed as 930 Northeast 1st Avenue, the tower will rise to become the second tallest structure at the mega development. Royal Palm Companies is the developer of the project, where units are 100% sold out.

The approval for the height increase was requested in May of 2021, and only took slightly over two months, approved on July 26, 2021. The tower was originally supposed to span 50 stories, but now that we need to factor in the height increase, there is the possibility of additional stories being added. A 20-foot increase equals to roughly two more stories, on the basis that ceiling heights are around 10-feet or so.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ASO-18807-OE
Prior Study No.
2020-ASO-29507-OE

Issued Date: 07/26/2021

Lorenzo Festa
Legacy Tower MWC, LLC
1010 NE 2nd Avenue
Miami, FL 33132

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| | |
|------------|--|
| Structure: | Building Corner 1 |
| Location: | Miami, FL |
| Latitude: | 25-47-01.30N NAD 83 |
| Longitude: | 80-11-36.31W |
| Heights: | 11 feet site elevation (SE) 680 feet above ground level (AGL) 691 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☒ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

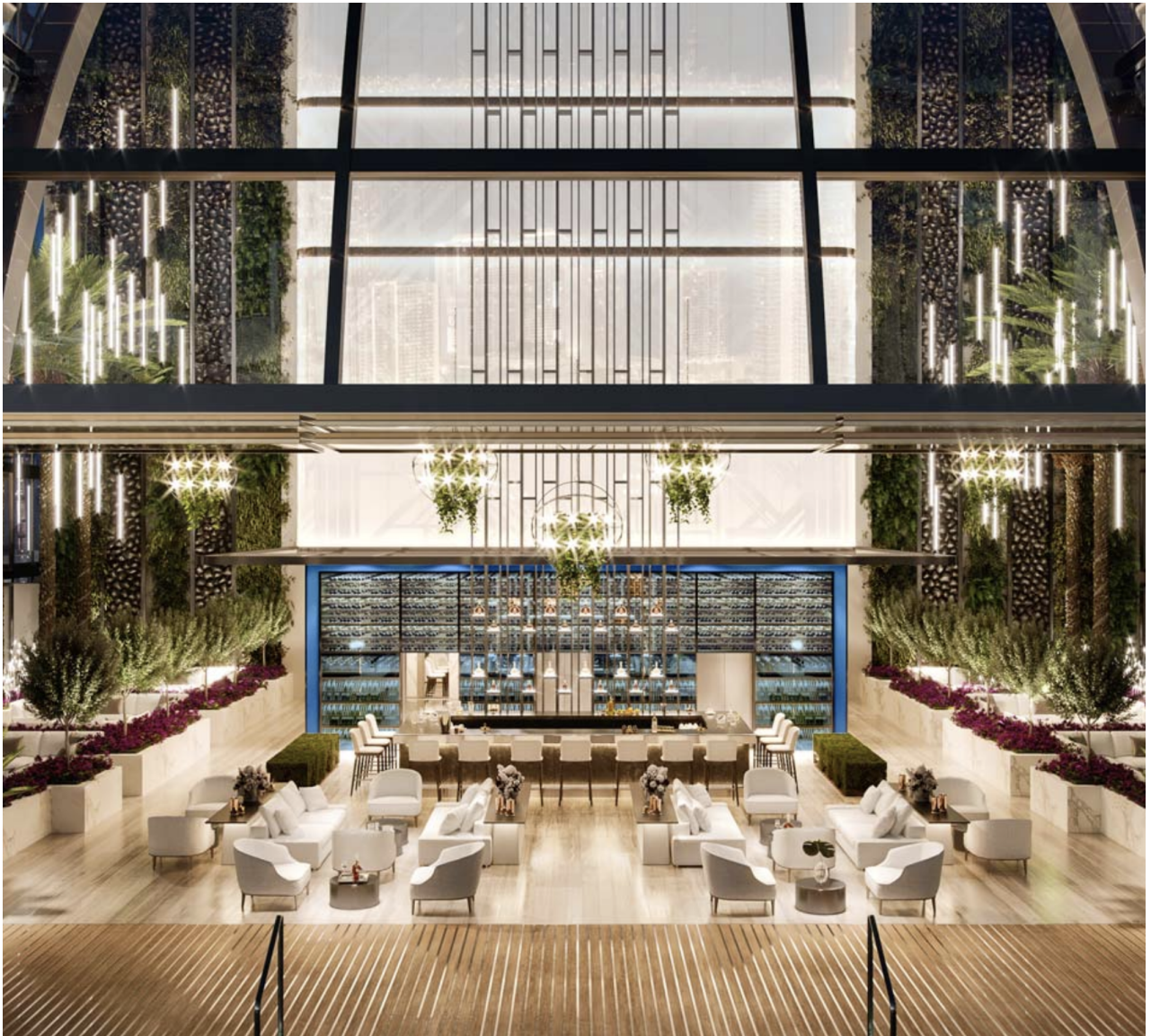
This determination expires on 01/26/2023 unless:



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Although still subject to change, as per the original plans Legacy Miami Worldcenter will offer a mix of 260 MicroLuxe residential units, a 260 key hotel, a 50,000-square-foot Center for Health & Performance along with an additional 60,000 square feet of wellness space and lavish amenities. A major selling point for the project is the catering to short term rentals, which essentially allows unit owners to rent out their spaces on platforms such as Airbnb and VRBO without aggressive restrictions. Easily, the most stunning and jaw-dropping feature of this skyscraper is the massive atrium that will be perched atop,

featuring spectacular views of Downtown Miami and a cantilevered infinity pool accompanied by a lush garden with outdoor and indoor seating as well as a full-service bar.

The site does not require demolition as it is vacant. Construction on the 680-foot tower is expected to reach completion some time in 2024.

Pacifica Engineering is still reviewing the new construction permits.