

FLORIDA
YIMBY

Naftali Group Granted Building Permits For Near 700-Foot-Tall Towers At Miami Worldcenter



MWC Aerial Night. Credit: Miami Worldcenter.


BY: [OSCAR NUNEZ](#) 8:00 AM ON JANUARY 17, 2023

New York-based developer [Naftali Group](#) (Naftali) has been granted several building permits for a twin-towered residential project at [Miami Worldcenter](#) with up to 1.3 million square feet of potential space. The [Federal Aviation Administration](#) and [Cara Real Estate Management](#) (FAA) has determined the proposed structures would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace 691 feet above sea level. Naftali formed a joint venture partnership with [Quare-foot](#) site at [1016 Northeast 2nd Avenue](#) in [Downtown Miami's Park West](#) neighborhood last year for nearly \$41 million. Zoning allows for buildings with a maximum floor count of 60 stories.



Coordinates for approved permits at the Miami Worldcenter site. Photo from Google Earth.

The FAA completed the review process for the permit applications on January 13, lasting approximately 5 months for approval. The site encompasses the eastern side of Miami Worldcenter Block A, bound by Northeast 2nd Avenue on the east, Northeast 11th Street on the north, Northeast 10th Street on the south, and Abbhi Capital's 2.2-acre development site on the west – where two more towers are planned. There are no project renderings yet, but we can confirm that the buildings will not reach supertall status and will instead be just under 700 feet high rises.

Overview				
Study (ASN):	2022-ASO-36007-OE			
Prior Study:				
Status:	Determined			
Letters:	Determination 			
Supplemental Form 7460-2: Please login to add a Supplemental Form 7460-2.				
Received Date:	09/19/2022			
Entered Date:	09/19/2022			
Completion Date:	01/13/2023			
Expiration Date:	07/13/2024			
Map:	View Map			
Sponsor Information				
Sponsor:	TNG MWC LLC			
Attention Of:	Gary Cohen			
Address:	Naftali Group 152 W 57th Street			
Address2:	45th Floor			
City:	New York			
State:	NY			
Postal Code:	10019			
Country:	US			
Phone:	305-433-0001			
Fax:				
Sponsor's Representative Information				
Representative:	Capitol Airspace Group			
Attention Of:	Benjamin Doyle			
Address:	6350 Walker Ln			
Address2:	Suite 450			
City:	Alexandria			
State:	VA			
Postal Code:	22310			
Country:	US			
Phone:	703-256-2485			
Fax:	000-000-0000			
Construction Info				
Notice Of:	CONSTR			
Duration:	PERM (Months: 0 Days: 0)			
Work Schedule:				
Date Built:				
Structure Summary				
Structure Type:	Building			
Structure Name:	A			
FCC Number:				
Structure Details				
Latitude (NAD 83):	25° 47' 04.57" N			
Longitude (NAD 83):	80° 11' 28.46" W			
Horizontal Datum:	NAD 83			
Survey Accuracy:	1A			
Marking/Lighting:	Red lights			
Other Description:				
Current Marking/Lighting:	N/A Proposed Structure			
Current Marking/Lighting Other Description:				
Name:				
City:	Miami			
State:	FL			
Nearest County:	Miami-Dade			
Nearest Airport:	X44			
Distance to Structure:	7264.44 feet			
On Airport:	No			
Direction to Structure:	288.29°			
Description of Location:	Project located at 1016 and 1044 NE 2nd Ave, Miami, Florida.			
Description of Proposal:	Proposed building development project located in Miami, Florida.			
Height and Elevation				
	Proposed	DNE	DET	
Site Elevation:	7			
Structure Height:	684	441	684	
Total Height (AMSL):	691	448	691	
Frequencies				
Low Freq	High Freq	Unit	ERP	Unit

TNG MWC LLC is the applicant, the same entity listed on property records.

Before the site's sale, Chicago-based real estate developer Akara Partners had planned to build mixed-use towers designed by Perkins + Will and Stantec named Kenect Miami, which would have risen 39 and 79 stories had they been built.



A 39-story tower was part of the previously planned Kenect Miami project. Credit: Perkins + Will.



A structure of 79 stories was envisioned for the western side of Miami Worldcenter Block A. Credit: Perkins + Will.