

## FAA approves height of tallest condo in Miami's Edgewater

By Brian Bandell



The plans for Elysee Residences, which would be the tallest condo tower in Miami's Edgewater neighborhood, are set for takeoff after the FAA approved its height.

Two Roads Development plans to build the 57-story project with 100 units at 700 N.E. 23rd St. along Biscayne Bay. In August, the FAA filed a preliminary "notice of presumed hazard" to its proposal for 649 feet in height. Miami International Airport is to the west of the city and airliners frequently fly over the neighborhood.

After further study by the FAA and public comment, regulators approved the developer's requested height of Elysee Residences. That's a good sign for other developers who hope to build tall towers in Edgewater, one of the most active condo markets in Miami.

"We appreciate the ongoing efforts of Miami-Dade County, the City of Miami, the Miami Downtown Development Authority, and others who have coordinated local and federal planning and height regulations so that this project and other similar towers can grow the downtown Miami skyline and promote the economic development of South Florida," Two Roads Development Partner Reid Boren said.

Two Roads Development is currently in pre-sales for Elysee Residences and plans to break ground in the first quarter of 2016. Units will range from three to five bedrooms, with full-floor penthouses of up to 4,000 square feet. They're priced from \$1.65 million to over \$10 million. The average price is \$750 per square foot.

The tower was designed by Bernardo Fort-Brescia of Miami-based Arquitectonica with interior designs by Jean-Louis Deniot of France.