

March 23, 2022
Florida Yimby



FAA Approves Heights For St. Regis Residences In Sunny Isles Beach

By: Oscar Nunez

Impressions: N/A




St. Regis Sunny Isles Beach. Rendering courtesy of DBOX.

March 23, 2022


The [Federal Aviation Administration](#) has issued building permits to developers [Fortune International Group](#) and [Château Group](#) for [St. Regis Residences in Sunny Isles Beach](#), a pair of 62-story ultra-luxury residential towers planned for [18801 Collins Avenue](#). Designed by [Arquitectonica](#) with interiors by São Paulo-based [Anastassiadis](#) and landscaping by [EDSA](#), the towers would yield a combined estimate of 374 residential units and approximately 70,000 square feet of amenities, and would rise along the coveted strip of luxury high rises on Collins Avenue in between the [Intracoastal Waterway](#) and Atlantic Ocean.

The buildings are now permitted to rise 739-feet (south tower) and 744-feet (north tower), or 750-feet above sea level. The north tower would become the tallest building in Sunny Isles Beach based on roof height, surpassing the planned 743-foot-tall Bentley Residences tower a few addresses down on Collins Avenue. 18801 Collins Avenue spans about 4.7 acres and is situated on 435 linear square feet of waterfront property.

| Overview | | | | |
|---|---|------|-----|------|
| Study (ASN): | 2021-ASO-47060-OE | | | |
| Prior Study: | | | | |
| Status: | Determined | | | |
| Letters: | Determination  | | | |
| Supplemental Form 7460-2: Please login to add a Supplemental Form 7460-2. | | | | |
| Received Date: | 11/22/2021 | | | |
| Entered Date: | 11/22/2021 | | | |
| Completion Date: | 03/21/2022 | | | |
| Expiration Date: | 09/21/2023 | | | |
| Map: | View Map | | | |
| Sponsor Information | | | | |
| Sponsor: | La Playa Beach Associates LLC | | | |
| Attention Of: | Esteban Koffmsom | | | |
| Address: | 18851 NE 29th Avenue | | | |
| Address2: | Suite 1011-B | | | |
| City: | Aventura | | | |
| State: | FL | | | |
| Postal Code: | 33180 | | | |
| Country: | US | | | |
| Phone: | 954-744-8462 | | | |
| Fax: | | | | |
| Sponsor's Representative Information | | | | |
| Representative: | Capitol Airspace Group | | | |
| Attention Of: | Benjamin Doyle | | | |
| Address: | 5400 Shawnee Road | | | |
| Address2: | Suite 304 | | | |
| City: | Alexandria | | | |
| State: | VA | | | |
| Postal Code: | 22312 | | | |
| 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: | North Tower Pt 1 | | | |
| FCC Number: | | | | |
| Structure Details | | | | |
| Latitude (NAD 83): | 25° 57' 01.68" N | | | |
| Longitude (NAD 83): | 80° 07' 11.27" 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: | Sunny Isles Beach | | | |
| State: | FL | | | |
| Nearest County: | Miami-Dade | | | |
| Nearest Airport: | HWO | | | |
| Distance to Structure: | 43801.23 feet | | | |
| On Airport: | No | | | |
| Direction to Structure: | 114.89° | | | |
| Description of Location: | Project located at 18801 Collins Ave, Sunny Isles Beach, Florida 33160 | | | |
| Description of Proposal: | Bldg development project consisting of two separate towers located in Sunny Isles Beach, FL. | | | |
| Height and Elevation | | | | |
| Site Elevation: | Proposed | DNE | DET | |
| Structure Height: | 6 | | | |
| Total Height (AMSL): | 744 | 499 | 744 | |
| | 750 | 505 | 750 | |
| Frequencies | | | | |
| Low Freq | High Freq | Unit | ERP | Unit |

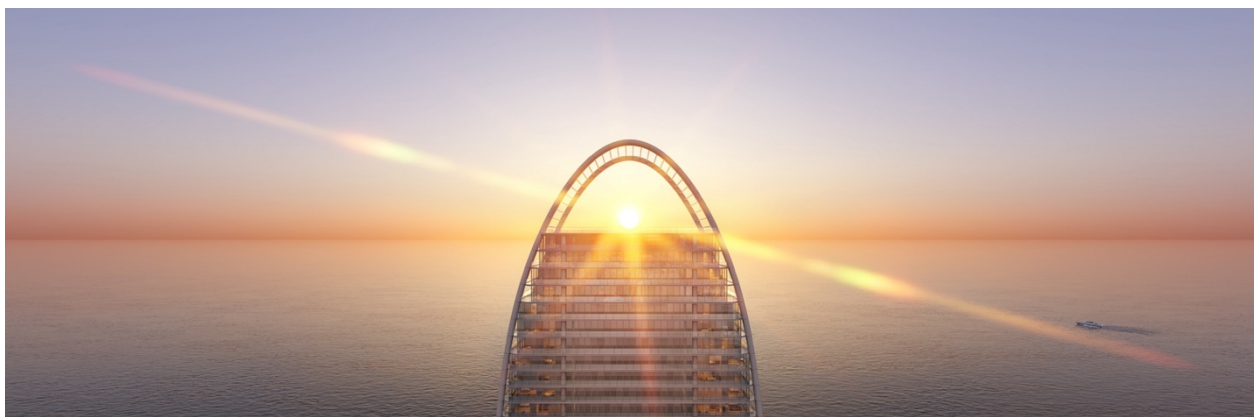
Approved building permit for 744-foot-tall north tower. Photo from the FAA.

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| Overview | | | | |
|---|---|------|-----|------|
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| Completion Date: | 03/21/2022 | | | |
| Expiration Date: | 09/21/2023 | | | |
| Map: | View Map | | | |
| Sponsor Information | | | | |
| Sponsor: | La Playa Beach Associates LLC | | | |
| Attention Of: | Esteban Koffsson | | | |
| Address: | 18851 NE 29th Avenue | | | |
| Address2: | Suite 1011-B | | | |
| City: | Aventura | | | |
| State: | FL | | | |
| Postal Code: | 33180 | | | |
| Country: | US | | | |
| Phone: | 954-744-8462 | | | |
| Fax: | | | | |
| Sponsor's Representative Information | | | | |
| Representative: | Capitol Airspace Group | | | |
| Attention Of: | Benjamin Doyle | | | |
| Address: | 5400 Shawnee Road | | | |
| Address2: | Suite 304 | | | |
| City: | Alexandria | | | |
| State: | VA | | | |
| Postal Code: | 22312 | | | |
| 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: | South Tower Pt 1 | | | |
| FCC Number: | | | | |
| Structure Details | | | | |
| Latitude (NAD 83): | 25° 56' 59.67" N | | | |
| Longitude (NAD 83): | 80° 07' 11.54" 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: | Sunny Isles Beach | | | |
| State: | FL | | | |
| Nearest County: | Miami-Dade | | | |
| Nearest Airport: | HWO | | | |
| Distance to Structure: | 43864.89 feet | | | |
| On Airport: | No | | | |
| Direction to Structure: | 115.14° | | | |
| Description of Location: | Project located at 18801 Collins Ave, Sunny Isles Beach, Florida 33160 | | | |
| Description of Proposal: | Bldg development project consisting of two separate towers located in Sunny Isles Beach, FL. | | | |
| Height and Elevation | | | | |
| | Proposed | DNE | DET | |
| Site Elevation: | 11 | | | |
| Structure Height: | 739 | 499 | 739 | |
| Total Height (AMSL): | 750 | 510 | 750 | |
| Frequencies | | | | |
| Low Freq | High Freq | Unit | ERP | Unit |

Approved building permit for 739-foot-tall south tower. Photo from the FAA.

Fortune and Château plan on moving forward with the south tower first, entering the market with 194 condominiums and scheduled to break ground in 2023; the north tower would yield 180 residences and launch at a later date. The project is expected to reach completion in 2026.



St. Regis Sunny Isles Beach. Rendering courtesy of DBOX.

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Two- to four-bedroom residences will clear 10-foot ceiling heights and boast unobstructed view of the Atlantic Ocean, Intracoastal Waterway and the Sunny Isles Beach skyline; penthouse units will feature 12-foot ceiling heights. Owners will have private elevator access and individual entry foyers. All units will be delivered completely finished with high-end flooring and closets, Italian-styled kitchens with custom cabinetry and Miele appliances, equipped with smart home technologies.

Residents will have exclusive access to approximately 70,000 square feet of amenities, featuring a vast array of high-design areas for entertaining, relaxing and working from home, including private beach facilities, oceanfront and sunset pools, a signature restaurant, a wellness center and spa, an athletic club and much more.

<https://floridayimby.com/2022/03/faa-approves-heights-for-st-regis-residences-in-sunny-isles-beach.html>