Carnival reveals plans for new Miami headquarters



Story Highlights

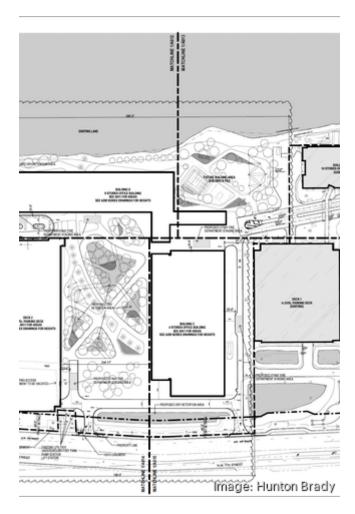
- Carnival Corp. plans new headquarters at Waterford Business District.
- Proposed development includes office building, rehearsal facility, and parking deck.
- Carnival filed pre-application with Miami-Dade County on July 7.

Carnival Corp. & plc is in the beginning stage of developing its new corporate headquarters at the Waterford Business District, a 250-acre professional hub next to Miami International Airport.

The cruise operator (NYSE: CCL) announced its move three months ago and filed its pre-application on July 7 with the Miami-Dade County Department of Regulatory and Economic Resources Development Services Division.

According to supplementary documents prepared by Amy McPherson and Nicholas Sanders of the Coral Gables-based law firm Stearns Weaver Miller, Carnival's new office will be located on a 21.7-acre parcel of land north of 7th Avenue, between 65th and 62nd avenues. The company purchased the property in May. It is currently zoned for industrial use and is part of the Waterford at Blue Lagoon Development.

Per Carnival's letter of intent, the cruise giant is proposing a 450,000-square-foot office building, a 190,000-square-foot rehearsal facility, outdoor spaces and a nine-level parking deck. These new structures would be built on the property, which already includes an existing 262,000-square-foot office building and an associated parking deck, known as 800 Waterford at Blue Lagoon.



Carnival Corp. has begun preliminary plans for its new headquarters at the Waterford Business District.

Hunton Brady

The plan also involves modifying a previously approved site plan by changing a hotel use to an office building and moving another office structure and a parking deck.

Miami-Dade County officials named in the documents include Eric Silva, assistant director for development services; James Byers, senior division chief; and Raul A. Pino, platting and traffic review section division chief. They will review Carnival's preliminary plans and provide feedback before a formal permit request is submitted.

Representatives of Carnival did not immediately respond to the Business Journal's request for comment.

Carnival, which has operated its current headquarters in Doral for more than 30 years, listed the property for sale in April 2024.

Shares of Carnival traded at \$29.34 Tuesday afternoon, a 1.3% dip from the market open.