

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z25-035

**June 18, 2026
Item No. 8C3**

Recommendation Summary	
Commission District	5
Applicant	Ur-Cousin Farah RE Acquisitions, Et Al
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Brickell Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone."
Location	132, 142, 152 SW 9 Street, City of Miami, Miami-Dade County, Florida.
Property Size	±0.603-gross Acres
Existing Zoning	T6-24A-O (Miami21)
Existing Land Use	Multi-family residential buildings, office building
2030-2040 CDMP Land Use Designation	Business and Office (within a Regional Urban Center) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states that the BCC shall hear and decide "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

REQUEST:

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

BACKGROUND AND ANALYSIS:

The ±0.603-gross acre subject property, under folio numbers 01-0207-000-1050, 01-0207-000-1060, and 01-0207-000-1070, is an interior lot fronting along SW 9 Street, located in close

proximity to the Brickell Metromover station (and Brickell Metrorail Station). The first completed phase of The Underline- the Brickell Backyard, lies directly to the east of the subject site across from SW 1 Avenue. This linear park features urban biking and walking paths, sports courts, an outdoor gym, nature gardens, an open-air sound stage, and other public gathering spaces. The subject site is comprised of three lots that collectively consist of two multi-family residential buildings and an existing office building. Staff notes that the current conditions on the site do not provide any street front activation or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for the urban core. The other properties surrounding the subject site are zoned for urban development under the terms of City of Miami's zoning regulations. Staff notes that some of the properties located immediately to west, south and to the north of the subject site had been the subject of similar special exception zoning hearing applications that had their general development plans approved assigning to them the permitted uses and development regulations applicable under the County Code for the "Metromover Station Subzone" (see Figure 1 below).

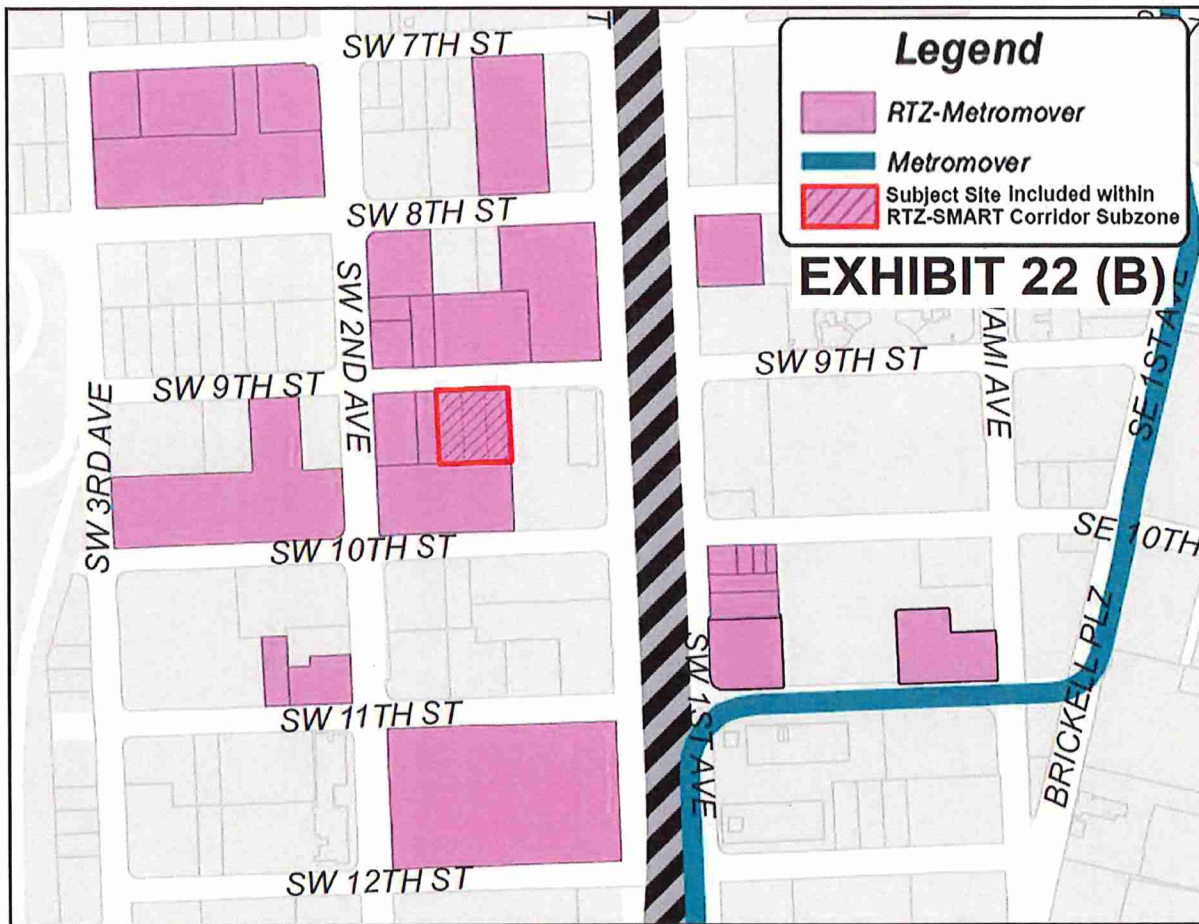


Figure 1

On April 20, 2021, the Board of County Commissioners (BCC) adopted Ordinance No. 21-33 establishing the "Metromover Subzone" of the Rapid Transit System – Development Zone (RTZ), codified in Section 33C-15 of the County Code. Subsequently, on February 21, 2024, the Board adopted Ordinance No. 24-16, related to the Rapid Transit System- Development Zone (RTZ),

which amended section 33C-2 of the Code, and expanded the jurisdictional boundaries of the Metromover Subzone of the Rapid Transit Zone to encompass a certain private property. Ordinance No. 24-16 provided Exhibit 22(B) to include, among other things, the subject property, as shown in Figure 1 above. Staff notes that prior to its addition to the Metromover Subzone of the Rapid Transit Zone, the subject property was under the City of Miami's zoning jurisdiction. As provided in Section 33C-2 and Section 33C-5 (see addendum), *jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and "[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."* The Metromover Subzone regulations under Section 33C-15 require a two-step development approval process. This first step, or "Initial Review", requires the Board to hold a public hearing and decide the application after the property has been added to the Metromover Subzone of the Rapid Transit Zone. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County's RTZ primarily consists of properties located within and along the County's Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations' accessory facilities, and certain developable land. Since 1996, the CDMP has provided that *"all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP's] Urban Center policies"*. Additionally, since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. The Metromover Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 24-16) to include a certain additional private properties and a road right-of-way, including: 132, 142, 152 NW 9 Street ('subject property'), 1414 Brickell Avenue, 1428 Brickell Avenue, 1421 South Miami Avenue, 1040 South Miami Avenue, 1042 South Miami Avenue, and along SW 14 Street between 218 SE 14 Street and 1402 Brickell Bay, and an alley between the Financial District Metromover Station and 1450 Brickell Avenue. This developable parcel that is privately-owned property identified as located within the Metromover Subzone, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. Sections of Chapter 33C ("the Chapter"), includes the standards for development of properties surrounding the Metromover Stations with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text.

Pursuant to Chapter 33C of the County Code, the subject property could potentially be developed with a wide variety of mix of uses including residential, commercial, institutional, retail, office, and other such uses intended to enhance and support the County's existing mass transit system, and to provide for transit-oriented development to promote ridership. Staff notes that the subject property is located in close proximity to the Brickell Metromover station (and Brickell Metrorail Station), as well as the Brickell City Center, which allows the site to be easily accessible to the entire urban core of Miami and beyond via Metrorail. The Metromover Subzone designation would effectively allow the site for additional business and accommodation opportunities in this highly urbanized neighborhood in close proximity to transit, improve the pedestrian environment and promote walkability within that area providing convenient access for future residents to use the Metromover. As such, staff opines that approval of this application would enable the

development/redevelopment of the subject parcel in a manner that is **compatible** with that of other development in the balance of the Metromover Subzone and the surrounding area. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-15(C), subject to the development standards set forth in Section 33C-15 (D) (see Addendum).

Staff research for similar approvals in the area indicates that in September 2023, three properties (under applications #Z2022000222, #Z2022000291 and #Z2022000292) located in immediate proximity and next to the subject site were granted approvals by the Board of County Commissioners (BCC) pursuant to Resolutions #Z-34-23, #Z-35-23 and #Z-36-23 respectively. Similarly, on January 30, 2025, another property in close proximity to the subject site, located on the northeast corner of SW 9 Street and SW 2 Avenue (application #Z2024000021), was also granted approval of the initial review of its general development plans by the BCC pursuant to Resolution #Z-8-25.

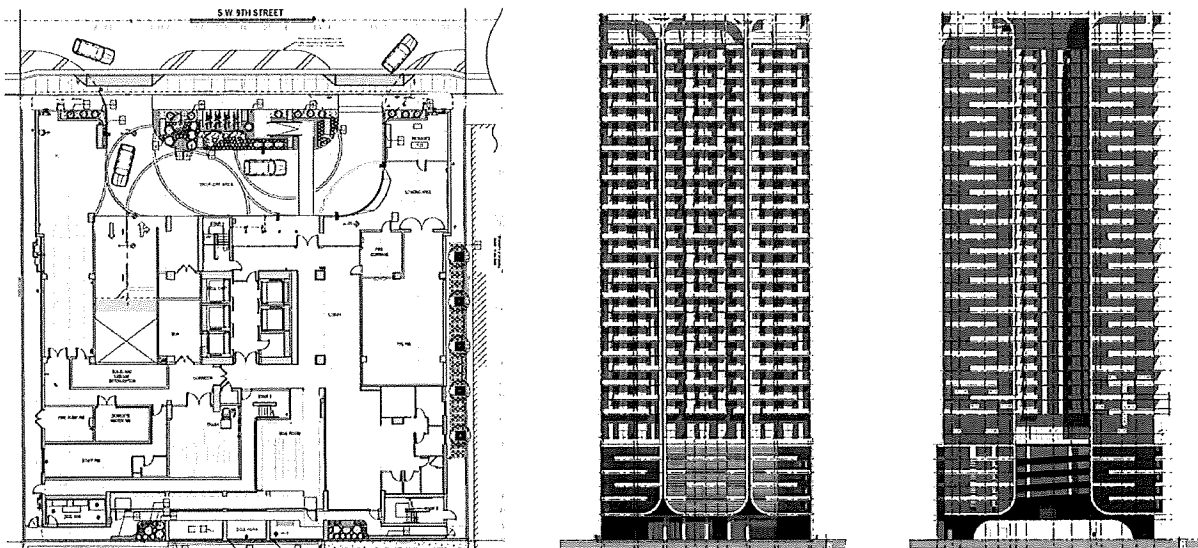


Figure 2

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the subject site with a 37-story high hotel building consisting of a total of 656 Hotel rooms. Staff notes that pursuant to Section 33C-15 of the County Code, which further refers to the parking requirements outlined within Section 33C-8, provides that there are no minimum parking requirements for sites that would be within the “Metromover Subzone” of the Rapid Transit System-Development Zone (RTZ). Notwithstanding, the hotel use would include 197 parking spaces provided within an internalized parking garage within the proposed structure. Staff further notes that there would be public parking that is available in the immediate vicinity of the project site. Specifically, within a two (2)-block radius of the subject site, on two separate lots, including one immediately adjacent to the subject property, there are public parking spaces currently accessible for visitors, residents, and businesses. There would be one (1)-ingress only and one (1)-egress only points of direct vehicular and pedestrian access provided along SW 9 Street to facilitate the flow of traffic for the proposed hotel development. Additionally, there would be multiple points of direct pedestrian access to the site provided from SW 9 Street. The accompanying master plan generally depicts a preliminary general development program for the

subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 on the previous page). Attached Exhibit A consists of the subject property's general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the final review process.

Properties within the Metromover Subzone will be subject to similar development standards as those that are within the Downtown Intermodal District Corridor, Brickell Station Subzones, and the Historic Overtown/Lyric Theater Station and Santa Clara Station Subzones in the City of Miami. The regulatory framework adopted by this Board for these subzones calls for a more compact and efficient urban form and to promote the redevelopment of properties along existing and planned transit corridors and designated urban centers, with a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's only "Regional Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Those Urban Center policies further provide for development with no restrictions on a maximum floor-area ratio (FAR), and allows for a maximum density of 500 dwelling units per acre. Staff notes that the proposed hotel use structure with a height of 37-stories would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Since it is the goal of this application to include the ±0.603-gross acre subject property within the Metromover Subzone and to assign permitted uses and development regulations, **staff finds the request for a special exception consistent with the CDMP, and recommends approval with conditions of the application under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Staff notes that both the Traffic Engineering Division (TED) as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have indicated no objection to the application subject to conditions as specified in their combined memorandum. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application pursuant to standard conditions, and indicate in their memorandum that the application lies within the urban infill area and in a municipality where traffic concurrency does not apply, but that the application will generate 458 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including Code Coordination and Public Hearings Section of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Sheriff's Office (MDSO), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the Metromover Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

Additionally, staff notes that pursuant to Section 33C-15(D)(3), approval of a project within the Metromover Subzone may be conditioned on public benefits improvements as the Board may determine to be appropriate to *address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area*. Under Section 33C-15(D)(2), it is further provided that, when undertaking this public benefits analysis, each reviewing agency shall provide a statement as to the proposed

development's impact on public facilities and services. Based on the memoranda issued by DERM, MDPROS, DTPW Traffic Engineering, and DTPW Transit, staff notes that each of these reviewing agencies have recommended improvements to address the proposed development's impact on public facilities and services. The applicant has voluntarily proffered a covenant that provides public benefits contributions in connection with this application in order to develop the subject property. Staff notes that the Public Benefits Contribution proffer provides that prior to issuance of a building permit for vertical construction for the project, the owner shall pay the County one million dollars (\$1,000,000) for maintenance, repairs, and upgrades to the Brickell Metrorail Station (including but not limited to mechanical systems, restrooms, painting, signage, and accessibility features, lighting, and landscaping), and/or pedestrian improvements located underneath, adjacent to, or in the area being served by the Brickell Metrorail Station. The covenant also provides for the installation of a Traffic Signal on SW 2 Avenue and SW 10 Street prior to the issuance of a certificate of occupancy for the project that is to be developed in accordance with the application.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress only and one (1)-egress only points of direct vehicular and pedestrian access provided along SW 9 Street to facilitate the flow of traffic for the proposed hotel development. Additionally, there would be multiple points of direct pedestrian access to the site provided from SW 9 Street. Parking and driveways are internal to the site, with the parking provided as structured parking towards rear of the proposed structure. The proposed development provides for a total of 197 parking garage spaces, and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Based on the aforementioned analysis, staff recommends approval of this application with conditions.

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 2/19/2026 as approved pursuant to this Special Exception.
2. That the applicant shall submit a recordable covenant on the proffered public benefits improvements and opinion of title in legally sufficient and recordable form before obtaining any subsequent development approvals. The applicant has voluntarily proffered public benefits which includes a Contribution of \$1,000,000 for Transit Station improvements; and for the installation of a Traffic Signal.
3. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources as contained in their memorandum.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in their memorandum.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in their memorandum.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in their memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum.

ES:JB:SS

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Code Coordination and Public Hearings Section (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Miami-Dade Aviation Department (MDAD)	<i>No objection*</i>
Office of Historic Preservation (OHP)	<i>No objection*</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection*</i>
Miami-Dade County Public Schools	<i>No objection</i>
Miami-Dade Sheriff's Office (MDSO)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<p>Urban Centers (Page I-46)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high</i></p>
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level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in **Urban Centers** may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. **Residential** uses may be required in areas of the County and along **rapid transit lines** where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

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	<p>Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.</p> <p>Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.</p> <p>Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 40%;">Average Floor Area Ratios (FAR)</th> <th style="width: 30%;">Max. Densities /Gross Acre</th> </tr> </thead> <tbody> <tr> <td>Regional Activity Centers</td> <td>greater than 4.0 in the core not less than 2.0 in the edge</td> <td style="text-align: center;">500</td> </tr> <tr> <td>Metropolitan Urban Centers</td> <td>greater than 3.0 in the core not less than 0.75 in the edge</td> <td style="text-align: center;">250</td> </tr> <tr> <td>Community Urban Centers</td> <td>greater than 1.5 in the core not less than 0.5 in the edge</td> <td style="text-align: center;">125</td> </tr> </tbody> </table> <p>In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.</p> <p>As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.</p>		Average Floor Area Ratios (FAR)	Max. Densities /Gross Acre	Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500	Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250	Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
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<p>Policy LU-4A (Page. I-11)</p>	<p>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</p>												
<p>Objective LU-7 (Page. I-13)</p>	<p>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.</p>												

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<p>Policy LU-7A (Page. I-13)</p>	<p><i>Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.</i></p>
<p>Policy LU-7B (Page. I-14)</p>	<p><i>It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.</i></p>
<p>Policy LU-7D (Page. I-13)</p>	<p><i>Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.</i></p>
<p>Policy LU-7F (Page. I-14)</p>	<p><i>Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.</i></p>
<p>Policy LU-8A (Page. I-15)</p>	<p><i>Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.</i></p>

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Ur-Cousin Farah RE Acquisitions, Et Al

PH: Z25-035

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33C-2 Rapid Transit Zone</p>	<p>(A) <i>Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System, including all station sites, parking areas and yard and maintenance shop facilities.</i></p> <p>(B) <i>Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.</i></p> <p>(C) Jurisdiction of County- <i>Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a municipality continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.</i></p> <p>(D) <i>Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:</i></p> <ol style="list-style-type: none">(1) <i>Fixed guideways for the Rapid Transit System.</i>(2) <i>Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.</i>(3) <i>Parking lots and parking structures.</i>(4) <i>Bus stops and shelters.</i>(5) <i>Streets and sidewalks.</i>(6) <i>Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.</i>
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ZONING RECOMMENDATION ADDENDUM

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	<p>(7) Landscaping.</p> <p>(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.</p> <p>(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and compatible with the operation of the Rapid Transit System and the convenience of the ridership thereof.</p> <p>(b) Subzones; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.</p> <p>(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.</p> <p>E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:</p> <p>(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.</p> <p>(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:</p> <p>(a) The estimated construction costs does not exceed ten thousand dollars (\$10,000.00) in any consecutive two-year period; or</p> <p>(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.</p>
<p>Section 33C-5 Rapid Transit Zone ("RTZ") District</p>	<p>(B) Existing zoning designations; administrative site plan review required. Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.</p>

ZONING RECOMMENDATION ADDENDUM

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<p>Section 33C-15.- Metromover Subzone.</p>	<p>(A) <i>Purpose and Intent.</i> The following development review standards and criteria shall govern applications for initial plan approval of the general site development plan, and applications for final site plan review, for all development to be located within the boundaries of the Metromover Subzone established in this section. These standards are consistent with, and support the County's and the City's commitment to, principles of urban planning, including improved mobility, enhanced pedestrian environment, and the reduction of urban sprawl. They are also consistent with the need to provide for the public service and public infrastructure needs of this area, which is within the County's only regional urban center and, as such, is designated for the highest level of development density and intensity in the County.</p> <p>(B) <i>Boundaries.</i> The Metromover Subzone of the Rapid Transit Zone is hereby established; the boundaries of the subzone are identified in Exhibits 22(A) and 22(B) of Section 33C-2. The legal description and a full-scale map of the boundaries are on file with the Department.</p> <p>(C) <i>Permitted Uses.</i> Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.</p> <p>(D) <i>Procedures for approval and development standards.</i></p> <p>(1) <i>Applications for development in the subzone shall be governed by the pre-application and application procedures and development standards relating to the Government Center Subzone, as set forth in Section 33C-11(D), (E), (F), and (G), which are incorporated by reference herein, except as follows:</i></p> <p>(a) <i>Parking shall be governed by Section 33C-8.</i></p> <p>(b) <i>Plan review standards regarding public open space may be satisfied with private open space that is open to the public.</i></p> <p>(c) <i>Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:</i></p> <p>(i) <i>Purpose and intent.</i> In furtherance of CDMP objectives and policies regarding shoreline management, Chapter 33D, and municipal codes and plans addressing development along these shorelines, it is the intent of the criteria contained herein to promote connectivity and accessibility to bayfront and riverfront properties within this subzone and to maintain pedestrian connectivity along the existing and planned public walkway along the shoreline, referred to as the Miami Baywalk.</p> <p>(ii) <i>Shoreline setback.</i> The setback from the shoreline shall be a minimum of 50 feet as measured from the mean highwater line provided along the applicable water frontage, except that on lots with a depth of less than 200 feet, the setback shall be a minimum of 25 percent of the lot depth.</p> <p>(iii) <i>Visual corridors.</i> To allow visual corridors to open from ground to sky and to allow public access to the waterfront, side setbacks shall be equal in aggregate to a minimum of 25 percent of the water frontage of each lot based on average lot width.</p> <p>(iv) <i>Public shoreline walkway.</i> To maintain pedestrian connectivity along the shoreline, a publicly accessible walkway shall be provided within the shoreline setback. Walkway design and connections to adjacent existing or planned walkway segments shall be consistent with the County's Shoreline Development Review Manual and, if adjacent to properties under the City of Miami's jurisdiction, with the City of Miami's Waterfront Walkway Design Standards.</p>
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	<p>(2) <i>It is further provided that, in the review of an application for public hearing other than for a governmental facility, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services, including assessment of impacts beyond minimum concurrency requirements pursuant to Chapter 33G and minimum subdivision requirements pursuant to Chapter 28. The reviewing agency may recommend additional improvements to address such identified impacts.</i></p> <p>(3) <i>Approval of such public hearing application may be conditioned on the provision of improvements recommended by a reviewing agency and of such other public service, public infrastructure, or public benefits improvements as the Board may determine to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area. Such improvements may include, without limitation: improvements to rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area; emergency services facilities; educational facilities; public parks or public open spaces; tree canopy enhancements; public water and sewer infrastructure; or affordable housing.</i></p> <p>(4) <i>Notwithstanding any other provision to the contrary, for any privately-owned property added to this subzone after April 20, 2021, unless an application for initial review for development approval for such property has been filed in accordance with this section within two years from the effective date of its inclusion in the subzone, the inclusion of such property in the subzone, and the corresponding assertion of County regulatory jurisdiction over it, shall sunset.</i></p> <p>(E) <i>Platting. Separate parcels located within the subzone and made subject to a unity of title or covenant in lieu of unity of title shall not be deemed a subdivision and shall be exempt from the platting requirements of Chapter 28.</i></p> <p>(F) <i>Conflicts. The development review procedures, standards, and criteria set forth in this section shall govern in the event of a conflict with other zoning, subdivision, or landscape regulations of this code or with the Miami-Dade County Public Works Manual.</i></p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</p>

Memorandum

Date: March 27, 2026

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources (RER)

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000035-4th Review
Ur-Cousin Farah RE Acquisitions
132,142,152, SW 9th Street
Special exception to allow uses permitted under section 33C-15 of
the Code for a mixed-use development.
(RTZ) (0.60 acres)
07-50-42

The Departments of RER and Environmental Resources Management (DERM) have reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to RER records the existing building is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by RER for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review Section review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Stormwater Management

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by the applicable storm event pursuant to the Code.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The landscape plan submitted entitled "House of Wellness Hotel" prepared by Justine K. Velez, R.L.A., and dated as received by Miami-Dade County on February 19, 2026, indicates the removal/relocation of non-specimen and specimen tree resources. RER recommends approval of this application with a condition that requires the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code. **Approval of this zoning application shall not be interpreted as a RER tree removal or relocation approval of any tree resources on site.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Condition of approval: Specimen trees shall be preserved on the site, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code.

DERM Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources


Memorandum



Date: March 6, 2026

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - Ur-Cousin Farah RE Acquisitions, Et Al
Application No. Z2025000035 - Revision # 2 - (Pre-App. No. Z24P-202)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Ur-Cousin Farah RE Acquisitions, Et Al

Location: The subject project is located on approximately 0.60 gross acres at 132, 142, and 152 SW 9th Street, with Folio Nos. 01-0207-000-1050, 01-0207-000-1060, and 01-0207-000-1070, within the City of Miami.

Proposed Development: The Applicant is requesting a special exception in order to redevelop the property with a 33-story hotel with 656 rooms. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new hotel.

The estimated total water demand for the proposed project will be 75,440 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

On December 18, 2025, WASD Agreement No. 33075 was re-offered for the proposed development with this application. Per approved points of connection (P.O.C.# 4) dated December 8, 2025, this property is a WASD water customer. Nevertheless, since commercial use is proposed, a minimum of 12-inch water main is required to abut at least one entire boundary of the property. Consequently, the development needs to be served by a 12-inch water main water main.

Therefore, the developer shall connect to an existing 12-inch water main (E14111-1) in SW 9th Street, near the northeastern corner of the property, an extend a new 12-inch water main westerly along SW 9th Street to the northwestern corner of the development, interconnecting to an existing 8-inch water main (E8456-1) at that location.

Per Development Committee (DC) resolution of 20250806, the proposed water meter assembly with WASD easement under the proposed building overhang is allowed with a clearance of 17 feet and 6 inches. This condition requires the developer to Record an Indemnification and Hold Harmless Agreement between Miami-Dade County and property owner in perpetuity. This Hold Harmless Agreement will address liability issues related to potential property damages, traffic and pedestrian disruptions/interruptions associated with the operational and maintenance of WASD assets.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

Important Notes:

1. The developer shall install water service(s) line (s), meter box(es) only, and fire line(s) to supply to the development. However, WASD will not provide/set domestic and/or irrigation meters until the conveyance of the off-site gravity sewer main improvements by ID No. 32108 and under Phase 1 by this developer are conveyed.
2. Be aware that the improvements are proposed by a private developer who controls their timeline. The developer should maintain close communication with the ID No. 32108 developer to coordinate, monitor project status, and track conveyance timelines.

A Water Supply Certification (WSC) letter from WASD was issued on December 18, 2025, through WASD Agreement No. 33075. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to: <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to: <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to: <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per said P.O.C.#4, the gravity sewer capacity analysis determined adequate capacity is NOT available in the existing gravity sewer system to accommodate the project flow at the requested point of connection.

Portions of the required improvements have also been required under project 120 SW 8 Street (DEV 32108; Lead Project; DS2024-32108-2), 128 SW 7 Street (DEV 32334), Empire Brickell (DEV 31483), and Smart Luxe (DEV 32347).

Agreement No. 32108 proposes upgrading an existing 12-inch gravity sewer (ES7616-3 & 9326-6) in SW 2nd Avenue, to an 18-inch gravity sewer, from MH-0174 to MH-0277 (per WASD Sewer Atlas F-15), approximately 265 LF.

In addition, the improvements outlined in phase 1 below are required for this project to connect to POC - 1 with the flow distribution provided:

As per the Master Water and Sewer Exhibit prepared by Langan, dated 10/6/25, the developer proposes to divide the project into the following phases:

PHASE I (Flow of 0 GPD): The developer shall upgrade an existing 12-inch gravity sewer (As-built ES 3108-1) in SW 8th Street, to a 15-inch gravity sewer, from MH-0209 to MH-0174 (per WASD Sewer Atlas F-15), approximately 280 LF.

PHASE II (Flow of 75,440 GPD): Once these offsite improvements are completed, the developer shall connect to an existing 8-inch gravity sewer main (ES5955-1) in SW 9th Street abutting the northern boundary of the property.

If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

Note to the Developer:

1. Connection to the sewer main is not allowed until the downstream offsite improvements by Agreement No. 32108 are conveyed. A condition pertaining to offsite sanitary improvements will be included in the Utility Collection and Transmission Form (UT).
2. As the connection of this project is contingent on offsite improvements made by others, any verification form (VF) issued by WASD will indicate "WILL HAVE" on the sewer portion of the VF.
3. Be aware that the improvements are proposed by a private developer who controls their timeline. The developer should maintain close communication with the Agreement No. 32108 developer to coordinate, monitor project status, and track conveyance timelines.
4. Prior to the preconstruction meeting, the developer shall submit an updated survey and a signed, sealed letter from the Engineer of Record (EOR) confirming whether a design modification is necessary or if the approved plans are adequate to proceed with the construction. If a revision to previously approved plans is required, the developer is responsible to revise the design with signed and sealed explanation letter and re-submitting it to WASD for Concurrent Plans Review and Approval.
5. If the proposed sewer main improvements under Agreement No. 32108 are not conveyed by the time this project is ready for construction, a revision of this POC will be necessary to determine the available POC at that time. Additionally, the developer is responsible to revise the design and re-submitting it to WASD for Concurrent Plans Review and Approval.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 3. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating

Time (NAPOT) of said P.S. from 5.44 hrs. to 5.56 hrs. Said pump station is in OK Moratorium Code status.

The subject application is located within the Brickell Basin II which has a sanitary sewer special connection charge of \$3.90 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Brickell Basin II Area.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: April 23, 2026

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

From:  Raul A. Pino, PLS, Division Chief
Regulatory and Economic Resource Department

Subject: DIC 25-035
Name: Ur-Cousin Farah RE Acquisitions, LLC, Ur-Cousin Farah RE Acquisitions II, LLC, The Manuel Calas Revocable Trust
Section 07 Township 52 South Range 40 East

I. PROJECT LOCATION:

The property is located at 132, 142, 152 SW 9 Street.

II. APPLICATION REQUEST:

This application requests approval of 832 lodging units.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 1 Avenue and from the east and the west by SW 9 Street.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

This application will generate approximately **458 PM** Peak Hour trips.

This application meets the traffic concurrency criteria because it lies within the urban infill area and in a municipality where traffic concurrency does not apply.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

A. Cardinal Distribution

North	42 %	East	14 %
South	6 %	West	38 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F 5096 located on SW 7 Street east of SW 7 Avenue, has a maximum LOS "E+50" of 3,717 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,737 vehicles and 206 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 5096** with its PHP and assigned vehicles is at LOS "D". The 47 vehicle trips generated by this development when combined with the 1,737 and those previously approved through Development Orders, 206, equal 1,990 and will cause this segment to remain at LOS "D" whose range is from 1,255 to 2,700.

Station F 5090 located on SW 8 Street west of US 1, has a maximum LOS "E" of 2,754 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 895 vehicles and 303 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 5090** with its PHP and assigned vehicles is at LOS "C". The 100 vehicle trips generated by this development when combined with the 895 and those previously approved through Development Orders, 303, equal 1,298 and will cause this segment to have LOS "D" whose range is from 1,255 to 2,700.

Station F 2505 located on I-95/SR 9A south of NW 6 Street, has a maximum LOS "D" of 13,390 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 12,767 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2505** with its PHP and assigned vehicles is at LOS "D". The 241 vehicle trips generated by this development when combined with the 12,767 and those previously approved through Development Orders, 0, equal 13,008 and will cause this segment to remain at LOS "D" whose range is from 11,101 to 13,390.

Station F 0086 located on SE 13 Street west of US 1, has a maximum LOS "E+20" of 4,296 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,464 vehicles and 32 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0086** with its PHP and assigned vehicles is at LOS "C". The 5 vehicle trips generated by this development when combined with the 1,464 and those previously approved through Development Orders, 32, equal 1,501 and will cause this segment to remain at LOS "C" whose range is up to 3,420.

Station F 1035 located on SW 3 Avenue/Coral Way northeast of SW 18 Road, has a maximum LOS "E+20" of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,486** vehicles and **166** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 1035** with its PHP and assigned vehicles is at LOS "C". The **65** vehicle trips generated by this development when combined with the **1,486** and those previously approved through Development Orders, **166**, equal **1,71765** and will cause this segment to remain at LOS "C" whose range is up to 3,420.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. PLATTING REQUIREMENT:

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 5, 6 and 7, Plat Book B, Page 41. A Unity of Title approved by the Platting and Traffic Review Section will be required.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum



Date: March 10, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2025000035

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in EnerGov on 2/19/2026. Note this project is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: April 2, 2026

To: Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

From: Brandon Fennell
Senior Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2025000035
North at Brickell VI, LLC
DTPW Project No. OSP 173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:

PROJECT LOCATION:

The subject property is located at 132, 142, and 152 SW 9th Street and between the SW 2nd Avenue and SW 1st Avenue., Miami, FL, 33130 in unincorporated Miami-Dade County, Florida (the "Property").

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

1. The applicant shall ensure that the sidewalk along SW 9th St and SW 1st Ave be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stops mentioned in Project Description.
2. The applicant shall promote enhanced pedestrian and bicycle accessibility within the project to improve connections to the nearby Metrorail, Metrobus, Underline, and M-Path facilities.
3. The Applicant shall evaluate options to include bicycle and pedestrian accessibility into the development inclusive of enhanced bike lanes to allow for the bicycle, pedestrian, and micro-mobility demand at this location and ensure a safe connection to the existing sidewalk network and Transit Stops.
4. The applicant shall provide enhanced crosswalks or high emphasis pavement markings for all crosswalks at the intersections of SW 2nd Ave and SW 9th St and SW 9th St and SW 1st Ave if approved by Traffic Engineering Division (TED) to clearly delineate where pedestrians should be. This will promote walkability to the bus stops mentioned in the Project Description section of this Memo.
5. The applicant shall provide space for the addition of a bicycle and micro-mobility device parking on the subject property.

- a. The applicant is strongly encouraged to provide the locations of a bike storage facility within the building.
 - b. Wave style bicycle racks are discouraged. DTPW encourages the use of inverted-u style bike racks or other bike racks that allow for two or more points of connection.
6. The Applicant shall evaluate options to include bicycle and pedestrian accessibility into the development inclusive of enhanced bike lanes to allow for the bicycle, pedestrian, and micro-mobility demand at this location and ensure a safe connection to the existing sidewalk network and Transit Stops.
7. The applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant should provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans..
 - a. The applicant shall prioritize the pedestrian environment by making all walkways flat where they intersect vehicle access ramps and driveways..
 - b. The applicant shall maintain the existing on street parking spaces to the proposed site plan for pick up and drop off zones.
 - c. Pick-up and drop-off areas may be used for ridesharing services and transit on demand services.
 - d. Valet service should have a dedicated area and not be occurring within the public right-of-way.
8. The applicant shall coordinate with DTPW to ensure wayfinding is provided to all available transit options.

B. Additional Impacts on Transit Service including Community Benefits

As per code Section 33C-15 (D.2), below are additional improvements which DTPW identified as a preliminary review of the subject development. Please note that these improvements may be modified after the review of a detailed site plan is completed or DTPW acquires additional information on improvement costs. DTPW analyzed the Mode Shares provided by the Miami-Dade County Transportation Planning Organization (TPO) for the years 2015 and 2045. The TPO manages Southeast Florida Regional Planning Model (SERPM) for the County. The SERPM data is provided at the TAZ level. Based on the 2015 and 2045 mode share values for the Metromover area as provided by the TPO, the mode shares for the following modes are expected to increase as follows: transit users will increase their mode share by 1.16%, Bike 4.21%, pedestrian 10.51% and TNC 0.01%. Conversely it is expected that Automobile usage will decrease from a 60.68% mode share to a 44.8% Mode Share. Transit percentages in SERPM include Metrorail, Metromover, and Metrobus services. DTPW facilities like Bicycle lanes and sidewalks within the neighborhood will also see an increase in their mode share as the area continues to grow.

The applicants project will undoubtedly have a higher impact on the Underline than all three transit systems (Metrorail, Metrobus, Metromover) provided by DTPW in the area.

- Possible improvements for the three transit modes includes upgrading bus stops mentioned in this Memo to have covered waiting and loading areas.
- The Brickell Metrorail station and Metromover station are both in need of upgraded elevators and safety improvements.
- DTPW has identified the need for bike improvements along South Miami Avenue from SW 7th Street to SW 3rd Street. Other improvements are identified in the FDOT Bike Connectivity Plan and The Downtown Miami Micro mobility Project.

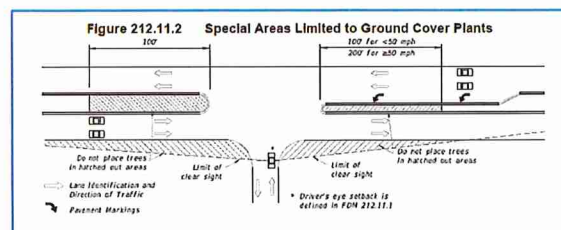
- Since this is a highly pedestrian area, it is recommended that wider sidewalks be instituted throughout the neighborhood as well as mid-block crosswalks where possible.
- The installation of shade trees throughout the neighborhood will benefit transit users as well as cyclists and pedestrians. Bicycle and Pedestrian usages are expected to increase at a higher rate than transit users in this area of the County.

Please contact Brandon Fennell at Brandon.Fennell@miamidade.gov if you have any questions on the conditions above.

II. Traffic Engineering Division

CONDITIONS:

1. This development has been approved to develop a 33-story hotel with 656 room units. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. In accordance with the MDC Traffic Operations Manual and FDOT Standards. As outlined in Section 212.11.6 of the latest FDOT FDM manual, trees must not be placed within the hatched-out areas of the sight triangles for all egress driveways.



Additional Impacts on Public Facilities and Services

Based on the signal warrant analysis conducted at the intersection of SW 2 Avenue and SW 10 Street, a traffic signal is warranted under existing conditions in accordance with Warrants 1, 2, 3, and 4. Accordingly, the applicant has agreed to design and construct a traffic signal at this intersection. Please coordinate with DTPW to discuss the potential for an impact fee credit in lieu of construction.

Please contact Miguel Soria at Miguel.Soria@miamidade.gov if you have any questions on the comments above.

If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Brandon Fennell at Brandon.Fennell@miamidade.gov

c: Lisa Colmenares, DPA, AICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW



Concurrency Management System (CMS)

Miami-Dade County Public Schools

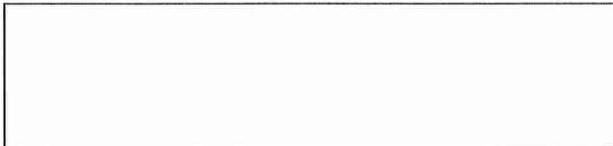
Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: **SP0125082600542** Local Government (LG): **Miami**
 Date Application Received: **8/26/2025 11:37:50 AM** LG Application Number: **Z2025000035**
 Type of Application: **Site Plan** Sub Type: **Redevelopment**

Applicant's Name: **Ur-Cousin Farah RE Acquisitions (Z2025000035)**
 Address/Location: **132 SW 9 ST**
 Master Folio Number: **0102070001050**
 Additional Folio Number(s): **0102070001070, 0102070001060,**

PROPOSED # OF UNITS **832**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **0**
 MULTIFAMILY UNITS: **832**



CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5321	SOUTHSIDE ELEMENTARY (ELEM COMP)	56	25	25	YES	Current CSA
		-1	11	0	NO	Current CSA
		-1	11	0	NO	Current CSA Five Year Plan
6841	SHENANDOAH MIDDLE	-34	11	0	NO	Current CSA
6841	SHENANDOAH MIDDLE	119	11	11	YES	Current CSA Five Year Plan
7791	BOOKER T WASHINGTON SENIOR	0	10	0	NO	Current CSA
7791	BOOKER T WASHINGTON SENIOR	0	10	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

7411	MIAMI NORTHWESTERN SENIOR	532	10	10	YES	Adjacent CSA
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*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: **MA0125082600542** Total Number of Units: **832**
 Issue Date: **9/3/2025 8:00:20 PM** Expiration Date: **9/3/2026 8:00:20 PM**
 Capacity Reserved: **Elementary:25 / Middle:11 / Senior: 10**


 MDCPS Administrator


 MDCPS Authorized Signature

Memorandum



Date: April 14, 2026

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, PROS Chief of Planning, Research and Grants
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS) *Alejandro Zizold*

Subject: Z2025000035 – North at Brickell VI, LLC (V3 Review)

Applicant Name: Ben Fernandez on behalf of North at Brickell VI, LLC.

Project Location: The proposed development is located on ±0.603 acres located at 132, 142, and 152 SW 9th Street, in Miami, Florida (Folios: 01-0207-000-1050; 01-02070-000-1060; 01-0207-000-1070).

Proposed Development: The applicant seeks a special exception for a general development plan with the purpose of designating the property as part of the Metromover Subzone of the Rapid Transit Zone and assigning to it the applicable permitted uses with the intent to develop a 33-story hotel featuring 656 lodging units, lobby, and amenity areas. The applicant has proffered a covenant that will require a monetary contribution towards Metrorail station area improvement.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) are shown in Figure 1.

Impact and Demand: The proposed development does not contain a residential component, and the level of service impact does not apply to Miami-Dade County local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. There are several municipal parks that are 5 acres or larger within the 3-mile application area. Please coordinate with the City of Miami's Parks Department Level of Service impact from the proposed development on park and open space needs.

Community Benefit: While the proposed development is located within the Miami-Dade County RTZ subzone, this development has no impact on Miami-Dade County's parks facilities or level of service standards. The applicant should consider the following as it pertains to community benefits:

- Providing shade trees that are as mature as feasible upon installation offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.
- Contributing wayfinding, markings, and safe crossing features directing residents and visitors to public transit options encourage safe non-motorized mobility.
- Including a bike storage room, covered bike parking, and bike repair stations support non-motorized and micro mobility.

Recommendations: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. PROS offers the following recommendations:

- Solicit input from the City of Miami Parks and Recreation Department.
- Coordinate with the Department of Public Works (DTPW) to maximize mutual benefits and create seamless connections.

These recommendations are based on the following Recreation and Open Space policy and objectives in the Comprehensive Development Master Plan (CDMP):

- ROS-3B** The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.
- ROS-8** The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.
- LU-7B** It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.
- CHD-1C** Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.
- CHD-2** Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.
- CHD-2A** Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:
1. Utilization of non-motorized transportation modes;
 2. Location of public facilities accessible by multiple transportation modes;
 3. Availability and maintenance of quality pedestrian paths or sidewalks;
 4. Provision of street furniture and lighting enhancements;
 5. Provision of civic and recreational facilities;
 6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
 7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.
- CHD-2B** Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

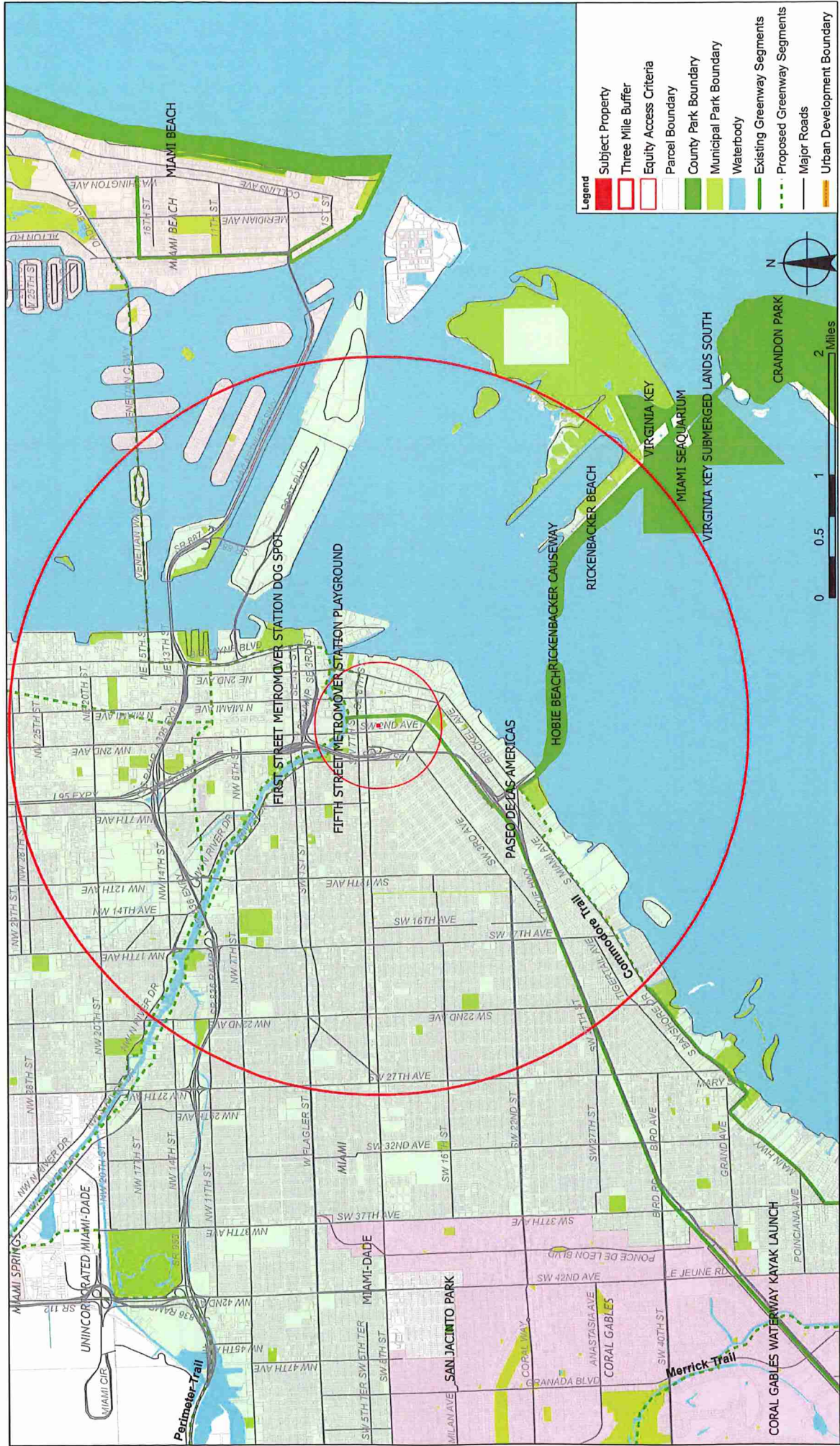
CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: rk cl
Attachment



**FIGURE 1: Z2025000035- NORTH AT BRICKELL VI, LLC
 MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



RECEIVED

MIAMI-DADE COUNTY PROCESS NO.: Z25-035 DATE: SEP 15 2025 BY: ISA



Miami-Dade Aviation Department

P.O. Box 025504
Miami, Florida 33102
T 305-876-7000 F 305-876-0948
www.miami-airport.com

Commercial Airport:

Miami International Airport

General Aviation Airports:

Dade-Collier Training & Transition Airport

Miami Homestead General Aviation Airport

Miami Executive Airport

Miami-Opa Locka Executive Airport

miamidade.gov

September 8, 2025

Mr. Alejandro Arellano
North Brickell 6 LLC
1200 Brickell Avenue, Suite 1800
Miami, FL 33131

RE: Determination Number **DN-25-08-4802**, Land-Use/Airspace Analysis for the Proposed "House of Wellness" project, located at 142 and 152 S.W. 9th St, Miami, FL 33131, (Folio No. 01-0207-000-1050, 01-0207-000-1060, and 01-0207-000-1070).

Dear Mr. Arellano:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a land-use/airspace analysis and determination for proposed mixed-use residential development.

The maximum elevations are in feet Above Mean Sea Level (AMSL) / North American Vertical Datum of 1988 (NAVD88) is 477 feet (AMSL) (NAVD88). The site is located at 152 S.W. 9th St, Miami, FL 33131, (Folio No. 01-0207-000-1050, 01-0207-000-1060, and 01-0207-000-1070).

Land Use Review:

Subject to the comments below, the proposed use at this location conforms to Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Section 33-333 (A) Land use Compatibility Regulations.

Airspace Review:

Our review of the plans and data provided finds that the maximum elevations of 477 feet AMSL/NAVD88 for the proposed permanent structures at the referenced location conforms to the requirements of the Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Sec. 33-333 (B) Height/Airspace Regulations.

Miami-Dade Sheriff's Office
Memorandum



Date: March 9, 2026

To: Eric Silva, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office

Subject: Review – Zoning Application – Case: No. Z2025000035
Ur-Cousin Farah RE Acquisitions, LLC.

A handwritten signature in blue ink, appearing to read "Rosie Cordero-Stutz", written over the "From:" field.

APPLICATION:

The applicant, Ur-Cousin Farah RE Acquisitions, LLC., is requesting to develop the property with a mixed-use, residential and commercial project, consisting of 1700 dwelling units. The 0.603-acre property is located at 132 SW 9 Street in incorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the City of Miami and serviced by the Miami Police Department, located at 400 NW 2nd Avenue, Miami, FL 33128.

APPLICATION REVIEW:

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess potential impacts on MDSO resources, particularly in relation to proposed zoning modifications.

Current data on police staffing, population, and crime/calls-for-service trends were analyzed to evaluate any anticipated changes. As this development falls outside of MDSO's jurisdiction, our Agency does not anticipate any impact on its resources and has no further comments regarding the proposed zoning modifications.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at gbd@mdso.com.

RCS/jhb

Memorandum



Date: 02/25/2026

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resources Department

From: Achaya Kelapanda, Deputy Director of Operations
Department of Solid Waste Management

Achaya Kelapanda

Subject: House of Wellness RTZ – Z2024000035 UPDATE

In its response to the application submitted on September 25, 2025, the Department of Solid Waste Management (DSWM) expressed no objections to the development of a 47-story hotel featuring 832 lodging units and 339 parking spaces. The recent change request, which involves reducing the number of lodging units from 832 to 656 hotel rooms, along with a traffic signal requirement for approval conditions, does not impact DSWM's earlier conclusion.

For your information though, the DSWM has updated its Concurrency Status Determination since the earlier comments provided. The most recent analysis issued on September 29, 2025, which is valid through September 30, 2026, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

The additional details provided in the updated application do not impact the previous assessment. **The DSWM continues to have no objections to the proposed application.**

Memorandum



Date: February 26, 2026

To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Review Z2025 – 000035 Ur-Cousin Farah RE Acquisitions, Et Al

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

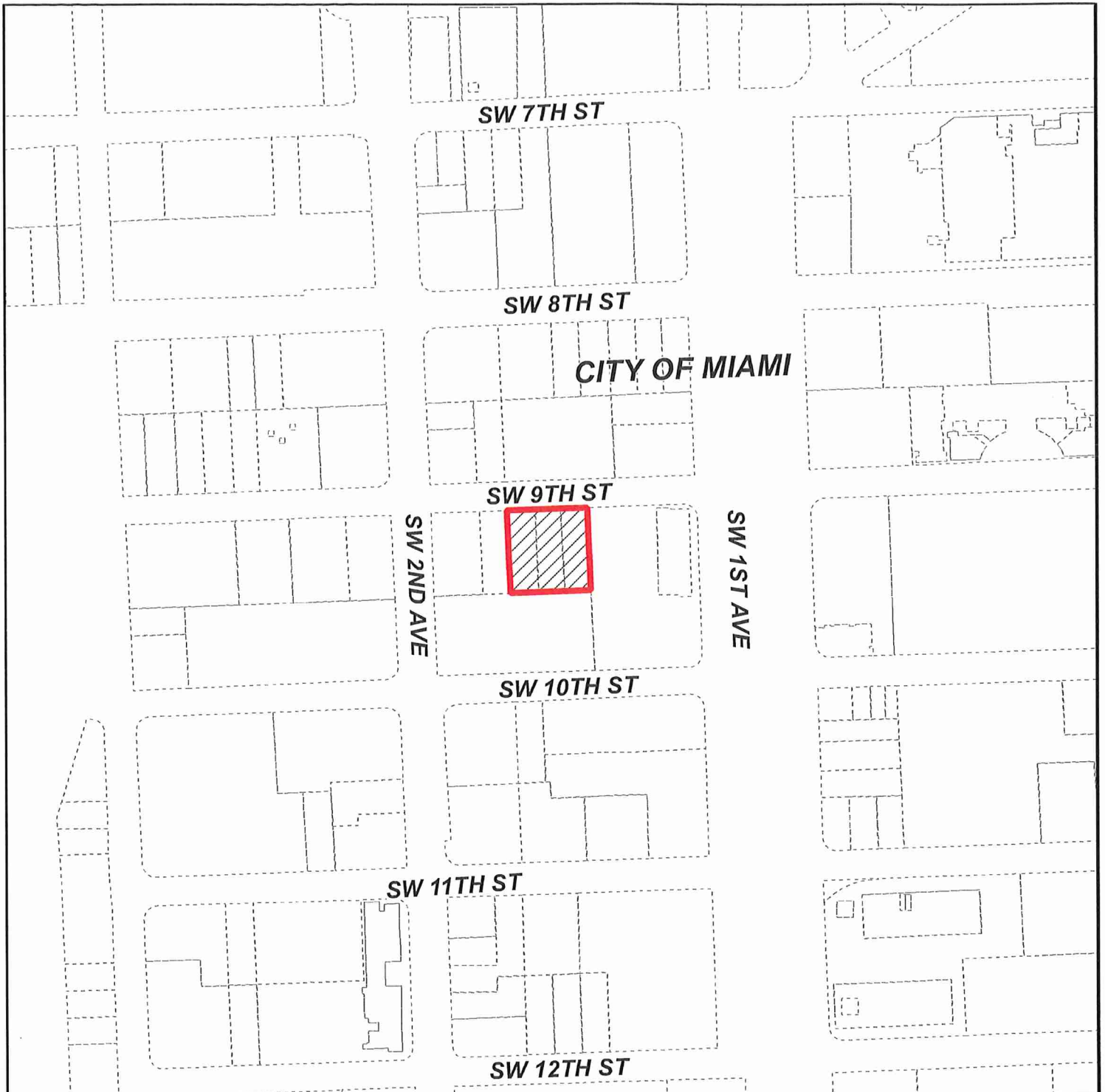
The OHP has identified one structure from 1968 associated with folio 01-0207-000-1070 that meets the 50-year or older benchmark for historic resource eligibility.

Condition for Approval:

The applicant shall complete and submit Florida Master Site File Historical Structure Form prior to demolition of the historic structures within the application area. The OHP recommends that future development within the application area take into consideration the character of the surrounding neighborhood to ensure new development is architecturally compatible.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. <https://dos.fl.gov/historical/preservation/master-site-file/>

For questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000035



Section: 12 Township: 54 Range: 41
 Applicant: Ur-Cousin Farah RE Acquisitions, LLC, Et Al
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

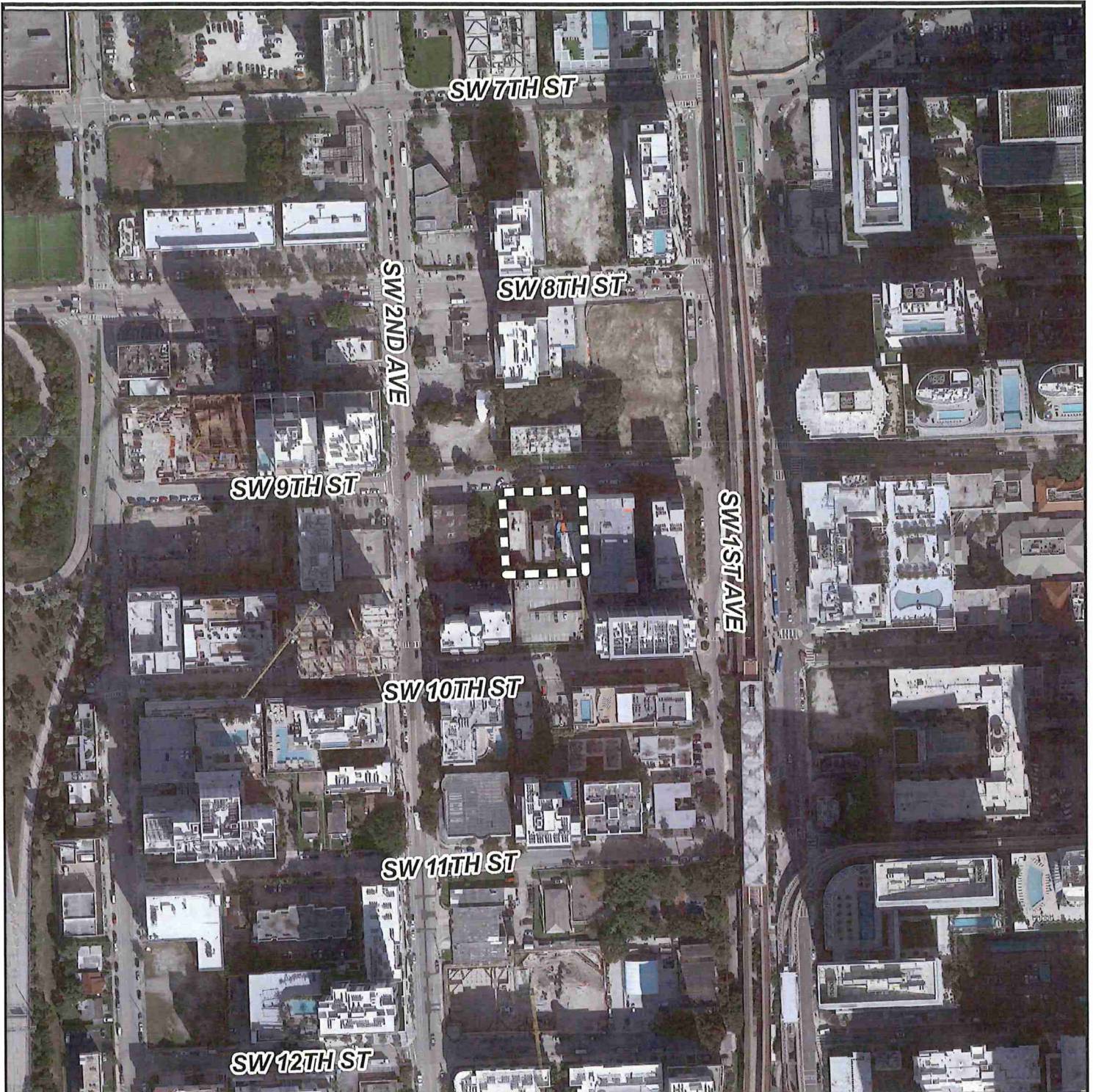
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-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, May 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000035

Legend
 Subject Property

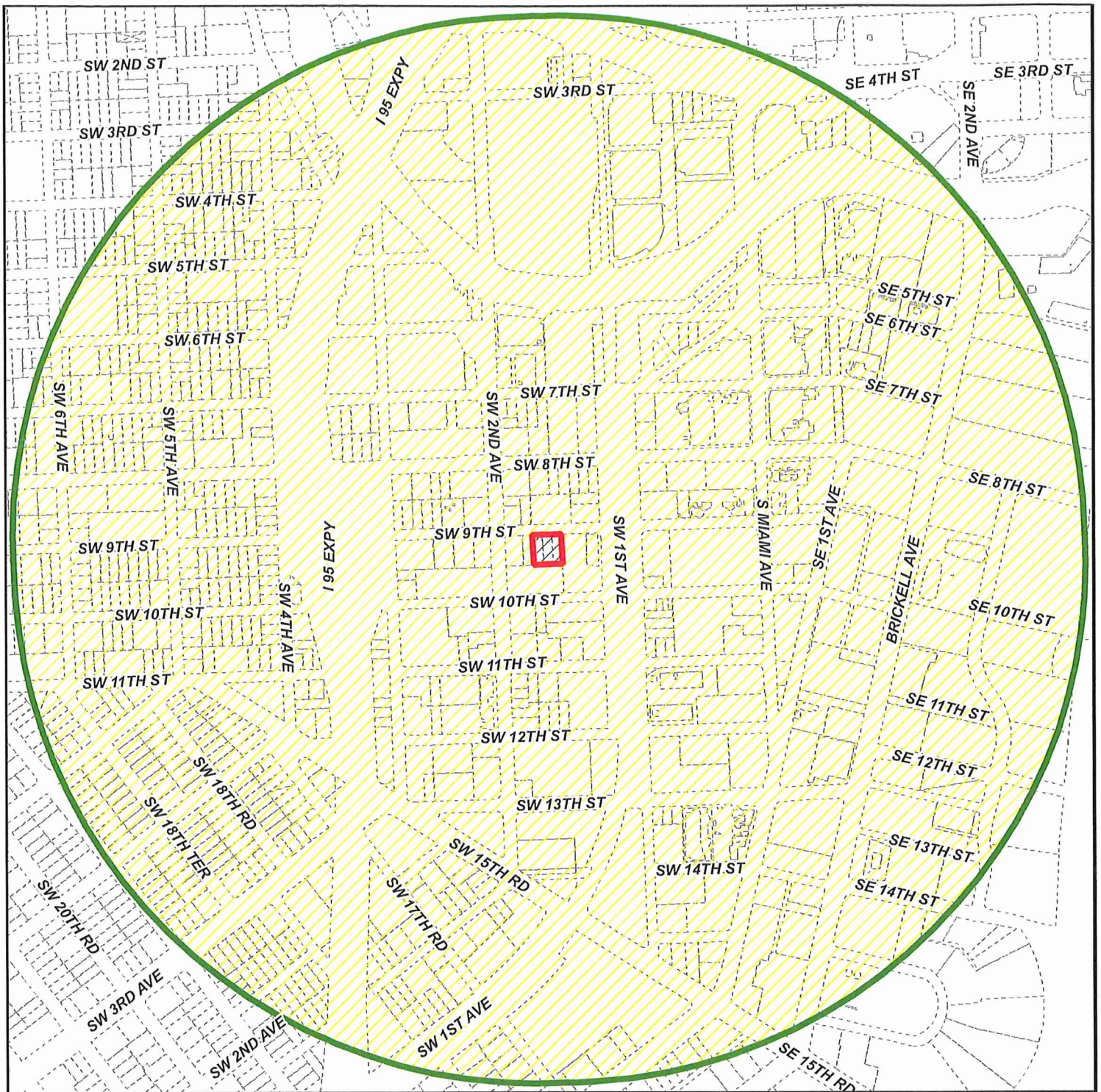


Section: 12 Township: 54 Range: 41
 Applicant: Ur-Cousin Farah RE Acquisitions, LLC, Et Al
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, May 28, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number

Z2025000035

RADIUS: 2640

Section: 12 Township: 54 Range: 41

Applicant: Ur-Cousin Farah RE Acquisitions, LLC, Et Al

Zoning Board: Board of County Commissioners

Commission District: 5

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend

 Subject Property

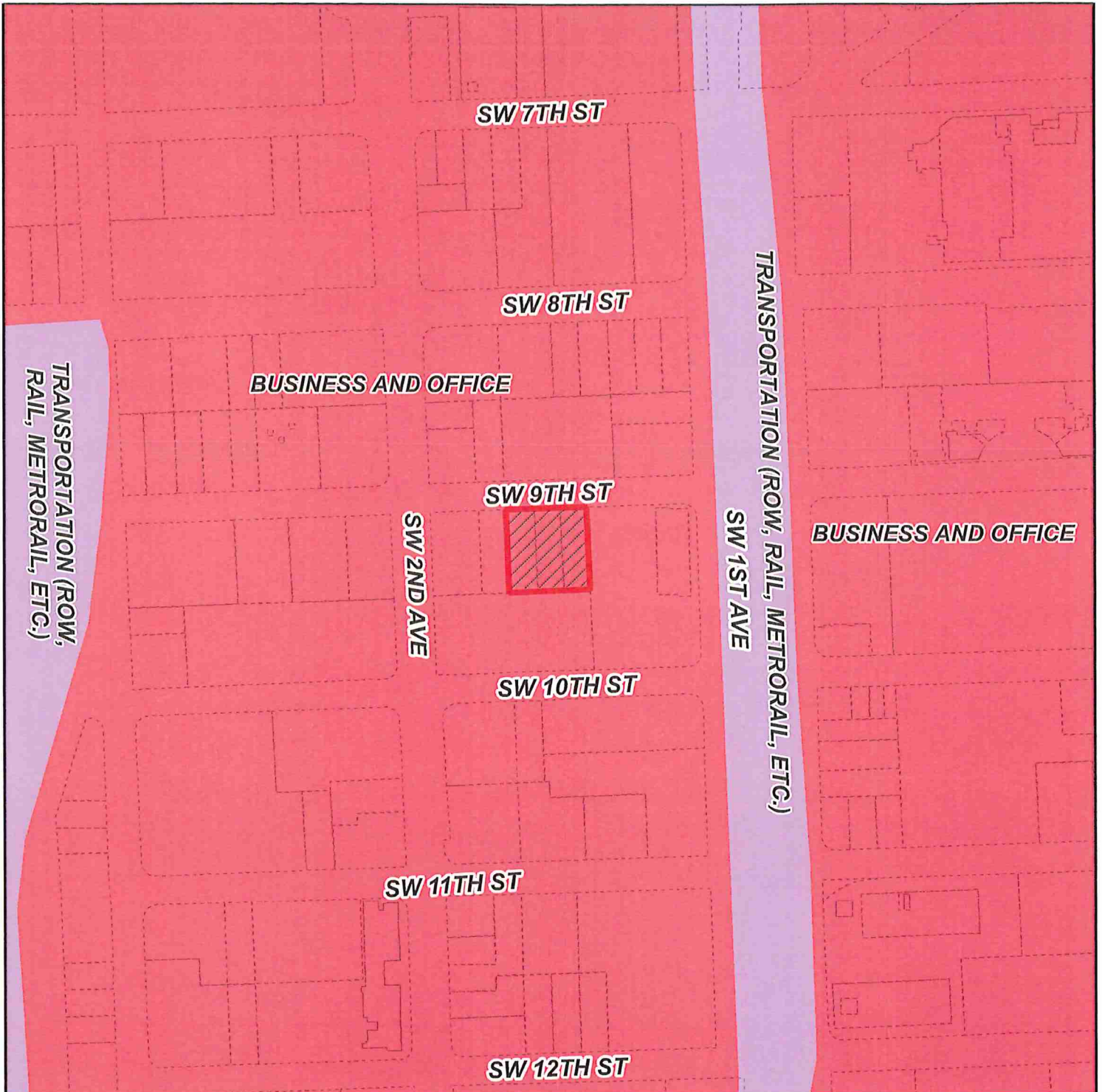
 Buffer

 Property Boundaries



SKETCH CREATED ON: Wednesday, May 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000035

Section: 12 Township: 54 Range: 41
 Applicant: Ur-Cousin Farah RE Acquisitions, LLC, Et Al
 Zoning Board: Board of County Commissioners
 Commission District: 5
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

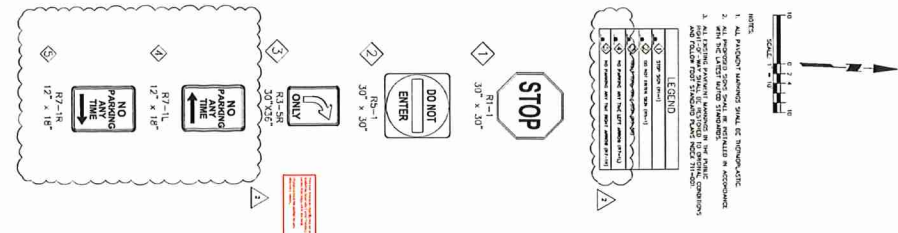
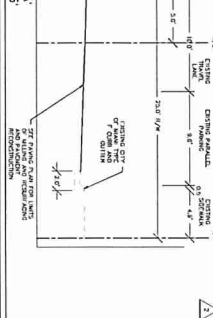
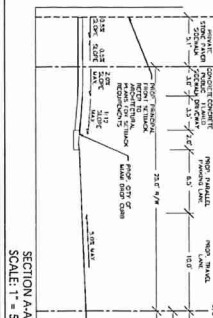
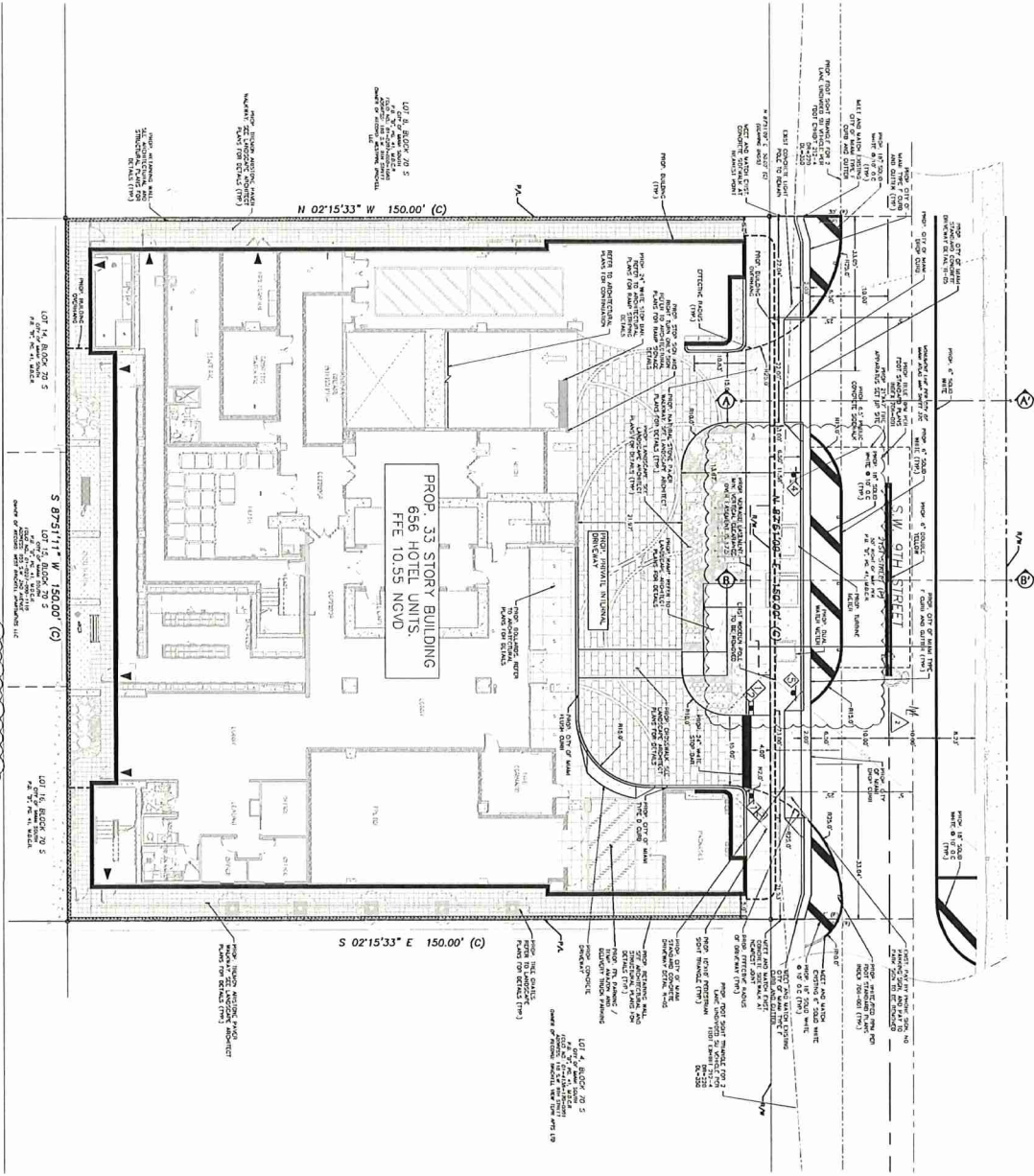
Legend

 Subject Property Case



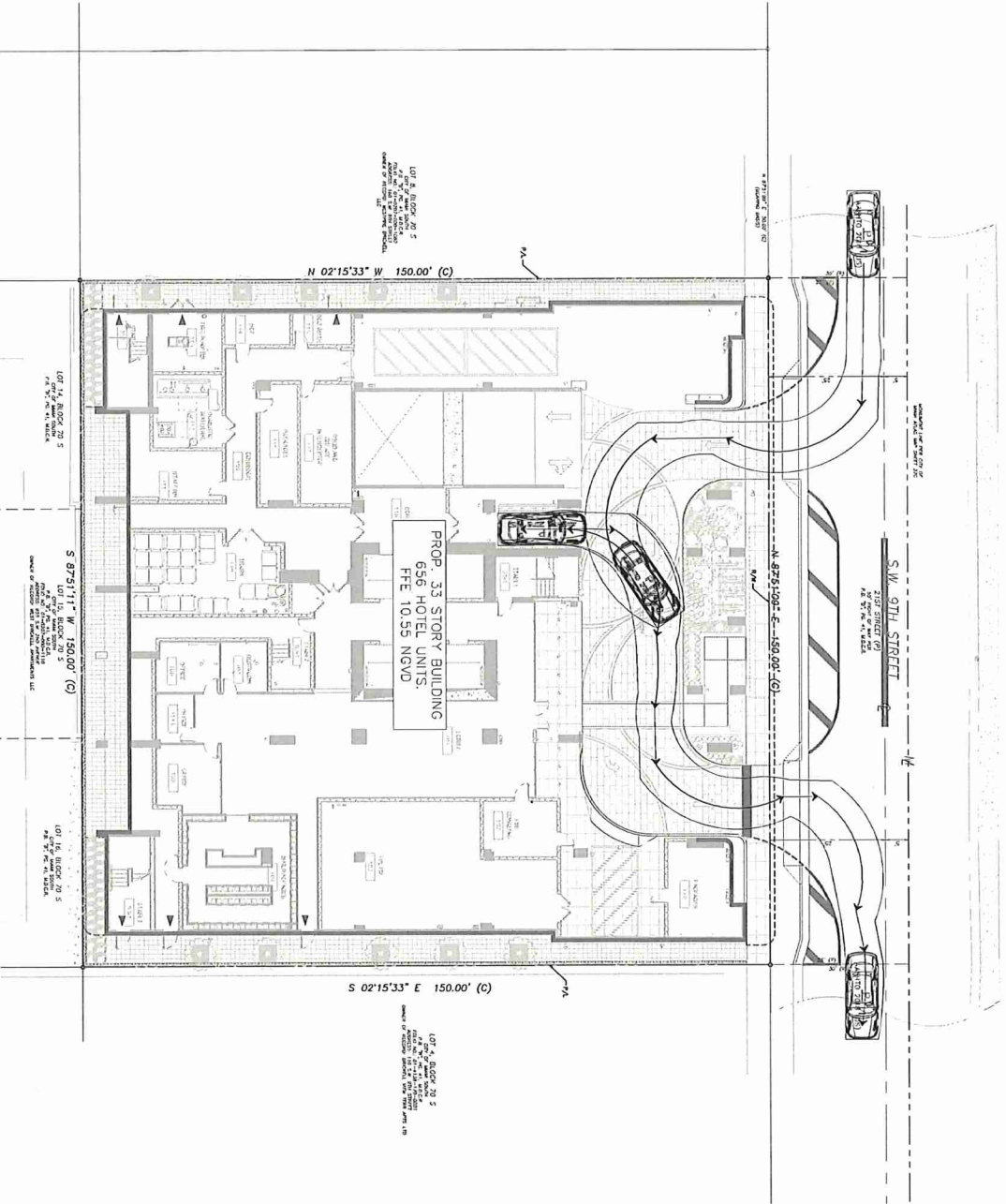
SKETCH CREATED ON: Wednesday, May 28, 2025

REVISION	DATE	BY

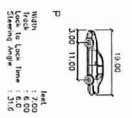


LANGAN
 Environmental Services, LLC
 1221 Kendall Ave, Suite 1000
 Miami, FL 33131
 T: 784.967.1100 F: 784.967.1101
 www.langan.com

PROJECT NAME:	NORTH AT BRICCELL WILLC HOUSE OF WELLNESS HOTEL
PROJECT ADDRESS:	152 SW 9TH STREET, MIAMI
DRAWING:	SITE PLAN
DATE:	12/19/2025
SCALE:	AS SHOWN
DESIGNED BY:	AL
CHECKED BY:	AL
DATE:	12/19/2025
PROJECT NUMBER:	C300



PASSENGER INGRESS AND EGRESS



LANGAN
 ARCHITECTS
 1221 Grand Ave, Suite 1900
 Miami, FL 33131
 305.375.1234
 www.langanarchitects.com

3107 (Public)
 1/24/2025 10:00 AM
 300359101

ATWOOD MIAMI-DADE ARCHITECTURE
 239 NE 77th Street, Miami
 Suite 101, 33138
 (305) 373-2728
 PROJECT NUMBER:
 300359101

NORTH AT
 BRICKELL WILL LLC

PROJECT NAME:
 HOUSE OF
 WELLNESS HOTEL

PROJECT ADDRESS:
 132, 142, 152 SW
 9TH STREET,
 MIAMI

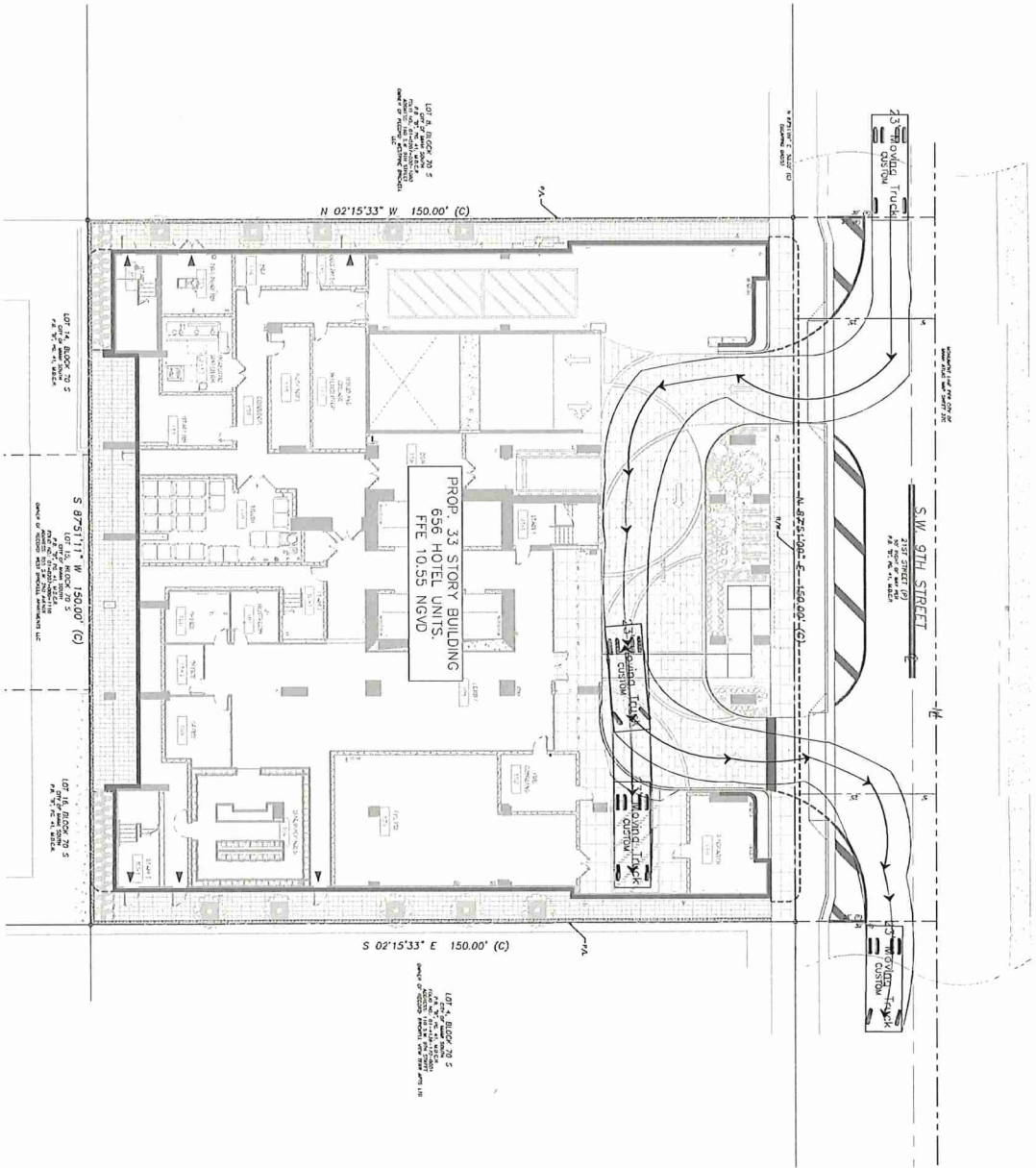
DATE:
 TURNING
 MOVEMENTS
 25% CD Progress
 Set 8/15/2025



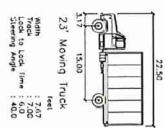
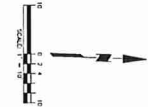
NO.	DATE	DESCRIPTION
1	8/15/2025	TURNING MOVEMENTS

Signature: _____
 Title: _____
 Date: _____
 License No.: _____





MOVING TRUCK INGRESS AND EGRESS



LANGAN
 Environmental Services, LLC
 1221 Brickell Ave., Suite 1500
 Miami, FL 33131
 305.372.2222
 www.langan.com



NO.	DATE	DESCRIPTION
1	02/19/2025	ISSUED FOR PERMIT

Signature: _____
 Title: _____
 State of Florida
 License No. 12523

25% CD Progress
 Sec 815.02015

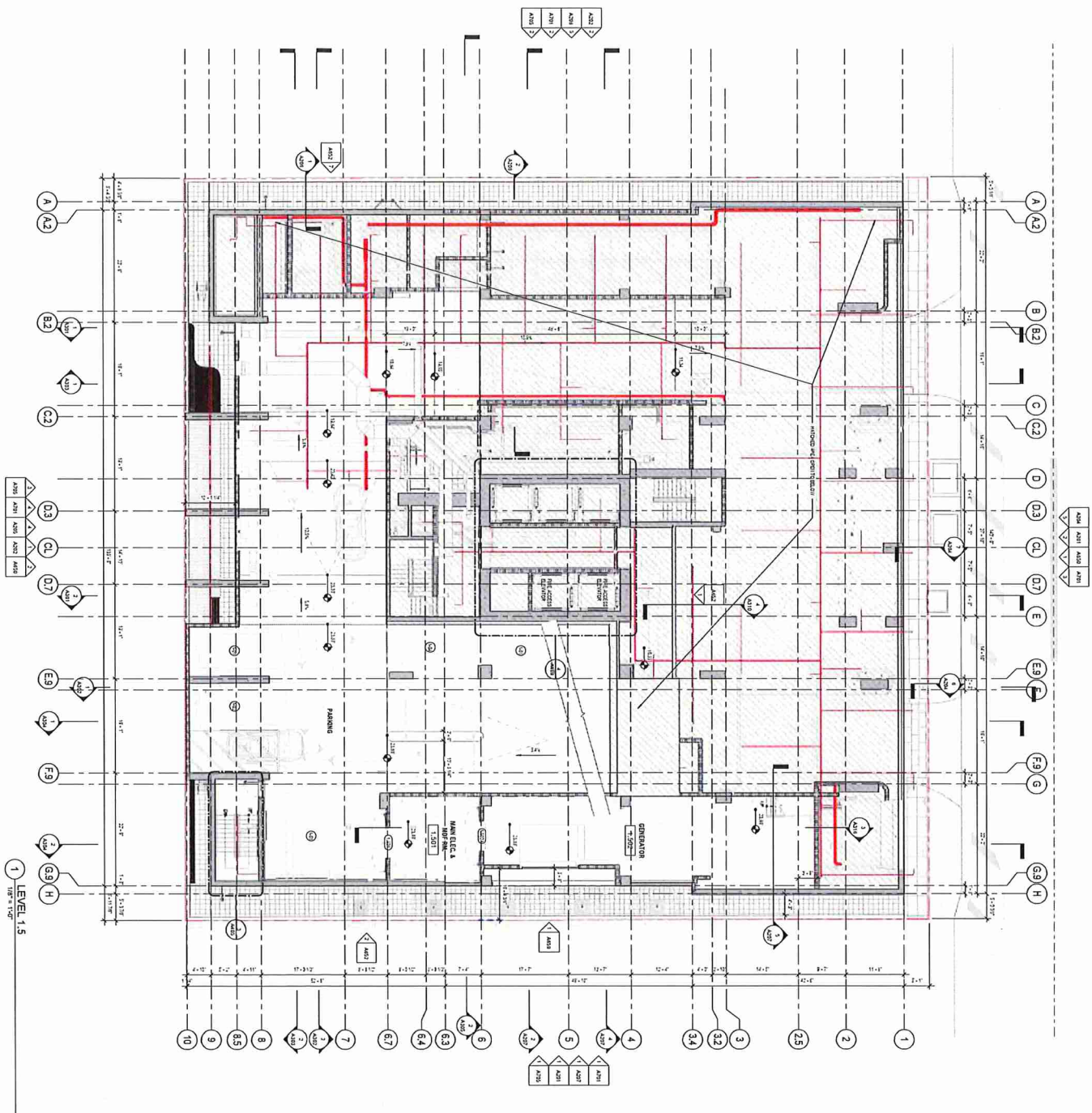
PROJECT ADDRESS:
 131, 142, 152 SW
 9TH STREET,
 MIAMI

PROJECT NAME:
 HOUSE OF
 WELLNESS HOTEL

PROJECT NUMBER:
 300359101

ARCHITECT:
 230 NE 9TH Street Miami
 Suite 10, 33132
 (305) 372-2728





1 LEVEL 1.5
1/8" = 1'-0"

BRUNNEN
 2330 NE 79th Street, Miami
 Suite 101, FL 33178
 (305) 573-2718
 PROJECT NUMBER
 2321

NORTH AT
 BRICKELL 6 LLC

PROJECT NAME
 HOUSE OF
 WELLNESS HOTEL

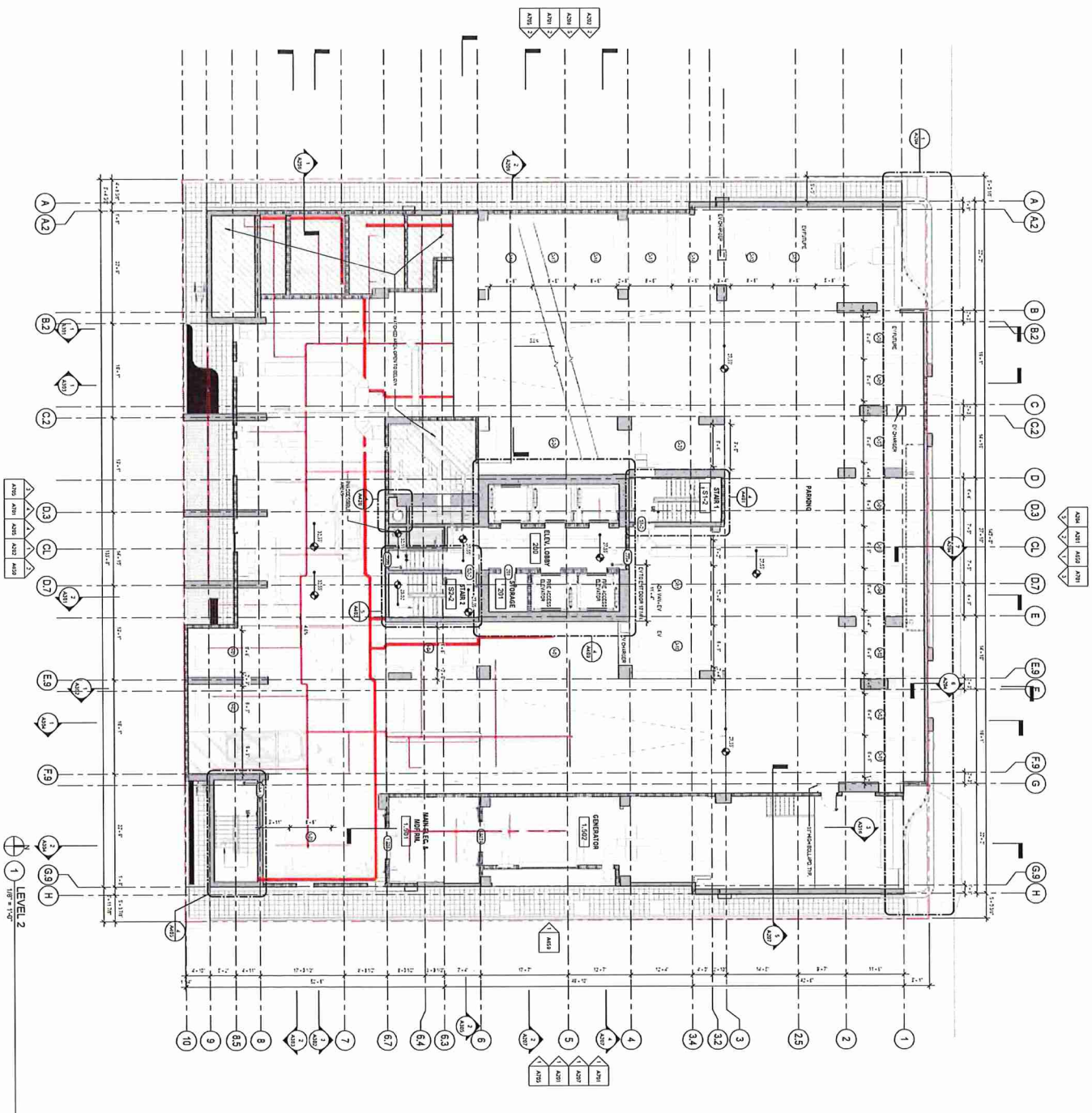
PROJECT ADDRESS
 152 SW 97TH ST.
 MIAMI

DRAWING
 LEVEL 1.5 FLOOR
 PLAN

DATE
 PERMIT SET
 12/19/2025

NO.	REVISION	DATE

SCALE
 1/8" = 1'-0"
 DATE
 12/19/2025
 SHEET NUMBER
A101A



PROJECT NAME
HOUSE OF WELLNESS HOTEL

PROJECT ADDRESS
152 SW 9TH ST.
MIAMI

PROJECT NUMBER
2321

OWNER
NORTH AT
BRICKELL 6 LLC

DATE
12/19/2025

PERMIT SET

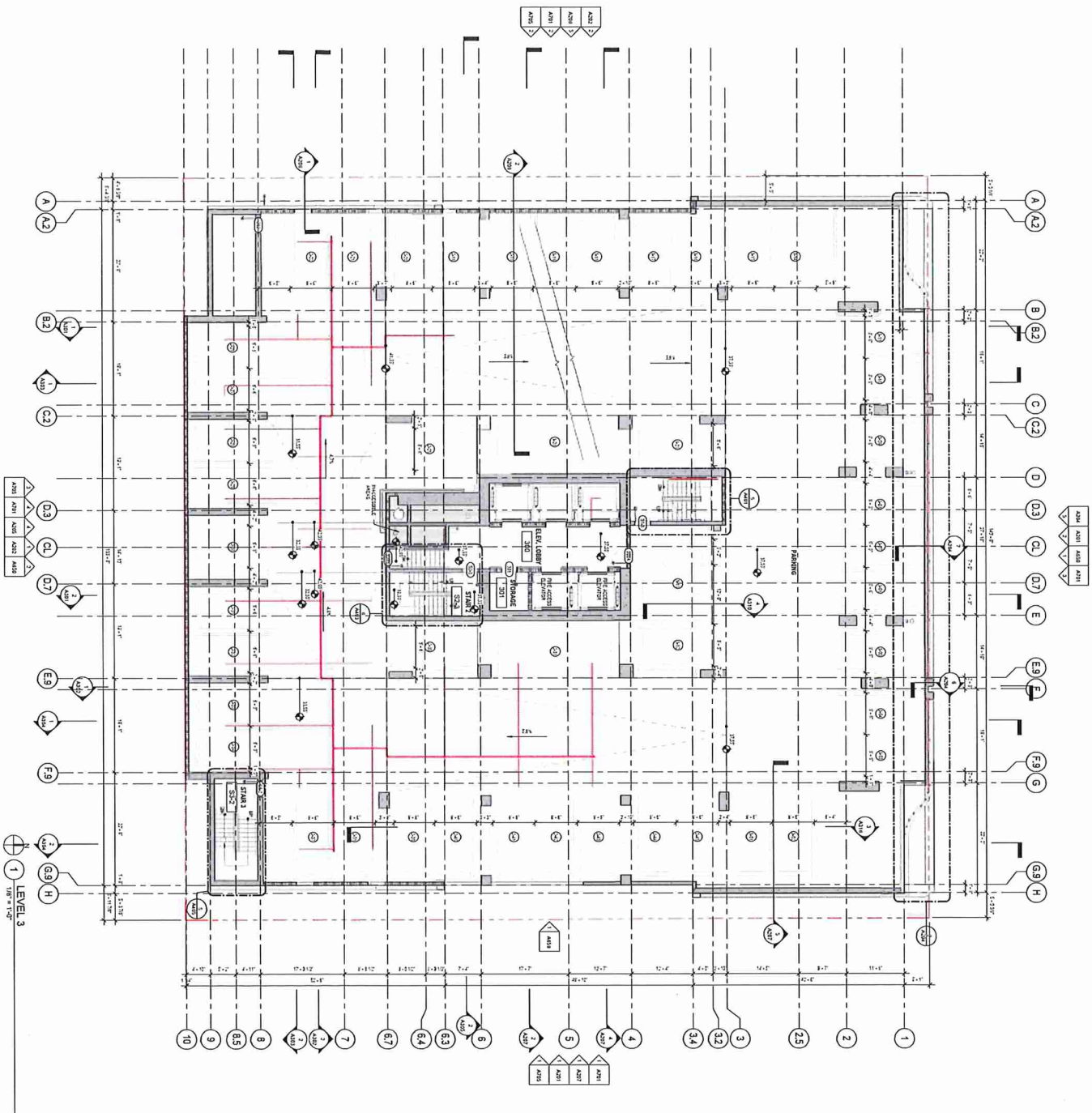
LEVEL
LEVEL 2 FLOOR
PLAN

NO.	REVISION	DATE	BY	CHKD.

SCALE
1/8" = 1'-0"

DATE
12/19/2025

PROJECT NUMBER
A102



PROJECT NAME:
HOUSE OF WELLNESS HOTEL

PROJECT ADDRESS:
152 SW 9TH ST.
MIAMI

PROJECT NUMBER:
2321

OWNER:
NORTH AT BRICKELL 6 LLC

DATE:
12/19/2025

PROJECT NUMBER:
2321

PERMIT SET
12/19/2025

PROJECT ADDRESS:
152 SW 9TH ST.
MIAMI

PROJECT NAME:
HOUSE OF WELLNESS HOTEL

DATE:
12/19/2025

PROJECT NUMBER:
2321

PERMIT SET
12/19/2025

PROJECT ADDRESS:
152 SW 9TH ST.
MIAMI

PROJECT NAME:
HOUSE OF WELLNESS HOTEL

DATE:
12/19/2025

PROJECT NUMBER:
2321

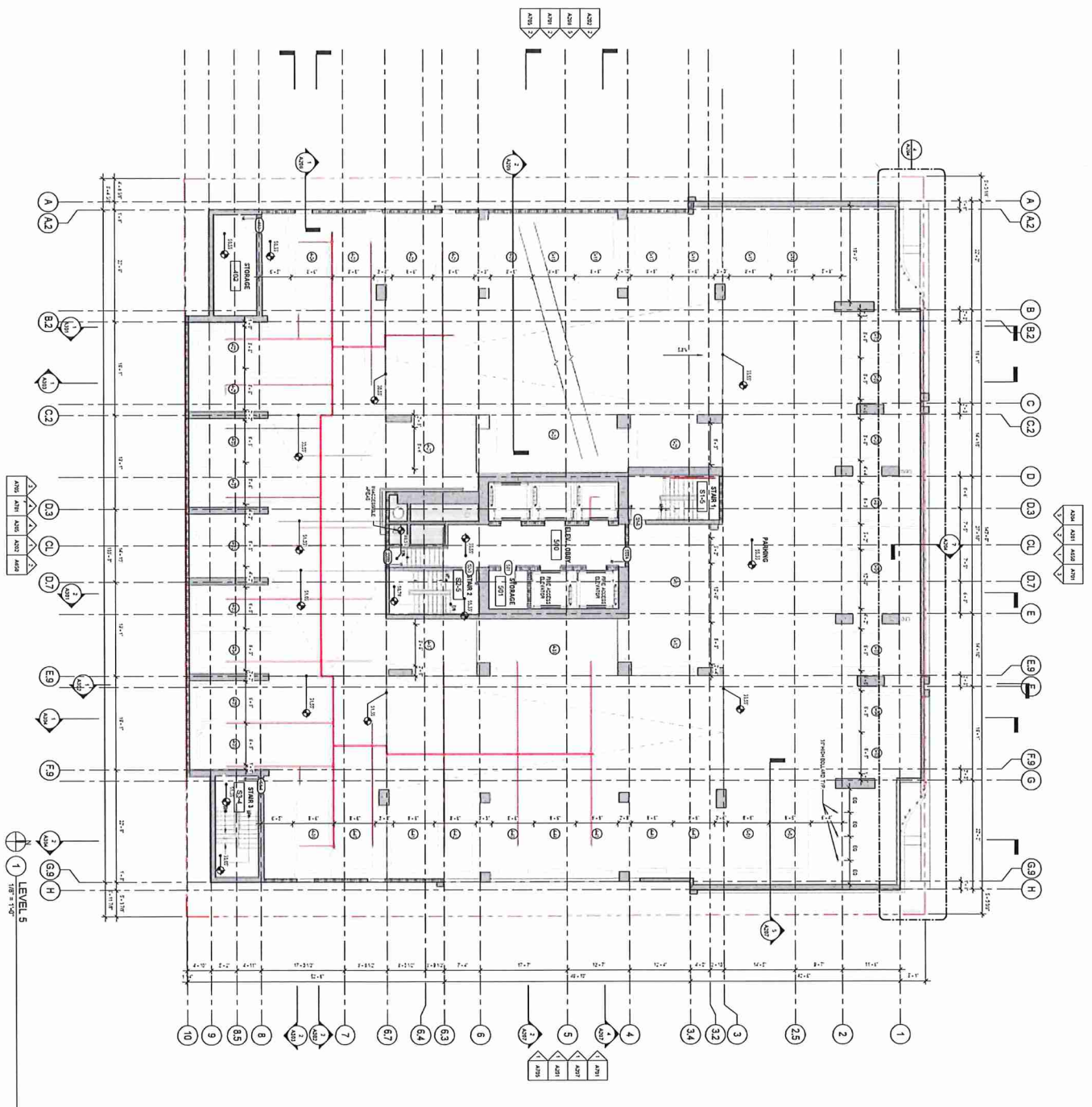
PERMIT SET
12/19/2025

PROJECT ADDRESS:
152 SW 9TH ST.
MIAMI

PROJECT NAME:
HOUSE OF WELLNESS HOTEL

DATE:
12/19/2025

PROJECT NUMBER:
2321




 310 NE 37th Street
 Miami, FL 33139
 (305) 575-3728
 PROJECT NUMBER
 2321

NORTH AT
 BRICKELL 6 LLC

PROJECT NAME
 HOUSE OF
 WELLNESS HOTEL

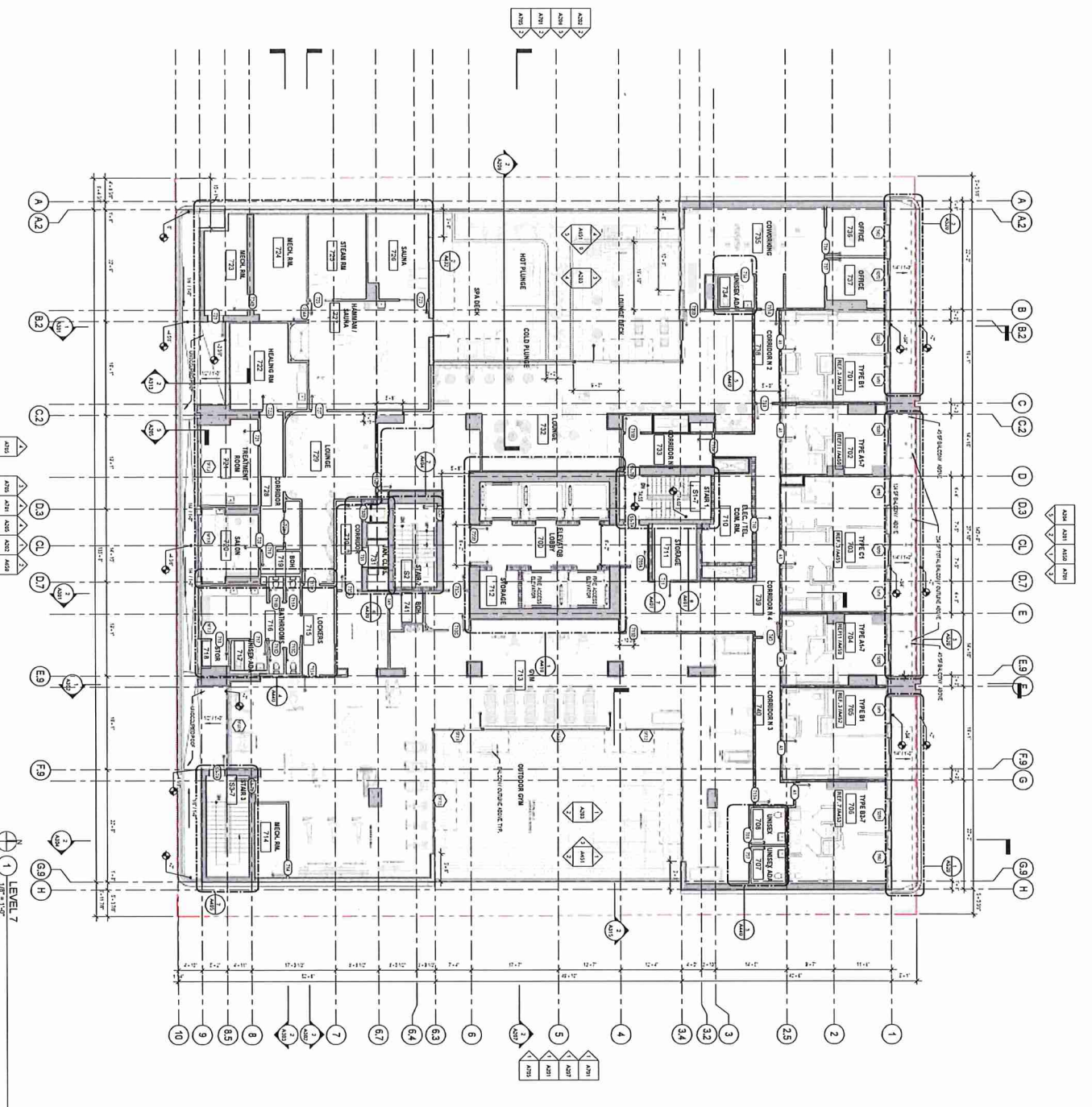
PROJECT ADDRESS
 152 SW 9TH ST.
 MIAMI

DRAWING
 LEVEL 5 FLOOR
 PLAN

DATE
 PERMIT SET
 12/19/2025

NO.	REVISIONS	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
 DATE: 12/19/25
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 PROJECT NUMBER: A105



1 LEVEL 7
1/8" = 1'-0"



 2310 NE 57th Street, Miami
 Suite 12, 33178
 (305) 573-2718
 PROJECT NUMBER:
 2321

NORTH AT
 BRICKELL 6 LLC

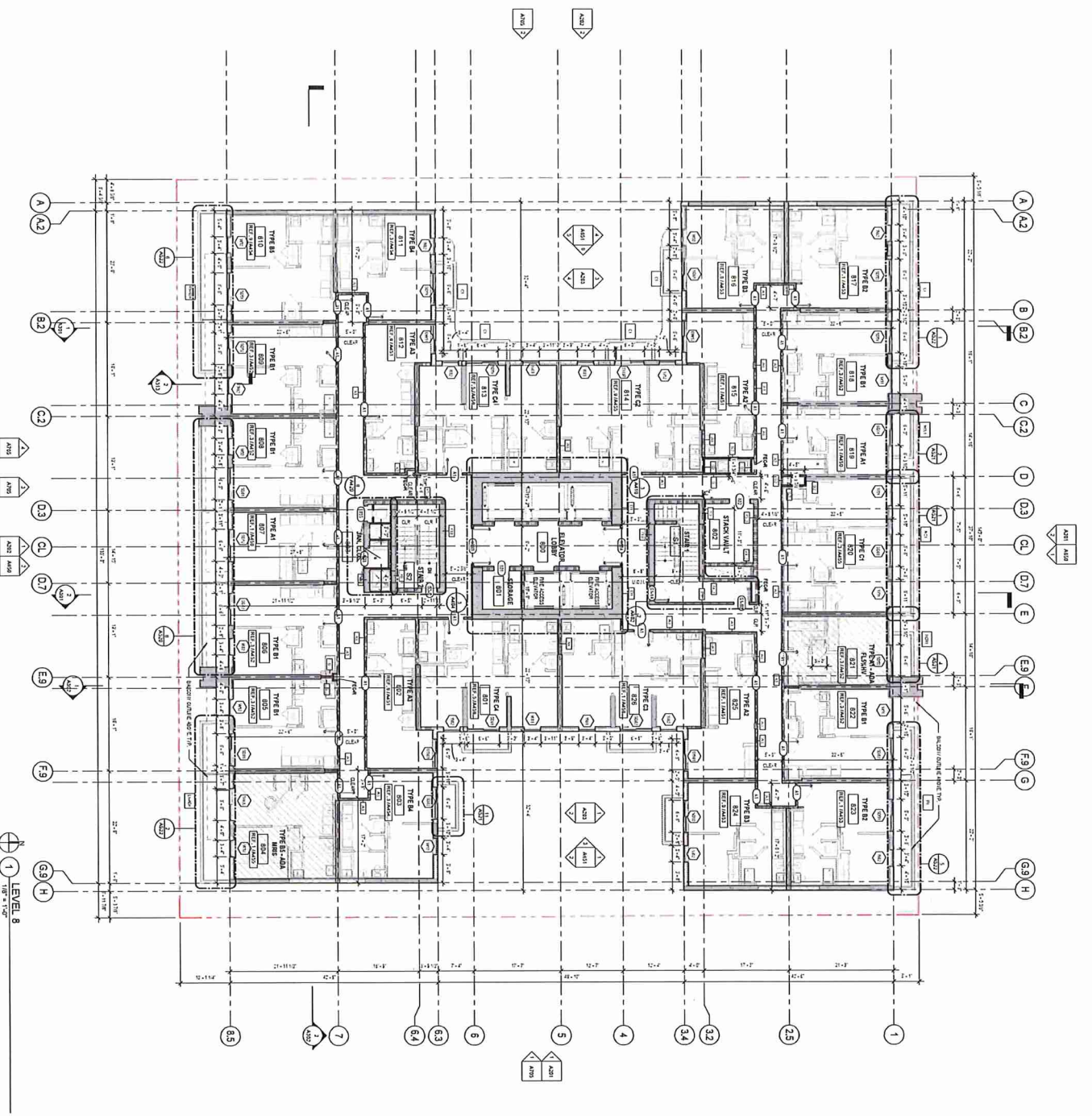
PROJECT NAME:
 HOUSE OF
 WELLNESS HOTEL

PROJECT ADDRESS:
 152 SW 9TH ST.
 MIAMI

DRAWING:
 LEVEL / FLOOR
 PLAN - AMENITY
 FLOOR

PERMIT SET
 12/19/2025

NO.	REVISION	DATE





 330 NE 1st Street, Suite 600
 Miami, FL 33132
 (305) 571-2728
 PROJECT NUMBER
 2321

NORTH AT
 BRICKELL 6 LLC

PROJECT NAME
 HOUSE OF
 WELLNESS HOTEL

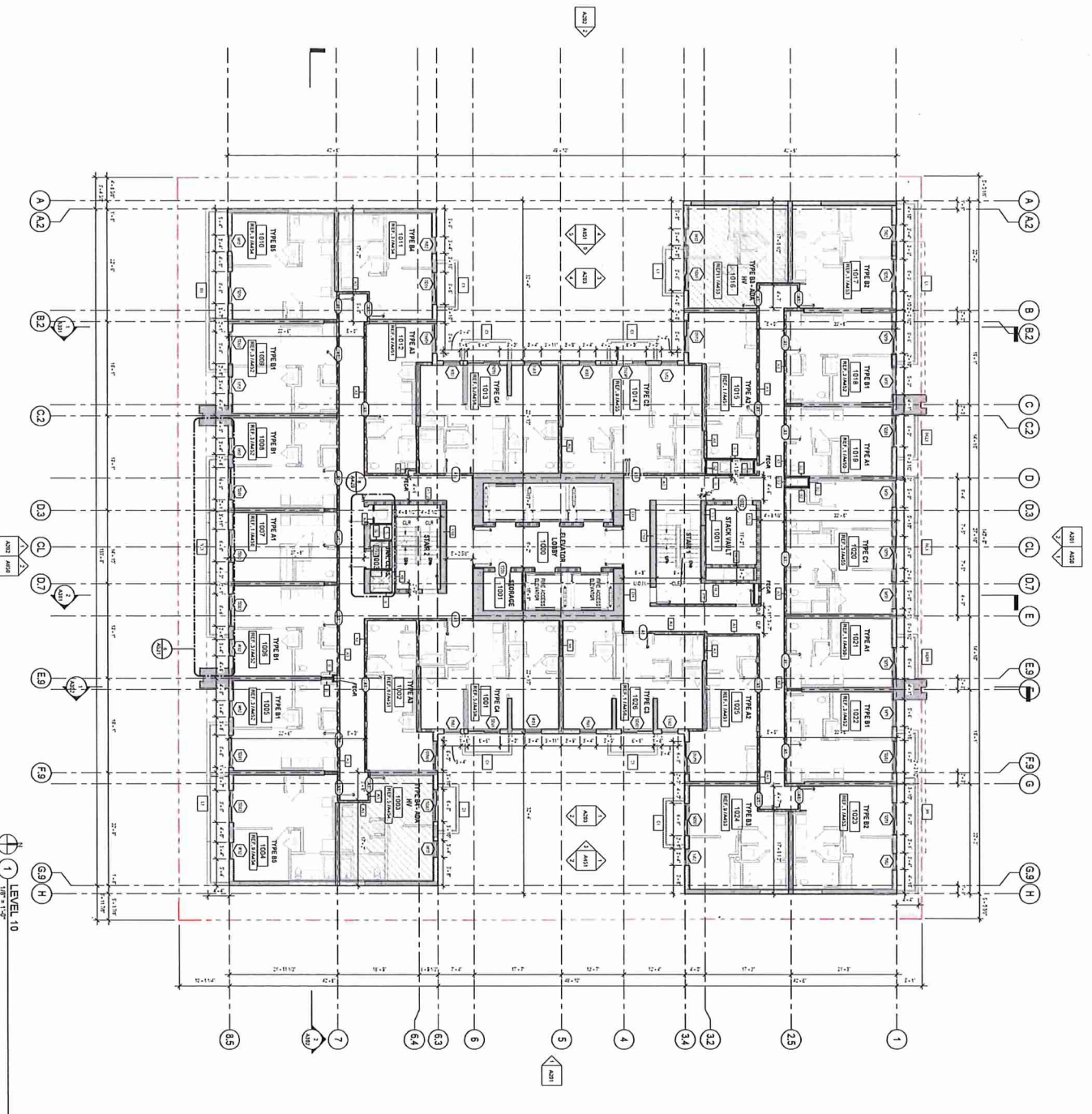
PROJECT ADDRESS
 152 SW 9TH ST.
 MIAMI

DRAWING
 LEVEL 8 FLOOR
 PLAN

PERMIT SET
 12/19/2025

NO.	DATE	DESCRIPTION

SHEET NUMBER
 A108





 319 NE 7th Street, Miami

 Suite 710, 33139

 (305) 373-2719

 PROJECT NUMBER:

 2321

NORTH AT

 BRICKELL 6 LLC

PROJECT NAME:

 HOUSE OF

 WELLNESS HOTEL.

PROJECT ADDRESS:

 152 SW 9TH ST.

 MIAMI

DRAWING:

 LEVEL 10 FLOOR

 PLAN

NAME:

 PERMIT SET

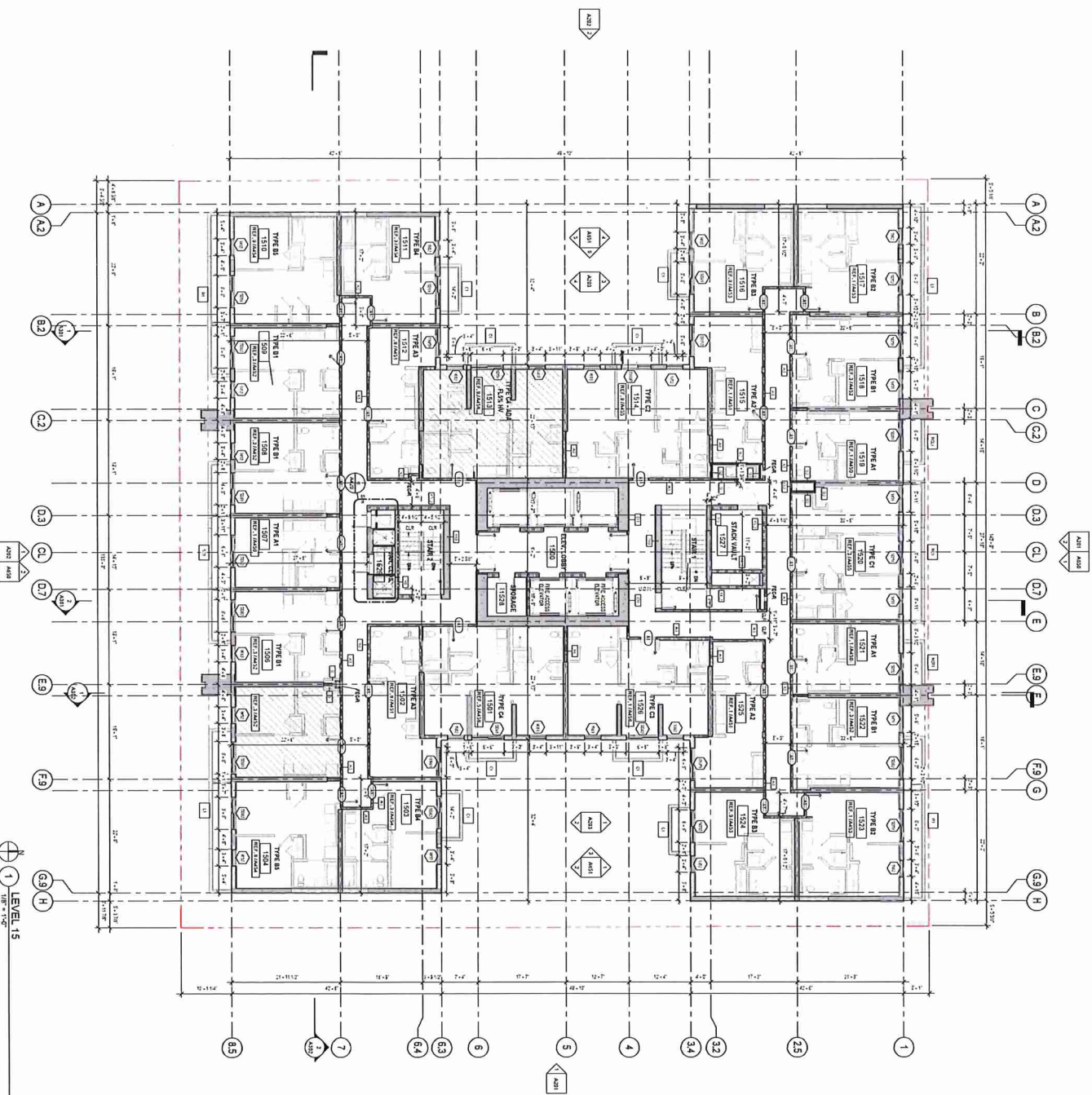
 12/19/2025

SCALE:

NO.	REVISIONS	DATE	DESCRIPTION

SHEET NUMBER:

A110



ARCHITECT
3230 NE 37th Street, Miami
Shoreline, FL 33118
(305) 573-2718
PROJECT NUMBER
2331

OWNER
NORTH AT
BRICKELL 6 LLC

PROJECT NAME
HOUSE OF
WELLNESS HOTEL

PROJECT ADDRESS
152 SW 9TH ST.
MIAMI

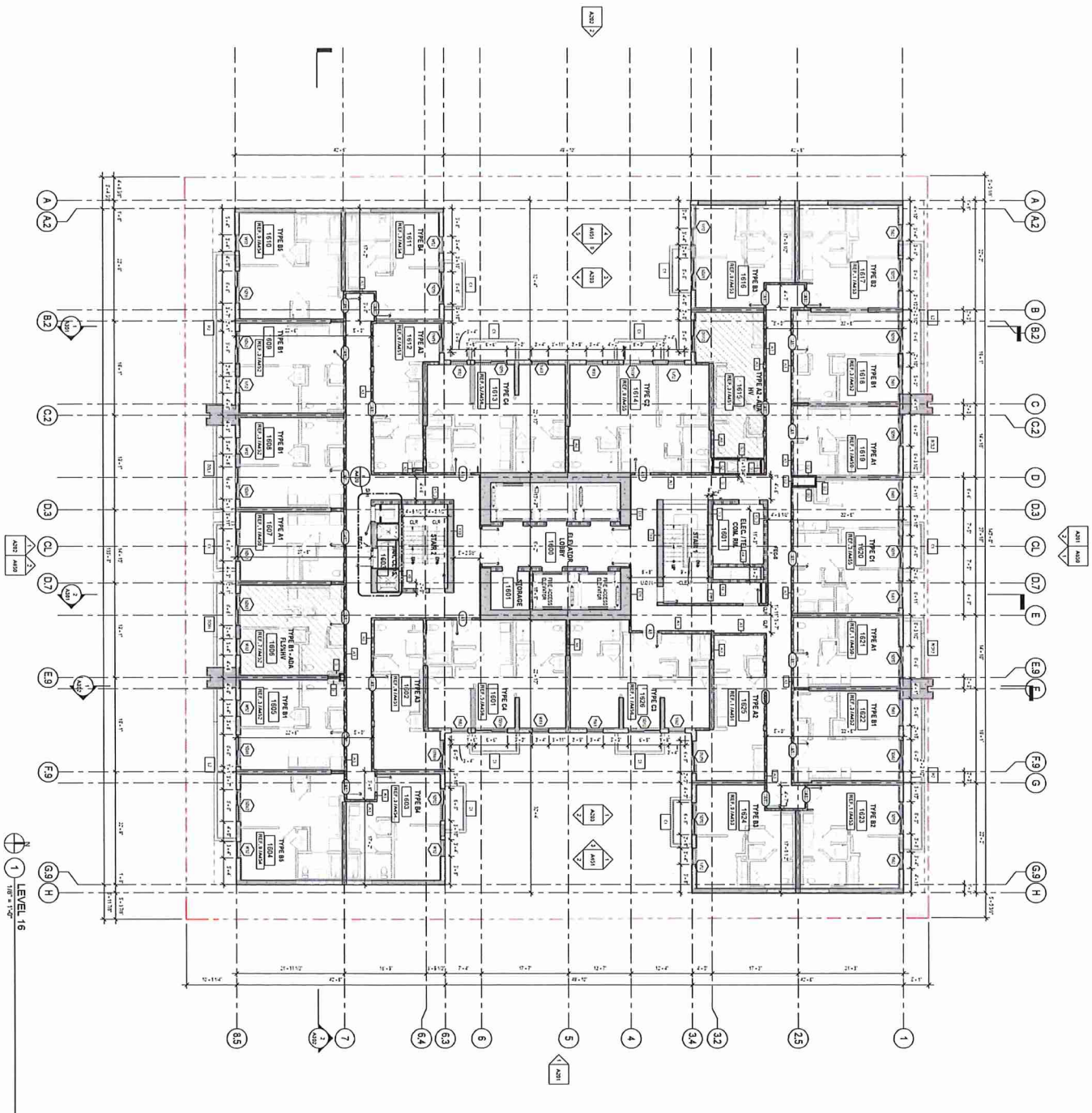
DRAWING
LEVEL 15 FLOOR
PLAN

DATE
12/19/2025

PERMIT SET

NO.	DATE	DESCRIPTION

TITLE
LEVEL 15 FLOOR
PLAN
DATE
12/19/2025
SCALE
1/8" = 1'-0"
SHEET NUMBER
A115



PROJECT NAME:
HOUSE OF WELLNESS HOTEL

PROJECT NUMBER:
152 SW 9TH ST. MIAMI

DATE:
12/19/2025

SCALE:
1/8" = 1'-0"

SHEET NUMBER:
A116

PERMIT SET
12/19/2025

LEVEL 16 FLOOR PLAN

PROJECT ADDRESS:
152 SW 9TH ST. MIAMI

DATE:
12/19/2025

SCALE:
1/8" = 1'-0"

SHEET NUMBER:
A116

PERMIT SET
12/19/2025

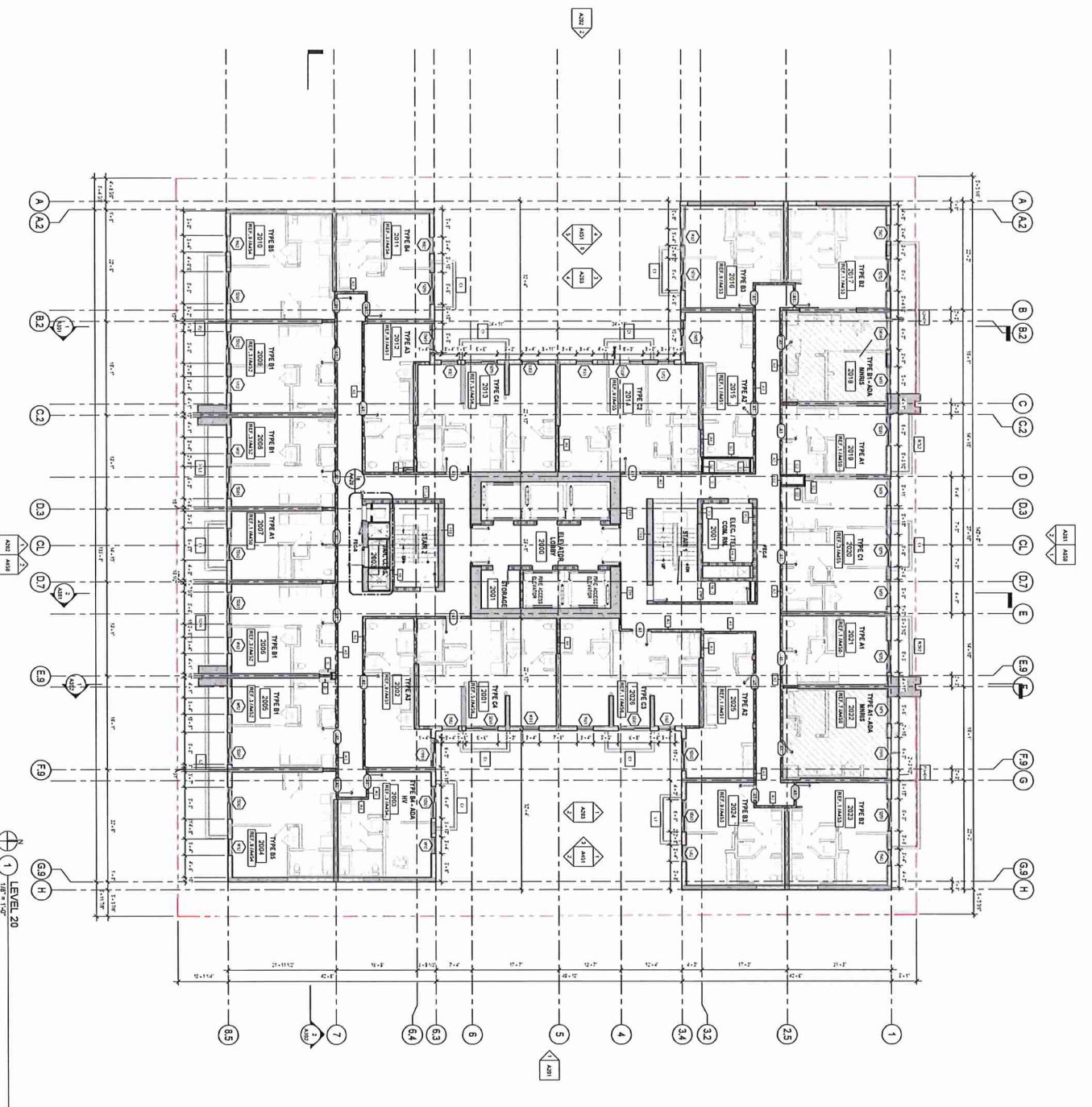
LEVEL 16 FLOOR PLAN

PROJECT ADDRESS:
152 SW 9TH ST. MIAMI

DATE:
12/19/2025

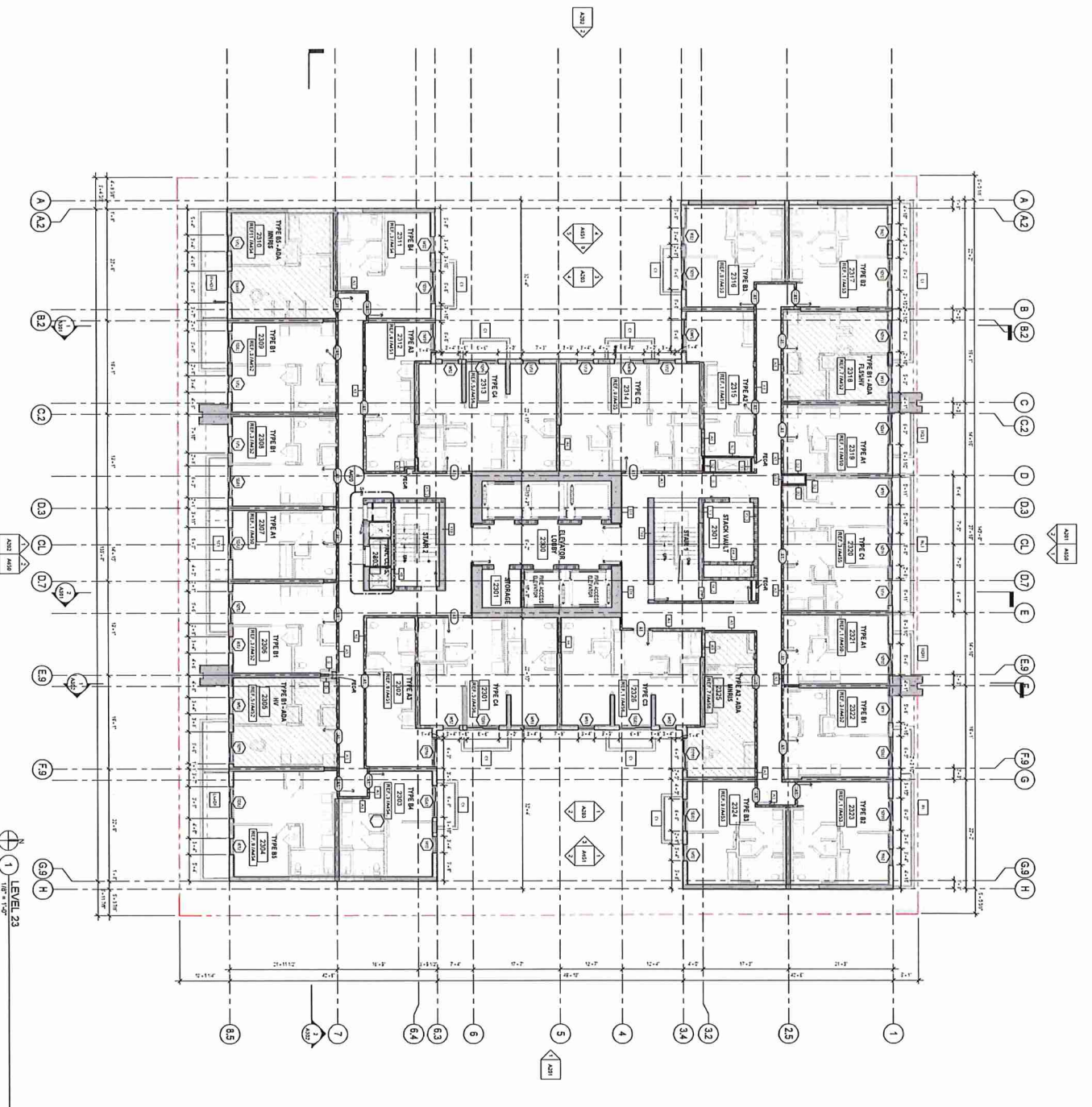
SCALE:
1/8" = 1'-0"

SHEET NUMBER:
A116



1 LEVEL 20
1/8" = 1'-0"

		230 NE 77th Street, Miami Miami, FL 33138 (305) 574-3778 PROJECT NUMBER: 2321
PROJECT NAME: HOUSE OF WELLNESS HOTEL		PROJECT ADDRESS: 152 SW 9TH ST. MIAMI
DRAWING: LEVEL 20 FLOOR PLAN		PERMIT SET 12/19/2025
SCALE: 1/8" = 1'-0" DRAWN BY: CHECKED BY: DATE: DESIGNED BY: REVISIONS:		SHEET NUMBER: A120



LEVEL 23
1/8" = 1'-0"

PERMIT SET
12/19/2025

PROJECT NAME:
HOUSE OF WELLNESS HOTEL

PROJECT ADDRESS:
152 SW 9TH ST.
MIAMI

PROJECT NUMBER:
2321

DATE:
12/19/2025

SCALE:
1/8" = 1'-0"

PROJECT NUMBER:
A123

DATE:
12/19/2025

PROJECT NUMBER:
2321

DATE:
12/19/2025

SCALE:
1/8" = 1'-0"

PROJECT NUMBER:
A123

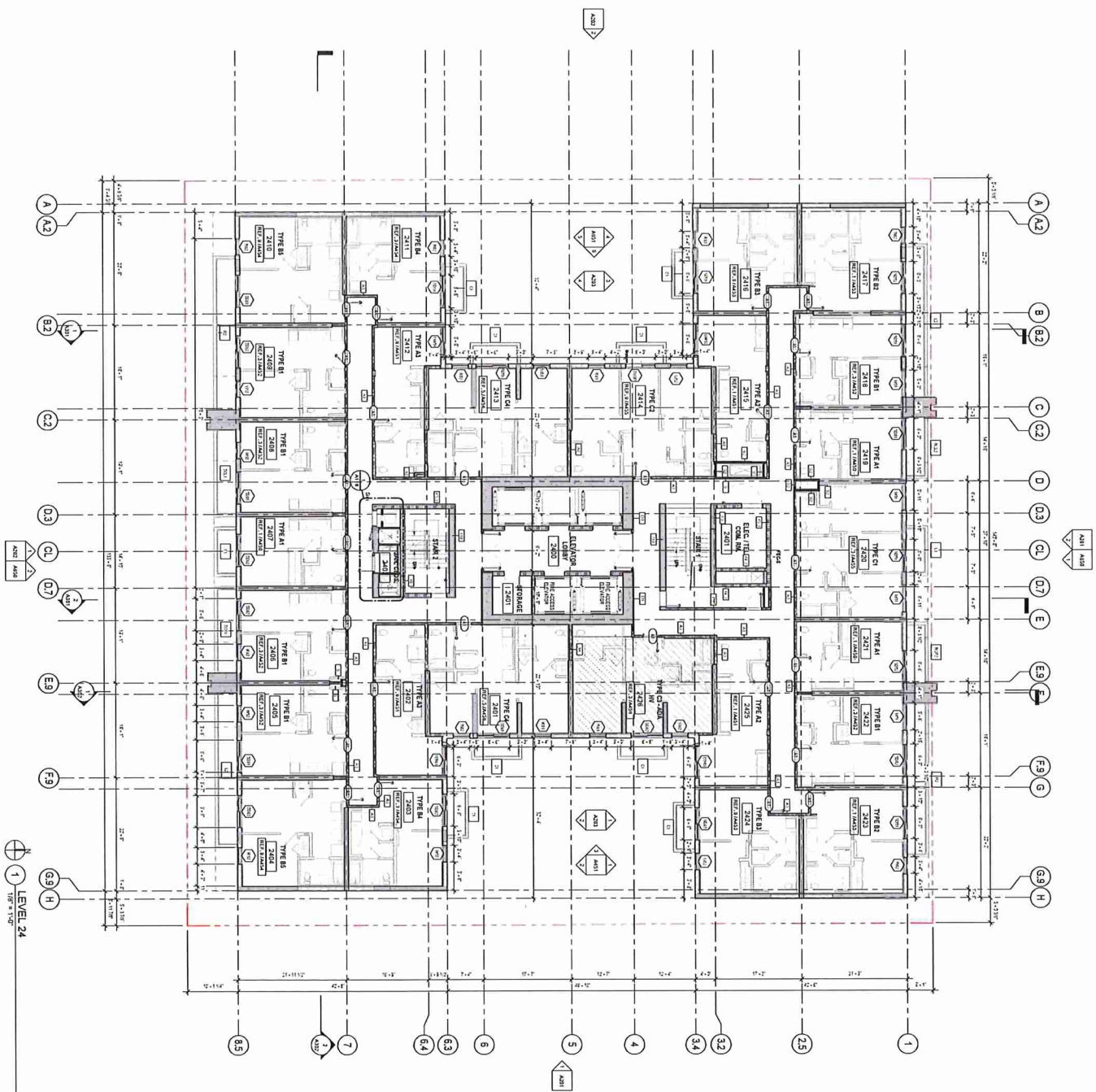
DATE:
12/19/2025

PROJECT NUMBER:
2321

DATE:
12/19/2025

SCALE:
1/8" = 1'-0"

PROJECT NUMBER:
A123





 320 NE 9TH Street Miami
 Suite 12 33139
 (305) 575-2778
 PROJECT NUMBER
 2321

NORTH AT
 BRICKELL 6 LLC

PROJECT NAME
 HOUSE OF
 WELLNESS HOTEL

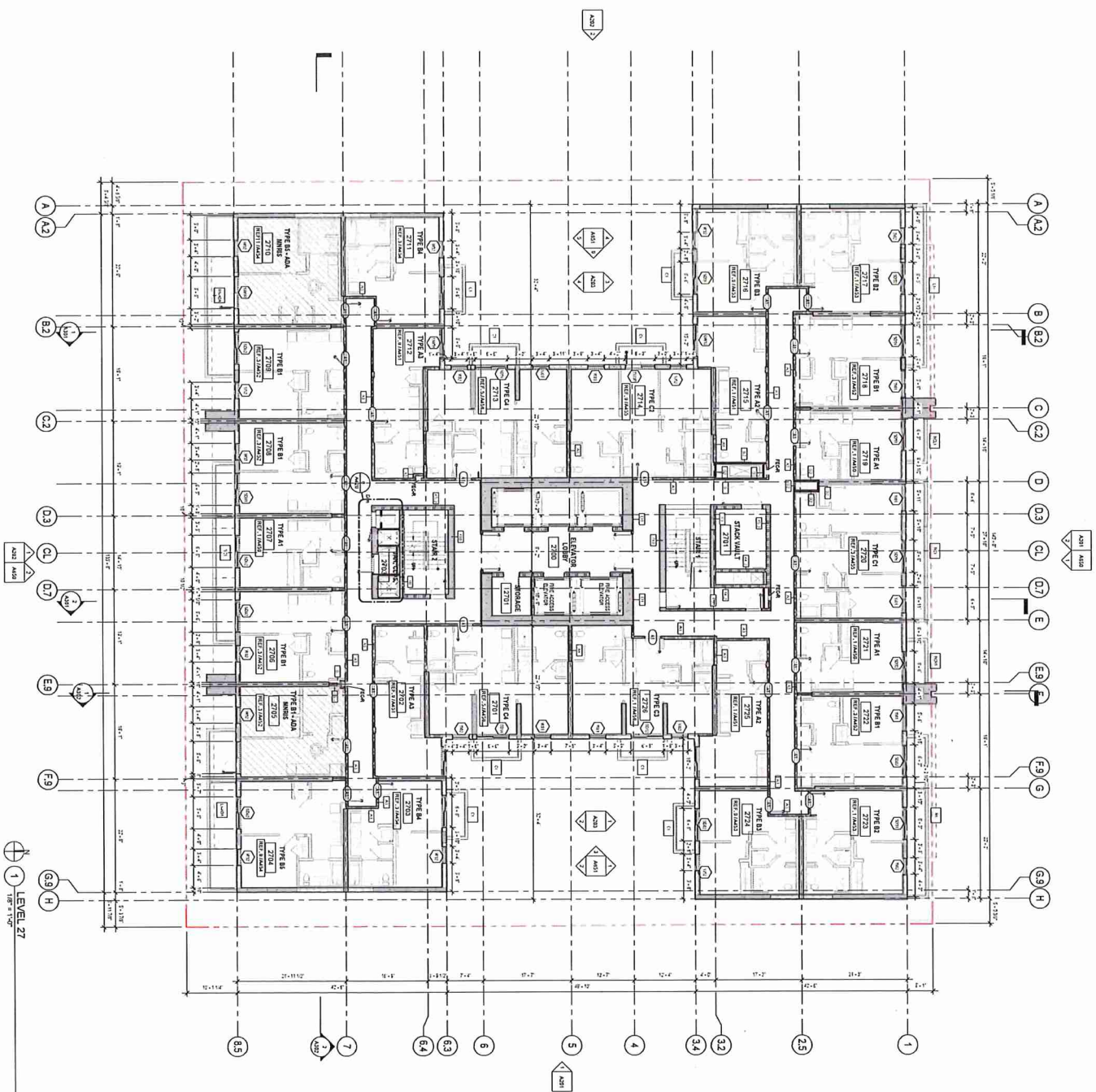
PROJECT ADDRESS
 152 SW 9TH ST.
 MIAMI

DRAWING
 LEVELS 24 & 32
 FLOOR PLAN

MODEL
 PERMIT SET
 12/19/2025

DATE	BY	REVISION

SCALE
 1/8" = 1'-0"
 DRAWING
 DATE
 12/19/25
 SHEET NUMBER
 A124



LEVEL 27
1/8" = 1'-0"

310 NE 97th Street, Miami
 Suite 14, 33178
 (305) 574-2718
 PROJECT NUMBER
 2321

NORTH AT
 BRICKELL 6 LLC

PROJECT NAME
 HOUSE OF
 WELLNESS HOTEL

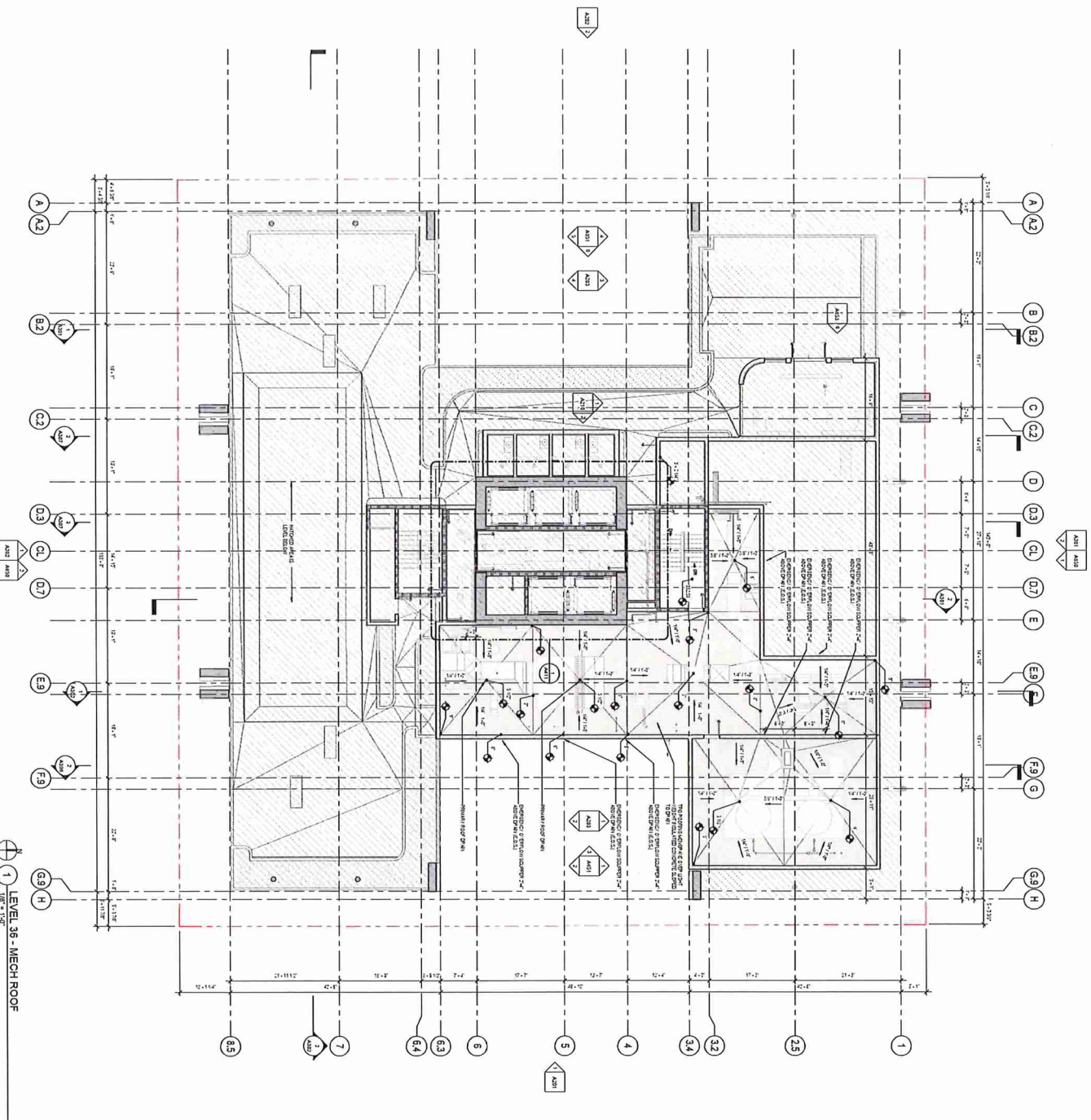
PROJECT ADDRESS
 152 SW 9TH ST.
 MIAMI

DRAWING
 LEVEL 27 FLOOR
 PLAN

DATE
 PERMIT SET
 12/19/2025

NO.	REVISION	DATE	DESCRIPTION

SCALE
 1/8" = 1'-0"
 DRAWN BY
 CHECKED BY
 DATE
 PROJECT NUMBER
 SHEET NUMBER
A127



1 LEVEL 36 - MECH ROOF



 239 NE 7th Street, Miami
 Miami, FL 33139
 (305) 576-2719
 PROJECT NUMBER
 2321

NORTH AT
 BRICKELL 6 LLC

PROJECT NAME
 HOUSE OF
 WELLNESS HOTEL

PROJECT ADDRESS
 152 SW 97th ST.
 MIAMI

DRAWING
 LEVEL 36 FLOOR
 PLAN -
 MECHANICAL
 ROOF

PERMIT SET
 12/19/2025

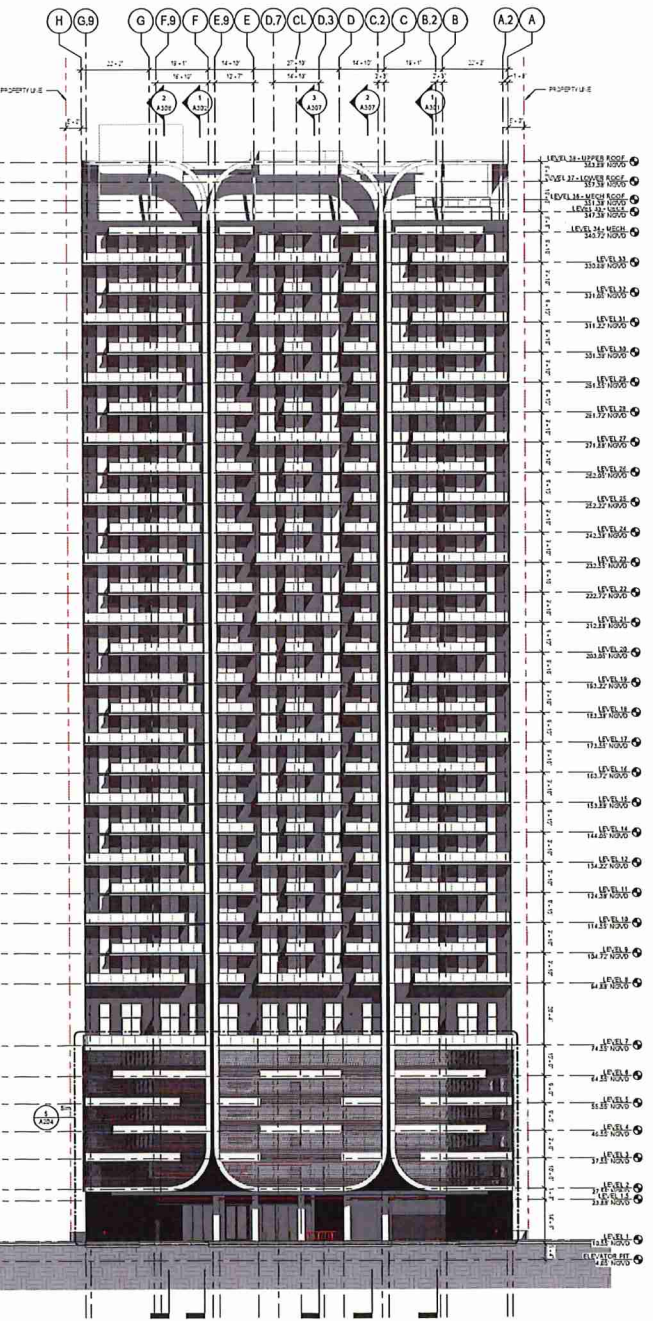
DATE

NO.	DATE	DESCRIPTION

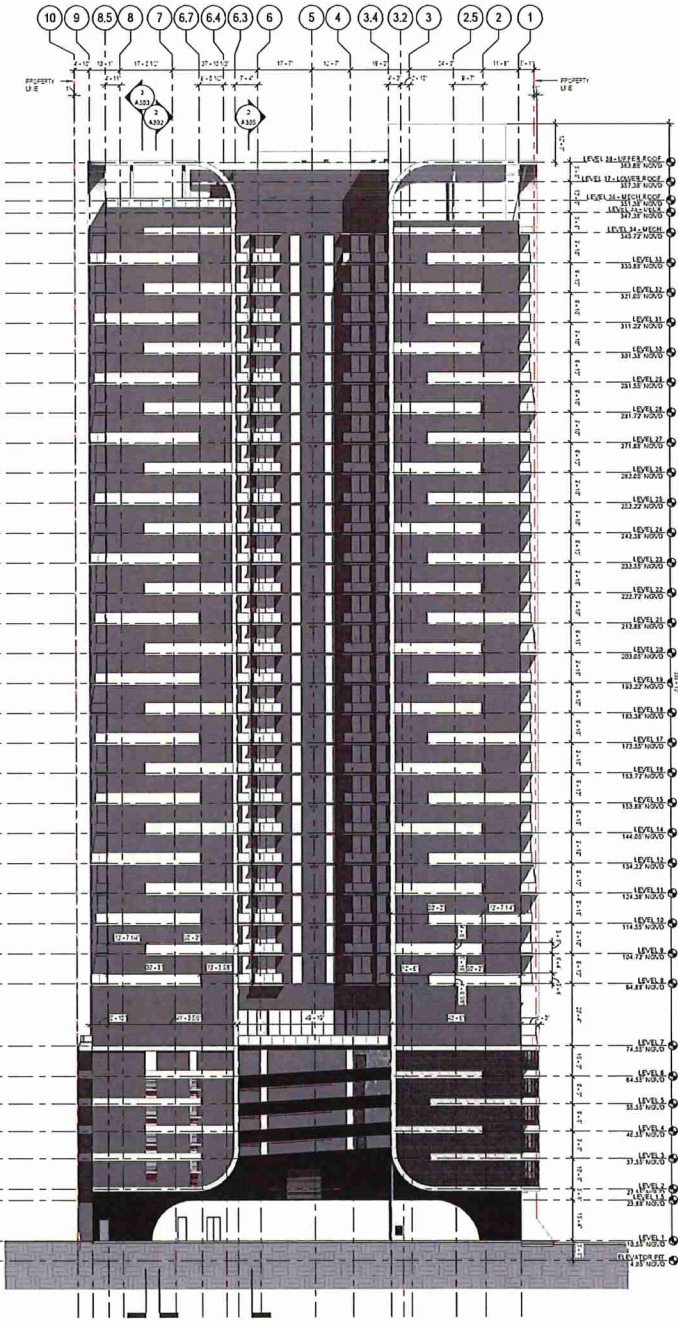
SHEET NUMBER
A136

GLAZING REQUIREMENTS
 PER MIAMI-DADE COUNTY ORDINANCE 12-10-17, SECTION 22.05(1)(B)
 ALL GLAZING SHALL BE LOW-E GLAZING WITH A MINIMUM U-VALUE OF 0.30 AND A MINIMUM SHGC OF 0.40.

PUBLIC WAY GLAZING %



2 NORTH ELEVATION
 1/16" = 1'-0"



1 EAST ELEVATION
 1/16" = 1'-0"

PROJECT NAME: NORTH AT BRICKELL 6 LLC

PROJECT ADDRESS: 132 SW 9TH ST. MIAMI

DATE: 12/19/2025

PERMIT SET

SCALE: AS SHOWN

DATE: 12/19/2025

PROJECT NUMBER: 2321

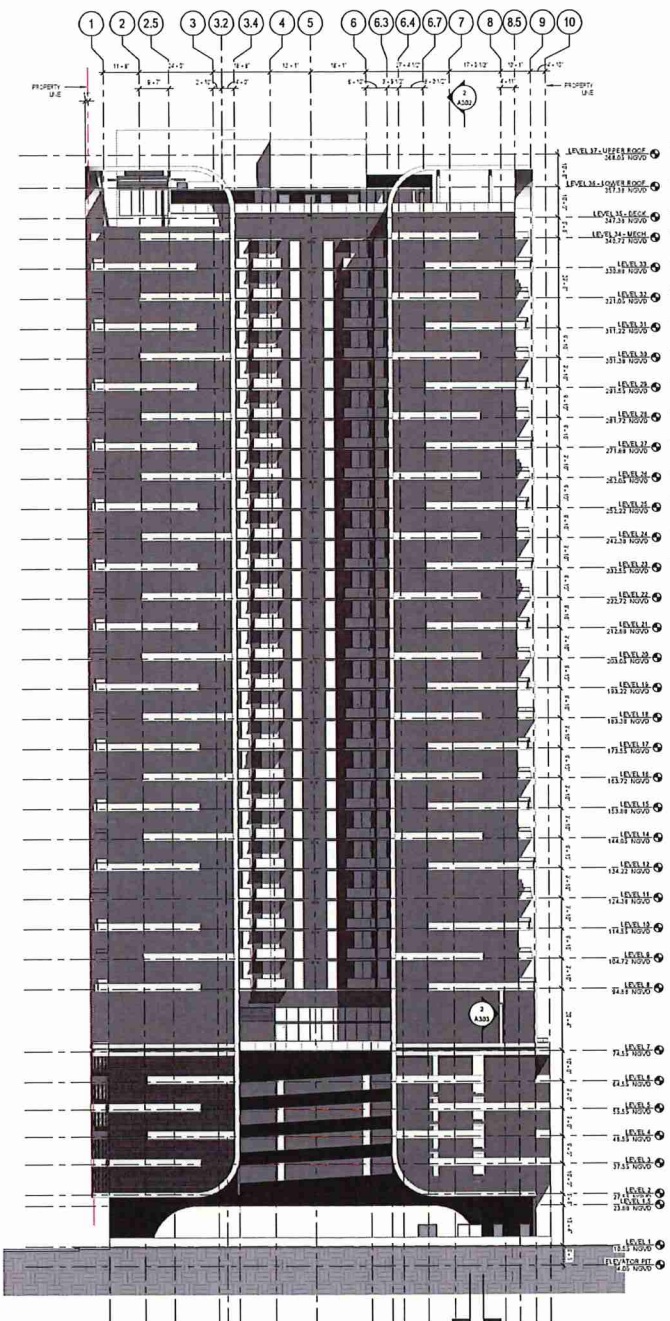
ARCHITECT: 21000 Midway Partners, Miami, FL 33138 (305) 579-2718

ENGINEER: [Redacted]

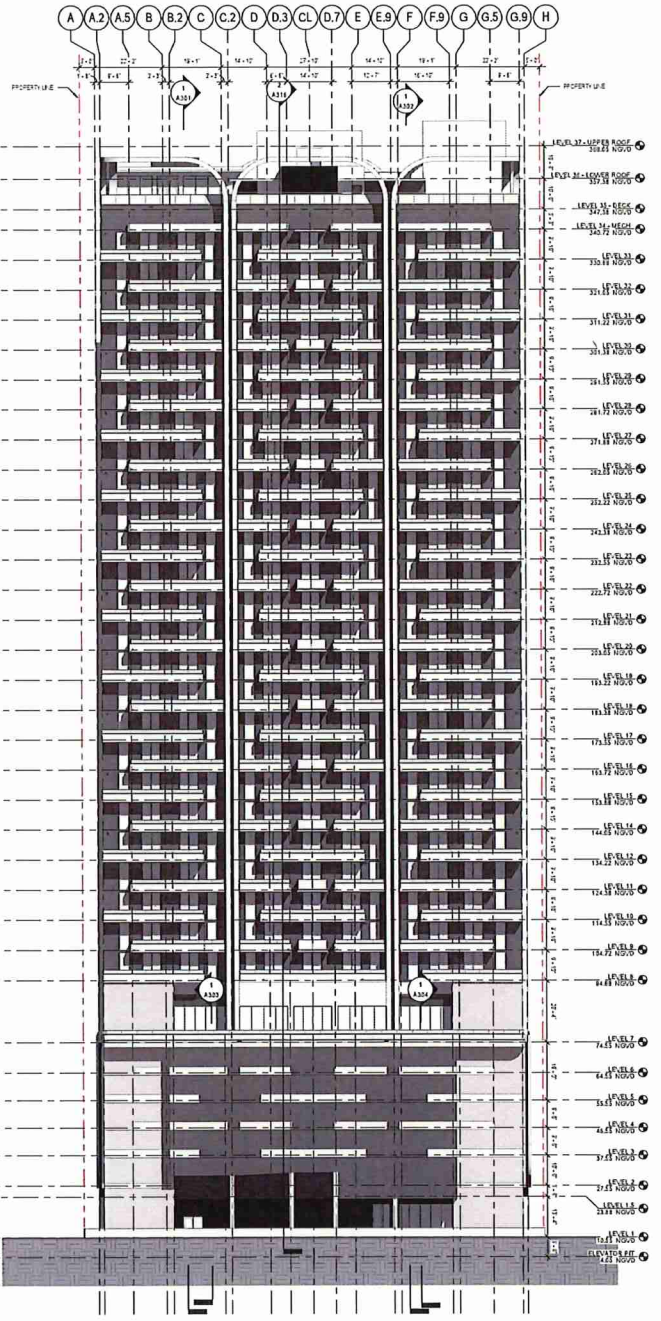
DATE: 12/19/2025

PROJECT NUMBER: 2321

SHEET NUMBER: A201



2 WEST ELEVATION
1/16" = 1'-0"

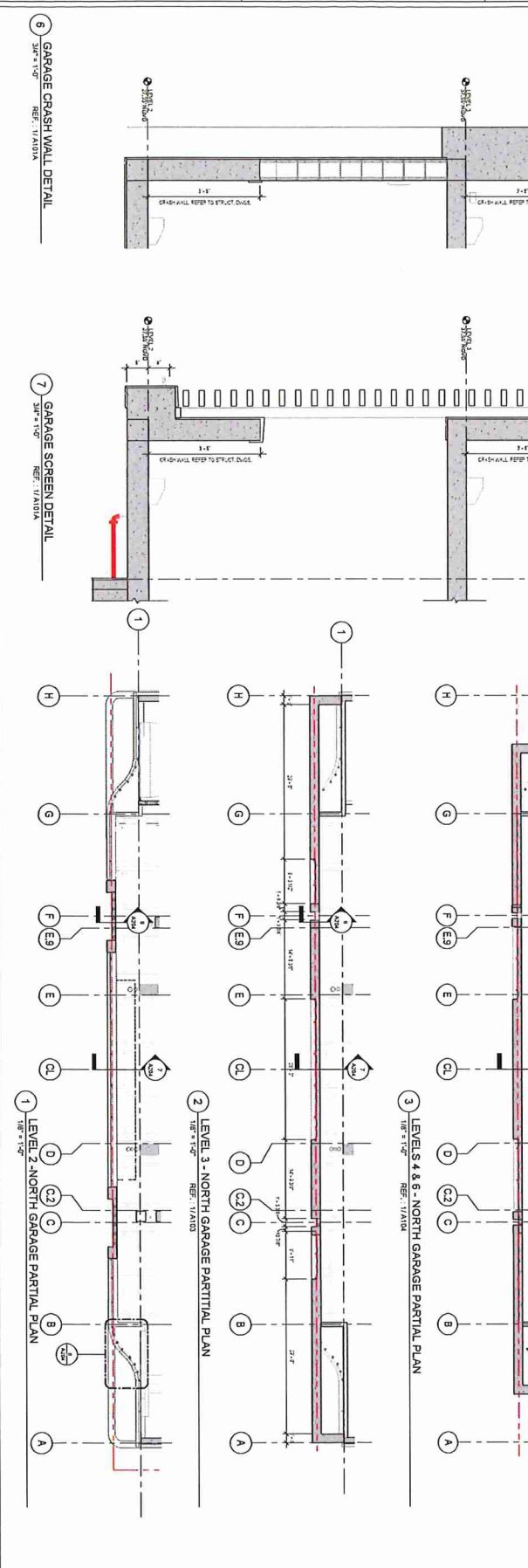
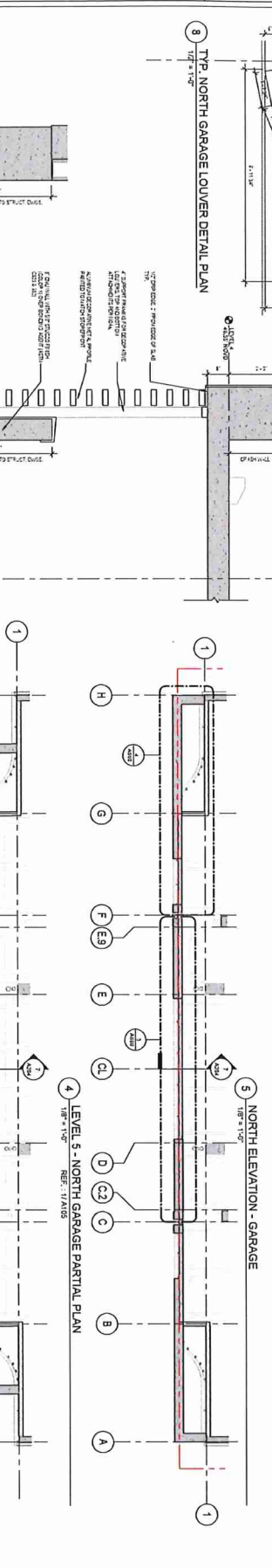
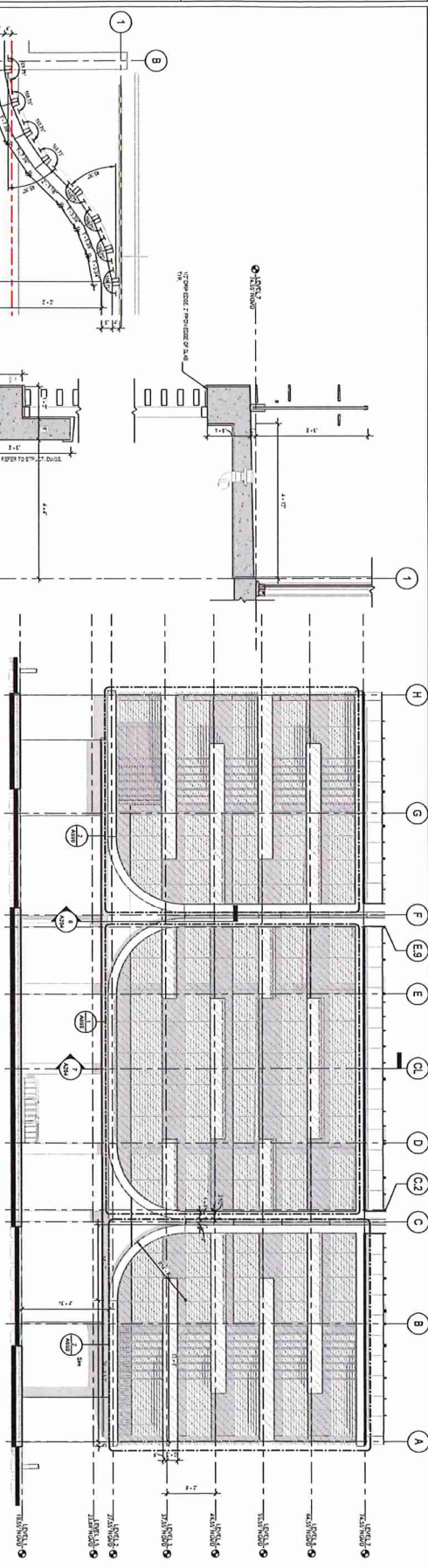


1 SOUTH ELEVATION
1/16" = 1'-0"

NO.	REVISION	DATE	BY	CHKD.

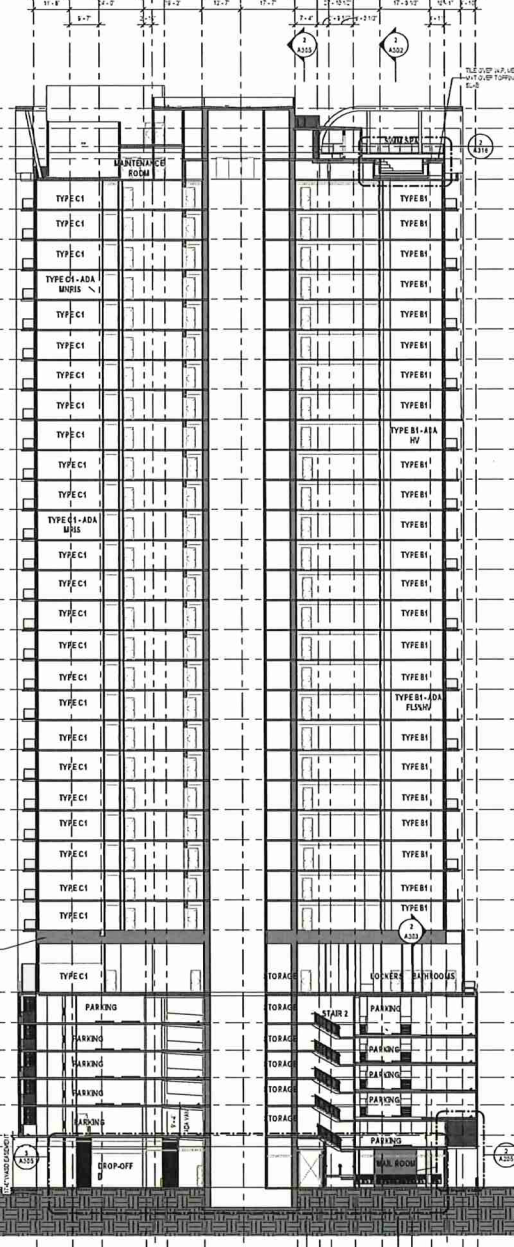
NAME: 50% CD Progress
 SHEET NUMBER: A202
 PROJECT ADDRESS: 132, 142, 152 SW 9TH STREET, MIAMI
 PROJECT NUMBER: 2321
 ARCHITECT: STUDIO M+D ARCHITECTURE 2321 SW 9TH STREET MIAMI, FL 33135 (305) 574-2718
 DATE: 10/2025
 SCALE: 1/16" = 1'-0"
 DRAWN BY: AJP
 CHECKED BY: JMC
 SHEET NUMBER: A202

PROJECT NAME: NORTH AT BRICKELL VI LLC
 PROJECT ADDRESS: 132, 142, 152 SW 9TH STREET, MIAMI
 PROJECT NUMBER: 2321
 ARCHITECT: STUDIO M+D ARCHITECTURE 2321 SW 9TH STREET MIAMI, FL 33135 (305) 574-2718
 DATE: 10/2025
 SCALE: 1/16" = 1'-0"
 DRAWN BY: AJP
 CHECKED BY: JMC
 SHEET NUMBER: A202



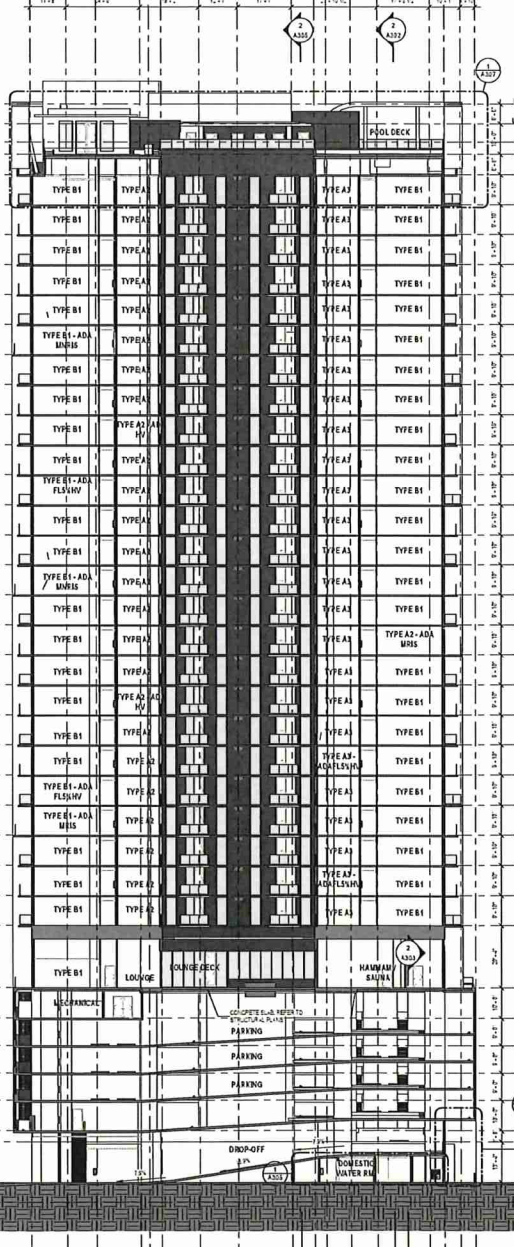
		PROJECT NAME: NORTH AT BRICKELL 6 LLC
PROJECT ADDRESS: 152 SW 9TH ST. MIAMI		PROJECT NUMBER: 2221
DRAWING: ENLARGED GARAGE ELEVATIONS, PLANS AND SECTIONS		
PERMIT SET 12/19/2025		
SHEET NUMBER: A204		

1 2 2.5 3 3.2 3.4 4 5 6 6.3 6.4 6.7 7 8 8.5 9 10



SECTION 2
1/16" = 1'-0"

1 2 2.5 3 3.2 3.4 4 5 6 6.3 6.4 6.7 7 8 8.5 9 10



SECTION 1
1/16" = 1'-0"

PROJECT NAME: NORTH AT BRICKELL 6 LLC

PROJECT ADDRESS: 132 SW 9TH ST. MIAMI

DATE: 12/19/2025

SCALE: 1/16" = 1'-0"

PROJECT NUMBER: A301

NO.	DATE	DESCRIPTION
1	12/19/2025	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

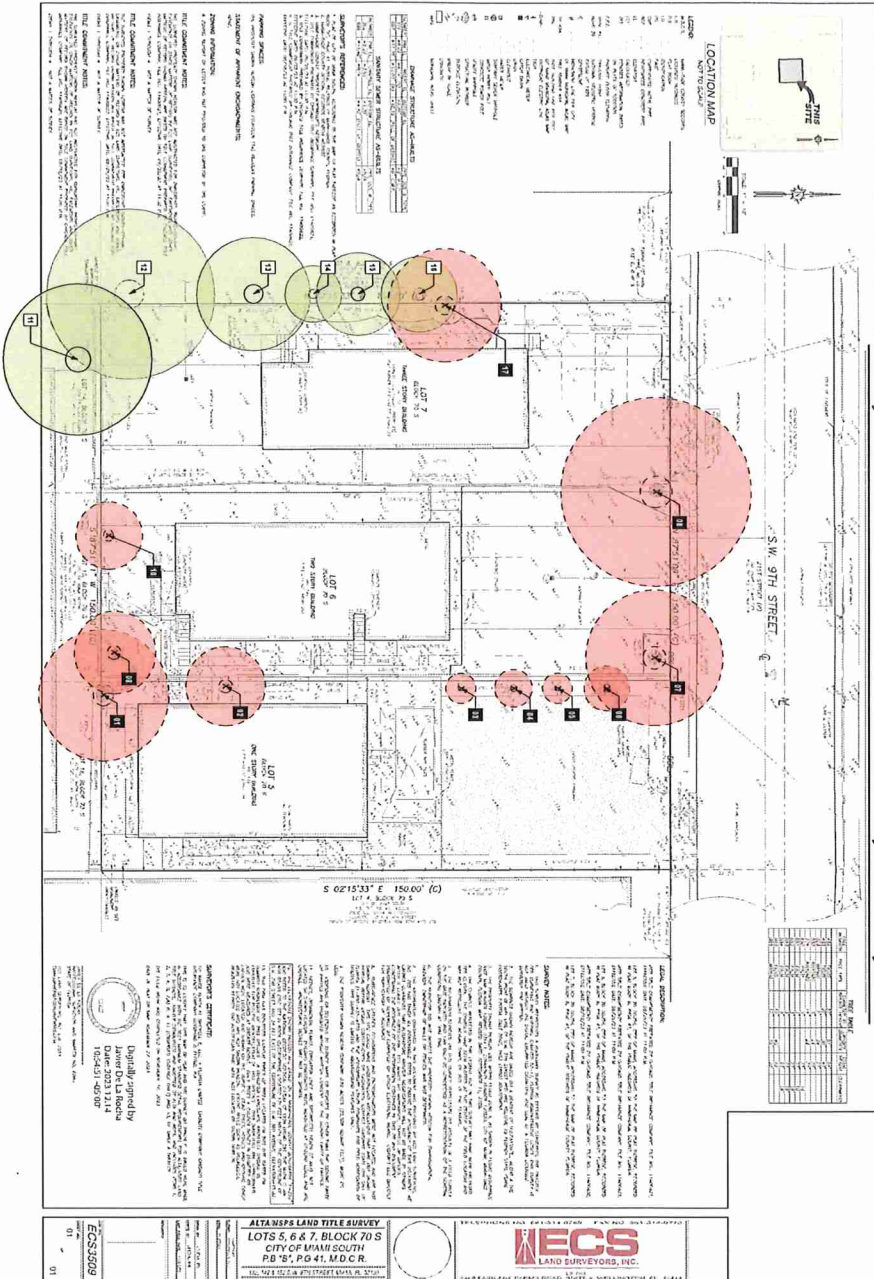
DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 12/19/2025

PROJECT NUMBER: A301

SKETCH ALTIMIPS LAND TITLE SURVEY OF: 132, 142 & 152 S.W. 9TH STREET, MIAMI, FL.



1 SITE SURVEY AND TREE TABULATION

TREE PROTECTION GUIDELINES

All construction work shall be done in accordance with the approved plans and specifications. The contractor shall be responsible for the protection of all trees shown on the site plan. The contractor shall be responsible for the protection of all trees shown on the site plan. The contractor shall be responsible for the protection of all trees shown on the site plan.

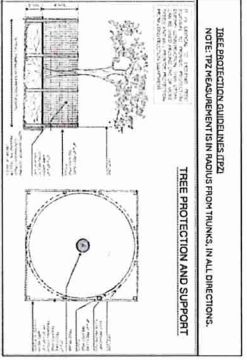


TABLE 1: TREE PROTECTION GUIDELINES

Tree Diameter (DBH)	Minimum Protection Radius
0 - 4"	3'
4 - 6"	4'
6 - 8"	5'
8 - 10"	6'
10 - 12"	7'
12 - 14"	8'
14 - 16"	9'
16 - 18"	10'
18 - 20"	11'
20 - 22"	12'
22 - 24"	13'
24 - 26"	14'
26 - 28"	15'
28 - 30"	16'
30 - 32"	17'
32 - 34"	18'
34 - 36"	19'
36 - 38"	20'
38 - 40"	21'
40 - 42"	22'
42 - 44"	23'
44 - 46"	24'
46 - 48"	25'
48 - 50"	26'
50 - 52"	27'
52 - 54"	28'
54 - 56"	29'
56 - 58"	30'
58 - 60"	31'
60 - 62"	32'
62 - 64"	33'
64 - 66"	34'
66 - 68"	35'
68 - 70"	36'
70 - 72"	37'
72 - 74"	38'
74 - 76"	39'
76 - 78"	40'
78 - 80"	41'
80 - 82"	42'
82 - 84"	43'
84 - 86"	44'
86 - 88"	45'
88 - 90"	46'
90 - 92"	47'
92 - 94"	48'
94 - 96"	49'
96 - 98"	50'
98 - 100"	51'
100 - 102"	52'
102 - 104"	53'
104 - 106"	54'
106 - 108"	55'
108 - 110"	56'
110 - 112"	57'
112 - 114"	58'
114 - 116"	59'
116 - 118"	60'
118 - 120"	61'
120 - 122"	62'
122 - 124"	63'
124 - 126"	64'
126 - 128"	65'
128 - 130"	66'
130 - 132"	67'
132 - 134"	68'
134 - 136"	69'
136 - 138"	70'
138 - 140"	71'
140 - 142"	72'
142 - 144"	73'
144 - 146"	74'
146 - 148"	75'
148 - 150"	76'
150 - 152"	77'
152 - 154"	78'
154 - 156"	79'
156 - 158"	80'
158 - 160"	81'
160 - 162"	82'
162 - 164"	83'
164 - 166"	84'
166 - 168"	85'
168 - 170"	86'
170 - 172"	87'
172 - 174"	88'
174 - 176"	89'
176 - 178"	90'
178 - 180"	91'
180 - 182"	92'
182 - 184"	93'
184 - 186"	94'
186 - 188"	95'
188 - 190"	96'
190 - 192"	97'
192 - 194"	98'
194 - 196"	99'
196 - 198"	100'
198 - 200"	101'
200 - 202"	102'
202 - 204"	103'
204 - 206"	104'
206 - 208"	105'
208 - 210"	106'
210 - 212"	107'
212 - 214"	108'
214 - 216"	109'
216 - 218"	110'
218 - 220"	111'
220 - 222"	112'
222 - 224"	113'
224 - 226"	114'
226 - 228"	115'
228 - 230"	116'
230 - 232"	117'
232 - 234"	118'
234 - 236"	119'
236 - 238"	120'
238 - 240"	121'
240 - 242"	122'
242 - 244"	123'
244 - 246"	124'
246 - 248"	125'
248 - 250"	126'
250 - 252"	127'
252 - 254"	128'
254 - 256"	129'
256 - 258"	130'
258 - 260"	131'
260 - 262"	132'
262 - 264"	133'
264 - 266"	134'
266 - 268"	135'
268 - 270"	136'
270 - 272"	137'
272 - 274"	138'
274 - 276"	139'
276 - 278"	140'
278 - 280"	141'
280 - 282"	142'
282 - 284"	143'
284 - 286"	144'
286 - 288"	145'
288 - 290"	146'
290 - 292"	147'
292 - 294"	148'
294 - 296"	149'
296 - 298"	150'
298 - 300"	151'
300 - 302"	152'
302 - 304"	153'
304 - 306"	154'
306 - 308"	155'
308 - 310"	156'
310 - 312"	157'
312 - 314"	158'
314 - 316"	159'
316 - 318"	160'
318 - 320"	161'
320 - 322"	162'
322 - 324"	163'
324 - 326"	164'
326 - 328"	165'
328 - 330"	166'
330 - 332"	167'
332 - 334"	168'
334 - 336"	169'
336 - 338"	170'
338 - 340"	171'
340 - 342"	172'
342 - 344"	173'
344 - 346"	174'
346 - 348"	175'
348 - 350"	176'
350 - 352"	177'
352 - 354"	178'
354 - 356"	179'
356 - 358"	180'
358 - 360"	181'
360 - 362"	182'
362 - 364"	183'
364 - 366"	184'
366 - 368"	185'
368 - 370"	186'
370 - 372"	187'
372 - 374"	188'
374 - 376"	189'
376 - 378"	190'
378 - 380"	191'
380 - 382"	192'
382 - 384"	193'
384 - 386"	194'
386 - 388"	195'
388 - 390"	196'
390 - 392"	197'
392 - 394"	198'
394 - 396"	199'
396 - 398"	200'
398 - 400"	201'
400 - 402"	202'
402 - 404"	203'
404 - 406"	204'
406 - 408"	205'
408 - 410"	206'
410 - 412"	207'
412 - 414"	208'
414 - 416"	209'
416 - 418"	210'
418 - 420"	211'
420 - 422"	212'
422 - 424"	213'
424 - 426"	214'
426 - 428"	215'
428 - 430"	216'
430 - 432"	217'
432 - 434"	218'
434 - 436"	219'
436 - 438"	220'
438 - 440"	221'
440 - 442"	222'
442 - 444"	223'
444 - 446"	224'
446 - 448"	225'
448 - 450"	226'
450 - 452"	227'
452 - 454"	228'
454 - 456"	229'
456 - 458"	230'
458 - 460"	231'
460 - 462"	232'
462 - 464"	233'
464 - 466"	234'
466 - 468"	235'
468 - 470"	236'
470 - 472"	237'
472 - 474"	238'
474 - 476"	239'
476 - 478"	240'
478 - 480"	241'
480 - 482"	242'
482 - 484"	243'
484 - 486"	244'
486 - 488"	245'
488 - 490"	246'
490 - 492"	247'
492 - 494"	248'
494 - 496"	249'
496 - 498"	250'
498 - 500"	251'
500 - 502"	252'
502 - 504"	253'
504 - 506"	254'
506 - 508"	255'
508 - 510"	256'
510 - 512"	257'
512 - 514"	258'
514 - 516"	259'
516 - 518"	260'
518 - 520"	261'
520 - 522"	262'
522 - 524"	263'
524 - 526"	264'
526 - 528"	265'
528 - 530"	266'
530 - 532"	267'
532 - 534"	268'
534 - 536"	269'
536 - 538"	270'
538 - 540"	271'
540 - 542"	272'
542 - 544"	273'
544 - 546"	274'
546 - 548"	275'
548 - 550"	276'
550 - 552"	277'
552 - 554"	278'
554 - 556"	279'
556 - 558"	280'
558 - 560"	281'
560 - 562"	282'
562 - 564"	283'
564 - 566"	284'
566 - 568"	285'
568 - 570"	286'
570 - 572"	287'
572 - 574"	288'
574 - 576"	289'
576 - 578"	290'
578 - 580"	291'
580 - 582"	292'
582 - 584"	293'
584 - 586"	294'
586 - 588"	295'
588 - 590"	296'
590 - 592"	297'
592 - 594"	298'
594 - 596"	299'
596 - 598"	300'
598 - 600"	301'
600 - 602"	302'
602 - 604"	303'
604 - 606"	304'
606 - 608"	305'
608 - 610"	306'
610 - 612"	307'
612 - 614"	308'
614 - 616"	309'
616 - 618"	310'
618 - 620"	311'
620 - 622"	312'
622 - 624"	313'
624 - 626"	314'
626 - 628"	315'
628 - 630"	316'
630 - 632"	317'
632 - 634"	318'
634 - 636"	319'
636 - 638"	320'
638 - 640"	321'
640 - 642"	322'
642 - 644"	323'
644 - 646"	324'
646 - 648"	325'
648 - 650"	326'
650 - 652"	327'
652 - 654"	328'
654 - 656"	329'
656 - 658"	330'
658 - 660"	331'
660 - 662"	332'
662 - 664"	333'
664 - 666"	334'
666 - 668"	335'
668 - 670"	336'
670 - 672"	337'
672 - 674"	338'
674 - 676"	339'
676 - 678"	340'
678 - 680"	341'
680 - 682"	342'
682 - 684"	343'
684 - 686"	344'
686 - 688"	345'
688 - 690"	346'
690 - 692"	347'
692 - 694"	348'
694 - 696"	349'
696 - 698"	350'
698 - 700"	351'
700 - 702"	352'
702 - 704"	353'
704 - 706"	354'
706 - 708"	355'
708 - 710"	356'
710 - 712"	357'
712 - 714"	358'
714 - 716"	359'
716 - 718"	360'
718 - 720"	361'
720 - 722"	362'
722 - 724"	363'
724 - 726"	364'
726 - 728"	365'
728 - 730"	366'
730 - 732"	367'
732 - 734"	368'
734 - 736"	369'
736 - 738"	370'
738 - 740"	371'
740 - 742"	372'
742 - 744"	373'
744 - 746"	374'
746 - 748"	375'
748 - 750"	376'
750 - 752"	377'
752 - 754"	378'
754 - 756"	379'
756 - 758"	380'
758 - 760"	381'
760 - 762"	382'
762 - 764"	383'
764 - 766"	384'
766 - 768"	385'
768 - 770"	386'
770 - 772"	387'
772 - 774"	388'
774 - 776"	389'
776 - 778"	390'
778 - 780"	391'
780 - 782"	392'
782 - 784"	393'
784 - 786"	394'
786 - 788"	395'
788 - 790"	396'
790 - 792"	397'
792 - 794"	398'
794 - 796"	399'
796 - 798"	400'
798 - 800"	401'
800 - 802"	402'

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan)

Zone 1 (Urban): 20% Tree, 30% Shrub, 50% Groundcover
 Zone 2 (Suburban): 30% Tree, 40% Shrub, 30% Groundcover
 Zone 3 (Rural): 40% Tree, 50% Shrub, 10% Groundcover

PLANT SPECIFICATIONS

1. Plant material shall be selected from the following list of approved plants.

2. Plant material shall be selected from the following list of approved plants.

3. Plant material shall be selected from the following list of approved plants.

4. Plant material shall be selected from the following list of approved plants.

5. Plant material shall be selected from the following list of approved plants.

6. Plant material shall be selected from the following list of approved plants.

7. Plant material shall be selected from the following list of approved plants.

8. Plant material shall be selected from the following list of approved plants.

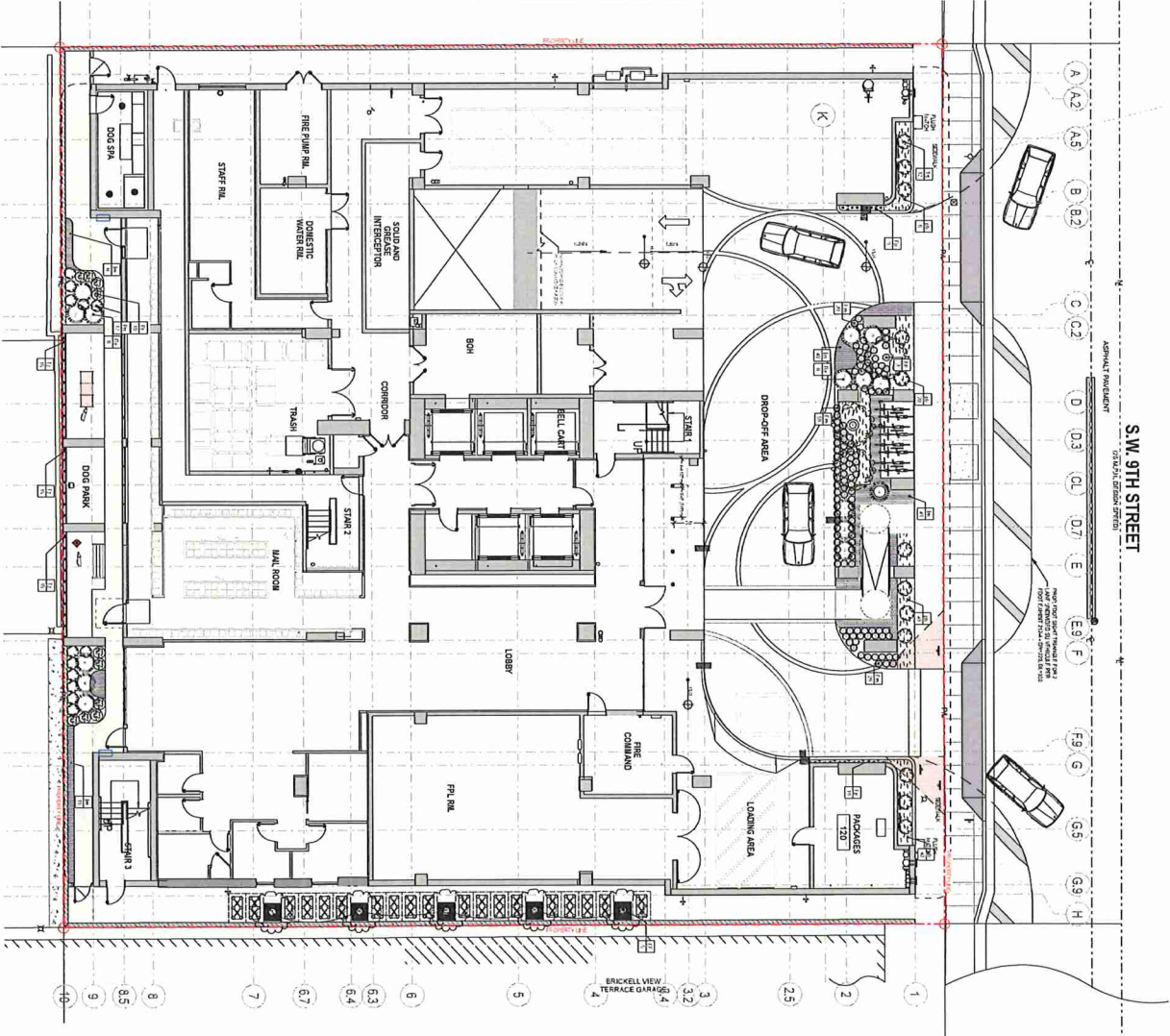
9. Plant material shall be selected from the following list of approved plants.

10. Plant material shall be selected from the following list of approved plants.

Symbol	ID	Plant Name	Common Name	Size	Height	Spread	Notes
○	101	Plant Name	Common Name	Size	Height	Spread	Notes
○	102	Plant Name	Common Name	Size	Height	Spread	Notes
○	103	Plant Name	Common Name	Size	Height	Spread	Notes
○	104	Plant Name	Common Name	Size	Height	Spread	Notes
○	105	Plant Name	Common Name	Size	Height	Spread	Notes
○	106	Plant Name	Common Name	Size	Height	Spread	Notes
○	107	Plant Name	Common Name	Size	Height	Spread	Notes
○	108	Plant Name	Common Name	Size	Height	Spread	Notes
○	109	Plant Name	Common Name	Size	Height	Spread	Notes
○	110	Plant Name	Common Name	Size	Height	Spread	Notes
○	111	Plant Name	Common Name	Size	Height	Spread	Notes
○	112	Plant Name	Common Name	Size	Height	Spread	Notes
○	113	Plant Name	Common Name	Size	Height	Spread	Notes
○	114	Plant Name	Common Name	Size	Height <td Spread	Notes	
○	115	Plant Name	Common Name	Size	Height	Spread	Notes
○	116	Plant Name	Common Name	Size	Height	Spread	Notes
○	117	Plant Name	Common Name	Size	Height	Spread	Notes
○	118	Plant Name	Common Name	Size	Height	Spread	Notes
○	119	Plant Name	Common Name	Size	Height	Spread	Notes
○	120	Plant Name	Common Name	Size	Height	Spread	Notes
○	121	Plant Name	Common Name	Size	Height	Spread	Notes
○	122	Plant Name	Common Name	Size	Height	Spread	Notes



1 GROUND FLOOR PLANTING PLAN



PROJECT INFORMATION

PROJECT NAME: HOUSE OF WELLNESS HOTEL
 PROJECT ADDRESS: 152 SW 9th Street, Miami
 DRAWING: GROUND FLOOR PLANTING PLAN
 PERMIT SET: 12/19/2025

CLIENT INFORMATION

CLIENT: NORTH AT BRICKELL 6 LLC
 PROJECT NUMBER: 2321

DESIGNER INFORMATION

DESIGNER: STUDIO MIAO ARCHITECTS
 2930 NE 7th Street, Miami
 (305) 573-2778
 3231

SCALE AND DATE

SCALE: AS SHOWN
 DRAWN: AJ SM
 DATE: 12/22/2025
 CHECK: JZ

SHEET NUMBER

SHEET NUMBER: L200
 GROUND FLOOR PLANTING PLAN

Disclosure of Interest*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: U-R Cousin Farah R.E. Acquisitions, LLC, 132 SW 9 ST, Miami, FL 33130

NAME AND ADDRESS	PERCENTAGE OF STOCK
<u>Zena M. Bardawell, 132 SW 9 ST, Miami, FL 33130</u>	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*



Disclosure of Interest

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

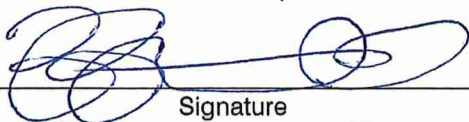
NAME OF PURCHASER: North at Brickell VI, LLC

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.



Zena M. Bardawell

Signature

Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

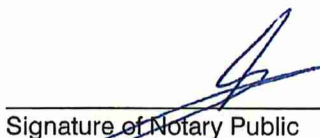
physical presence online notarization this 13th day of February, 2025

Affiant identified by: personal knowledge satisfactory evidence Florida Driver License
(type)



Ramon Vargas
Notary Public
State of Florida
Comm# HH103782
Expires 3/11/2025

(Affix Notary Seal above)



Signature of Notary Public

Ramon Vargas

Typed, printed, or stamped name of Notary Public

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2020/1



Disclosure of Interest*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: U-R Cousin Farah R.E. Acquisitions II, LLC, 132 SW 9 ST, Miami, FL 33130

NAME AND ADDRESS	PERCENTAGE OF STOCK
<u>Zena M. Bardawell, 132 SW 9 ST, Miami, FL 33130</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*



Disclosure of Interest

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: North at Brickell VI, LLC

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature

Zena M. Bardawell

Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

physical presence online notarization this 13th day of February, 2025

Affiant identified by: personal knowledge satisfactory evidence Florida Driver License
(type)



(Affix Notary Seal above)

Ramon Vargas
Notary Public
State of Florida
Comm# 14H103782
Expires 3/11/2025

Signature of Notary Public

Typed, printed, or stamped name of Notary Public

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2020/1

Disclosure of Interest*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF STOCK

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: The Manuel Calas Revocable Trust, P.O. Box 350365, Miami, FL 33165

NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u>Manuel Calas, P.O. Box 350365, Miami, FL 33165</u>	<u>100%</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

Disclosure of Interest

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: North at Brickell VI, LLC

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

*Manuel Calas, Trustee
of the Manuel Calas Revocable Trust*

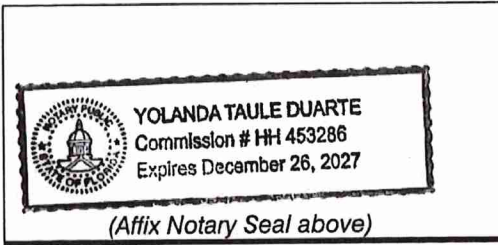
Signature

Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

physical presence online notarization this 24 day of January, 2024⁵

Affiant identified by: personal knowledge satisfactory evidence _____ (type)



Yolanda Taule Duarte
Signature of Notary Public

Typed, printed, or stamped name of Notary Public

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2020/1



Disclosure of Interest*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF STOCK

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF INTEREST

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*



Disclosure of Interest

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: North at Brickell VI, LLC

NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u>Ricardo Dunin, 1200 Brickell Ave, Suite 1800, Miami, FL 33131</u>	<u>47.5%</u>
<u>Arturo Vidal, 1200 Brickell Ave, Suite 1800, Miami, FL 33131</u>	<u>2.5%</u>
<u>Eduardo Vargas, 1200 Brickell Ave, Suite 1800, Miami, FL 33131</u>	<u>5.0%</u>
<u>Suan Carlos Tassier, 1200 Brickell Ave, Suite 1800</u>	<u>15%</u>

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

<u>Serge Ruiz, 1200 Brickell Ave, Suite 1800</u>	<u>15%</u>
<u>Martin Redoya, 1200 Brickell Ave, Suite 1800</u>	<u>15%</u>

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature

Arturo Vidal

Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

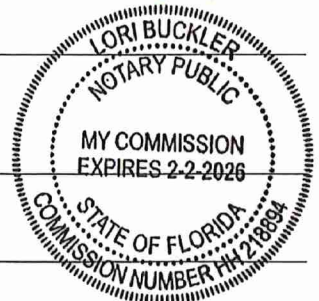
physical presence online notarization this 22ND day of JANUARY, 2024 2025

Affiant identified by: personal knowledge satisfactory evidence _____ (type)

(Affix Notary Seal above)

Signature of Notary Public

LORI BUCKLER
Typed, printed, or stamped name of Notary Public



This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2020/1



Ownership Affidavit for Corporation

State of: _____ Zoning Application No.: _____

County of: _____

Before me, the undersigned authority, personally appeared Zena M. Bardawell, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or executive officer of the Corporation hereinafter named U-R Cousin Farah R.E. Acquisitions, LLC, with the following address:

132 SW 9th Street, Miami, FL 33130

2. The Corporation owns the property which is the subject of the proposed zoning action.

3. The subject property is legally described as:

See Exhibit A.

4. Affiant is legally authorized to file this application.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning determination or zoning action granted at public hearing.

Affiant:

Signature

[Handwritten Signature]
Signature

Print Name

Zena M. Bardawell
Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

physical presence online notarization this 13th day of February, 2025

Affiant identified by: personal knowledge satisfactory evidence Florida Driver License
(type)



Ramon Vargas
Notary Public
State of Florida
Comm# HH103782
Expires 3/11/2025

(Affix Notary Seal above)

[Handwritten Signature]
Signature of Notary Public

Ramon Vargas
Typed, printed, or stamped name of Notary Public



Ownership Affidavit for Corporation

State of: _____ Zoning Application No.: _____

County of: _____

Before me, the undersigned authority, personally appeared Zena M. Bardawell, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or executive officer of the Corporation hereinafter named U-R Cousin Farah R.E. Acquisitions II, LLC, with the following address:

132 SW 9th Street, Miami, FL 33130

2. The Corporation owns the property which is the subject of the proposed zoning action.

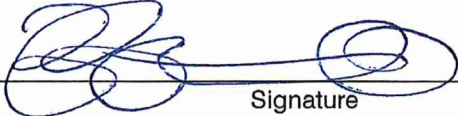
3. The subject property is legally described as:

See Exhibit A.

4. Affiant is legally authorized to file this application.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning determination or zoning action granted at public hearing.


Affiant:

_____ Signature	 Signature
_____ Print Name	<u>Zena M. Bardawell</u> Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):


physical presence online notarization this 13th day of February, 2025

Affiant identified by: personal knowledge satisfactory evidence Florida Driver License
(type)



Ramon Vargas
Notary Public
State of Florida
Comm# HH103782
Expires 3/11/2025

(Affix Notary Seal above)



 Signature of Notary Public
Ramon Vargas
 Typed, printed, or stamped name of Notary Public



OWNERSHIP AFFIDAVIT FOR TRUSTEE

STATE OF Florida Public Hearing No. COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Manuel Calas, Trustee, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

- 1. Affiant is the Trustee of the Trust which owns the property which is the subject of the proposed hearing.
2. Affiant is legally authorized as Trustee to apply for the proposed hearing.
3. The subject property is legally described as: See Exhibit A.
4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Witness signatures and names: Kellygh, Kelly Hwizzi, Yolanda Duarte

Affiant's signature: Manuel Calas, Trustee
Print Name: The Manuel Calas Revocable Trust

Sworn to and subscribed before me on the 24 day of January, 2024. Affiant is personally known to me or has produced identification.

Notary Public signature: Yolanda Taule Duarte
Notary Public, State of

My Commission Expires:

Print Name



EXHIBIT A

LEGAL DESCRIPTION

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400621, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 5, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400622, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 6, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400620, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 7, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

FOLIO NUMBERS:

01-0207-000-1050

01-0207-000-1060

01-0207-000-1070

EXHIBIT B

Folio No.	Address	Owner
01-0207-000-1050	132 SW 9 ST	U-R Cousin Farah R.E. Acquisitions II, LLC
01-0207-000-1060	142 SW 9 ST	Manuel Calas, Trustee of the Manuel Calas Revocable Trust under Agreement dated November 12, 2001
01-0207-000-1070	152 SW 9 ST	U-R Cousin Farah R.E. Acquisitions, LLC

This instrument was prepared by:

Ben Fernandez, Esq.
Bercow Radell Fernandez Larkin Tapanes, PLLC
200 S. Biscayne Boulevard, Suite 300
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, North at Brickell 6, LLC (the “Owner”), holds the fee simple title to that certain parcel of land in the City of Miami that is under the building and zoning jurisdiction of Miami-Dade County (the “County”), which is legally described in **Exhibit "A"** to this Declaration (the "Property"); and

WHEREAS, the Owner has filed an application with the County’s Department of Regulatory and Economic Resources (the “Department”) , that is currently pending under Public Hearing Application No. Z2025000035 (the “Application”), under which the main request is a SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the “Metromover Subzone of the Rapid Transit Zone,” the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.1(B) of the Miami-Dade County Code of Ordinances; and

WHEREAS, because the Property is located within the Metromover Subzone of the Rapid Transit Zone, pursuant to Miami-Dade County Code Subsection 33C-15(D)(3), approval of such public hearing application may be conditioned on the provision of public benefits the Board of County Commissioners deems appropriate to address the impacts of the new development on rapid

transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area; and

WHEREAS, in support of approval of the Application, Owner has proffered certain public benefit contributions as set forth herein; and

WHEREAS, such public benefit contributions address development impacts beyond the minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. **Public Benefit Contribution.** Prior to issuance of a building permit for vertical construction for the Project, Owner shall pay the County \$1,000,000.00 (One Million Dollars) (the "Public Benefit Contribution"), to be used in any manner the County deems appropriate for maintenance, repairs, and upgrades to the Brickell Metrorail Station (including but not limited to mechanical systems, restrooms, painting, signage, and accessibility features, lighting, and landscaping), and/or pedestrian improvements located underneath, adjacent to, or in the area being served by the Brickell Metrorail Station. To the extent legally permissible, the Public Benefit Contribution shall be made in addition to any permitting and/or impact fees due to the County in relation to the Application or the development of the Property as set forth in the Application. Upon the Owner's request, after payment of the Public Benefit Contribution, the Director of the Department of Transportation and Public Works or successor department or their designee

(“DTPW Director”) shall provide written confirmation of the payment in the form of a recordable document that confirms the satisfaction of the Public Benefit Contribution set forth in this Section.

2. **Traffic Signal.** Prior to issuance of a temporary or permanent Certificate of Occupancy for the project developed in accordance with the Application, Owner shall pay for the installation of a traffic signal on SW 2 Avenue and SW 10th Street if required by the Traffic Engineering Division. To extent allowable under Section 33E-10 of the Miami-Dade County Code, as may be amended, and as legally permissible, the Owner shall be entitled to a dollar-for-dollar credit against any multimodal mobility impact fees that the County assesses in connection with the development of the Property for the costs associated with the construction of the Traffic Signal. The Developer may allocate such credit to the development of the Property pursuant to Section 33E-14 of the Code. In no event shall the Owner be entitled to a credit in excess of the actual cost of constructing the Traffic Signal, and if the cost of the Traffic Signal exceeds the road impact fees owed, the Owner shall not be entitled to a refund for any such excess, but will be entitled to credit.

Miscellaneous

A. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner’s expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors, and assigns until such time as the same is modified or released.

The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owner, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

B. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County. Notwithstanding the foregoing or anything to the contrary herein, this Declaration shall automatically be released upon satisfaction of the Public Benefits.

C. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. Notwithstanding the foregoing or anything to the contrary herein, this Declaration shall be automatically released upon satisfaction of the Public Benefits.

D. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

E. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute

an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

F. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

G. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

H. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

I. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this 6th day of February, 2026.

Rosa Ramentol
Print Name: Rosa Ramentol

Martina Soto
Print Name: Martina Soto

North at Brickell 6, LLC, a Florida limited liability company

By: *Arturo Vidal*
Arturo Vidal, Authorized Signatory

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of February, 2026, by Arturo Vidal, as Authorized Signatory of North at Brickell 6, LLC who is personally known to me or has produced _____ as identification.

(SEAL)



Lori Buckler
Notary Public – State of Florida
Print Name: Lori Buckler
Commission Number: HH 727686
My Commission Expires: 2/2/2030

EXHIBIT A

LEGAL DESCRIPTION

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400621, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 5, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400622, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 6, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400620, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 7, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

FOLIO NUMBERS:

01-0207-000-1050

01-0207-000-1060

01-0207-000-1070

Section-Township-Range: 07-50-42

Folio numbers: 01-0207-000-1050, 01-0207-000-1060, and 01-0207-000-1070

EXHIBIT 'A'

GOODKIND & FLORIO, P.A.

ATTORNEYS AND COUNSELORS AT LAW

12861 SW 68TH AVENUE
PINECREST, FLORIDA 33156

TEL: 305-878-2798

Kenneth@goodkindandflorio.com

Suzanne@goodkindandflorio.com

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions, pursuant to Public Hearing No. Declaration of Restrictions, it is hereby certified that I have examined the ALTA Owner's Policy of Title Insurance bearing Policy No. 128371-1-11400620, 11400621 + 11400622 issued by Chicago Title Insurance Company covering the period from the beginning to December 31, 2025, as updated by those title updates issued by Chicago Title Insurance Company bearing File No. 12724121 (collectively, the "Title Policy") covering the period from December 31, 2025 to the 11th day of March, 2026, at the hour of 11:00 p.m., inclusive, of the property described on Exhibit A hereto (the "Property"). I know of no reason that this Title Policy is inaccurate or incomplete.

I am of the opinion that on the last mentioned date (*i.e.* March 11, 2026), the fee simple title to the Property was vested in North at Brickell 6 LLC, a Florida limited liability company (the "Company"). Ricardo Dunin and Arturo Vidal, each acting alone as authorized signatories, are authorized to sign on behalf of the Company.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:** Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded on December 31, 2025, recorded in Official Records Book 35098, Page 774, of the Public Records of Miami-Dade County, Florida, as affected by that Assignment of Leases and Rents recorded in Official Records Book 35098, Page 812, of the Public Records of Miami-Dade County, Florida and that UCC-1 Financing Statement in Official Records Book 35098, Page 822, of the Public Records of Miami-Dade County, Florida.
2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:** None.
3. **GENERAL EXCEPTIONS:**
 - All taxes for the year in which this opinion is rendered and subsequent years.
 - Rights or claims of persons or parties in possession other than the Company and not shown by the public records.
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete survey of the Property.
 - Any unrecorded labor, mechanics or materialman's liens.
 - Zoning and other restrictions imposed by governmental authority.
 - Decrees and ordinances creating taxing and drainage district.

- Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677, as amended by Chapter 15726 Act of Florida 1931 and Chapter 16880 Acts of 1935.
- Judgments, decrees or orders for money not filed under a Clerk’s File Number and recorded in the Official Records of Miami-Dade County, Florida.
- RICO Lien Notices not filed under a Clerk’s File Number and recorded in the Official Records of Miami-Dade County, Florida.
- Municipal and county zoning ordinances.
- Incorporation papers of municipalities.
- Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats

4. **SPECIAL EXCEPTIONS:**

- Dedications on the Map of Miami, recorded in Plat Book B, Page 41. NOTE: Affidavit recorded in Official Records Book 31557, Page 4239.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
North at Brickell 6 LLC	Fee Simple	N/A
Rok Lending LLC	Lender	N/A

The following is a description of the aforementioned Title Policy and its continuations:

<u>File Number</u>	<u>Company Certifying</u>	<u>Period Covered</u>
128371-1-11400620, 11400621 + 11400622 12724121	Chicago Title Insurance Company	From the beginning through December 31, 2025
12724121	Chicago Title Insurance Company	December 31, 2025 through February 3, 2026
12724121	Chicago Title Insurance Company	February 3, 2026 through February 19, 2026
12724121	Chicago Title Insurance Company	February 19, 2026 through March 11, 2026

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.


Respectfully submitted this 24th day of April, 2026.



Suzanne L. Wilder, Esq.
Florida Bar No. 49059
12861 SW 68th Avenue
Pinecrest, FL 33156

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 24 day of April, 2026, by Suzanne L. Wilder, who is personally known to me or has produced _____, as identification.



Notary Public

Kenneth Florio

Print Name

My Commission Expires:



EXHIBIT A

LEGAL DESCRIPTION

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400621, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 5, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400622, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 6, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

PER TITLE COMMITMENTY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 11400620, EFFECTIVE DATE: 09/25/23 AT 11:00 P.M.

LOT 7, BLOCK 70 SOUTH, CITY OF MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNT, FLORIDA.

FOLIO NUMBERS:

01-0207-000-1050

01-0207-000-1060

01-0207-000-1070

Application No. Z2025000035

Address: 132, 142, 152 SW 9 ST

Photos of Site:



