

Exhibit F

Regulating Plan, Public Benefits Section

3.14.3 The proposed bonus Height and FLR shall be permitted in exchange for contribution to the City for the following public benefits: affordable/workforce housing, Public Parks and Open Space, Green Buildings, Brownfields, and Civic Space or Civil Support space, and Brickell City Centre SAP Public Benefits. The City shall establish a Miami 21 Public Benefits Trust Fund for the cash contributions for Affordable/ Workforce Housing, Public Parks and Open Space, and Green Building certification shortfall penalty made under this section. The City Commission, upon the manager's recommendation, shall annually decide the allocation of funds from the Trust Fund collected under this section. All cash contributions thus allocated by the Commission to support affordable/ workforce housing shall be deposited in the Affordable Housing Trust Fund for expenditures pursuant to the guidelines adopted by the City Commission. All cash contributions thus allocated by the Commission to support Parks and Open Space shall be deposited in the Parks and Open Space Trust Fund, set forth in Chapter 62 of the City Code, to be expended in accordance with the guidelines outlined therein.

3.14.4 For the purposes of the public benefits program, the following criteria shall apply:

- a. Brickell City Centre Public Benefits. The One BCC building is eligible for the bonus height and Floor Lot Ratio benefits due to the public benefits that the One BCC building encompasses.

The Brickell City Centre SAP Public Benefits are:

- 6th Street/Miami Avenue Roundabout (land costs)
- 6th Street/Miami Avenue Roundabout (engineering and construction costs)
- Eastward expansion of Metromover Station and direct connection to Brickell Avenue
- Active uses on SE 7th and SE 8th Streets and improved efficiency of ground floor
- Below-grade connection under Metromover Station
- Enhancement to Plazas on Brickell Avenue and Climate Ribbon

The total costs of the public benefits for the Project are above and beyond the monetary payment which would be required under the Public Benefits Trust Fund regulations of Miami 21.

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ITEM P2.3

Proposed Section 8(b)(v) and (vi) of Development Agreement, related to Public Benefits

- (v) The One BCC building is eligible for the bonus height and Floor Lot Ratio benefits due to the public benefits that the One BCC building encompasses.
- (vi) Public benefits resulting in additional benefits are those in addition to the requirements delineated in the Regulating Plan, Design Guidelines, and Section 3.9 of Miami 21. The Brickell City Centre SAP Public Benefits, as defined in the Regulating Plan, are:
- 6th Street/Miami Avenue Roundabout
 - 6th Street/Miami Avenue Roundabout
 - Eastward expansion of Metromover Station and direct connection to Brickell Avenue
 - Active uses on SE 7th and SE 8th Streets and improved efficiency of ground floor circulation enabled by underground loading
 - Below-grade connection under Metromover Station
 - Enhancement to Plazas on Brickell Avenue and Climate Ribbon

The total costs of the public benefits for the Project are above and beyond the monetary payment which would be required under the Public Benefits Trust Fund regulations of Miami 21.

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