



# The HueHub Receives Final Approval, Paving Way for Miami-Dade's Largest Live Local Act Project

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*Credit: The HueHub.*

The HueHub has officially received final approval from Miami-Dade County, clearing the way for the largest development to date under Florida's Live Local Act. Planned for a 12-acre site at 8395 NW 27th Avenue in the West Little River neighborhood, the \$880 million project will bring 4,032 residential units across seven 35-story towers.

Led by Spanish developer Pablo Castro in partnership with Miami-based consultant Laura Tauber, The HueHub is a transit-oriented community designed to provide attainable housing for middle-income residents. Forty percent of units will be reserved for individuals earning at or below 120 percent of the area median income. Studios will start at approximately \$1,300 per month, with one-bedrooms at \$1,600 and two-bedrooms at \$1,900. All apartments will be move-in ready and delivered fully furnished.



*Credit: The HueHub.*

Designed by Arquitectonica, the development will span 509,447 square feet of residential space with nearly 200,000 square feet of indoor amenities. The towers will be connected by a network of shared facilities that include coworking areas, a learning center, urgent care services, wellness programming, and community spaces like a show kitchen, library, and relaxation lounges. The community will also feature a dedicated arts and culture space, pet care services, fractional housekeeping, and meal prep classes.





*Credit: The HueHub.*

A future on-site school is also planned. The development is situated within a five-minute drive of Miami Dade College North Campus and near several other higher education institutions and major hospitals.



*Credit: The HueHub.*



Outdoor features will include multiple swimming pools, landscaped green areas, and a two-acre public park. Retail and civic infrastructure will include a restaurant, bar, café, a police substation, car wash, and pick-up/drop-off zones.

As a Transit-Oriented Development (TOD), The HueHub is located within one block of the Northside Metrorail Station and near the Tri-Rail, with direct access to Miami International Airport and Downtown Miami.



*Credit: The HueHub.*

Green building practices will be integral to the project. Eco-friendly materials and energy-efficient systems will be employed during construction, alongside water conservation and sustainable landscaping strategies. The development aims to promote reduced energy consumption and walkability to minimize long-term environmental impact.

The development team includes Coastal Construction as general contractor; legal counsel from Bilzin Sumberg and Greenberg Traurig LLP; Franyie Engineers as MEP engineer; and a curated in-house team assembled by Castro.



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The 12-acre property was acquired by Castro in 2023 for \$29.3 million in an all-cash deal. Financing negotiations are underway for approximately \$600 million in debt, sourced from New York-based institutional lenders.

Groundbreaking is scheduled for late 2025, with leasing and reservations expected to begin in the coming months.