



City of  
Coral Gables,  
Florida

Level

**1**

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

## Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use with Site Plan
- ☒ Conditional Use without Site Plan
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Separation/Establishment of a Building Site
- ☐ Site Plan
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☒ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: \_\_\_\_\_

## Coral Gables Mediterranean Architecture Bonus

- ☒ Coral Gables Mediterranean Style Bonus - Table 1
- ☒ Coral Gables Mediterranean Style Bonus - Table 2
- ☐ Coral Gables Mediterranean Style Bonus - Table 3
- ☐ None



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### Property information

Street address of the subject property: 4241 Aurora Street

Property/project name: 4241 Aurora Street

Current land use classification(s): Industrial

Current zoning classification(s): Mixed Use District (MX2)

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Previous use(s)/current use(s) of the property/building(s): Vacant Land

Proposed use(s) of the property/building(s): Residential and Commercial

Size of property (square feet/acres): +/- 29,503.5 sqft. or +/- 0.6773 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): +/- 25,399 sqft.

Total number of residential units per acre and total number of unit's: No Density limitation; 70 proposed units total

Estimated cost of the existing/proposed building/project: \$22,000,000

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Proposed zoning and comprehensive plan amendments.

Project Legal Description: Lot(s): PB 28-22 Lots 12 to 22

Block(s): 6

Section(s): Revised Plat Coral Gables Industrial Section

Listing of all folio numbers for subject property: 03-4120-017-1410



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Phone: 305.460.5211

### General information

Applicant(s)/**Agent(s)** Name(s): Jorge Navarro, Esq. (Legal Representative)

Telephone Contact No: 305.579.0821 Fax No. \_\_\_\_\_ Email: navarrojo@gtlaw.com

Mailing Address: 333 SE 2 Avenue, Suite 4100, Miami, Florida 33131

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): 4241 Aurora, LLC, c/o Eduardo Otaola

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email eotaola@groupconstellation.com

Mailing Address: 8950 SW 74 Court, Suite 1808, Miami, Florida 33156

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_

(City)

(State)

(ZIP Code)

Project Architect(s) Name(s): Raymond Fort of Arquitectonica

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email rfort@arquitectonica.com

Mailing Address: 2900 Oak Ave, Miami, Florida 33133 USA

(City)

(State)

(ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

N/A



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## Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☐ Table of Contents with page numbers identifying all below documents.
- ☐ DRC Application.
- ☐ Statement of use and/or cover letter.
- ☐ Aerial.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Property survey and legal description.
- ☐ Zoning chart and supporting information.
- ☐ Site Plan.
- ☐ Landscape plan and vegetation assessment.
- ☐ Tree survey and relocation plan.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Pedestrian amenities and streetscape plan.
- ☐ On-street parking analysis.
- ☐ Art in Public Places plan and/or statement.
- ☐ Lighting plan and signage plan.
- ☐ Underground utilities plan and/or statement.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Historical significance letter.
- ☐ City Concurrency Impact Statement (CIS).
- ☐ Traffic study.
- ☐ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☐ Warranty deed.
- ☐ Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- ☐ Other: \_\_\_\_\_



 City of Coral Gables, Florida	Level <b>1</b> Review	<b>Development Review Committee Application</b>
	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a>	Phone: 305.460.5211

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

### Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

### Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



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Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

Jorge Navarro, Esq. (Legal Representative)

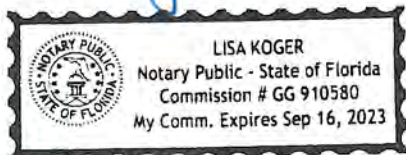
Address: 333 SE 2 Avenue, Suite 4100, Miami, Florida 33131

Telephone: 305.579.0821

Fax: 305.961.5310

Email: [navarrojo@gtlaw.com](mailto:navarrojo@gtlaw.com)**NOTARIZATION**STATE OF FLORIDA/COUNTY OF miami - DadeThe foregoing instrument was acknowledged before me this 9 day of September, 2022.

(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced



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Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

**Authorized Representative for 4241 Aurora, LLC**

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address:

Telephone:

Fax:

Email:

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ by

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced

\_\_\_\_\_



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Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

Sherri Gutierrez, A1A, LEED AP

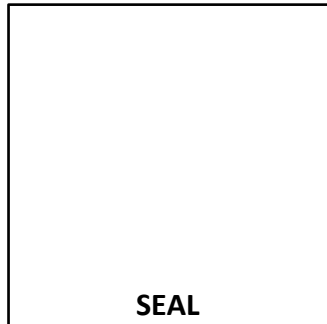
Address:

Arquitectonica International Corporation 2900 Oak Avenue, Miami, FL 33133

Telephone: 305-372-1812

Fax:

Email: [sgutierrez@arquitectonica.com](mailto:sgutierrez@arquitectonica.com)



### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ by

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced

\_\_\_\_\_

September 9, 2022

**VIA ELECTRONIC DELIVERY**

Suramy Cabrera, Director  
Development Services Department  
City of Coral Gables  
427 Biltmore Way, 2nd Floor  
Coral Gables, Florida 33134

**Re: Statement of Use / Property located at 4241 Aurora Street in Coral Gables, Florida (the “City”) (Miami Dade County Folio No. 03-4120-017-1410)**

Dear Ms. Cabrera:

On behalf of 4241 Aurora, LLC (the “**Applicant**”), please accept this as our Statement of Use in connection with the proposed redevelopment of the above referenced property (the “**Property**”). Specifically, the Applicant is requesting the following in connection with a new mixed-use project proposed at the Property (the “**Project**”): (1) Mixed-Use (MXD) Site Plan Approval; (2) Transfer of Development Rights; and (3) Remote Parking.

**I. PROPERTY INFORMATION**

The Property is located at the intersection of Aurora Street and San Lorenzo Avenue within the City’s premiere shopping and dining destination, Merrick Park. The Property consists of Lots 12 through 22, Block 6 of the Coral Gables Plat, Industrial Section, as recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County, Florida. The Property is currently designated Industrial pursuant to the City’s Future Land Use Map with a corresponding Mixed-Use District (MX2) zoning designation and as located within the Design & Innovation District Overlay and Gables Redevelopment & Infill District (“**GRID**”). Please note that the Project is also being pursued simultaneously with a companion Zoning Code and Comprehensive Development Master Plan Ordinance (the “**Text Amendments**”).



## **II. PROPOSED PROJECT**

As detailed in the enclosed plans prepared by Arquitectonica dated September 9, 2022, the Applicant seeks the approval of a 15-story mixed use development containing approximately 9,148 square feet of ground floor retail space, 11,639 square feet of office use, and 70 residential units (the “**Project**”). The Project will replace the vacant undeveloped lot at the Property with a high-quality, mixed-use development designed with ground floor commercial uses to activate this corridor with a more inviting, pedestrian friendly environment similar to the other pedestrian oriented uses along Aurora Street and San Lorenzo Avenue. The Project has also been designed to provide approx. 5,422 square feet of public open space improvements that will beautify the area with shade trees, landscaping, seating areas, outdoor dining, and world-class public art.

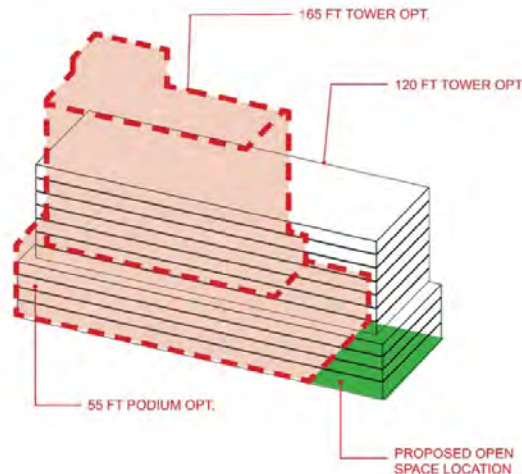
As part of these open space enhancements, the Project proposes a landscaped public open space at the South end of the Property that has been designed as an active gathering space for the local community. The nearly 5,000 square foot public open space will be improved with lush landscaping and outdoor seating areas that will serve as an additional amenity for the enjoyment of the future residents and visitors of the Project, as well as those in the surrounding Merrick Park neighborhood. The design and orientation of this public open space is consistent with the other public open space and outdoor dining areas located along this segment of San Lorenzo Avenue.

At the upper levels the Project includes residential and commercial uses to complement the existing uses in the area as consistent with the goals and policies of the MX2 Zoning District and the Design & Innovation District Overlay regulations. The proposed office and residential uses are compatible with the other types of residential and office uses within the Merrick Park neighborhood and will serve to complement the existing retail, restaurant and entertainment uses in the areas. The residential component of the Project has been designed to provide a diverse range of residential housing options in the form of 2- and 3-bedroom units, which will increase the availability of housing for families looking to downsize and live near all the amenities that Merrick Park provides. These residential unit types will also serve the employees of the nearby office complexes and commercial shopping plazas who are looking for larger units to accommodate their housing needs. As a result of the larger unit types being proposed, the Project is proposing a lower residential density than would otherwise be permitted.

Additionally, the Project advances multiple objectives, goals and policies of the City’s Comprehensive Plan. The Project will improve a vacant and underutilized land with a high-end mixed-use development that will provide additional housing and employment opportunities within close walking and biking distance to public transportation near the Merrick Park neighborhood. Proximity to the Douglas Road Metrorail Station, various Miami-Dade County bus routes, and the Coral Gables trolley provides the future residents and visitors of the Project with convenient access to public transportation and promote the utilization of alternative forms of transportation for daily commutes.

Lastly, the design of the Project results in an enhanced building massing while maximizing the amount of ground level open space and remaining within the allowable FAR permitted (*See Image below*). The Project provides for an increased 50-foot building setback from the South property line which allows for a large public open space to be accommodated along San Lorenzo

Avenue. The residential tower and building height have been situated along the northern portion of the Property with a step down to a 4-story office building fronting the public open space. The utilization of the larger setbacks and the variations in building heights help achieve an overall enhanced massing with open space improvements that create a focal point for the neighborhood. These features also significantly allow natural elements – such as light and air – to interplay with the Project's extensive landscaping and publicly accessible open space.



As such, in accordance with the future land use category, the Project provides a balanced, mixed-use development with residential uses, office space, neighborhood friendly retail services, and open space for the community within an enhanced building envelope.

### **III. REMOTE PARKING REQUEST**

The Applicant seeks to take advantage of the surplus parking in the immediate area by providing a portion of the required parking at an off-site location within 1,000 feet of the Property in accordance with Section 10-109 of the Zoning Code. The proposed office, commercial and residential programming for the Project requires approximately 200 parking spaces, subject to confirmation of a shared parking study. The Applicant seeks to provide approximately 140 on-site spaces in the internalized parking garage. The remaining required spaces will be provided at an off-site location and via a public benefit contribution per Section 10-109(A) of the Zoning Code.

The Design and Innovation Overlay District regulations provide for mixed-use developments in an urban area that offers excellent multimodal alternatives including the Coral Gables Trolley and Metrorail Station and that contains a variety of parking garages with surplus spaces available. This environment promotes the use of alternative modes of transportation and reduces the need for the provision of on-site parking facilities, as is this case here. In furtherance of these efforts, the Project will incorporate adequate bike and scooter storage to promote the use of and improve access to alternative forms of transportation.

### **IV. TRANSFER OF DEVELOPMENT RIGHTS**

In connection with the Project, the Applicant is seeking the Transfer of Development Rights (“**TDRs**”) in accordance with Section 14-204 of the City’s Zoning Code. Specifically, pursuant to Section 14-204.5(A) of the Zoning Code, the Property is eligible for TDRs as a receiver site that is currently zoned MX2 and located within the Design & Innovation District. The Applicant intends to utilize the TDRs in order to provide an additional 25,812 square feet of FAR per Section 14-204.5(B) of the Zoning Code. Following DRC review and prior to Planning and Zoning Board, the Applicant will work with the City to identify the historic sending sites and obtain the approvals necessary from the Historic Preservation Board, Planning and Zoning Board and City Commission to allow for transfer of TDRs to the Project.

**V. CONCLUSION**

Based on the foregoing, the proposed Project is consistent with the goals of the Comprehensive Plan and the intent of the Mixed-Use regulations under the Zoning Code and complies with the requirements of Section 2-201 for approval of a MXD Site Plan, subject to approval of the companion Text Amendments. As such, we look forward to your favorable consideration of our Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Navarro', written over a horizontal line.

Jorge L. Navarro, Esq.





# 4241 AURORA STREET

## CORAL GABLES, FLORIDA

DRAWING INDEX

ARCHITECTURE

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
A0-00	COVER	A1-01	GROUND FLOOR
A0-01	SITE CONTEXT PHOTOS	A1-02	OPEN SPACE CALCULATION
A0-02	AERIAL CONTEXT PHOTOS	A1-03	LEVEL 02-03 GARAGE/ OFFICE
A0-03	MASSING IN CONTEXT	A1-04	LEVEL 04 GARAGE/ OFFICE
A0-04	SITE DETAILS	A1-05	LEVEL 05 RESIDENTIAL/ OFFICE
A0-05	SITE DETAILS	A1-06	LEVEL 06 RESIDENTIAL/ OFFICE
A0-06	LOCATION MAP	A1-07	LEVEL 15 ROOF AMENITY PLAN
A0-07	PROXIMITY MAP/ PARKING	A3-01	BUILDING SECTION
A0-08	SURVEY	A4-01	BUILDING ELEVATIONS
A0-09	SURVEY	A2-02	BUILDING ELEVATIONS
A0-10	ZONING DATA	A4-03	BUILDING ELEVATIONS
A0-11	FAR DIAGRAMS	A4-04	BUILDING ELEVATIONS
A0-12	PROJECT SITE	A5-01	RENDERINGS
A0-13	OPEN SPACE PLAN	A5-02	RENDERINGS

### LANDSCAPE

L0-00	LANDSCAPE INDEX	L1-11	GROUND LEVEL HARDSCAPE PLAN
L0-01	LANDSCAPE NOTES	L1-12	GROUND LEVEL TREE PLAN
L0-02	LANDSCAPE CALCULATIONS	L1-13	GROUND LEVEL SHRUB & GROUND COVER PLAN
L0-03	LANDSCAPE IMAGES	L5-10	GROUND LEVEL HARDSCAPE DETAILS
L1-00	TREE DISPOSITION	L5-11	GROUND LEVEL PLANTING DETAILS
L1-01	TREE MITIGATION	L6-00	TREE DISPOSITION SCHEDULE
L1-10	GROUND LEVEL RENDERED PLAN	L6-10	GROUND LEVEL LANDSCAPE SCHEDULES

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

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4241 AURORA ST  
CORAL GABLES, FL 33146

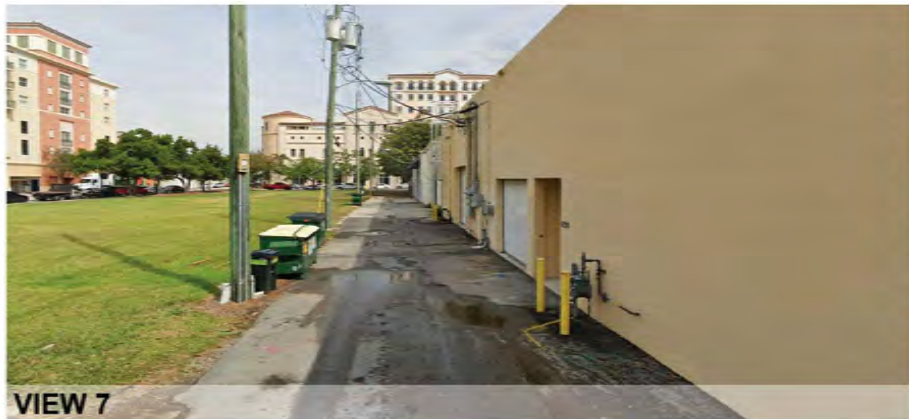
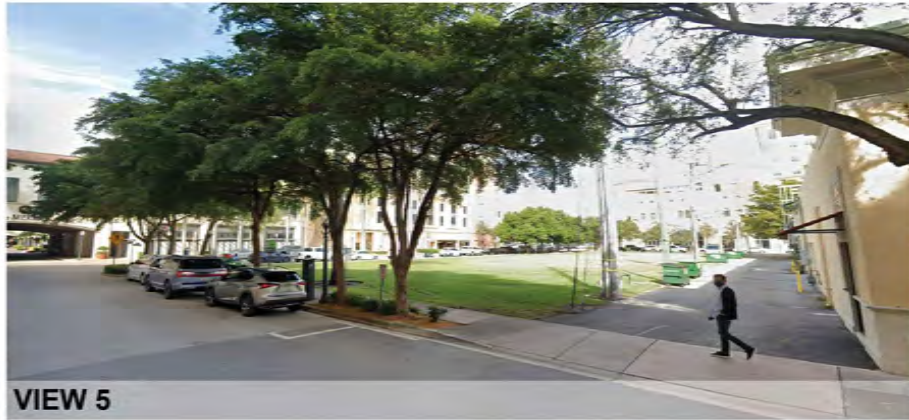
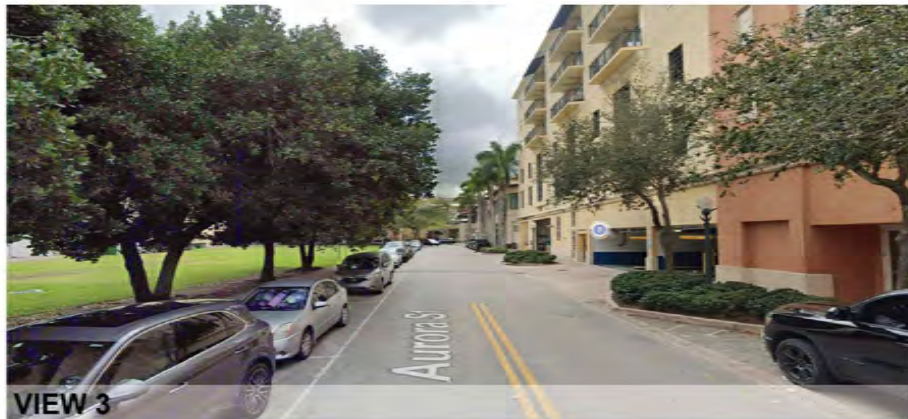
PLANNING AND ZONING SUBMISSION  
COVER

SCALE:

DATE:  
09/09/2022

A0-00





SUBJECT PROPERTY LOCATION

## ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

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4241 AURORA ST  
CORAL GABLES, FL 33146

SITE CONTEXT PHOTOS

SCALE:

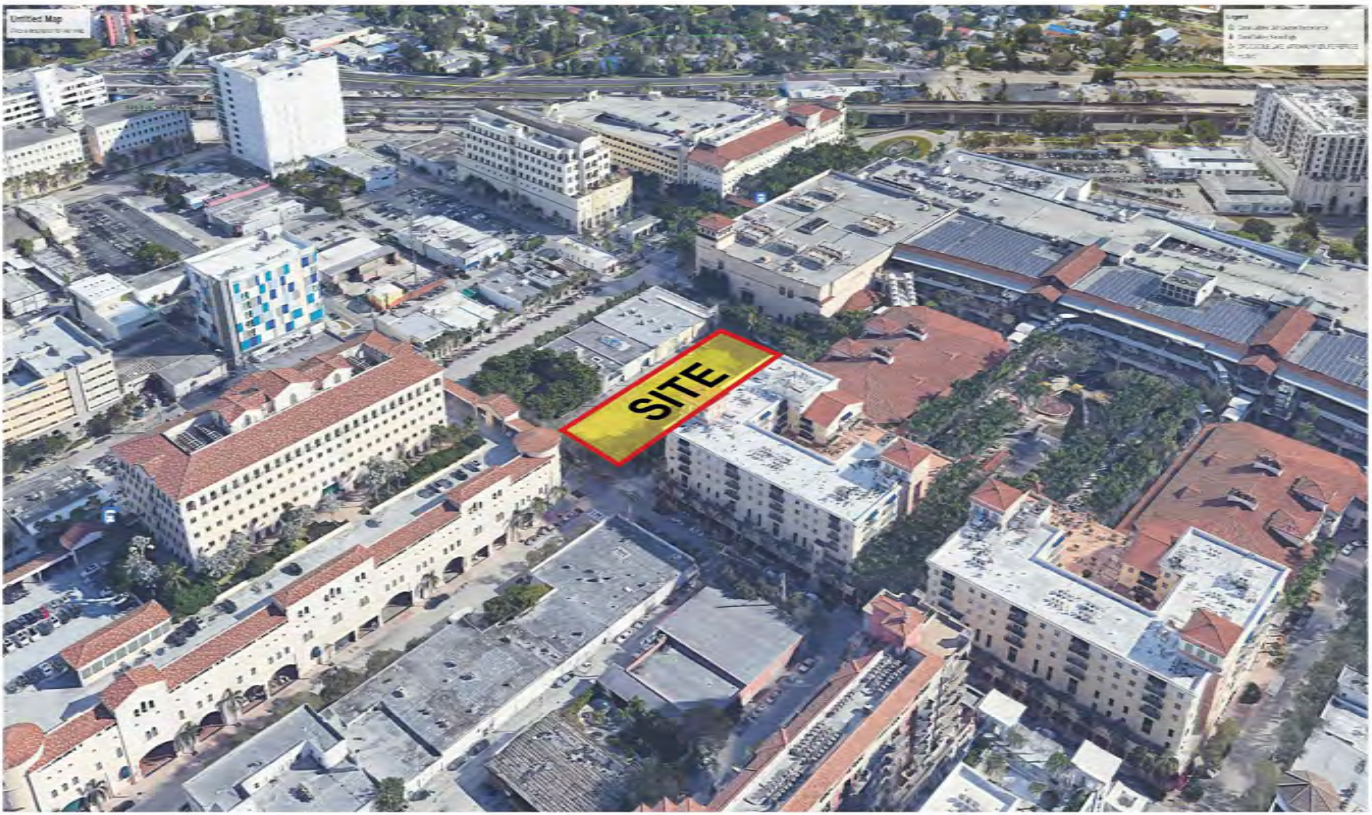
DATE:  
09/09/2022

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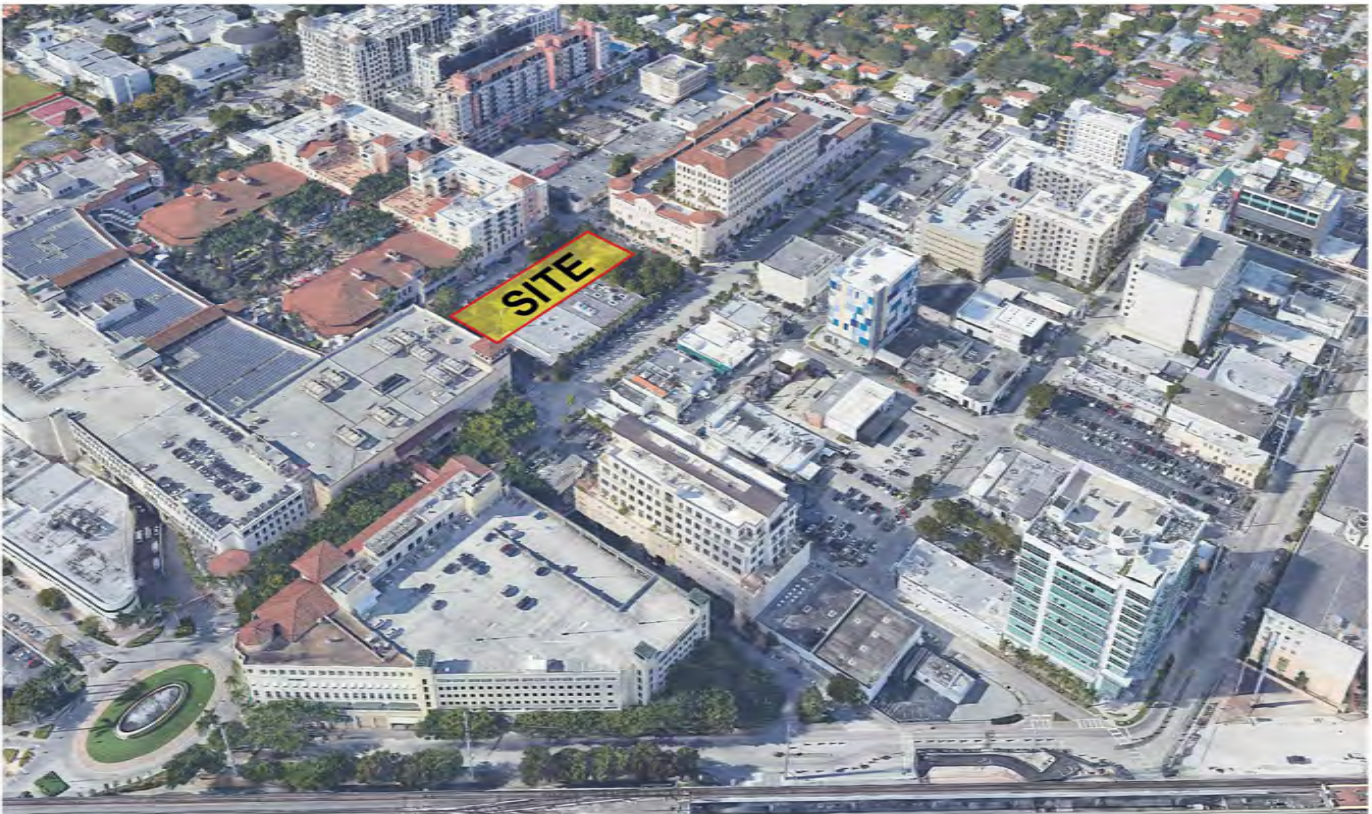
AERIAL LOOKING NORTHEAST



AERIAL LOOKING SOUTHEAST



AERIAL LOOKING SOUTHWEST



AERIAL LOOKING NORTHWEST





**AERIAL LOOKING NORTHEAST**



**AERIAL LOOKING SOUTHEAST**

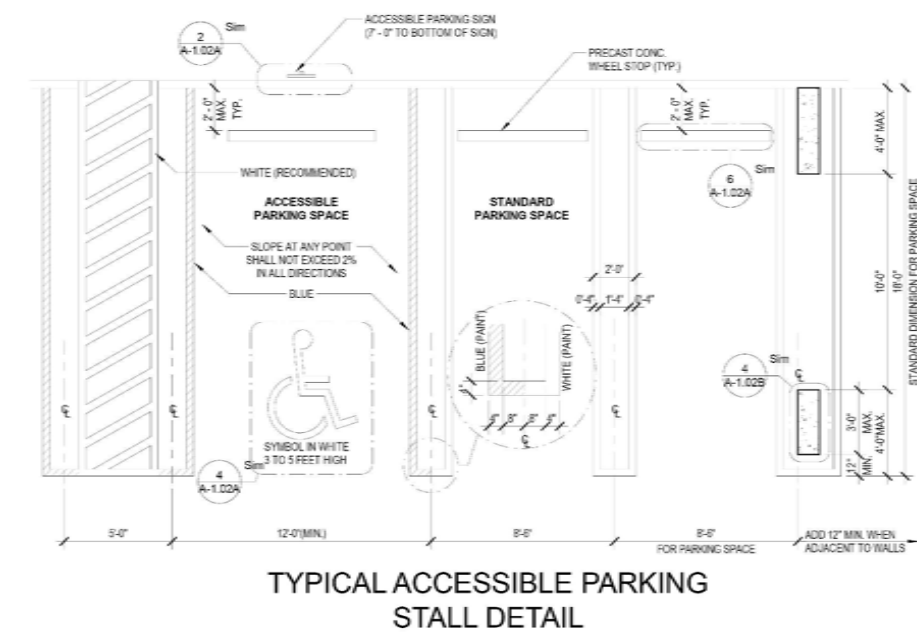
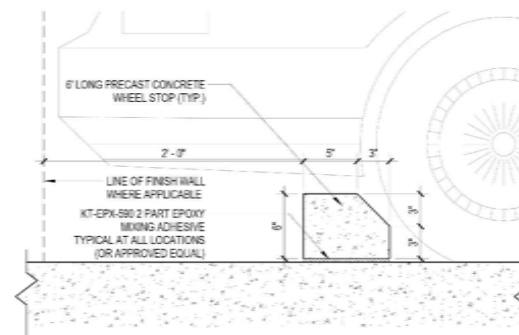
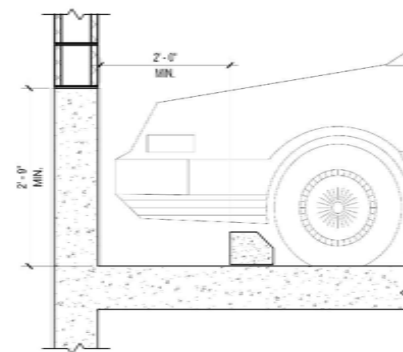
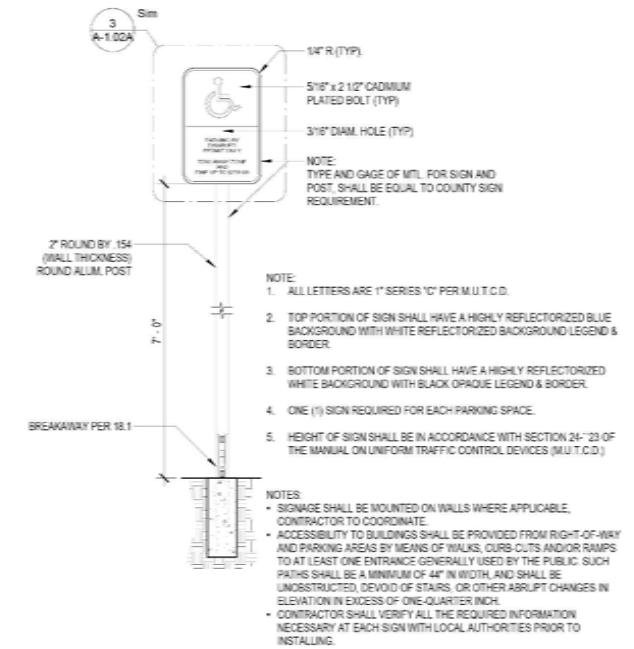
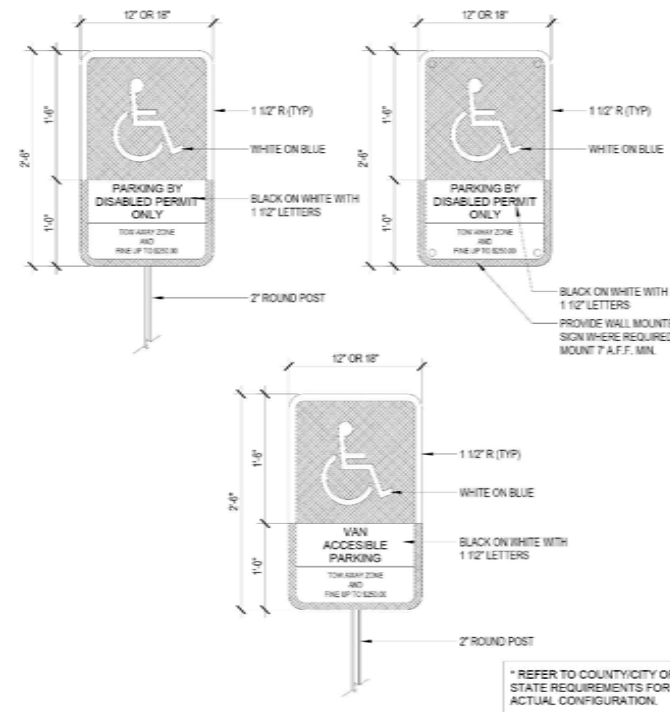
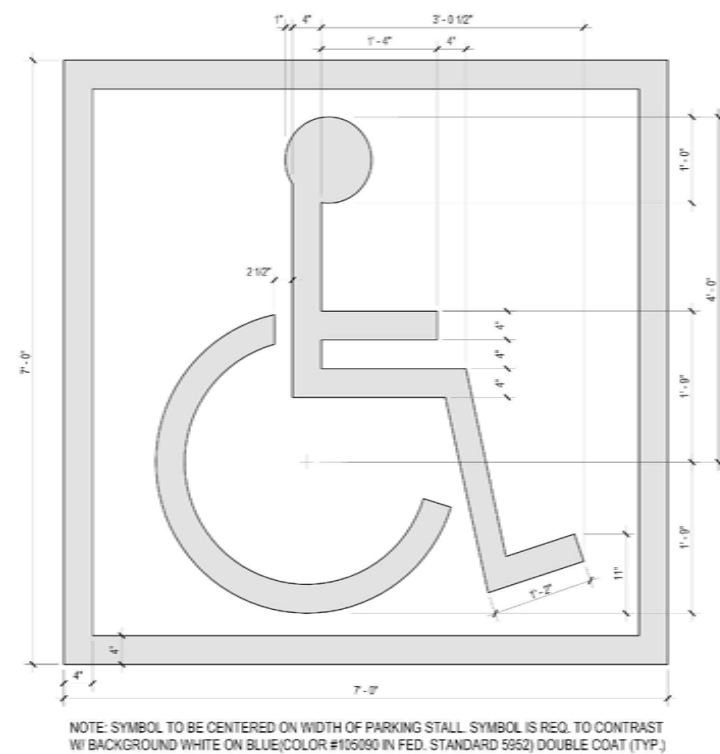


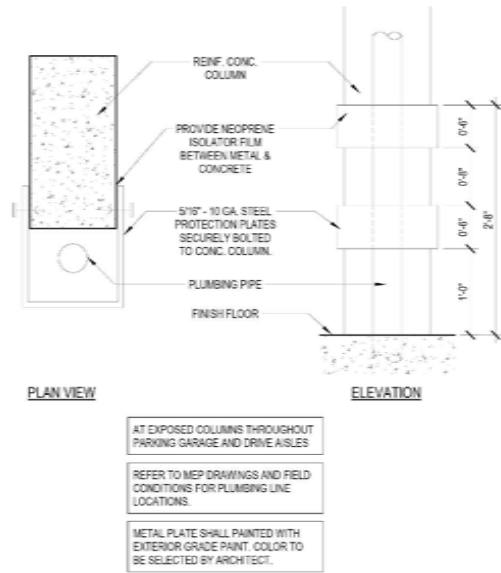
**AERIAL LOOKING SOUTHWEST**



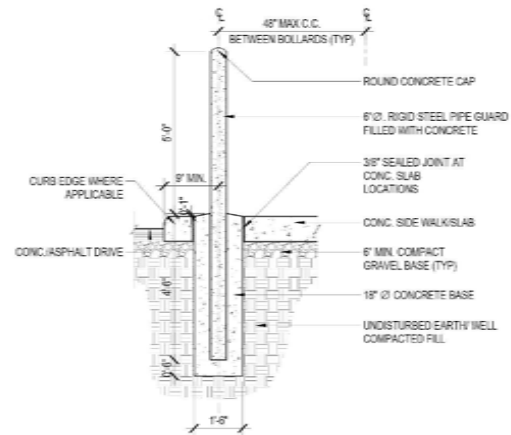
**AERIAL LOOKING NORTHWEST**



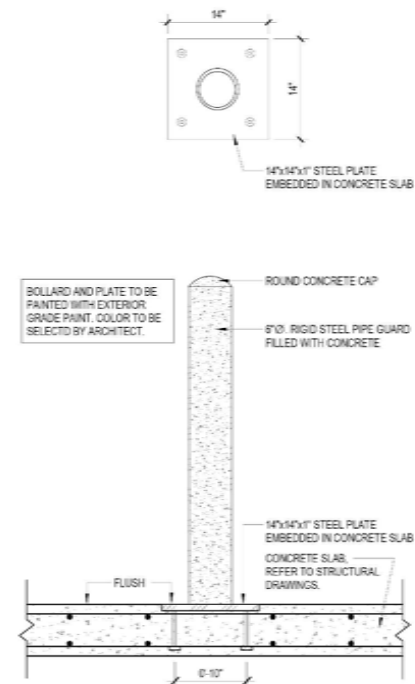




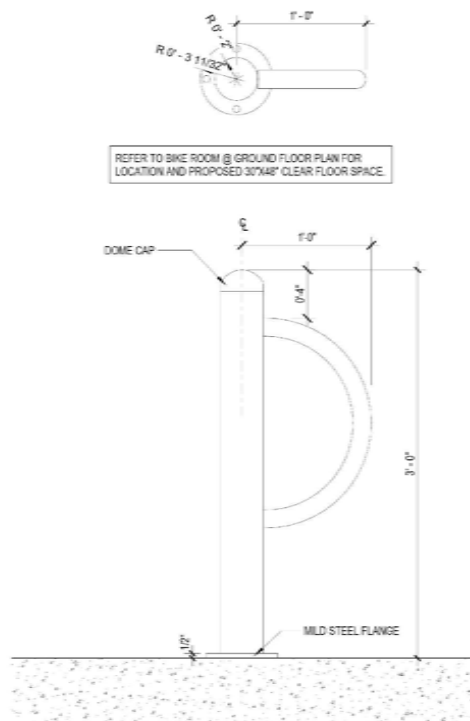
TYPICAL STEEL PIPE PROTECTION



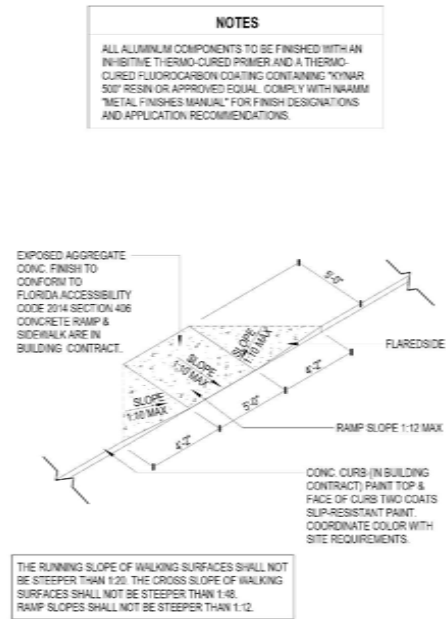
TYPICAL BOLLARD AT GROUND LEVEL PEDESTRIAN AREAS



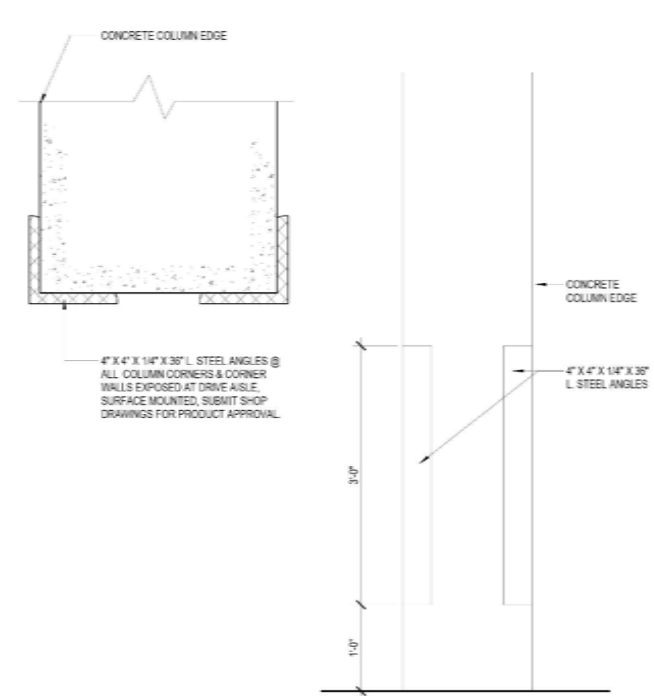
TYPICAL BOLLARD AT ELEVATED SLABS



TYPICAL FLOOR MOUNTED BICYCLE RACK DETAIL



TYPICAL CONCRETE RAMP SLOPES AT SIDEWALK AND ELEVATED SLABS



TYPICAL COLUMN GUARD AT GARAGE PARKING STALLS AND DRIVEWAYS





**ARQUITECTONICA**

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

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4241 AURORA ST  
CORAL GABLES, FL 33146

LOCATION MAP

SCALE:

DATE:  
09/09/2022

**A0-06**







**CONTACT PHONE NUMBERS:**  
MIAMI-DADE COUNTY DEVELOPMENT SERVICES  
DIVISION: (305) 375-2000  
MIAMI-DADE COUNTY  
LAND DEVELOPMENT DIVISION: (305) 375-2141  
CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT: (305) 466-5245

**PROPERTY ADDRESS:**  
4241 AURORA ST  
CORAL GABLES, FL 33146

**FOLIO NUMBER:**  
93-4726-017-1400

**LAND AREA:**  
29,500± SQ. FT. (0.68± acres)

**UTILITY COMPANIES:**  
Florida Power & Light - 305-377-8108  
AT&T - 786-489-5418  
Water & Sewer - 786-268-5360

**STATEMENT OF ENCROACHMENTS:**  
THERE ARE NO VISIBLE ENCROACHMENTS.

NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR  
BUILDING ADDITIONS HAVE BEEN NOTICED.

THERE IS NO PHYSICAL EVIDENCE THAT THE SITE HAS EVER  
USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

# ALTA/NSPS Land Title Survey

**TITLE COMMITMENT PER FIRST AMERICAN TITLE INSURANCE COMPANY**  
FILE NO. 1802-SPRADA ISSUING OFFICE FILE NUMBER: HERRICK PARK HOTEL PARKLEY  
COMMITMENT DATE: JUNE 06, 2021 @ 8:00 AM

## SCHEDULE B-H EXCEPTIONS

ITEM NO. 1  
NOT A SURVEYING MATTER  
NOT PLOTTABLE

ITEM NO. 2  
NOT A SURVEYING MATTER  
NOT PLOTTABLE

ITEM NO. 3  
SURVEY SHOWN ON PAGE 7  
OF THIS ALTA SURVEY

ITEM NO. 4  
NOT A SURVEYING MATTER  
NOT PLOTTABLE

ITEM NO. 5  
NOT A SURVEYING MATTER  
NOT PLOTTABLE

ITEM NO. 6  
NOT A SURVEYING MATTER  
NOT PLOTTABLE

ITEM NO. 7  
NOT A SURVEYING MATTER  
NOT PLOTTABLE

ITEM NO. 8  
NOT A SURVEYING MATTER  
NOT PLOTTABLE

ITEM NO. 9  
REVISED PLAT OF CORAL GABLES  
INDUSTRIAL SECTION  
P.B. 28, PG. 22  
AFFECTS PROPERTY  
BLANKET IN NATURE

ITEM NO. 10  
EASEMENT  
DEED BOOK 339, PG. 186  
AFFECTS PROPERTY  
NOT PLOTTABLE

ITEM NO. 11  
DEDICATION  
DEED BOOK 455, PG. 209  
BLANKET IN NATURE  
AS TO ORIGINAL PLAT -  
P.B. 28, PG. 19

ITEM NO. 12  
DECLARATION OF RESTRICTIVE  
COVENANT  
O.R.B. 1226, PG. 1111  
AFFECTS PROPERTY  
AS TO PERMIT FOR  
ENCROACHMENT ONTO PUBLIC  
RIGHT-OF-WAY  
NOT PLOTTABLE

ITEM NO. 13  
DECLARATION OF RESTRICTIVE  
COVENANT  
O.R.B. 13706, PG. 488  
AFFECTS PROPERTY  
AS TO PERMIT FOR  
ENCROACHMENT ONTO PUBLIC  
RIGHT-OF-WAY  
NOT PLOTTABLE

ITEM NO. 14  
EASEMENT FOR WATER  
FACILITIES  
BOOK 31908, PG. 2197  
AFFECTS PROPERTY  
BLANKET IN NATURE  
NOT PLOTTABLE  
CALLS FOR IT EASEMENT IF  
FACILITIES ARE INSTALLED  
WITHIN PRIVATE PROPERTY

ITEM NO. 15  
TO BE REMOVED

ITEM NO. 16  
NOT A SURVEYING MATTER  
NOT PLOTTABLE

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND  
CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES  
AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES.  
THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY  
OR UPON ADJACENT LAND ADJUTING SAID PROPERTY EXCEPT AS  
SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR  
MINIMUM STANDARDS OF THE STATE OF FLORIDA.

## CERTIFICATION

To:

4241 Aurora, LLC, a Florida Limited Liability Company and  
Centennial Bank, an Arkansas Banking Corporation and its  
successors and/or assigns

This is to certify that this map or plat and the survey on which  
it is based were made in accordance with the 2021 Minimum  
Standard Detail Requirements for ALTA/NSPS Land Title Surveys,  
jointly established and adopted by ALTA and NSPS, and includes  
Items 1, 2, 3, 4, 7(a), 8, 9, 13, 16, and 19 of Table A Hereof.  
The fieldwork was completed on 03-08-2022.

Date of Plat or Map: 07-19-2022

Waldo F. Paez

By: Waldo F. Paez,  
Professional Surveyor and Mapper No. LS3284  
State of Florida

DELTA MAPPING AND SURVEYING, INC.  
13301 S.W. 132ND AVENUE  
SUITE 117  
MIAMI, FL 33186  
L.S. No. 7950

TEL: 786-429-1024  
FAX: 786-592-1152

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED  
BY WALDO F. PAEZ, LICENSED SURVEYOR  
ON AUGUST 09, 2022 USING A DIGITAL SIGNATURE  
CERTIFIED BY AUTHORITY.

ORIGINAL SIGNED PRINTED COPY OF THIS  
DOCUMENT AND NOT CONSIDERED SIGNED  
AND SEALED AND THE SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPY.

THIS SEAL APPLIES ONLY TO THIS DOCUMENT  
AND IS NOT VALID FOR ANY OTHER DOCUMENT  
ON AUGUST 09, 2022.



THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO  
AURORA STREET, ALTARA AVENUE AND SAN  
LORENZO AVENUE, DEDICATED PUBLIC STREETS.

## PARKING NOTE

THE TOTAL NUMBER OF STRIPED PARKING SPACES  
REQUIRED BY LOCAL ZONING ORDINANCE IS  
INCLUDING DESIGNATED AS HANDICAPPED SPACES.  
THE NUMBER OF ACTUAL STRIPED PARKING SPACES  
LOCATED ON THE SUBJECT PROPERTY IS SIX INCLUDING  
ONE DESIGNATED AS HANDICAPPED SPACES.



## LEGAL DESCRIPTION

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 6, REVISED PLAT  
CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as  
recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade  
County, Florida.

## SURVEYOR'S NOTES

- 1) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE  
DESIGNATION "X", BY THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12006C-0457L WITH  
A DATE OF IDENTIFICATION OF 09-11-09, FOR COMMUNITY NUMBER  
120639, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE  
CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH  
SAID PROPERTY IS SITUATED.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS  
SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN  
ACCORDANCE WITH RECORDED PLAT.
- 4) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 5) TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY
- 6) LEGAL DESCRIPTION: FURNISHED BY CLIENT
- 7) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 8) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF  
THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO  
ANY UNNAMED PARTIES
- 9) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE  
APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION  
ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS  
TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 10) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES.  
MEASUREMENTS SHOWN HEREON REFLECT PHYSICAL LOCATION OF FENCE
- 11) WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN  
MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF  
1:110,000FT.
- 12) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED  
TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL  
IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN  
SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED  
POSITIONS.
- 13) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE  
SURFACE OF THE GROUND.
- 14) BEARINGS HEREON REFER TO AN ASSUMED VALUE OF 503°03'12"E FOR  
THE EAST RIGHT-OF-WAY LINE OF AURORA STREET.

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP  
USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN  
VERTICAL DATUM OF 1988.  
+0.0' DENOTES EXISTING ELEVATION  
BENCHMARK: P-710 ELEVATION: +14.21'(NGVD29) CONVERTED TO NAVD83  
LOCATOR: 4143 W  
LOCATION: SW 40 ST-81' NORTH OF C/L PONCE DE LEON BLVD-39' EAST  
OF C/L  
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC DRIVE OF GAS  
STATION.

THIS DOCUMENT CONSISTS OF TWO(2) SHEETS AND  
EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID  
AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

Delta Mapping and Surveying, INC.  
13301 SW 132ND AVENUE  
SUITE 117 MIAMI, FL 33186  
(786) 429-1024

Surveyor  
& Mapper

ALTA/NSPS SURVEY

REVISIONS  
DATE

DATE:

SCALE:

DRAWN BY:

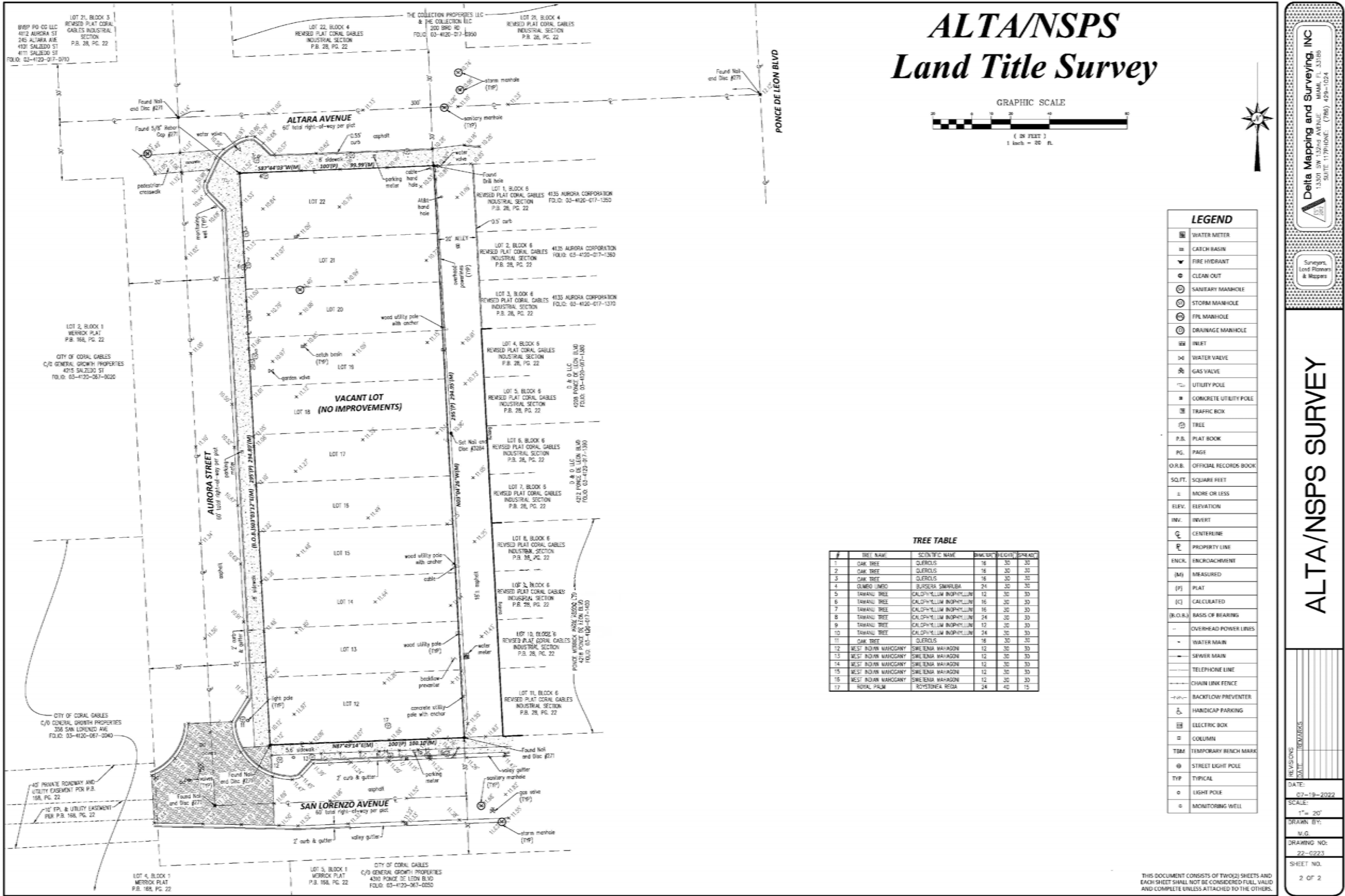
M.C.

DRAWING NO:

22-0223

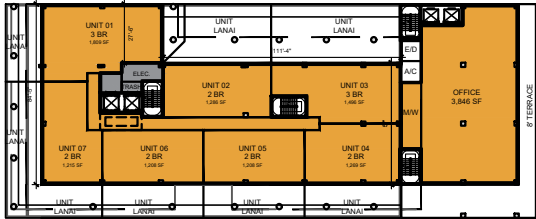
SHEET NO:

1 OF 2



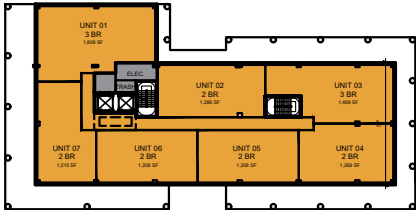


PROJECT DATA				
EXISTING ZONING	MX2 / DESIGN AND INNOVATION DISTRICT			
EXISTING LAND USE	COMMERCIAL MID-RISE INTENSITY			
1) LAND AREA	29,500 SF (.68 Acres)			
			MIN. REQUIRED / ALLOWED	PROPOSED / PROVIDED
2) MIN. PARCEL OF LAND			10,000 SF	20,035 SF
3) SETBACKS	FRONT (AURORA STREET.)		0'-0"	0'-0"
	NORTH SIDE (ALTARA AVENUE)		0'-0"	0'-0"
	SOUTH SIDE (SAN LORENZO AVENUE )		0'-0"	50'-0"
	REAR (INTERIOR ALLEY)		0'-0"	0'-0"
4) STEPBACKS Above 45' as per Article 2. MX2/ Design and Innovation District	FRONT (AURORA STREET.)		10'-0"	15'-7"
	NORTH SIDE (ALTARA AVENUE)		10'-0"	16'-8"
	SOUTH SIDE (SAN LORENZO AVENUE )		10'-0"	50'-0"
	REAR (INTERIOR ALLEY)		0'-0"	0'-0"
3) MAXIMUM FAR				
Coral Gables:	29,500 SF	x 3.5	103,250 SF	103,250 SF
DEVELOPMENT BONUS STANDARD				25,812 SF
PURCHASED TDR GABLES ZONING CODE) MAX 25% OF PERMITTED GROSS FAR AND APPROVED	29,500 SF	x 0.875	25,812 SF	
TOTAL			129,062 SF	129,062 SF
8) PARKING CALCUATION	H.C. ACCESSIBLE (PER. FL BUILDING CODE)		76 to 100 = 4 spaces, 1 van space	5 spaces
	EV PARKING WITH CHARGING STATION		200 x (2% min.) = 4 SP (MIN)	4 spaces
	EV READY		200 x (3% min.) = 6 SP (MIN)	6 spaces
	EC CAPABLE		200x (15% min.) =30SP (MIN)	30 spaces
	OFFICE		12,447 sf (1 space / 300 sf) = 41 spaces	140 spaces provided onsite (60 remote parking spaces 10-109B)** 25% public benefit payment reduction in lieu of remote parking spaces (10-109.A) 45 Spaces required/ provided remote parking spaces. Shared parking study to be provided.
	RESIDENTIAL 50 (2 BR Units) + 20 (3BR Unit)		(1.75 Spaces / 2 BR. unit )+(2.25 spaces / 3 BR unit) = 133 spaces req.	
	COMMERCIAL (Retail/ Restaurant/ Sales/ Services)		7,877 sf (1 space / 300 sf) = 26 spaces	
	TOTAL PARKING SPACES WITH REMOTE OFF-STREET PARKING * REFER TO SECITON 10-109.		Total required spaces = 200	
9) BICYCLE STORAGE	BICYCLE PARKING SPACES		1 bicycle space per four (4) residential units 1 bicycle space per twenty thousand (20,000) SF of non-residential use	(18) residential spaces (1) non-residential space 19 total spaces
10) LOADING			100,000 sf to 199,999 sf (one loading space)	one loading space
11) MIXED-USE	RETAIL/ COMMERCIAL		Min. 8% to 40% Max. FAR	Retail + Office 20,787 SF (16.1%)
	RESIDENTIAL		Min. 0% to 85% Max. FAR	108,275 SF (83.9%)
12) UNITS	NO DESITY LIMITATION PER DESIGN AND INN. DISTRICT OVERLAY SEC. 2-406 (B)(2)			
13) HEIGHT			120 ft (10 Stories ) W/ Commission Approval 165 ft ( No lim it on stories) W/ Proposed Text Am endment	165 ft (15 Stories)



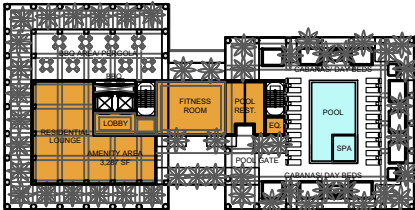
LEVEL 05  
13,846 sf

RESIDENTIAL AND OFFICE



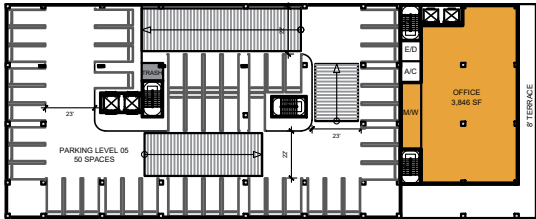
LEVEL 10  
9,982 sf

RESIDENTIAL



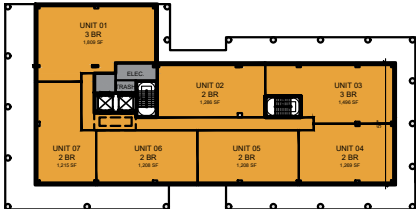
LEVEL 15  
3,287 sf

AMENITY



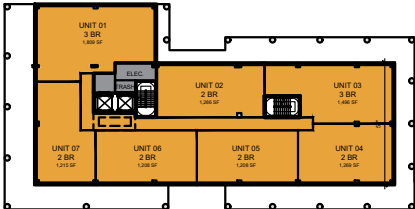
LEVEL 04  
4,873 sf

GARAGE AND OFFICE



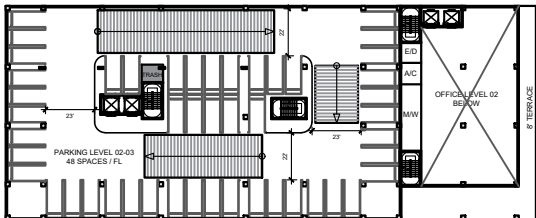
LEVEL 09  
9,982 sf

RESIDENTIAL



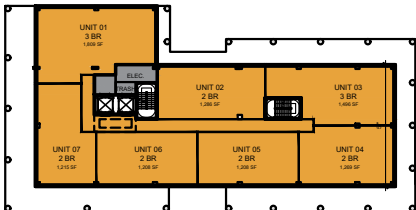
LEVEL 14  
9,982 sf

RESIDENTIAL



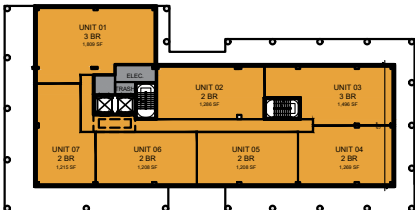
LEVEL 03  
0 sf

GARAGE AND OFFICE



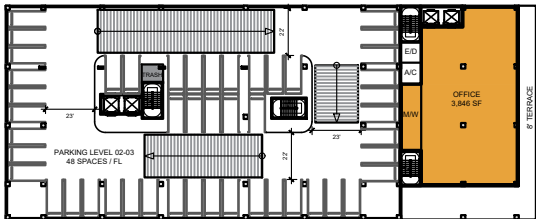
LEVEL 08  
9,982 sf

RESIDENTIAL



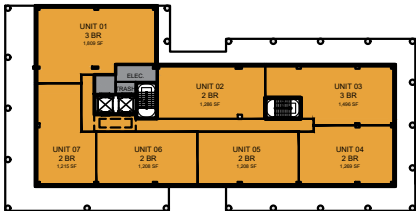
LEVEL 13  
9,982 sf

RESIDENTIAL



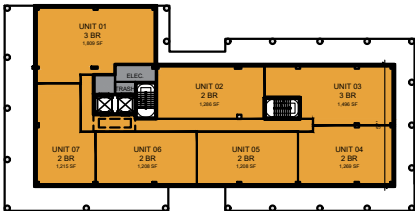
LEVEL 02  
3,846 sf

GARAGE AND OFFICE



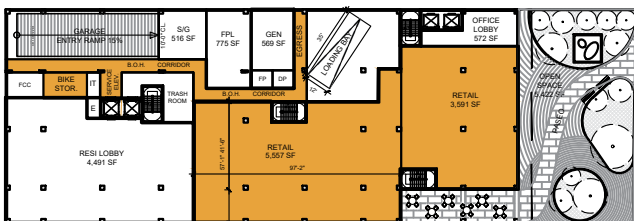
LEVEL 07  
9,982 sf

RESIDENTIAL



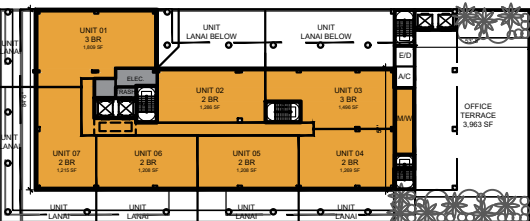
LEVEL 12  
9,982 sf

RESIDENTIAL



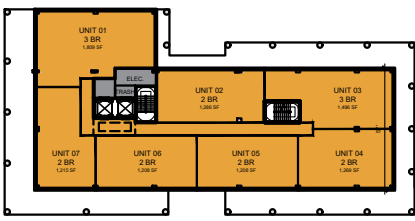
GROUND LEVEL  
10,470 sf

LOBBIES - OFFICE - RETAIL



LEVEL 06  
10,084 sf

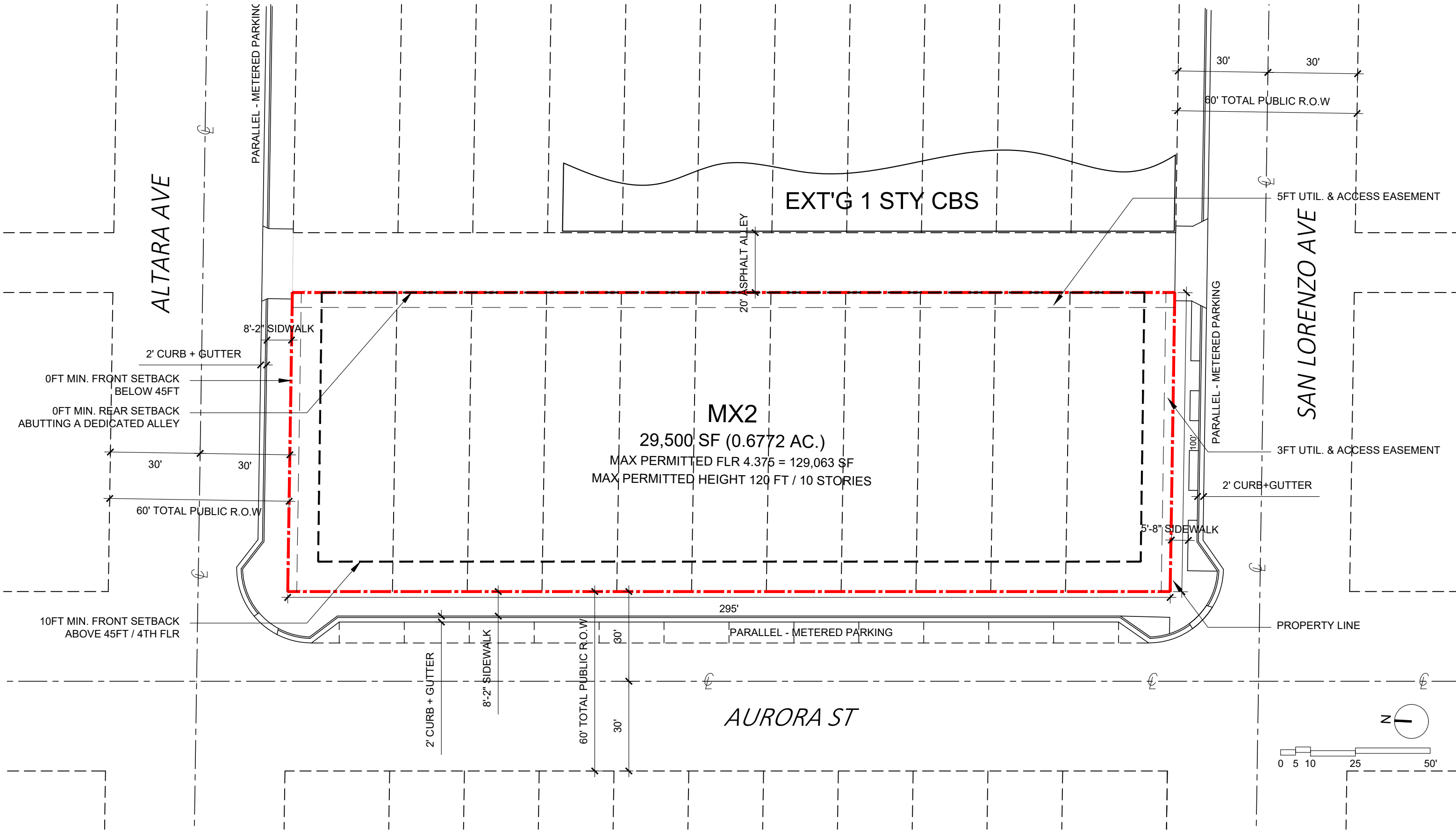
RESIDENTIAL



LEVEL 11  
9,982 sf

RESIDENTIAL

F.A.R. CALCULATION				
FLOORS		TOTAL RES.	OFF.	TOTAL FAR
		MECH.		
Level 15	TERRACE	3,287 SF		
Level 14	RESIDENTIAL	9,982 SF		
Level 13	RESIDENTIAL	9,982 SF		
Level 12	RESIDENTIAL	9,982 SF		
Level 11	RESIDENTIAL	9,982 SF		
Level 10	RESIDENTIAL	9,982 SF		
Level 09	RESIDENTIAL	9,982 SF		
Level 08	RESIDENTIAL	9,982 SF		
Level 07	RESIDENTIAL	9,982 SF		
Level 06	RESIDENTIAL	9,982 SF	101 SF	
Level 05	RESIDENTIAL	9,982 SF	3,846 SF	
Level 04	GARAGE/ OFFICE		3,846 SF	
Level 03	GARAGE/ OFFICE			
Level 02	GARAGE/ OFFICE		3,846 SF	
Level 01	RETAIL/ COMMERCIAL	1,322 SF	9,148 SF	
TOTALS		108,275 SF	20,787 SF	129,062 SF



**ARQUITECTONICA**

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4241 AURORA ST  
CORAL GABLES, FL 33146

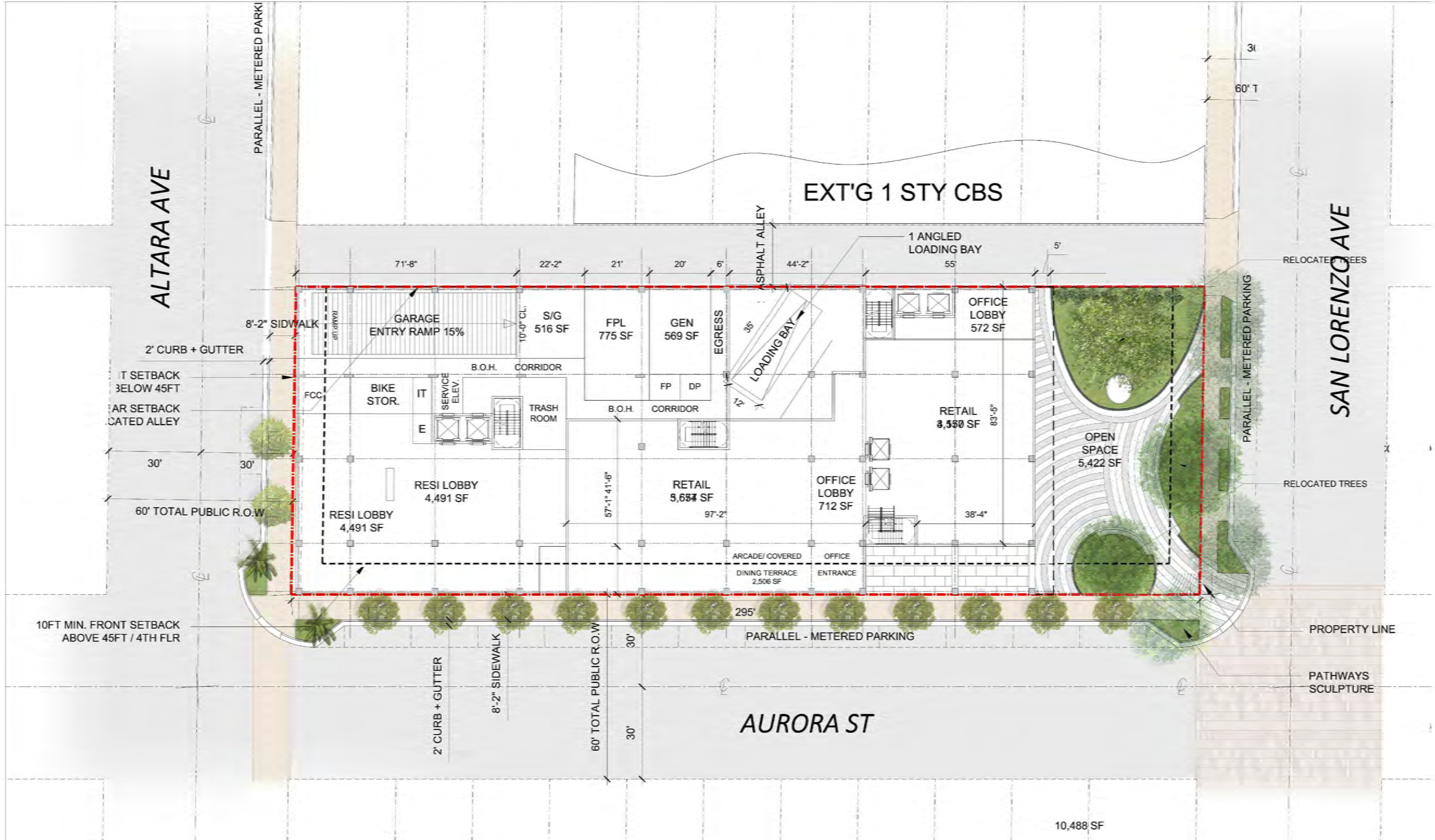
PROJECT SITE

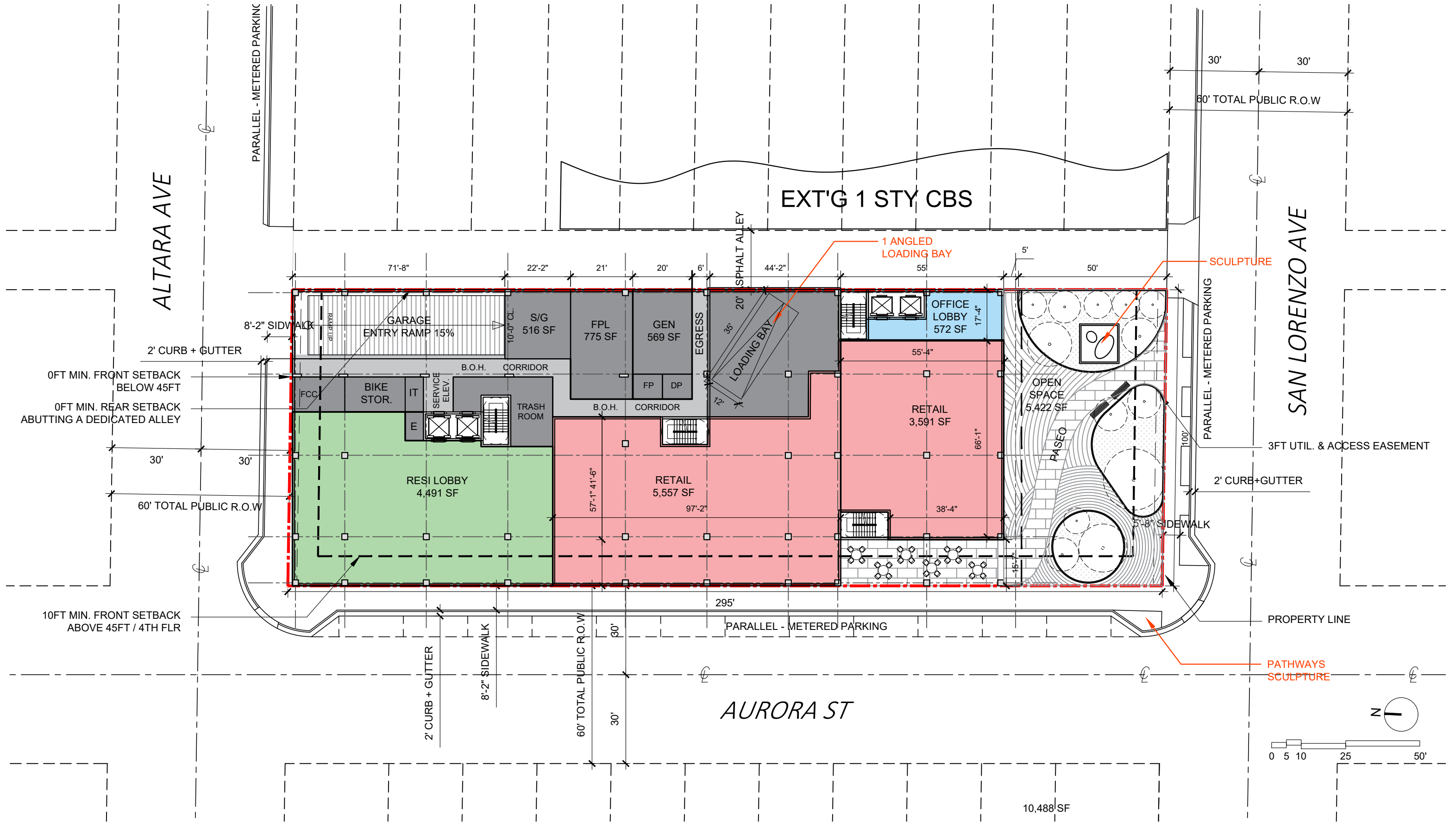
SCALE:

DATE:  
09/09/2022

**A0-12**







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4241 AURORA ST  
CORAL GABLES, FL 33146

GROUND LEVEL

SCALE:

DATE:  
09/09/2022

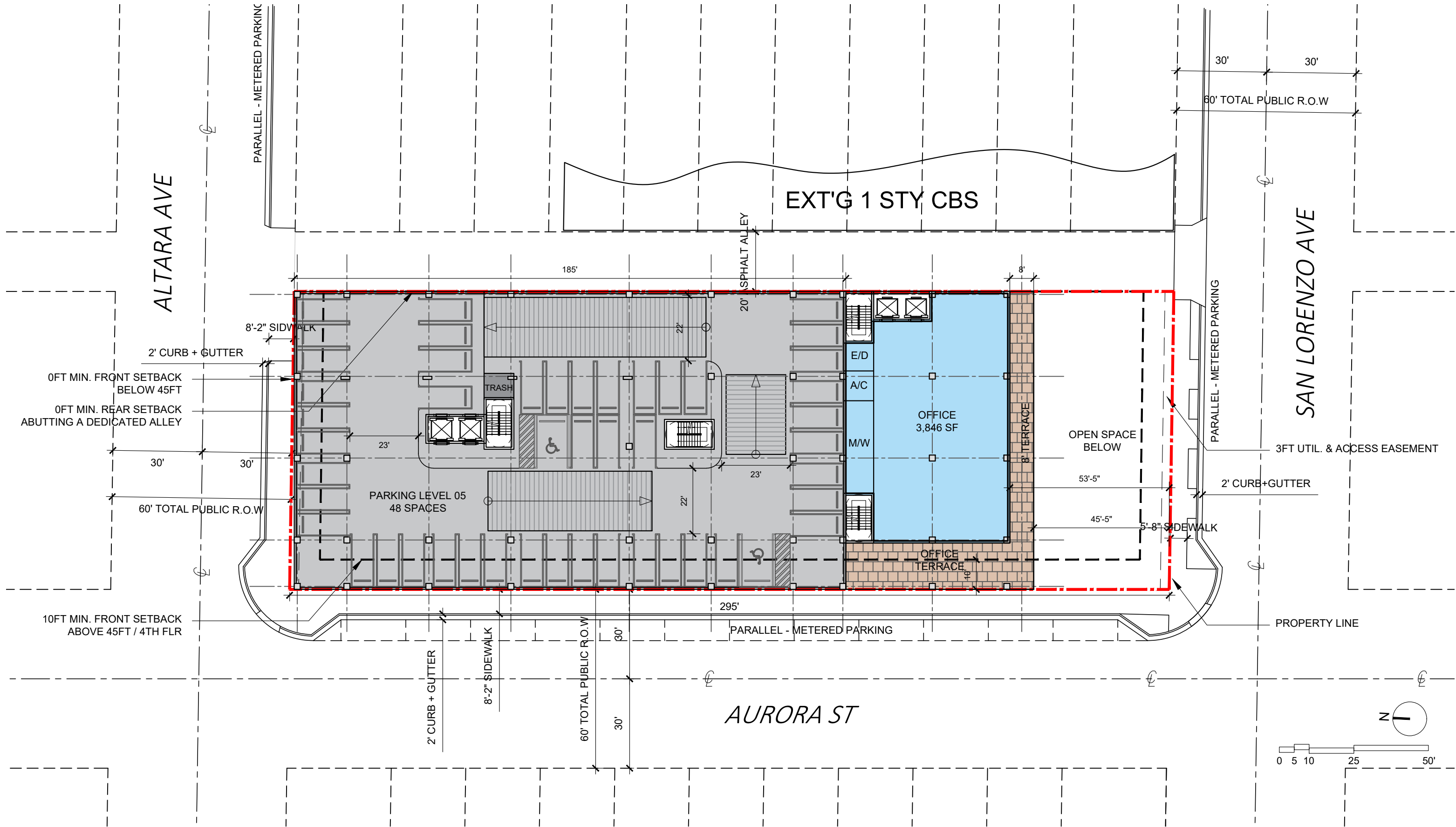
A1-01

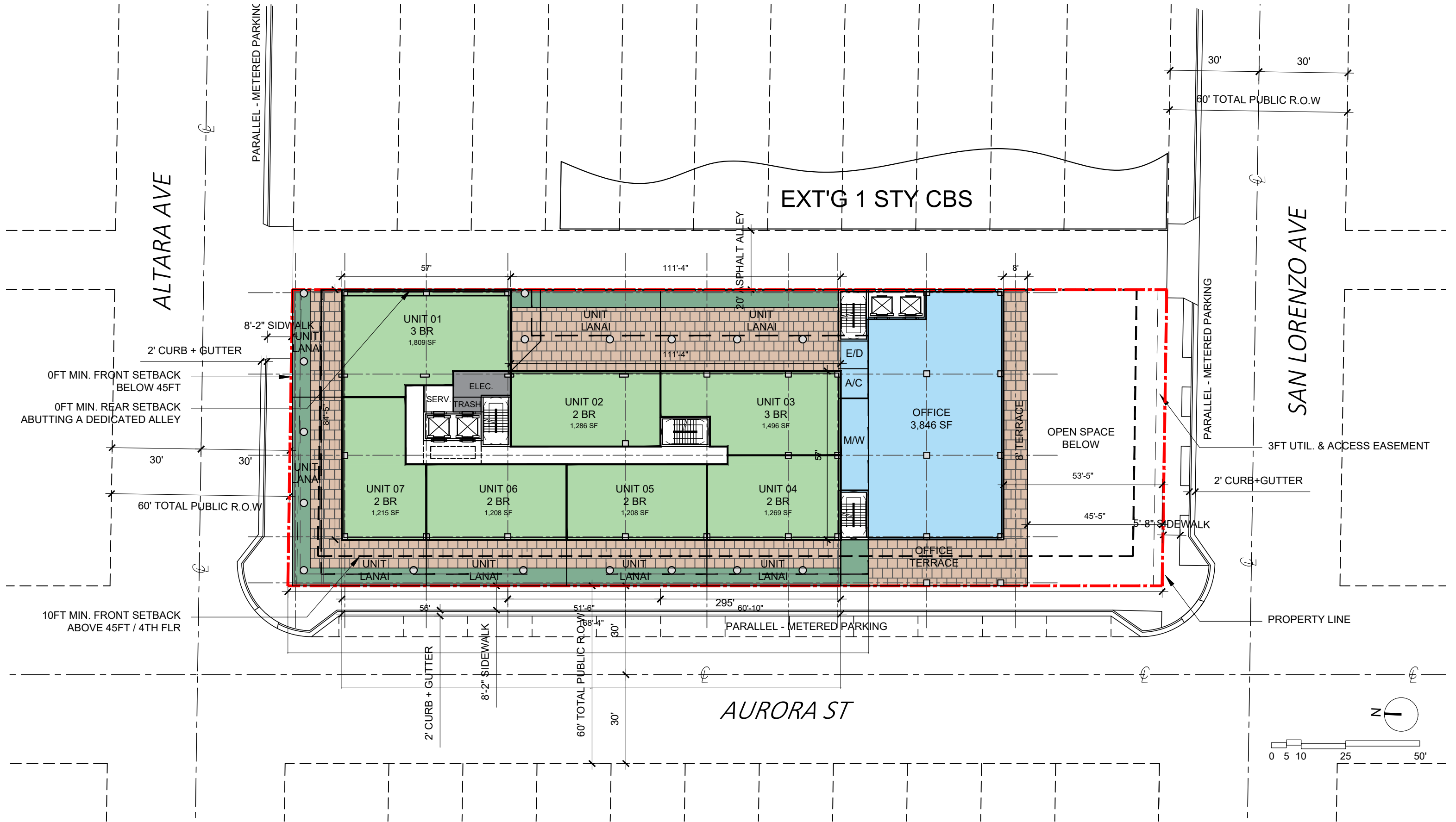


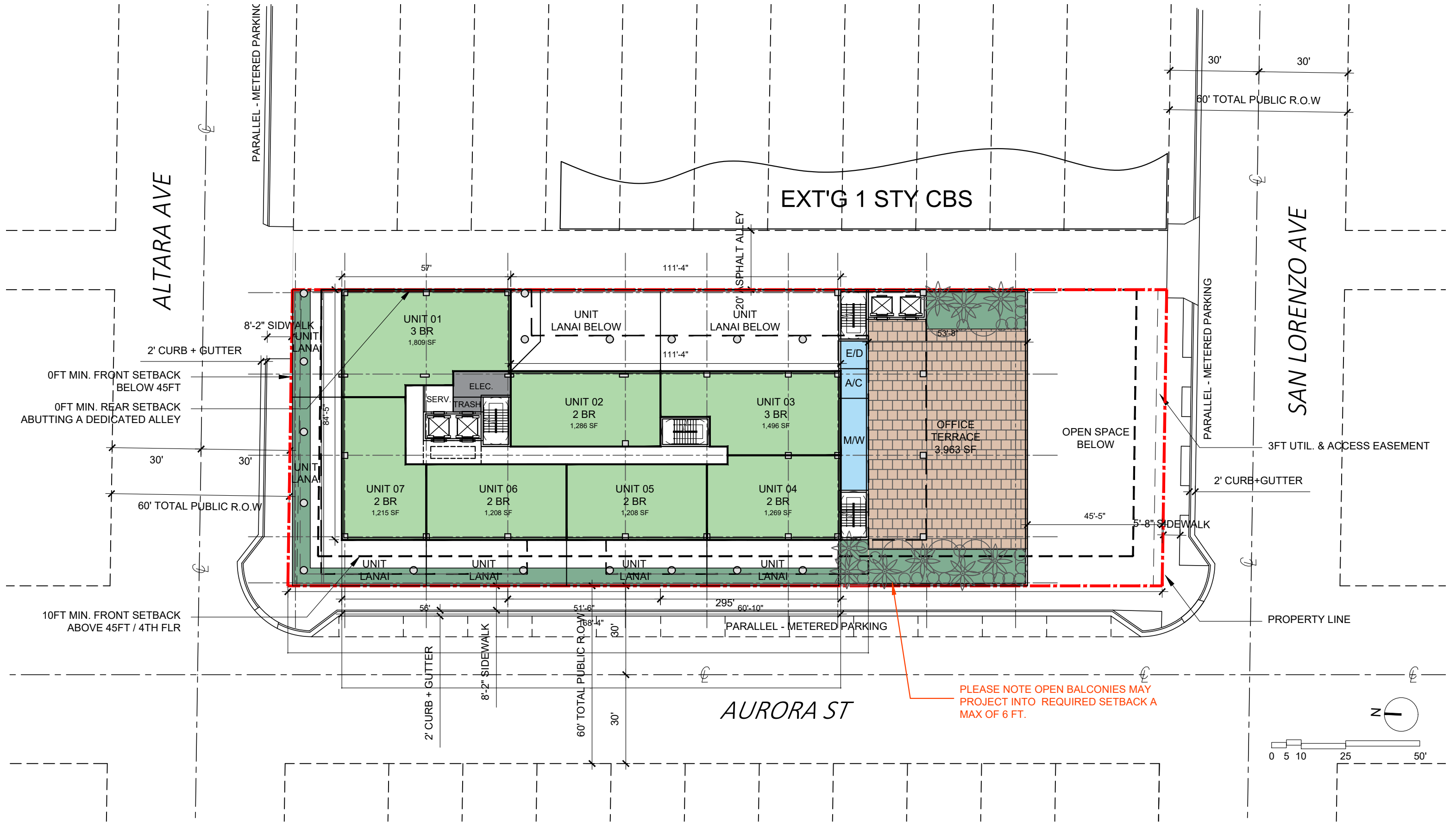


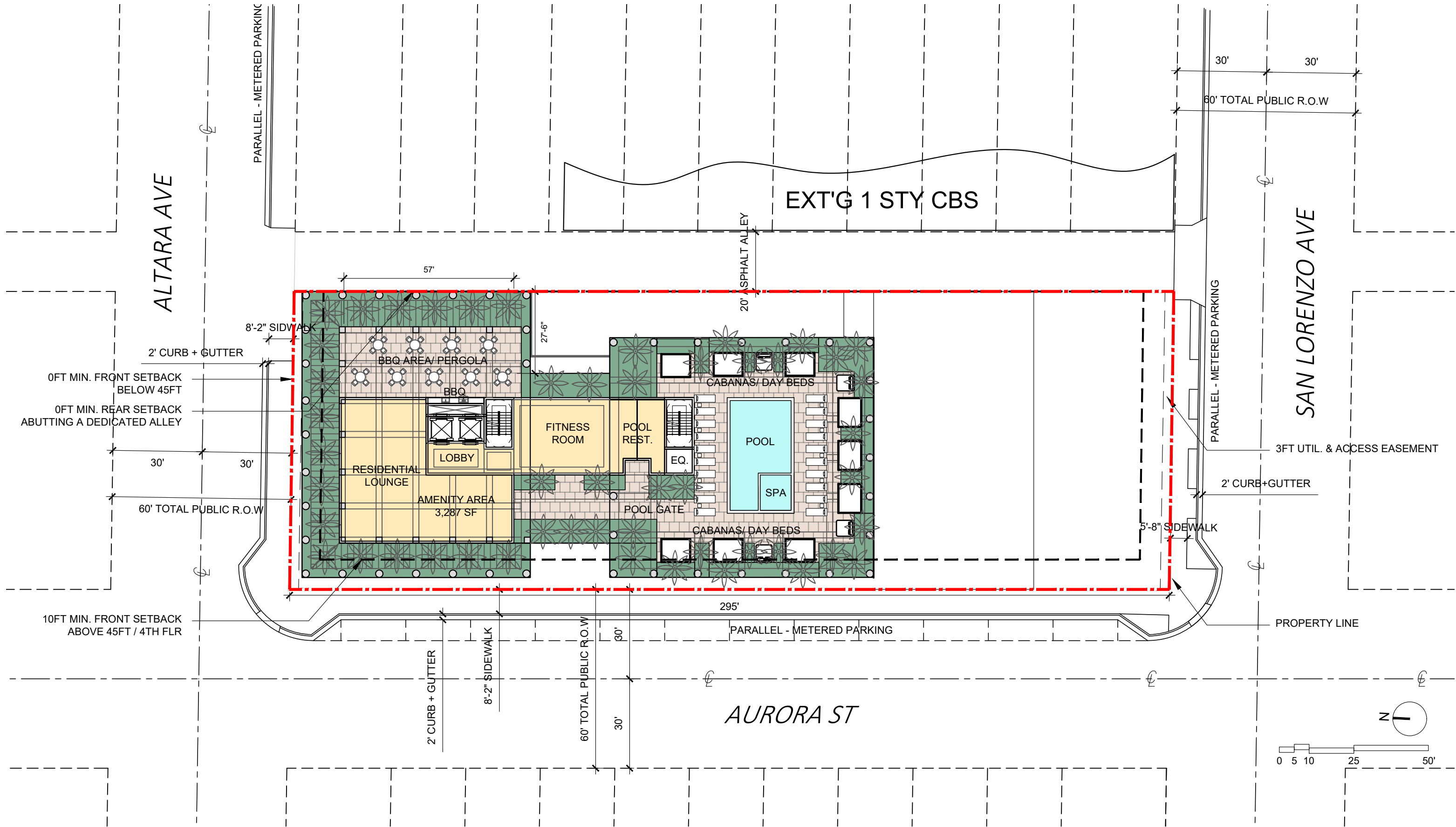












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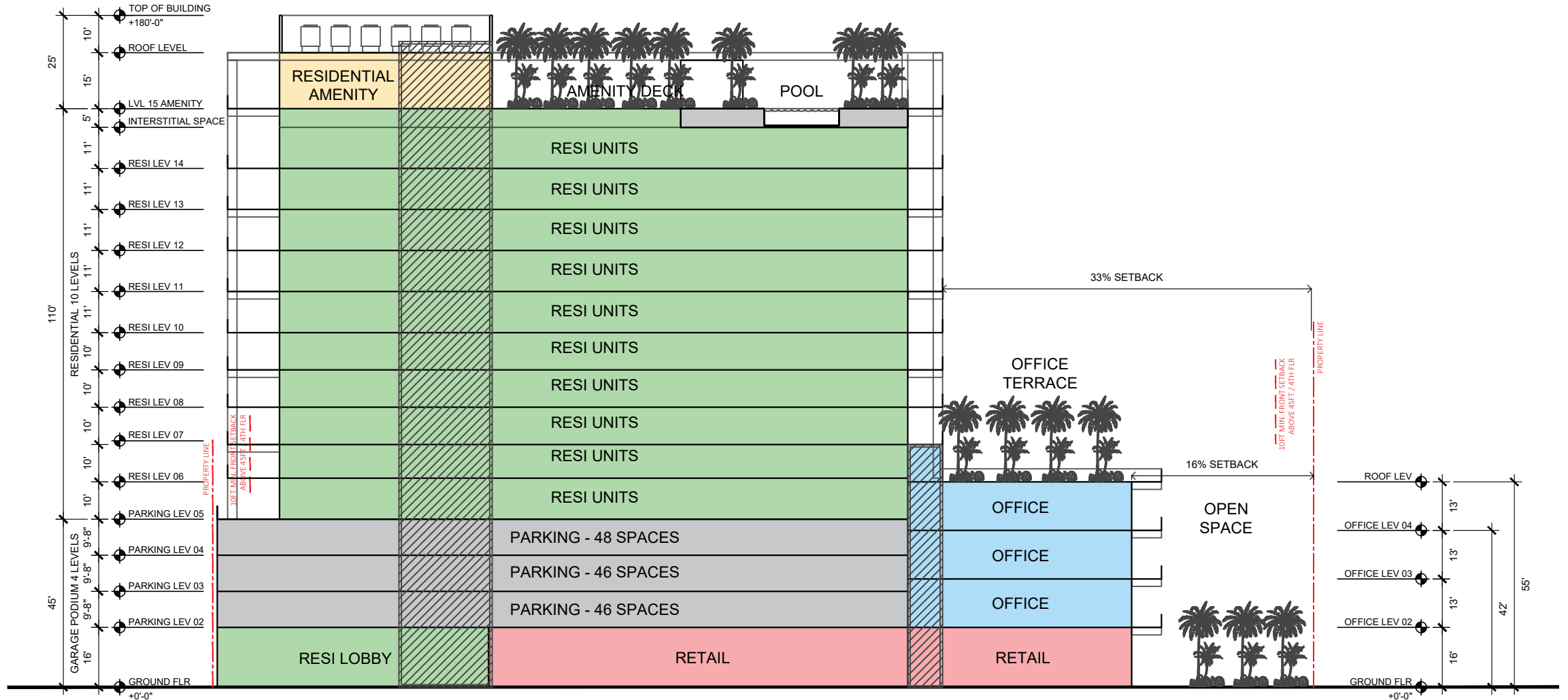
4241 AURORA ST  
CORAL GABLES, FL 33146

ROOF LEVEL AMENITY PLAN

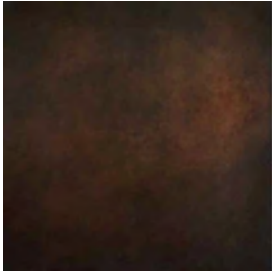
SCALE:

DATE:  
09/09/2022

**A1-07**







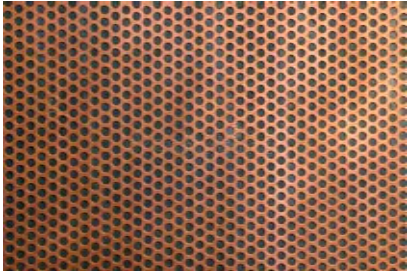
OIL RUBBED BRONZE FINISH



RUNNING BOND COURSING



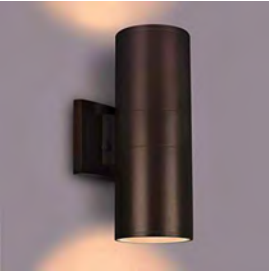
TEXTURED STUCCO



DECORATIVE PERFORATED METAL PANELING



ROUGH STONE FINISH



ARCHITECTURAL WALL  
SCONCES



CLASSICAL ORDER  
DETAILING



GLASS RAILING

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4241 AURORA ST  
CORAL GABLES, FL 33146

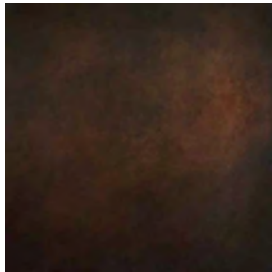
WEST ELEVATION  
AURORA STREET

SCALE:

DATE:  
09/09/2022

**A4-01**





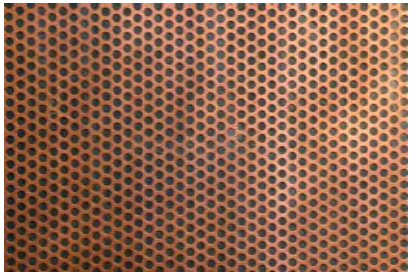
OIL RUBBED BRONZE FINISH



RUNNING BOND COURSING



TEXTURED STUCCO



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ROUGH STONE FINISH



ARCHITECTURAL WALL  
SCONCES



CLASSICAL ORDER  
DETAILING



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4241 AURORA ST  
CORAL GABLES, FL 33146

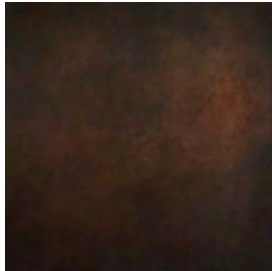
SOUTH ELEVATION  
SAN LORENZO AVE.

SCALE:

DATE:  
09/09/2022

**A4-02**





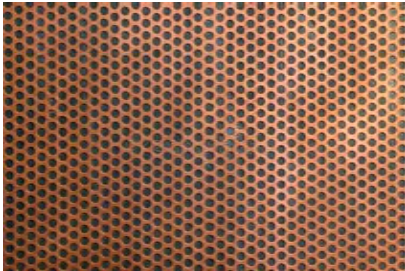
OIL RUBBED BRONZE FINISH



RUNNING BOND COURSING



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SCONCES



CLASSICAL ORDER  
DETAILING



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4241 AURORA ST  
CORAL GABLES, FL 33146

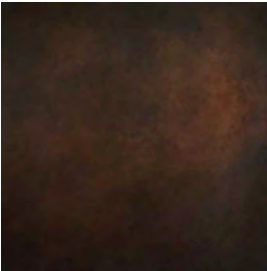
NORTH ELEVATION  
ALTARA AVE.

SCALE:

DATE:  
09/09/2022

**A4-03**





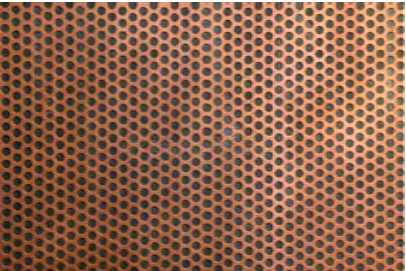
OIL RUBBED BRONZE FINISH



RUNNING BOND COURSING



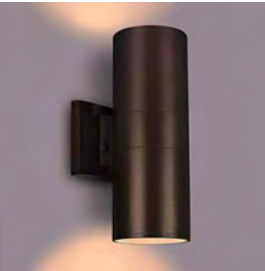
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DECORATIVE PERFORATED METAL PANELING



ROUGH STONE FINISH



ARCHITECTURAL WALL SCONCES



CLASSICAL ORDER DETAILING



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4241 AURORA ST  
CORAL GABLES, FL 33146

EAST ELEVATION  
ALLEY-SERVICE ACCESS

SCALE:

DATE:  
09/09/2022

**A4-04**





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4241 AURORA ST  
CORAL GABLES, FL 33146

VIEW OF OPEN SPACE AT CORNER  
OF AURORA AND SAN LORENZO

SCALE:

DATE:  
09/09/2022

**A5-01**





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4241 AURORA ST  
CORAL GABLES, FL 33146

VIEW LOOKING NE FROM  
MERRICK PARK

SCALE:

DATE:  
09/09/2022

**A5-02**



September 9, 2022

Warren Adams, Director  
Historical Resources & Cultural Arts  
City of Coral Gables  
2327 Salzedo Street  
Coral Gables, FL 33134

**RE: Coral Gables Mixed Use Office / Art in Public Places Statement / Property located at 4241 Aurora Street in Coral Gables, Florida (the “City”) (Miami Dade County Folio No. 03-4120-017-1410)**

Dear Mr. Adams,

On behalf of 4241 Aurora, LLC (the “**Applicant**”), please accept this as our Art in Public Places Statement regarding the requirements for the property located at 4241 Aurora Street in Coral Gables, Florida (the “**Property**”). Pursuant to Section 9-103 of the Coral Gables Zoning Code, the Applicant will be requesting approval of a waiver to permit the acquisition and incorporation of artwork to be incorporated into the proposed development at the Property.

As always, should you have any questions or require additional information, please contact me at (305) 579-0821.

Sincerely,

GREENBERG TRAURIG



Jorge L. Navarro, Esq.

ACTIVE 681870929v1



**City of Coral Gables**  
**Development Services Department**  
**Public School Concurrency**

**Application Information**

Application Type:*	Development Review Committee
Application Sub-type:	
Application Name:*	Please see
Telephone number:*	contact information below
E-mail address: *	
Project address:*	

**Contact Information**

Contact Information	Jorge Navarro, Esq.
Telephone number:*	305-579-0821
E-mail address: *	navarrojo@gtlaw.com; vickersd@gtlaw.com
Local Government Name:	City of Coral Gables
Local Government Telephone Number:	305-460-5235
Local Government E-mail:	<a href="mailto:Schoolconcurrency@coralgables.com">Schoolconcurrency@coralgables.com</a>
Local Government Application Number:	(OFFICE USE ONLY)

**Property Details**

Master Parcel/Folio Number:*(No dashes)	0341200171410
Additional Parcel/Folio Numbers: (Separate by a comma ,)	
Total Acreage:*	+/- 0.6773 acres
Previous Use.	Vacant
<b>Total Number of Existing Units:</b>	0
Demolition Permit#: _____ Date: _____	
Proposed Use:	Mixed-Use (Commercial, Office and Residential)
Single Family Detached Increase in Units:*	
Single Family Attached Increase in Units:*	
Multi-Family Attached Increase in Units:*	70
<b>Total Number of Units increased:*</b>	70

\_\_\_\_\_  
Owner/Architec/Contractor Name (Please circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing was acknowledge before me this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

( ) is personally known to me,

( ) has produced a \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)

Effective April 25, 2008, all residential development must be reviewed for compliance with Public School Concurrency. This requirement is pursuant to the 2005 Growth Management Legislation enacted under Chapters 163 and 1013, Florida Statutes.

Applications are available at the Development Review Committee, Board of Architects, Concurrency offices or on our web site at [www.coralgables.com](http://www.coralgables.com).

For additional questions, please contact Miami-Dade Public Schools Board at (305) 995-7634 or e-mail at [concurrency@dadeschools.net](mailto:concurrency@dadeschools.net)

**Required for:**

This process will be required for all projects having a residential component of 2 or more residential units. Applicants will submit applications at the Development Review Committee (if applicable) and the Board of Architects Offices and must have obtained the MDCPS approval prior to concurrency's plan review.

Re-development of an improved property which has been demolished for no longer than one year will receive credit for demolished residential units. For example if the demolished property had 20 units and the new re-development is proposed to have 50 units; please enter an increase of 30 units on the "Total Number of Units increased" field on the application.

**School Concurrency Review Process:**

1. Applications must be submitted to the local government who will transmit applications electronically to Miami-Dade Public Schools for Public School Concurrency review.
2. Applicants will receive an e-mail from MDCPS (Miami-Dade County Public Schools) acknowledging receipt, providing the MDCPS application number and the link to the website where fees can be paid. An application will not be processed without the required payments
3. School Concurrency Reviews will be processed and completed within 10 days from receipt of payment.

This Instrument Prepared by  
After Recording Return To:

Kimberly Lehtman  
Brookfield Properties  
350 N. Orleans St., Suite 300  
Chicago, IL 60654

Property Appraisers Parcel Identification  
Folio Number: 03-4120-017-1410

SPACE ABOVE THIS LINE FOR RECORDING DATA

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, is made this 26<sup>th</sup> day of January, 2022, by **MERRICK PARK HOTEL, LLC**, a Delaware limited liability company, whose address is c/o Brookfield Properties, 350 North Orleans St., Suite 300, Chicago, Illinois 60654 ("Grantor") to **4241 Aurora, LLC** a Florida limited liability company, whose address is 4225 Ponce de Leon Blvd, Coral Gables, Florida 33146 ("Grantee").

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten and 00/100's (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby remises, releases and conveys unto Grantee all right, fee simple title and interest in and to the following described land situate, lying, and being in Miami-Dade County, State of Florida, viz (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**TOGETHER WITH** all easements, tenements, hereditaments and appurtenances belonging to the Property.

**TOGETHER WITH** all improvements and fixtures located on the Property.

This conveyance is made subject to all of the Permitted Exceptions described in Exhibit "B" attached hereto and made a part hereof but this reference shall not serve to reimpose the same.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

Grantor covenants that, except as described above, the property is free of any encumbrance made by Grantor, and Grantor specially warrants the title to the property, and will defend it against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but against none other.

[signature page to follow]

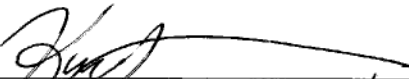


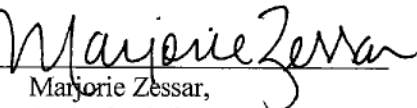
In Witness Whereof, Grantor has set its hand as of the date first set forth above.

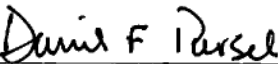
Signed in the presence of:

GRANTOR:

MERRICK PARK HOTEL, LLC,  
a Delaware limited liability company

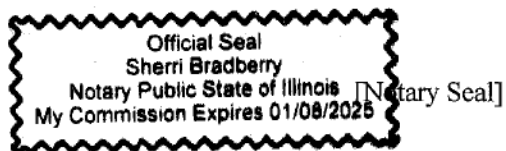
  
Print Name: Kimberly Lehtman

By:   
Marjorie Zessar,  
Authorized Signatory

  
Print Name: David F. Pursel

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this January 21, 2022, by Marjorie Zessar, as Authorized Signatory of Merrick Park  
Hotel, LLC, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.



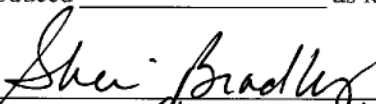
  
Print Name: Sherri Bradberry  
Notary Public – State of Illinois  
Commission No.: 519838  
My Commission Expires: 1/8/2025

EXHIBIT "A"

(Legal Description)

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, in Block 6, Revised Plat Coral Gables Industrial Section, according to the Plat thereof, as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

---

## EXHIBIT "B"

## (Permitted Exceptions)

1. Acts of Purchaser, and those claiming by, through and under Purchaser.
  2. General and special taxes and assessments not yet due and payable.
  3. Zoning, building, land use, and other governmental and quasi-governmental laws, codes and regulations.
  4. Plat of Revised Plat Coral Gables Industrial Section, recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County, Florida.
  5. Easement in favor of South Atlantic Telephone & Telegraph Company, a corporation of the State of Florida, recorded in Deed Book 839, Page 106, of the Public Records of Miami-Dade County, Florida.
  6. Dedication by Coral Gables, Inc., a corporation organized and existing under the laws of the State of Florida, recorded in Deed Book 955, Page 209, of the Public Records of Miami-Dade County, Florida.
  7. Declaration of Restrictive Covenant by Lila N. Dickerson recorded in Official Records Book 12261, Page 1131, of the Public Records of Miami-Dade County, Florida.
  8. Declaration of Restrictive Covenant by Lila N. Dickerson recorded in Official Records Book 13520, Page 4088, of the Public Records of Miami-Dade County, Florida.
  9. Agreement for Water Facilities between Miami-Dade County and Merrick Park Hotel, LLC recorded June 29, 2020 in Book 31988, Page 2197, of the Public Records of Miami-Dade County, Florida.
-