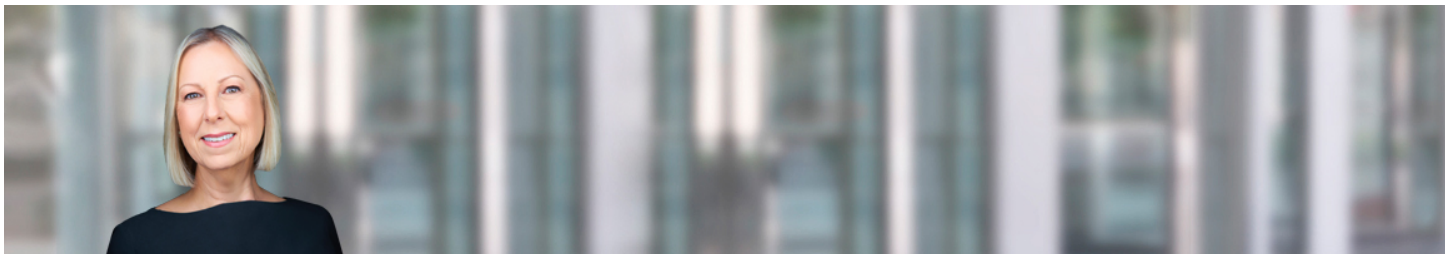


Maria A. Gralia



Shareholder

Miami Office

Coral Gables Office

mgralia@stearnsweaver.com

Phone: 305-789-3525

PRACTICE AREAS

Real Estate

Land Development, Zoning, &
Environmental

Property Rights Litigation
Education Law

LANGUAGES

Spanish

OVERVIEW

Maria A. Gralia has nearly 25 years of experience in real estate development with an emphasis on land use and zoning and real estate acquisition. Maria represents developers, businesses, financial institutions, not-for-profit institutions and private property owners in the acquisition, development, leasing and sale of residential and commercial property. Maria has assisted her clients in obtaining the requisite development approvals, master plan and zoning amendments, platting, vacating right-of-ways, design development approvals and development of regional impact development orders, local, state and federal environmental permitting, historic preservation issues, marina permitting, land use litigation and appeals.

Prior to joining the firm, Maria served as Assistant General Counsel to the University of Miami where she oversaw the University of Miami's real estate portfolio, which included negotiating the purchase and sale of University property, negotiating and drafting commercial leases with private and public entities, and managing all land use and zoning related issues with the City of Coral Gables, City of Miami, Miami-Dade County, State and Federal agencies. While at the University, Maria also oversaw the area of technology transfer on behalf of the General Counsel's office. In this capacity, she was responsible for drafting, reviewing and negotiating various agreements to facilitate the commercialization of University intellectual property, including corporate documents for start-up companies, term sheets, license agreements and shareholder subscription agreements.

REPRESENTATIVE EXPERIENCE

Representation of homeowners' group in negotiating a settlement agreement with the developer of a deed restricted golf course.

Successfully represented the iconic Ball & Chain and Taquerias El Mexicano/Los Altos, affiliated with The Mad Room LLC, a Hospitality management company, in a federal suit against the City of Miami alleging violations of substantive and

procedural due process, equal protection, unlawful searches and seizures, as well as other constitutional law violations. These were issues of first impression against a prominent municipality where the City developed and deployed a deliberate policy to abolish client's fundamental protected rights to their property. Ultimately, the City of Miami Commission approved a \$12.5 million payout (along with non-monetary benefits) to our clients. Assisted with parallel lawsuit that secured a \$63.5 million jury verdict against City commissioner for the political vendetta predicated on the City's unlawful policies.

Represented Metromall Partners, LTD ("Metromall") in the \$14.5 million sale of the Metromall Building in the heart of downtown Miami's jewelry district. The sale included the assignment of a 99-year ground lease executed in 1945.

Represented homeowner in the amendment to the declaration of condominium for purposes of capturing common elements and reconfiguring the homeowners unit to include the common area.

Representation of institution of higher education in the development of a 10-acre technology park in the City of Miami, including the assemblage of the parcels for the technology park.

Representation of institution of higher education in the historic designation of various buildings on its main campus.

Obtained the entitlements for the construction of the Marine Technology & Life Sciences Seawater Research Building at The Rosenstiel School of Marine and Atmospheric Science that included an 8,520 square foot state of the art wind-wave-storm surge simulator capable of generating hurricane force winds.

Representation of institution of higher education with the successful adoption of a 20 year Development Agreement with its local government allowing, among other things, the development of approximately two million square feet of new development on its main campus.

Representation of client in the construction of an ambulatory medical center in the Village of Key Biscayne.

Representation of developer with various entitlements and negotiations of lease agreement for the development of mega-yacht marina, multi-family, retail and hotel complex in the City of Miami.

Land Use counsel in the representation of a REIT in the acquisition of \$2 billion real estate portfolio in Florida.

Representation of developer in the acquisition and development of property in the Town of Bay Harbor Islands for the development of a luxury multi-family building.

Land Use counsel in a \$500 million refinancing of a hotel development.

Representation of seller in the conveyance of 160-acre parcel of land in unincorporated Miami-Dade County that required the release of various covenants and restrictions imposed by the Federal government.

Representation of owner in the donation of a parcel of land that included a natural spring to Sarasota County.

Represented a healthcare provider in the negotiating and drafting of an exclusive sponsorship agreement of a sports stadium.

Representation of national home builder in several transactions involving the acquisition of raw land and entitled lots for the development of single family homes and town homes in South Florida.

PROFESSIONAL & COMMUNITY INVOLVEMENT

Coral Gables Chamber of Commerce - Business and Government Affairs Committee, Chair

Coral Gables Community Foundation, Past Board Member

Intercultural Outreach Initiative, Board Member

Youth Co-Op Legal Services, Past Board Member

Commercial Real Estate Women (CREW), Miami

Miami Downtown Development Authority – Urbanism Committee

RECOGNITION

The Best Lawyers in America®, 2021-Present

Florida Trend's Florida Legal Elite, 2017

PUBLICATIONS & PRESENTATIONS

Land Development News Update, Publications: [Tolling and Extension Benefits Available for Pandemic Emergency Declarations](#)

Stearns Weaver Miller News Update | July 2020

Land Development News Update, Publications: [Act Now to Secure Tolling and Extension Benefits Related to Hurricanes, Algal Blooms and Red Tide Emergency Declarations](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [Unanimous Property Owner Win as U.S. Supreme Court Limits the Reach of the Endangered Species Act](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [Calmer Waters Ahead? Environmental Protection Agency Proposes New](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [Update: IRS Provides Guidance for Big Capital Gains Break](#)

Stearns Weaver Miller News Update | October 2018

Land Development News Update, Publications: [Qualified Opportunity Zones](#)

Stearns Weaver Miller News Update | August 2018

Land Development News Update, Publications: [Back to Local Control Over Growth Management: HB 1151 Eliminates State and Regional Review Requirements for Existing Developments of Regional Impact \(DRI\) and Other Large Projects in Florida](#)

Stearns Weaver Miller News Update | April 2018

Land Development News Update, Publications: [How Are Your Permits Affected by Hurricane Irma?](#)

Stearns Weaver Miller News Update | September 2017

Land Development News Update, Publications: [State of Emergency for Tropical Storm Emily Presents Another Opportunity to Extend Permits, As Previous Opportunity Comes to a Close](#)

Stearns Weaver Miller News Update | August 2017

Land Development News Update, Publications: [What's Developing | Winter 2017](#)

Stearns Weaver Miller News Update | January 2017

Land Development News Update, Publications: [Executive Orders Present Opportunities to Extend the Duration of Qualified Development Permits Across Florida](#)

Stearns Weaver Miller News Update | October 2016

Events: [Mindfulness: Tapping Into Its Power To Achieve Professional and Personal Success and Wellness](#)

CREW Miami | | March 2016

Events: [Cuba: Technology as an Engine of Economic Development](#)

2016 Hispanic National Bar Association Corporate Counsel Conference | | March 2016

Events: [A Birds Eye View of Real Estate Development: Perspectives from Developers, Contractors, Attorneys, and the Government](#)

Dade County Bar Association Real Property Committee | | January 2016

Events: [The Lifecycle of a Real Estate Deal](#)

CREW Miami Breakfast and CLE | | March 2015

Events: [Tomorrow's Miami: What you need to know](#)

Dade County Bar Association 2015 Bench & Bar Conference | | February 2015

NEWSROOM

Firm Announcements: [Maria A. Gralia Appointed to Miami Downtown Development Authority Homeless Task Force](#)

| June 2015

In the Media: [Stearns Weaver Team Handles CocoWalk Acquisition](#)

Daily Business Review | | June 2015

In the Media: [CREW Storms Miami Beach](#)

Real Estate Bisnow | | October 2014

In the Media: [Late-Summer Lateral Moves An Anomaly](#)

Daily Business Review | | August 2014

Firm Announcements: [Stearns Weaver Miller Expands Land Development & Zoning Practice](#)

| July 2014

EDUCATION

J.D., *cum laude*, University of Miami School of Law, 1999

B.A., Florida International University, 1995

ADMISSIONS

Florida