

FAST TRACK PLAT AGREEMENT

Lejeune Airport Park Suites, Inc., a
Florida Profit Corporation

1. The undersigned _____ is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 12 Padel courts building (42,428 sq.ft.) Max. Height 40 Feet.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T_____ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. A2024000085 and plan(s) prepared by, and dated Red Optupus on 01/30/2025. (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

Rafael Garcia
Signature of Owner

Rafael Garcia
Print Name

Sworn to and subscribed before me this 4 day of March, 2023

Mercedes Arrojas Silva
Notary Public

My Commission Expires:

SEAL



IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

GOVERNMENT LOT 2 BETWEEN

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: _____ Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: 54 S. Rge.: 40 E.

1. Name of Proposed Subdivision: TOP PADEL

2. Owner's Name: LEJEUNE AIRPORT PARK SUITES, INC Phone: 305-297-4609

Address: 7685 NW 12 STREET City: MIAMI State: FL Zip Code: 33126

Owner's Email Address: ESTANCIAHOTEL@GMAIL.COM

3. Surveyor's Name: J. HERNANDEZ AND ASSOC. INC Phone: 305-526-0606

Address: 3300 NW 112 AVENUE, SUITE 10 City: DORAL State: FL Zip Code: 33172

Surveyor's Email Address: JHERNANDEZ@JHASURVEYS.COM

4. Folio No(s): 30-3052-002-0140 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE EXHIBIT "A"

6. Street boundaries: NORTH:N.W. 12th Street; WEST: MIAMI DAIRY ROAD;

7. Present Zoning: BU-2 - Business Districts, special Zoning Hearing No.: A2024000085

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒ 42,428 Sq. Ft (12 padel courts)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Rafael Garcia

(Print name & Title here): Rafael Garcia, Vice President

BEFORE ME, personally appeared Rafael Garcia this 3 day of February, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 3 day of February, 2025 A.D.

Signature of Notary Public: Mercedes Arrojas Silva

(Print, Type name here: Mercedes Arrojas Silva

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish to consider.

MY COMMISSION EXPIRES: August 16, 2028
(Commission Expires) (Commission Number)



