

James R. Williams, Jr.
(305) 376-6008
Jameswilliams@Gunster.com

October 23, 2025

Via Electronic Delivery

Michelle M. Lopez
Interim Planning & Zoning Director
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

Re: Letter of Intent / Modification of Approved Site Plan & Increase of Student Enrollment / Valgrat LLC / 9455 NW 40 Street Rd. / Folio Nos. 35-3028-015-0010 & 35-3028-015-0020

Dear Ms. Lopez,

This law firm represents Valgrat LLC (the “Applicant”), the owner of those parcels of land located at 9455 NW 40 Street Road in the City of Doral (the “City”), further identified by Miami-Dade County Tax Folio Nos. 35-3028-015-0010 and 35-3028-015-0020 (the “Property”). This shall serve as the Applicant’s letter of intent in support of the Applicant’s request to modify the previously approved site plan and conditions of Resolution No. 21-31. The boundaries and location of the Property are generally outlined in green on the aerial below:





Property Background and History. The Property consists of approximately 4 acres and is the existing home to Shelton Academy, a privately owned, Catholic faith-based K-12 school (the “School” or “Shelton Academy”). The Property has a Future Land Use Map designation of “Office Residential” (OR) and is zoned “Office” (O-1).¹ The Property enjoys direct access to and from NW 97 Avenue, which is a main artery through the City. The pattern of development along this section of NW 97 Avenue is fairly mixed. The areas on the west side of NW 97 Avenue are largely residential, while the pattern of development to the east, where the Property is located, consists primarily of office, industrial, and commercial related uses. Closer to the Property, the predominant use is institutional with Southern Command and the Doral Police Training and Community Center immediately south and Millennia Atlantic University (MAU) to the west.

In 2021, the Property was the subject of a site plan approval application, application no. 2020050001(321), to allow Shelton Academy to re-use the existing two-story warehouse facility and improve it into a state-of-the-art K-12 school (the “2021 Application”). On January 27, 2021, the 2021 Application was approved pursuant to Resolution No. 21-31 (the “Resolution”). Please see **Exhibit “A”**.

During the review of the 2021 Application, plans contemplating a 900-student enrollment were initially submitted, however, Shelton Academy ultimately and voluntarily reduced the maximum student enrollment to 600 students to reduce the review time. At the time, Shelton Academy was operating at the property located at 11300 NW 41 Street and the lease was ending, prompting an immediate need to move into their new school location at the Property before the start of the academic year. Since Shelton Academy’s opening, the School has become increasingly popular. As a result of its great reputation, educational programs, and academic achievements, the School already reached its maximum student enrollment of 600 students with a significantly long waitlist for students eager to attend.

Requests. The Applicant seeks to modify the approved site plan and associated conditions of the Resolution in order to permit a two (2) phase school expansion. The first expansion phase proposes an increase of 800 students (“Phase No. 1”), while the second phase proposes an increase of the maximum student enrollment to 1,000 students with the development of a three (3) story parking garage to the west of the main school building (“Phase No. 2” and together with Phase No. 1, the “Application”). As part of this Application, the Applicant seeks to delete Condition No. 3 of the Resolution and amend Condition Nos. 1, 2, 7, and 8 of the Resolution to read as follows:

FROM:

- “1. That the private school be limited to grades K-12 and be limited to a maximum of 450 students.”

TO:

- “1. That the private school be limited to grades K-12 and be limited to a maximum of 1,000 students.”

¹ Rezoning to the O-1 zoning classification was approved pursuant to Ordinance No. 2020-22 on September 22, 2020.

FROM:

- “2. That the Applicant submits an updated Traffic Impact Study (TIS) and Traffic Operation Plan (TOP) to Miami-Dade County Department of Transportation and Public Works (DTPW), for review and approval, updating the maximum number of students (450 students) before obtaining a Certificate of Use (CU). Additional signal requirements and/or off-site improvements may be required to address life safety concerns, inefficient queuing and traffic operations in the vicinity.”

TO:

- “2. That the Applicant submits an updated Traffic Impact Study (TIS) and Traffic Operation Plan (TOP) to Miami-Dade County Department of Transportation and Public Works (DTPW), for review and approval, updating the maximum number of students (1,000 students) before obtaining a Certificate of Use (CU). Additional signal requirements and/or off-site improvements may be required to address life safety concerns, inefficient queuing and traffic operations in the vicinity.”

FROM:

- “7. The proposed project shall be built in substantial conformance with the plans entitled “Shelton Academy” prepared by Civica Architecture & Urban Design, consisting of 22 sheets, dated stamped received January 7, 2021.”

TO:

- “7. The proposed project shall be built in substantial conformance with the plans entitled “Shelton Academy” prepared by Civica Architecture & Urban Design, consisting of ___ sheets, dated stamped received _____, 2025.”

FROM:

- “8. The Property shall be landscaped in accordance with the landscape plan, prepared by Gardner + Semler Landscape Architecture, dated stamped received January 7, 2021, as amended, and included with the site plan submittal.”

TO:

- “8. The Property shall be landscaped in accordance with the landscape plan, prepared by Gardner + Semler Landscape Architecture, dated stamped received _____, 2025, as amended, and included with the site plan submittal.”



Project. Approval of the Application will allow the School to accommodate its future growth and maximize on the Property's underutilized potential. Plan sheet A-1.0 provides the Application's build out plan at 800 students, which includes additional classrooms to accommodate the increase of students, while plan sheet A-2.0 depicts the Application's full buildout at a total maximum student enrollment of 1,000 students with the development of a 3-story, 3-level parking garage to accommodate the necessary increase in parking from the 1,000 students. *The proposal meets or exceeds all Code requirements at an enrollment of 1,000 students.* The parking facility will be built when the School requires it in order to meet its operational needs or at such time that the School is ready to exceed the 800-student enrollment.

Changes from the plans approved by the Resolution to the proposed full buildout of Phase No. 2 include, but are not limited to the removal of the previously approved swimming pool with a much larger primary recreational field than originally approved; an additional, but smaller recreational field just northeast of the main recreational field; fifteen (15) additional classrooms; the build out of the interior ground floor recreational space; guardhouse at the entrance of the parking area for security; and a 3-story, 3-level parking garage, whereas only a 2-story, 2-level parking garage was previously approved.

The Application does not contemplate any expansion of the School's main building footprint beyond its existing walls to accommodate additional classroom space, as the Property and building were originally purchased only after the Applicant's representatives verified it could accommodate more than 900 students, as evidenced by plans filed as part of the 2021 Application.

In addition to the improvements stated above, the School also offers a chapel in connection to its religious roots, asports turf recreation field, sports courts, a music lab, a computer lab, various science labs, two interior piazzas, a large cafeteria with built out food prep area, and a full interior gym. The overall design of the School is not changing from what the Resolution approved, except for the proposed additional story to the garage, which takes the previously approved height of the garage's parapet from twenty (20) feet to thirty-five (35) feet (the exact same parapet height as the School's main building, as well as the same maximum height permitted in the Single-Family Residential-1 District).

As a result, the overall requested improvements and design are compatible with the character of the neighborhood, both in scale and aesthetic, and will provide value to the community. The state-of-the-art design and materials contemplated in the improvements of the School will not only benefit those students already enrolled, but also any students in the community that will attend in the future. The School's expansion will also contribute to the City's economic prosperity and viability by creating much-needed jobs, improving access to an exceptional education program, cultivating the aesthetic character of the surrounding neighborhood, preserving property values, and increasing the City's ad valorem tax base.

Based on the foregoing, we respectfully request your favorable review and recommendation. Thank you in advance for your considerate attention to this application. If you should have any questions or require any additional information, please do not hesitate to contact me at (305) 376-6008.



Respectfully submitted,

GUNSTER

A handwritten signature in blue ink, reading 'James R. Williams Jr.' in a cursive script.

James R. Williams Jr., Esq.

Exhibit A
Resolution No. 21-31

RESOLUTION No. 21-31

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING THE SITE PLAN FOR SHELTON ACADEMY LOCATED AT 9455 NW 40 STREET ROAD, DORAL, FLORIDA; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Orbis Fortium, LLC (the “Applicant”) has submitted an Application requesting Mayor and City Council site plan approval pursuant to Section 53-184(f) of the City’s Land Development Code (LDC), for Shelton Academy, a privately owned, Catholic based school, located at 9455 NW 40 Street Road, Doral, Florida, as legally described in “Exhibit A”; and

WHEREAS, a zoning workshop was held on July 9, 2020, at which meeting the public was afforded an opportunity to examine the project and provide feedback; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council of the City of Doral on January 27, 2021, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, Staff finds that the proposed site plan is consistent with the City’s Comprehensive Plan and complies with the requirements and standards of the Land Development Code; and

WHEREAS, the Mayor and City Council of the City of Doral find the adoption and implementation of this Resolution is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are confirmed, adopted, and incorporated herein and made part hereof by this reference.

Section 2. The City Council hereby approves the site plan for Shelton Academy, as legally described in “Exhibit A.” The site plan comprises of the new school campus for Shelton Academy consisting of grades K-12. A copy of the site plan is provided in “Exhibit B.” The approval of the site plan is subject to the following conditions. Violation of the conditions may result in a code compliance citation or the revocation of this Resolution.

1. That the private school be limited to grades K-12 and be limited to a maximum of 450 students.
2. That the Applicant submits an updated Traffic Impact Study (TIS) and Traffic Operation Plan (TOP) to Miami-Dade County Department of Transportation and Public Works (DTPW), for review and approval, updating the maximum number of students (450 students) before obtaining a Certificate of Use (CU). Additional signal requirements and/or off-site improvements may be required to address life safety concerns, inefficient queuing and traffic operations in the vicinity.
3. That at the time the Applicant proposes to increase the enrollment from 450 to 600 students, an updated Traffic Operation Plan (TOP) and Traffic Impact Study (TIS) shall be required for review and approval by the City’s Public Works Department and Miami-Dade County Department of Transportation and Public Works (DTPW). Additional off-site improvements associated with the proposed expansion may be required at the expense and/or the responsibility of the owner.
4. That prior to issuance of Certificate of Occupancy (CO), the Applicant constructs sidewalks within the public right-of-way connecting to NW 97 Avenue on both NW 40 Street Road and NW 38 Street.
5. That prior to issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO), Miami-Dade County approved plans be submitted to the City’s Public Works Department for review and approval for the requirements of new flashers and school zone striping and signage throughout.
6. All applicable impact fees shall be paid by the Applicant prior to issuance of a building permit.
7. The proposed project shall be built in substantial conformance with the plans entitled “Shelton Academy” prepared by Civica Architecture & Urban Design, consisting of 22 sheets, dated stamped received January 7, 2021.
8. The Property shall be landscaped in accordance with the landscape plan, prepared by Gardner + Semler Landscape Architecture, dated stamped

received January 7, 2021, as amended, and included with the site plan submittal.

9. Compliance with Ordinance No. 2015-09, "Public Arts Program" will be required at the time of building permit, if applicable.
10. Provide compliance with the Floodplain Management regulation (Chapter 23, Article II, Floodplain Management) of the City's Land Development Code.
11. Developer shall be responsible for providing the City a certified drainage inspection report prior to the issuance of a certificate of occupancy.
12. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted by the Applicant at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed, and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
13. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP) Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instruction to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.
14. The Applicant shall preserve existing trees (including native trees) during the development of the project, wherever possible. If the trees must be removed, the Applicant shall be required to mitigate the impact in accordance with DRER requirements. If the relocated trees do not survive, the Applicant shall be required to replace the trees in compliance with DRER requirements.
15. The hours of operation during the construction shall adhere to as per Noise Ordinance No. 2011-01.
16. Approval from Division of Environmental Resources Management (DERM) is required at time of building permit. If DERM's requirements result in a modification to the approved administrative site plan, which may include but is not limited to, the layout of proposed parking field, the Applicant will be fully responsible to meet those requirements prior to building permit approval.
17. Approval from Miami-Dade County Fire Department is required at time of building permit.
18. All applicable local, state and federal permits must be obtained before commencement of the development.

19. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
20. Noncompliance with the approved site plan and the terms of this approval shall be considered a violation of the City Code. Penalties for such violation(s) shall be prescribed by the City Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.
21. Applicant shall comply with any other outstanding conditions recommended by the Mayor and City Council, Public Works Department, Planning & Zoning Department or Miami-Dade County.

Section 3. The City Manager or his/her designee are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. The Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Vice Mayor Cabrera who moved its adoption.

The motion was seconded by Councilmember Cabral and upon being put to a vote, the

vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 27 day of January, 2021.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1 and 2, in Block 1 of "SWISS CHALET SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 140, Page 79, of the Public Records of Miami-Dade County, Florida.



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING/ ADMINISTRATIVE REVIEW APPLICATION **PLANNING AND ZONING DEPARTMENT**

Please check one:

- CITY COUNCIL
- ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY Application No.: <u>PLAN-2510-0115</u> Date Received: <u>RECEIVED</u> <small>By puglias at 9:40 am, Oct 27, 2025</small>
--

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- Change in Zoning District
- Variance
- Appeal of Decision
- Conditional Use
- Plat
- Entry Feature
- Site Plan
- Other Amend previous approval (Res. No. 21-31)

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) James R. Williams Jr., Esq. on behalf of Orbis Fortium, LLC		
Mailing Address c/o James R. Williams Jr., Esq. Gunster, Yoakley, & Stewart, P.A. 600 Brickell Avenue, Suite 3500	City, State, Zip Miami, Florida 33131	Telephone 305.376.6008 Fax Email: jameswilliams@gunster.com ccarbonell@gunster.com
Name of Owner VALGRAT, LLC		
Mailing Address c/o James R. Williams Jr., Esq. Gunster, Yoakley, & Stewart, P.A. 600 Brickell Avenue, Suite 3500	City, State, Zip Miami, Florida 33131	Telephone 305.376.6008 Fax Email: jameswilliams@gunster.com ccarbonell@gunster.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3028-015-0010; 35-3028-015-0020

Address 9455 NW 40 Street Road

Lot(s) 1 & 2 Block 1 Section _____ Plat Book No. 140 Page No. 79

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: AH

B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY _____ ft. X _____ ft. = 173,958 sq. ft.; 3.99 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

Please see Exhibit "A"

E. DATE SUBJECT PROPERTY WAS ACQUIRED April 19, 2021

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

Applicant is seeking the approval of the proposed expansion of the existing school, which was previously approved by Resolution No. 21-31. Please see Letter of Intent filed in connection to this Application

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

The Letter of Intent is included as a separate document to this Application.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

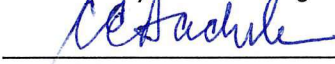
In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

- FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

09/19/25 /  / Orbis Fortium, LLC
 Date Applicant's Signature Print Name Carlos E. Padula, Manager
 _____ / _____ / _____
 Date Applicant's Signature (if more than one) Print Name

I/We VALGRAT, LLC as Owner (s) of Lot (s) 1 & 2

Block 1 Section _____ PB/PG 140/79

of property which is located at 9455 SW 40 Street Road

desire to file an application for review before the City, I/We do understand and agree as follows:

1. That the application for public hearing will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per the notification requirements of the City Code.
3. That the requirements of the Municipal Code, Miami-Dade County Ordinances, the Florida Building Code (FBC), and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the City's Land Development Code (LDC) are those that have been specified in the written application (via variance application) and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

- James R. Williams Jr., Esq. and
- do hereby authorize Gunster, Yoakley, & Stewart, P.A. to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

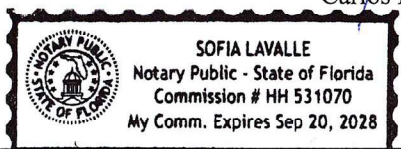
Owner's Name VALGRAT, LLC Signature [Signature] Date 09/19/25
Carlos E. Padula, Manager

Owner's Name _____ Signature _____ Date _____

Notary to Owner: [Signature]

Applicant's Name Orbis Fortium, LLC Signature [Signature] Date 09/19/25
Carlos E. Padula, Manager

Notary to Applicant: [Signature]



City Code Sec. 2-279, Charges for consulting services established.

(a)The city manager or his/her designee, in the review of any application, may refer any such application presented to it to such engineering, planning, legal, technical, or environmental consultant or professionals employed by the city as the manager shall deem reasonably necessary to enable him to review such application as required by law. Charges made by such consultant shall be in accord with the charges customarily made for such services in the county, and pursuant to an existing contractual agreement by and between the city and such consultant. Charges made by the city shall be in accord with the hourly rates charged by such consultants or hourly rates of employed professionals and shall be paid on submission of a city voucher.(b)The applicant shall reimburse the city for the cost of such consultant or employed professional services upon submission of a copy of the voucher, within 30 days of submission of a copy of the voucher and as a condition of the zoning resolution. These fees are in addition to any and all other fees required by other law, rule, or regulation of this Code. (Ordinance No. 04-07)

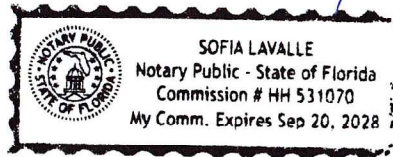
I, VALGRAT, LLC (Property Owner), hereby acknowledge and consent to the payment of all applicable fees as it relates to the application and request for the review and processing of the requested Administrative Hearing, Public Hearing, or legal instrument. Fees shall include, but are not limited to review by city staff, city contractors, agents or consultants, advertisement(s), recordings, mailings, and any additional costs related to the submitted application.



Affidavit to be executed by property owner. All right and entitlements run with the property.

Owner's Name VALGRAT, LLC Signature [Signature] Date 09/19/25
Notary to Owner: [Signature] Carlos E. Padula, Manager

Applicant's Name Orbis Fortium, LLC Signature [Signature] Date 09/19/25
Notary to Applicant: [Signature] Carlos E. Padula, Manager



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: VALGRAT, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Carlos E. Padula / 416 Garlenda Avenue, Coral Gables, FL 33146</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Orbis Fortium, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Carlos E. Padula / 416 Garlenda Avenue, Coral Gables, FL 33146</u>	<u>40%</u>
<u>Gisela Blohm Padula / 416 Garlenda Avenue, Coral Gables, FL 33146</u>	<u>35%</u>
<u>Java Securities / Hector Padula</u>	<u>25%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

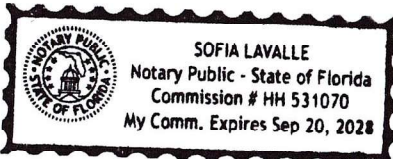
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]* Carlos E. Padula, Manager of Orbis Fortium, LLC
(Applicant)

Sworn to and subscribed before me this 19 day of September, 2025. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires 09/20/28

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

PROPERTY ADDRESS:

9455 N.W. 40 STREET ROAD, DORAL FLORIDA 33178

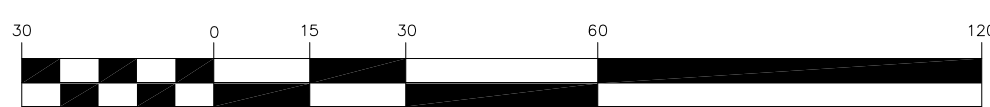
FOLIO # 35-3028-015-0010 / 35-3038-015-0020

LEGAL DESCRIPTION:

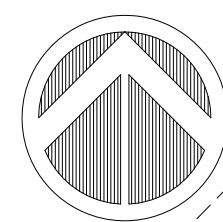
LOTS 1 AND 2, BLOCK 1, OF SWISS CHALET SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGE 79, PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

ALTA / NSPS LAND TITLE SURVEY

GRAPHIC SCALE



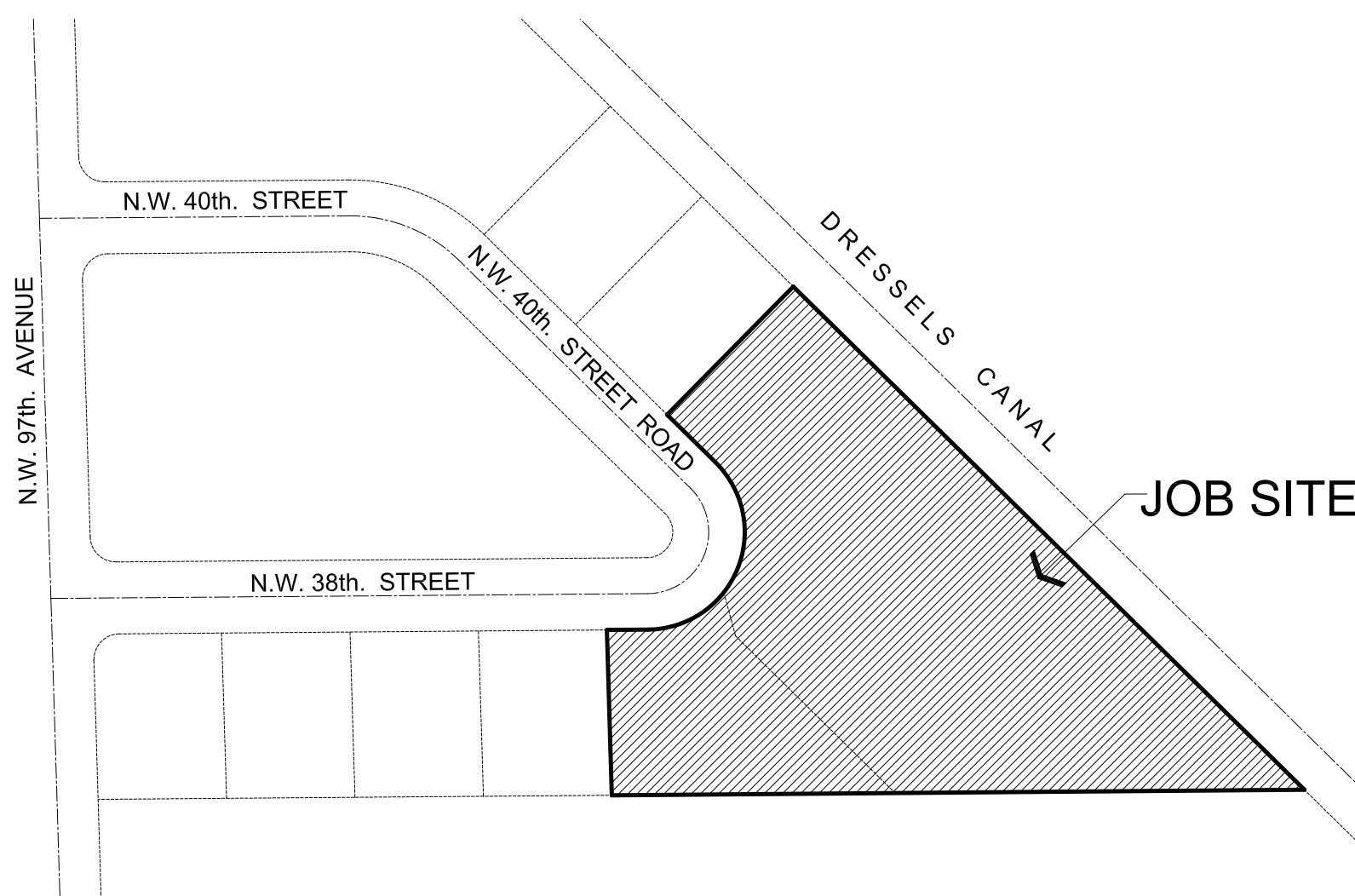
(IN FEET)
1 inch = 30 ft.



TITLE REVIEW NOTES: SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
Commitment No.: 11659871, Effective date: April 7, 2024 @ 8:00 AM, Revised May 14, 2024
Items 1 through 4: "General & Special Exceptions".

- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- Agreement for the Construction of Water Facilities and for the Provision of Water Service recorded in Official Records Book 11692, Page 978, which creates easements and provides for fees and connection charges. (Does affect Subject Property - Not a Plottable Survey Item)
- Agreement for the Construction of Sanitary Sewage Facilities and for the Disposal of Sanitary Sewage recorded in Official Records Book 11692, Page 1002, which creates easements and provides for fees and connection charges. (Does affect Subject Property - Not a Plottable Survey Item)
- Owner's Restrictions, Dade County Plat Restrictions, 20' Canal Maintenance Easement and 10' Utility Easement set forth on the Plat Eastern-Doral Acres Section Two Subdivision, as recorded in Plat Book 121, Page 59. (Does affect Subject Property - Recorded Plat restrictions - Plotted on Survey)
- 6-Foot Easement for the construction, operation, and maintenance of overhead and underground electric utility facilities granted to Florida Power & Light Company, recorded in Official Records Book 14528, Page 2463. (Does affect Subject Property - Plotted on Survey)
- Restrictions and easements contained on the Plat of Swiss Chalet Subdivision, as recorded in Plat Book 140, Page 79. (Does affect Subject Property - Recorded Plat restrictions - Plotted on Survey)
- Terms and conditions of unrecorded lease between Swiss Chalet Fine Foods, Inc., a Florida corporation and AT&T Wireless Services of Florida, Inc., a Florida corporation as disclosed by the Memorandum of Lease recorded in Official Records Book 17488, Page 1886 and affected by instruments recorded in Official Records Book 32745, Page 4, Official Records Book 33248, Page 2841 and Official Records Book 33248, Page 3418. (Does affect Subject Property - Not a Plottable Survey Item)
- Unrecorded Lease Agreement by and between Valgrat, LLC, Lessor, and Shelton Academy LLC, Lessee, as evidenced by those certain instruments recorded in Official Records Book 32688, Page 4233, Official Records Book 32963, Page 4285 and Official Records Book 33574, Page 2502. (Does affect Subject Property - Not a Plottable Survey Item)
- Intentionally deleted.
- Riparian and littoral rights are not insured.
- Intentionally deleted.
- Agreement for Water and Sanitary Sewage Facilities recorded in Official Records Book 32233, Page 1207, which contains covenants, restrictions, easements, fees, charges and approval of purchaser on a limited basis. (Does affect Subject Property - Not a Plottable Survey Item)
- Unity of Title recorded in Official Records Book 32420, Page 1095, which contains conditions, restrictions and limitations. (Does affect Subject Property - Not a Plottable Survey Item)



LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS:

9455 NW 40 STREET ROAD, DORAL, FLORIDA 33178
Folio # : 35-3028-015-0010 / 35-3028-015-0020

LEGAL DESCRIPTION

Lots 1 and 2, Block 1, of Swiss Chalet Subdivision, according to the plat thereof as recorded in Plat Book 140, Page 79, Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment No.: 11659871, Effective date: April 7, 2024 @ 8:00 AM, Revised May 14, 2024, was made to determine recorded instruments, if any affecting this property.
- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/- 0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/- 0.1'.
All measurements shown hereon are made in accordance with the United States Standard Feet.
Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 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.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to: OPINION OF TITLE.
- Type of Survey: ALTA / NSPS LAND TITLE SURVEY.
- The North arrow and bearing shown as per recorded plat of "SWISS CHALET SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 140, Page 79, of the Public Records of Miami-Dade County, Florida.
- Flood Zone Data: Community/ Panel #120041/0286/L Dated: 9/11/2009
Flood Zone: "AH" Base Flood Elevation = +6'
- Legal Description shown hereon as per above noted title commitment.
- Present Zoning: IC (INDUSTRIAL - LIGHT MANUFACTURING DISTRICT)
- Building Setbacks: Source: City of Doral Zoning Department
Setbacks: Front = 20' / Rear & Interior Side = 5' (with openings in Building) 0' (without openings)
Building Height (maximum): 70 feet
- Subject property has access to a public right-of-ways: NW 38th Street and NW 40th Street Road
- All visible above ground utilities noted on survey sketch. Utilities for Subject Site are available via adjacent streets or easements.
- Area of Site = 173,958 square feet (3.99+/- acres)
- Total Number of Parking Spaces = 54 standard spaces and 2 Handicap spaces
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: N/A
- There were no evidence of changes in street right of way lines nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- THIS PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon.
The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:
- AVILA RODRIGUEZ HERNANDEZ MENA & GARRO LLP
- AMERANT BANK, N.A., A NATIONAL BANKING ASSOCIATION, ISAOA
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- VALGRAT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- SHELTON ACADEMY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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 2, 3, 4, 6(a), 6(b), 7(c), 7(d), 8, 9, 10, 11, 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on April 17, 2024.

I further certify that this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

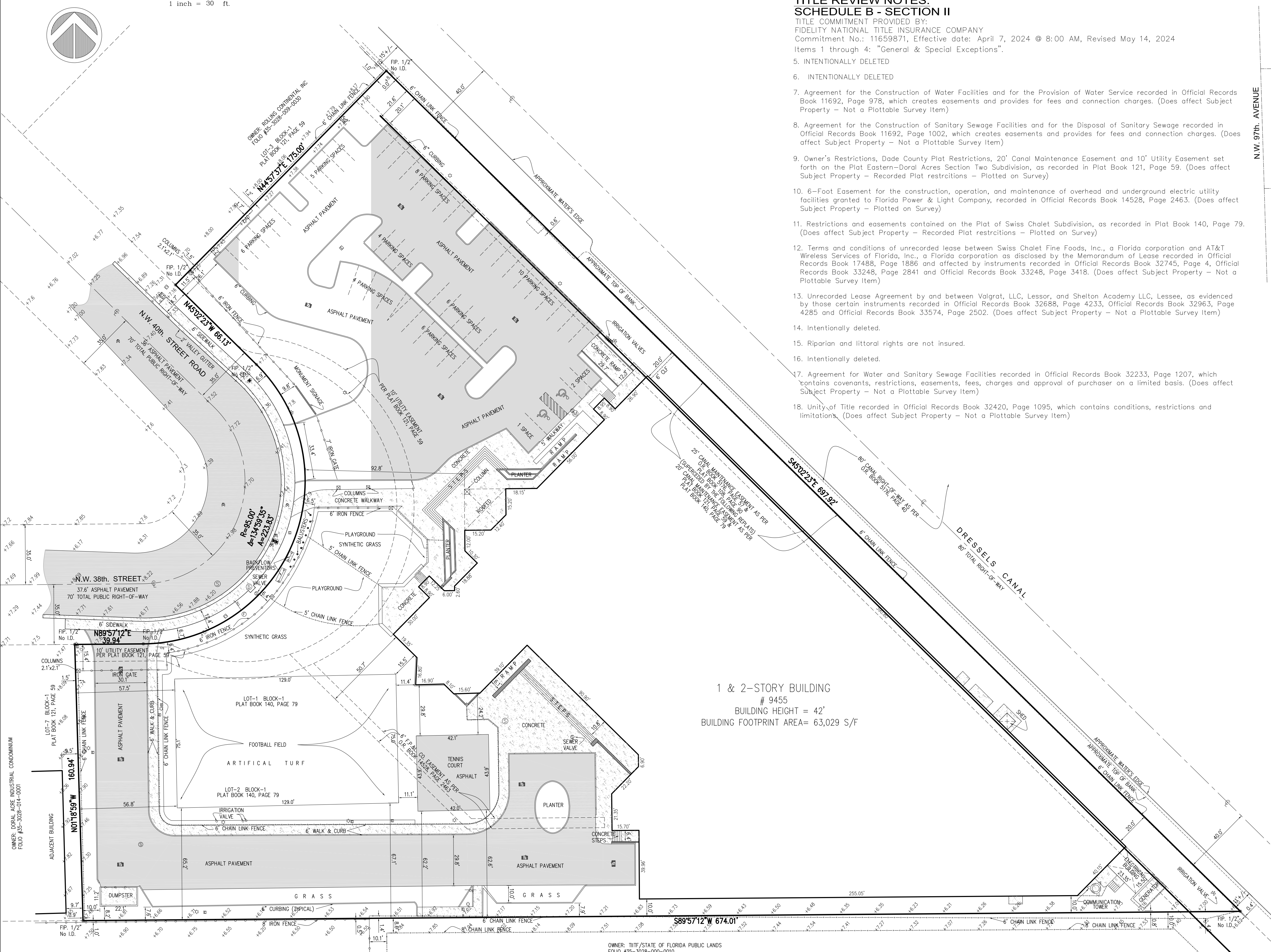
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

BY: JACOB GOMIS, Professional Surveyor & Mapper No. 6231
State of Florida
Date of Last Revision: May 17, 2024 (Revised Title Commitment)

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 N.W. 153rd Street, Suite 321, Miami Lakes, Florida 33014
Phone: 305-821-1281 / 305-821-1220 / Fax: 305-827-9669

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets



1 & 2-STORY BUILDING
9455
BUILDING HEIGHT = 42'
BUILDING FOOTPRINT AREA = 63,029 S/F

LEGEND

- | | | | | | | |
|---------|--------------------|---------------|-------------------------|--|----------------------------------|------------------------------------|
| —○—○— | Overhead Wire Line | A = Arc | ⊕ = Existing Elevations | ⊗ = Fire Hydrant | AC = Air Conditioner | H = Height |
| —//—//— | Wood Fence | BKG = Bearing | ⊙ = Catch Basin | ⊕ = Water Valve | Conc. = Concrete | L.M.E. = Lake Maintenance Easement |
| —x—x— | Chain Link Fence | CH = Chord | ⊕ = Water Meter | ⊕ = Hilet | C.B.S. = Concrete Block & Stucco | (M) = Measured |
| — — — | Iron Fence | L = Length | ⊕ = Electric Box | ⊕ = Drainage Easement | (D) = Deed | (P) = Platted |
| — — — | Monument Line | R = Radius | ⊕ = Sanitary Manhole | D.M.E. = Drainage Maintenance Easement | F.D.H. = Found Drill Hole | P.O.B. = Point of Beginning |
| — — — | Centerline | T = Tangent | ⊕ = Sprinkler Pump | F.F.E. = Fresh Floor Elevation | F.F.C. = Point of Commencement | (R) = Record |
| — — — | Property Line | ∅ = Diameter | ⊕ = Wood Pole | F.I.P. = Found Iron Pipe/Flt | F.I.R. = Found Iron Rebar | Res. = Residence |
| | | | ⊕ = Conc. Pole | F.N. = Found Nail | F.M.D. = Found Nail & Disc | S.I.P.R. = Set Iron Pin/Rebar |
| | | | ⊕ = Light Pole | F.P.L. = Florida Power Light | H = Height | S = Spread |
| | | | | | | U.E. = Utility Easement |

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

VALGRAT, LLC
9455 NW 40 STREET ROAD, DORAL, FLORIDA 33178

PREPARED FOR:

TYPE OF SURVEY:
ALTA / NSPS LAND TITLE SURVEY

DRAWN: J.G.

CHECKED: P.J.A.

FILED: AS NOTED

SHEET DATE: 07/22/2025

JOB NO.: RP25-0994

SHEET:

1

OF 1 SHEET