

Miami, September 5th 2023

Att. Design Review Board,

Letter of Intent: Plan Number: DRB23-0953-/1960 Normandy Drive - Padel

To Whom It May Concern,

PADEL POINT MIAMI LLC is aiming to bring the fastest growing sports in America (possible Sport in 2024 Paris Summer Olympics) to Miami Beach at 1960 Normandy Dr. 33141, Miami Beach.

Padel is a racquet sport played inside a delimited court which can be played by all ages, from little kids to elderly over 80 years old. Easy to play, and easy to learn.

We understand that practicing sport activities is part of the enrichment of the city. Bringing new activities will enlighten the area and its growth. We are willing to develop an outdoor entertainment, with the lowest amount of noise, lighting will not affect surrounding as its focused on the delimited 33ft x 66ft court, and is able to engage all participants into classes, tournaments, clinics, and friendly matches.

We find the need for more Padel courts, and this Commercial lot will fit our needs. It's surrounded by other retail and entertainment facilities, its close to Normandy Isle Park & Pool creating an sport corridor and we find it the perfect fit for us.

In order to make the business profitable (able to afford high rent costs in Miami Beach) we need as a business plan showed it 5 courts. The cost for building 5 courts is approximately \$180.000 (including courts and installation).

Being an amateur Padel enthusiast, I am a neighbor and owner living for 6 years in same zip code (33141), I usually travel 40 minutes for a Padel court (back and forth). These club will engage the community, who will be able to reach the Padel courts walking, by bicycle or electric scooter, or even the City Trolley. We will provide space to park bicycles and electric scooters promoting those means of transport for locals.

Owner has approved our LOI subject to Miami Beach approval for the use, so as soon as I get city approval, I will be able to sign the lease.

Thank you for your time and consideration,

Sincerely,



SEBASTIAN ROMERO

PADEL POINT MIAMI LLC