

FAST TRACK PLAT AGREEMENT

Ira M. Marcus and REM Jodi E. Marcus,

1. The undersigned as Joint Tenants with Right of Survivorship is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing Clubhouse consisting of retail/coffee shop; 1,100 sq.ft., indoor seating area; 522 sq.ft., indoor locker rooms; 522 sq.ft., and 5 padel ball courts.
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 25221 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z2025000102 and plan(s) prepared by, and dated _____. (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.

Jodi Marcus

Signature of Owner JTWR03

Jodi Marcus

Print Name

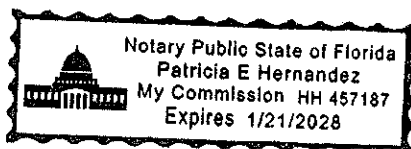
Sworn to and subscribed before me this 14th day of May, 2026.

[Signature]

Notary Public

My Commission Expires: 1/21/2028

SEAL



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.



Signature of Owner

JTWROS

Ira Marcus

Print Name

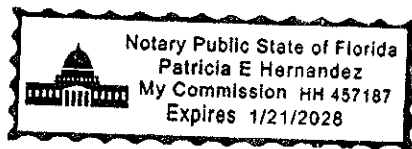
Sworn to and subscribed before me this 14th day of May, 2025.



Notary Public

My Commission Expires: 1/21/2028

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

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 2 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: P.R.M.PADEL
2. Owner's Name: Ira M. Marcus and Jodi E. Marcus, as Joint Tenants with Right of Survivorship Phone: 305 490-7081
Address: 476 Rovino Avenue City: Coral Gables State: FL Zip Code: 33156
Owner's Email Address: marcus.ira@gmail.com
3. Surveyor's Name: John Ibarra & Assoc., Inc. Phone: 305-262-0400
Address: 777 NW 72nd Avenue, Suite 3025 City: Miami State: F L Zip Code: 33126
Surveyor's Email Address: Javier@lbarra Landsurveyors.com
4. Folio No(s): 30-5002-000-0850 / 30-5002-000-0852 / _____
5. Legal Description of Parent Tract: See Exhibit "A"
6. Street boundaries: Between SW 98th St and SW 100th St and between SW 77th Ave and SR 826 Ramp
7. Present Zoning: GU-Trended to BU-2 Zoning Hearing No.: Z2025000102
8. Proposed use of Property: Clubhouse consisting of Retail/Coffeshop: 522 sq.ft., seating area; 1,100 sq.ft., indoor locker rooms; 522 sq.ft., and 5 padel ball courts.
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: ☒

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.

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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)

SS:

Signature of Owner: *Ira Marcus*

COUNTY OF MIAMI-DADE)

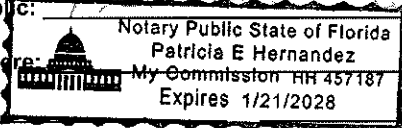
(Print name & Title here): Ira Marcus, Owner ITW 803

BEFORE ME, personally appeared Ira Marcus this 14th day of May, 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 14th day of May, 2025 A.D.

Signature of Notary Public: *[Signature]*

(Print, Type name here: _____)



(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

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2. Owner's Name: Ira M. Marcus and Jodi E. Marcus, as Joint Tenants with Right of Survivorship Phone: 305-490-7081

Address: 476 Rovino Avenue City: Coral Gables State: FL Zip Code: 33156

Owner's Email Address: marcus.ira@gmail.com

3. Surveyor's Name: John Ibarra & Assoc., Inc. Phone: 305-262-0400

Address: 777 NW 72nd Avenue, Suite 3025 City: Miami State: FL Zip Code: 33126

Surveyor's Email Address: Javier@ibarralandsurveyors.com

4. Folio No(s): 30-5002-000-0850 / 30-5002-000-0852 / _____ / _____

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street boundaries: Between SW 98th St and SW 100th St and between SW 77th Ave and SR 826 Ramp

7. Present Zoning: GU-Trended to BU-2 Zoning Hearing No.: Z2025000102

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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)

SS:

Signature of Owner:

COUNTY OF MIAMI-DADE)

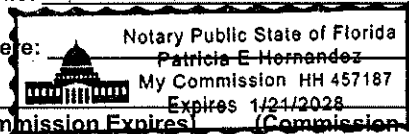
(Print name & Title here):

BEFORE ME, personally appeared Jodi Maravels this 14th day of May, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 14 day of May, 2025 A.D.

Signature of Notary Public:

(Print, Type name here:



(Commission Expires) _____ (Commission Number) _____

(NOTARY SEAL)

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

Exhibit "A"

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 2, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

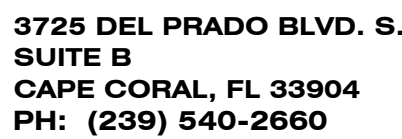
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2, OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION; THENCE RUN NORTH 88°00'50" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2, OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION 2 FOR A DISTANCE OF 312.82 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 22°33'58" WEST ALONG THE NORTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE STATE OF FLORIDA TRANSPORTATION CORRIDOR FOR A DISTANCE OF 484.64 FEET TO THE NORTHEASTERLY CORNER OF LAND CONVEYED BY THE FLORIDA EAST COAST RAILWAY COMPANY BY DEED DATED AUGUST 13, 1993, RECORDED IN OFFICIAL RECORD BOOK; 16738, AT PAGE 4503, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 67°26'02" WEST ALONG THE NORTHERLY LINE OF AFORESAID PARCEL FOR A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF KENDALL AVENUE AS SHOWN ON THE PLAT OF HINSON'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 22°33'58" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID KENDALL AVENUE FOR A DISTANCE OF 461.77 FEET TO THE POINT OF INTERSECTION WITH NORTH LINE OF THE SOUTH 1/2, OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION 2; THENCE RUN NORTH 88°00'50" EAST ALONG SAID LINE FOR A DISTANCE OF 54.97 FEET TO THE POINT OF BEGINNING.

PARCEL 2

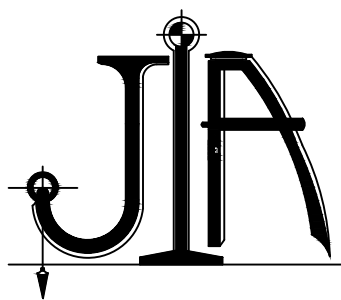
A PARCEL OF LAND LYING WITHIN THE NW 1/4; OF THE SW 1/4 OF SECTION 2 AND IN THE NE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2, OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION 2; THENCE RUN NORTH 88°00'50" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, OF SAID SECTION 2 FOR A DISTANCE OF 312.82 FEET TO A POINT; THENCE RUN SOUTH 22°33'58" WEST ALONG THE NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA TRANSPORTATION CORRIDOR FOR A DISTANCE OF 737.71 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 55 SOUTH, RANGE 40 EAST; THENCE SOUTH 88°01'25" WEST ALONG

SAID SOUTH LINE A DISTANCE OF 5.61 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE CONTINUE WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST FOR A DISTANCE OF 49.40 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF KENDALL AVENUE AS SHOWN ON THE PLAT OF HINSON'S ADDITION, ACCORDING TO THE PLAT, RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 22°33'58" EAST ALONG THE EASTERLY LINE OF SAID KENDALL AVENUE FOR A DISTANCE OF 76 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF LAND HERETOFORE CONVEYED BY THE FLORIDA EAST COAST RAILWAY COMPANY BY DEED DATED FEBRUARY 1, 1993, RECORDED IN OFFICIAL RECORDS BOOK 15918, PAGE 4736; THENCE CONTINUE NORTHERLY ALONG THE EASTERLY LINE OF KENDALL AVENUE FOR 200 FEET; THENCE SOUTH 67°26'02" EAST FOR A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD 100 FOOT RIGHT-OF-WAY NOW THE WESTERLY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY; THENCE SOUTH 22°33'58' WEST ALONG SAID RIGHT-OF-WAY FOR 200 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER OF THE LAND HERETOFORE CONVEYED BY FLORIDA EAST COAST RAILWAY COMPANY BY DEED DATED FEBRUARY 1, 1993, RECORDED IN OFFICIAL RECORDS BOOK 15918, PAGE 4736; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF LAND AS DESCRIBED IN SAID DEED TO THE POINT OF BEGINNING.



DRAWN BY:	JB
CHECKED BY:	JEP
SURVEY NO:	24-000613-2
SHEET:	1 OF 2



JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660

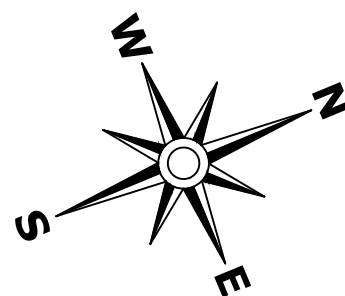
TENTATIVE PLAT OF P.R.M. PADEL

BOUNDARY & TOPOGRAPHIC SURVEY

A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 2, TOWNSHIP 55 SOUTH, RANGE 40 EAST AND A PORTION OF THE SE 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.



(IN FEET)
1 INCH = 30 FEET



SURVEYOR'S NOTE:
A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE				
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	PALM	0.85	7	8
2	TREE	0.45	8	8
3	TREE	0.35	6	6
4	TREE	0.45	8	8
5	TREE	0.55	15	8
6	TREE	0.35	15	8
7	TREE	0.45	10	8
8	TREE	0.45	15	9
9	TREE	0.45	12	9
10	TREE	0.60	13	12
11	TREE	0.45	12	8
12	TREE	0.60	16	14
13	TREE	0.60	14	12
14	TREE	0.55	15	8
15	TREE	0.60	16	12
16	TREE	0.55	16	12
17	TREE	0.55	16	12
18	TREE	0.55	16	12
19	TREE	0.55	15	12
20	TREE	0.55	15	12
21	TREE	0.50	12	10
22	TREE	0.50	12	10
23	TREE	0.55	14	14
24	TREE	0.35	12	13
25	TREE	0.55	15	14
26	TREE	1.25	17	15
27	TREE	0.30	12	9
28	TREE	0.65	20	15
29	TREE	0.30	12	8
30	TREE	0.50	17	15
31	TREE	0.30	12	9
32	TREE	1.25	18	16
33	TREE	0.40	10	8
34	TREE	0.40	12	8
35	TREE	0.40	12	8
36	TREE	0.40	12	8
37	TREE	0.55	12	10
38	TREE	0.45	13	10
39	TREE	0.55	13	14
40	TREE	0.40	13	10
41	TREE	0.45	12	10
42	TREE	0.45	13	12
43	TREE	0.85	15	15
44	PALM	1.25	12	10

