### **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 <u>Clubhouse consisting of retail/coffee shop; 1,100 sq.ft., indoor seating area;</u> 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.

Signature of Owner

Thereof Print Name

Sworn to and subscribed before me this day of May , 20%.

Notary Public State of Florida Patricia E Hernandez

My Commission HH 457187

Expires 1/21/2028

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

Frint Name

Sworn to and subscribed before me this day of Notary Public

My Commission Expires:

Notary Public State of Florida Patricia E Hernandez My Commission нн 457187 Expires 1/21/2028

### 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 ONL	Υ:
Tentative No.: T-	
Received Date:	2
Number of Sites : (	1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

M	unicipality: 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 Phone: 305 490-7081
	of Survivorship 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@lbarralandsurveyors.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 pade 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. Futhermore, 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-ofway 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)	SS:	Signature of Owner:		nam
COUNTY OF MIAMI-DADE)		(Print name & Title here):	Tan Managar	
BEFORE ME, personally app	eared TVA	Marcus this 14 da	y of May,	A.D. and (he/she)
	as identifica	executed the same for the purpose etion and who did (not) take an oath.		y known <u></u> or produce
WITNESS my hand and seal i	n the County an	nd State last aforesaid this <u>///</u> day o	of May	
		Signature of Notary Pub	ic:	
		(Print, Type name h	re: Patricia My Commi	ic State of Florida E Hernandez Ission HH 457187
(N	OTARY SEAL)	(Con	ımission Expires)	(Commission Number)
Note: The reverse side of this she	eet may be used f	or a statement of additional items you m	ay wish considered.	-

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FOR OFFICIAL USE ONLY:
Agenda Date:
Tentative No.: T
Received Date:
A

1)

Number of Sites: (

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DA	DE COUNTY Sec.: 2 Twp.: 55 S.	Rge.: 40 E. / Sec.:	Twp.:S. Rge.: E.
Name of Proposed Subdivision:	P.R.M.P.AIEL		
	Jodi E. Marcus, as Joint Tenants with	Right Phone: 305-490	-7081
of Survivorship Address: <u>476 Rovino Avenue</u>	City: Coral Gables	State: <u>FL</u> Zi <sub>l</sub>	p Code: <u>33156</u>
Owner's Email Address: marcus.i	ra@gmail.com		
3. Surveyor's Name: John Ibarra & A	Assoc., Inc.	Phone: <u>305-26</u>	<u>32-0400</u>
Address: 777 NW 72nd Avenue, S	uite 3025 City: Miami	State: FL Zi	p Code: <u>33126</u>
Surveyor's Email Address: Javier	@lbarralandsurveyors.com		
4. Folio No(s).: 30-5002-000-0850	/ 30-5002-000-0852 /		<i>I</i>
5. Legal Description of Parent Tract:	See Exhibit "A"		
6. Street boundaries: Between SW 9	Bth St and SW 100th St and between Sy	N 77th Ave and SR 826Ra	mp
	_	2 107	
omgre rammy res.	Zoning Hearing No.:_Z20250 se consisting of Retail/Coffeshop: 522 sq.ft., so ts. olex(Units), Apartments(UnitSq.Ft.), Restaurant(Sq.Ft.)	(a), madamarttarenouse(_	Square it (i);
9. Does the property contain contam	ination? 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. Futhermore, 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.

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STATE OF FLORIDA) SS:	Signature of Owner:	Jode Marcus		
COUNTY OF MIAMI-DADE)	<del>-</del>	Id. Marcus Owner ITWhee		
BEFORE ME, personally appeared Toch acknowledged to and before me that (he/she) expenses as identifications.	Marcus this Htda executed the same for the purpose ion and who did (not) take an oath.	y of <u>May</u> , <u>SA.D. and (he/she)</u> d therein. Personally known <u>or produce</u>		
WITNESS my hand and seal in the County and	State last aforesaid this day o			
	(Print, Type name he	e: Notary Public State of Florida Patricia E Hornandez My Commission HH 457187		
(NOTARY SEAL)  Note: The reverse side of this sheet may be used for	<b>\</b>	mission Expires 1/21/2028 mission Expires (Commission Tumber) v 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:

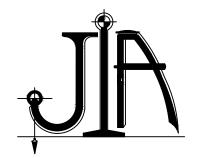
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2, OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION; THENCE RUN NORTH 88°00'50" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2, OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION 2 FOR A DISTANCE OF 312,82 FEET TO THE POINT OF BEGINNING; THENCE 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 NORTH1/2, 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.



## 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

## LEGAL DESCRIPTION:

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

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.

THE EXPRESSED PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND INTO ONE SINGLE TRACT

## SURVEYOR'S NOTES

- THE LEGAL DESCRIPTION AND TITLE EXCEPTIONS SHOWN HEREON ARE BASED ON AN OPINION OF TITLE PROVIDED TO THE SURVEYOR.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) MIAMI-DADE COUNTY AND
- BENCHMARK: MIAMI-DADE COUNTY BENCHMARK V-269; LOCATOR No. 5021 NE, US C & G BRASS DISC SET VERTICALLY IN NW FACE OF FIRST CONC SUPPORT, A COLUMN OF SOUTHBOUND LANES OF X-WAY, 2.5' ABOVE GROUND. SW 98 ST (JOHNSON DR) --- 27' NORTH OF C/L AND NW 77 AVE (PALMETTO X-WAY) --- UNDER THE SOUTHBOUND LANES, ELEVATION IS 15.99 FEET N.G.V.D. 1929.
- 4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY,
- NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE LOCATED. IF APPLICABLE SANITARY AND STORM SEWER UNDERGROUND LINE LOCATIONS SHOWN HEREON WERE FIELD VERIFIED
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT THE SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING, BUT NOT LIMITED TO BUILDING, STRUCTURAL APPURTENANCES, TANKS OR RUBBISH FILLS, ETC.
- 7. THE DISTANCES SHOWN ALONG BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED, AND ARE EXPRESSED IN FEET.
- 8. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A TENTATIVE PLAT.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 02° 03' 19" E, ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 2,
- TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 10. THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON A 95% CONFIDENCE LEVEL, VERIFIED BY REDUNDANT MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS AN EQUIVALENT LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET (SUBURBAN). THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARKS NOTED ABOVE AND MEETS OR EXCEEDS A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

## **DEVELOPMENT INFORMATION:**

OWNERS: IRA M. MARCUS AND REM JODI E .MARCUS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP. MAILING ADDRESS: 476 ROVINO AVE, CORAL GABLES, FL 33156

FOLIO'S NUMBER: 30-5002-000-0850 AND 30-5002-000-0852

(VACANT LAND) DESCRIBED AS PARCEL 1, AREA ±23,663 SQ. FT. (±0.54 ACRES) AND PARCEL 2, AREA ±10,000 SQ. FT. (±0.23 ACRES)

**GU-INTERIM DISTRICT - TRENDED TO BU-2 SPECIAL BUSINESS ZONING HEARING NUMBER Z2025000102** 

PROPOSED DEVELOPMENT PROPOSED TRACT "A" AREA: 30,831 SQ. FT. ± OR 0.71 ACRES ±

PROPOSED CLUBHOUSE RETAIL / COFFEE SHOP SEATING AREA: 1,100 SQ. FT. INDOOR RETAIL / COFFEE SHOP: 522 SQ. FT. INDOOR LOCKER ROOMS: 522 SQ. FT. **5 PADEL BALL COURTS** 

REQUIRED PARKING:

1:250 SQ. FT. (RETAIL / COFFEE SHOP); 2,144 SQ. FT.

8.5 SPACES REQUIRED

4:1 (COURT - RECREATIONAL); 5 PADEL COURTS PROPOSED 20 SPACES REQUIRED

28.5 TOTAL SPACES REQUIRED

16 OFF-STREET SPACES PROPOSED 7 ON-STREET SPACES PROPOSED 23 TOTAL SPACES PROPOSED

61 OFF-SITE SPACES AT OWNER'S ADJACENT PROPERTY

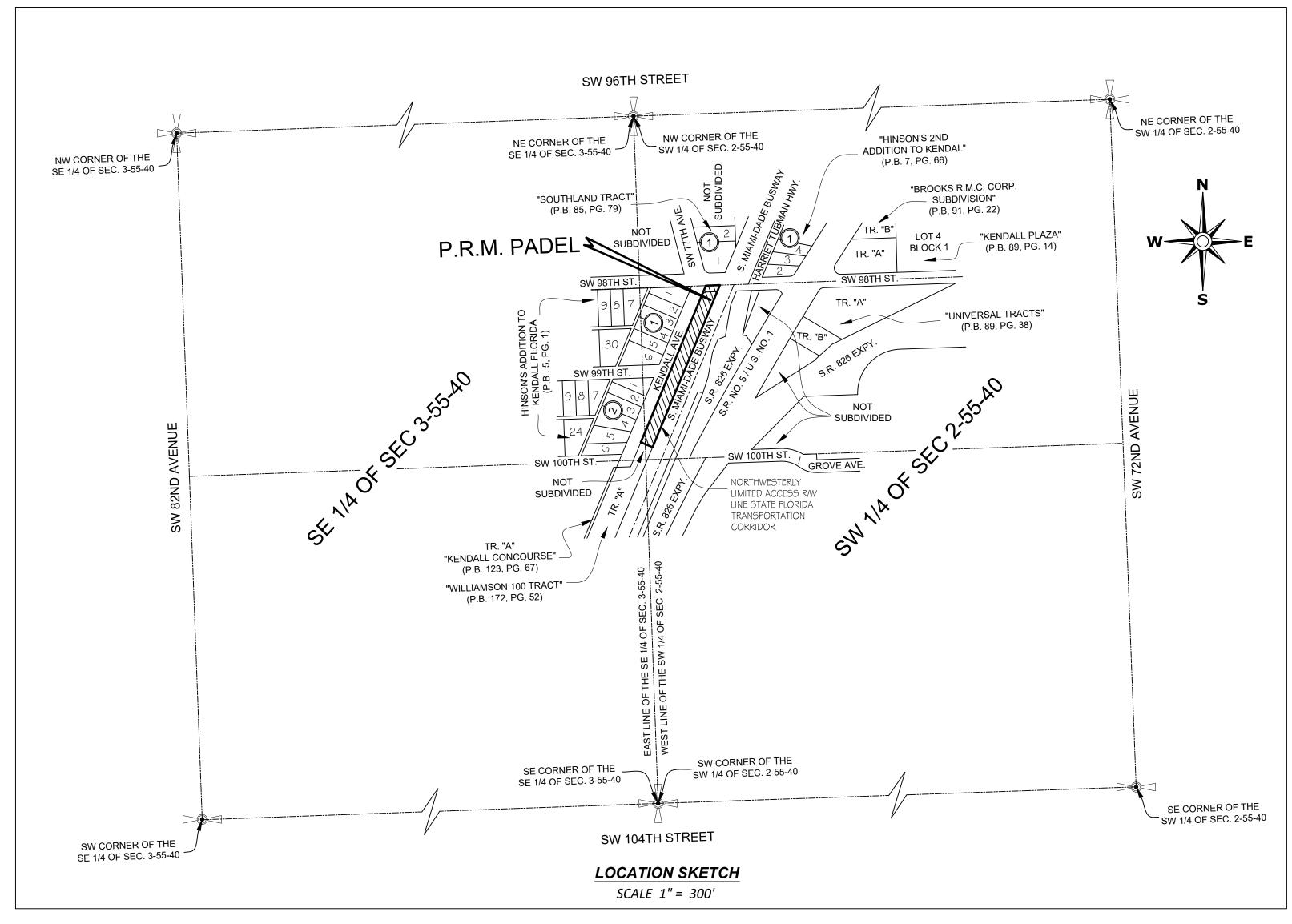
BICYCLE PARKING: 4 SPACES REQUIRED 10 BICYCLE SPACES PROVIDED

EV READY PARKING: 20% OF REQUIRED SPACES 27.5 X .2 = 5.5 EV READY SPACES 5.5 EV READY SPACES PROVIDED

# 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



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.

## FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: BASE FLOOD ELEVATION: N/A COMMUNITY: 120635 (UNINCORPORATED AREA)

PANEL: SUFFIX: DATE OF FIRM: 09/11/2009

## WATER AND SEWER SERVICES:

MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT

## TABLE OF MONUMENTS TO BE SET:

TYPE OF MONUMENT **TOTAL** P. R. M.

IN ACCORDANCE WITH FLORIDA STATUTES, CHARTER 177.091

## FLOOD CRITERIA:

THE MIAMI-DADE FLOOD CRITERIA IS 13.25 FEET N.G.V.D. 1929. MIAMI-DADE COUNTY FLOOD CRITERIA ELEVATION WAS OBTAINED USING ARCGIS SOFTWARE IN COMBINATION WITH MIAMI-DADE COUNTY FLOOD CRITERIA RASTER IMAGE.

**CONTACT INFORMATION:** OTHER CONTACT: JULIO E. PEREZ, PSM JOHN IBARRA & ASSOCIATES, INC. (305) 262-0400 777 NW 72nd AVE, SUITE 3025 EMAIL: MARCUS.IRA@GMAIL.COM MIAMI, FL 33126

ANDRES CORRALES, CNU-A JAVIER MOREJON, PLAT MANAGER

JULIOP@IBARRALANDSURVEYORS.COM JAVIER@IBARRALANDSURVEYORS.COM

REVISED COUNTY COMMENTS 05-08-2025 **UPDATE SURVEY** REVISED ON: 04-18-2025

ORIGINAL SURVEY REVISED ON: 12-10-2024 REVISED ON:

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND A TENTATIVE OF PLAT OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

JULIO E. PEREZ, P.S.M. FOR THE FIRM

PROFESSIONAL SURVEYOR AND MAPPER No.: 6029 STATE OF FLORIDA. (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

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

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# TENTATIVE PLAT OF P.R.M. PADEL

**BOUNDARY & TOPOGRAPHIC SURVEY** 

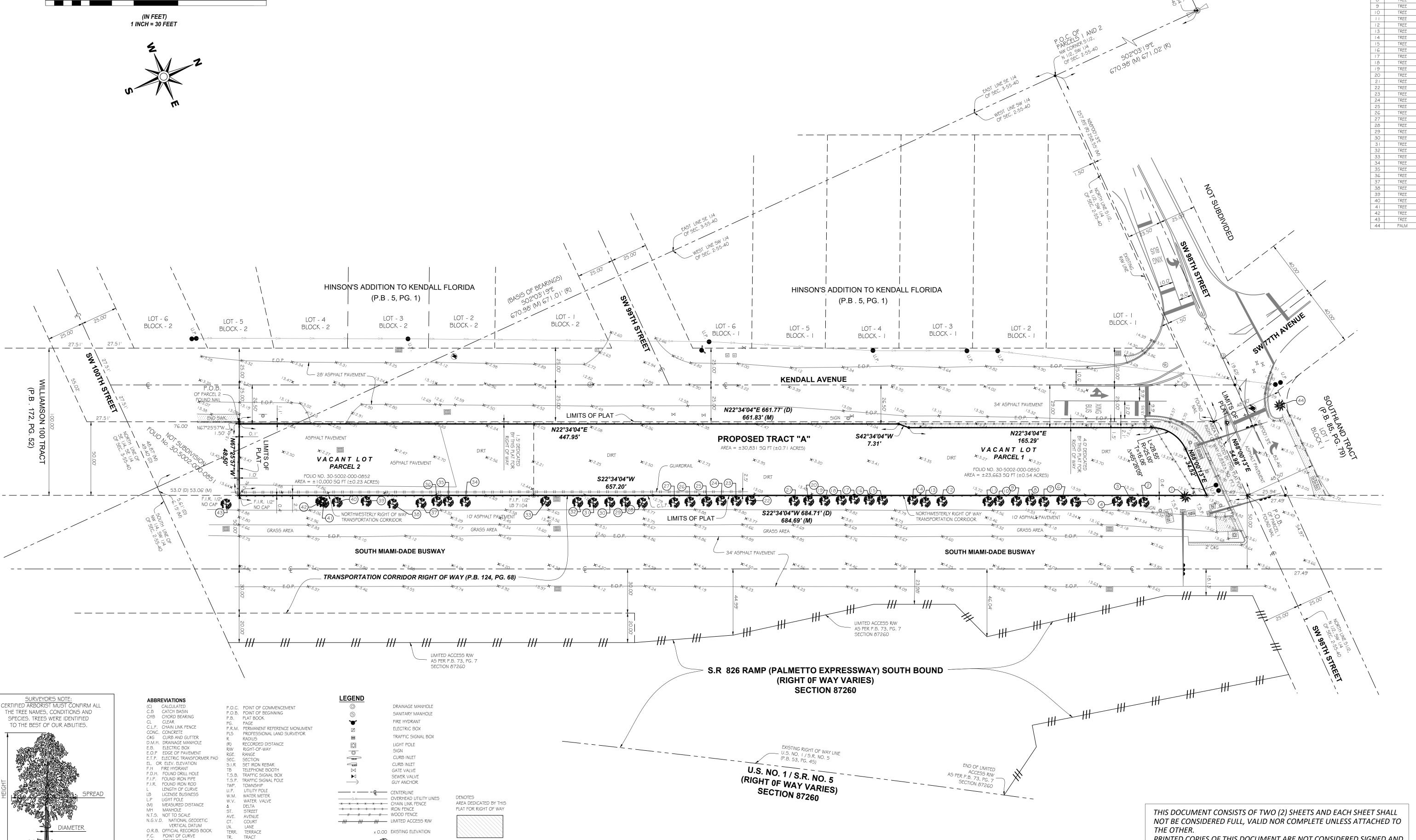
A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 2, TOWNSHIP 55 SOUTH, RANGE 40 EAST AND A PORTION OF THE SE 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

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 Diameter   Height   Spread				
No.	Name	(feet)	(feet)	(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	0.55	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	0.65	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	0.65	18	15
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	0.65	13	14
40	TREE	0.40	13	10
41	TREE	0.45	12	10
42	TREE	0.45	13	12
43	TREE	0.45	15	15
44	PALM	1.25	12	10



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SHEET: