

**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.

|                               |
|-------------------------------|
| <b>FOR OFFICIAL USE ONLY:</b> |
| 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: FL 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
- 7. Present Zoning: GU-Trended to BU-2 Zoning Hearing No.: J2020000254
- 8. Proposed use of Property: 2,870 Sq.Ft. Clubhouse, 10,700 Sq.Ft. Padel Courts, 7,629 Sq.Ft. Surface Parking Lot  
 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-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

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

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

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

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

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS: Signature of Owner: Jodi Marcus  
(Print name & Title here): Jodi Marcus (Owner)

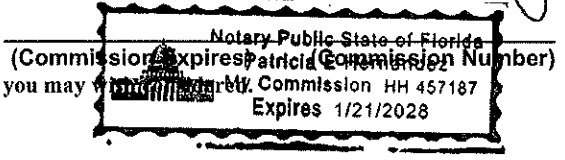
BEFORE ME, personally appeared Jodi Marcus this 3<sup>rd</sup> day of February, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known  or produce \_\_\_\_\_ as identification and who did (not) take an oath.

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

Signature of Notary Public: [Signature]  
(Print, Type name here: \_\_\_\_\_)

(NOTARY SEAL)

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



## 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.

**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.**

|                               |       |
|-------------------------------|-------|
| <b>FOR OFFICIAL USE ONLY:</b> |       |
| 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: FL Zip Code: 33126  
Surveyor's Email Address: Javier@barralandsurveyors.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

7. Present Zoning: GU-Trended to BU-2 Zoning Hearing No.: J2020000254

8. Proposed use of Property: 2,870 Sq.Ft. Clubhouse, 10,700 Sq.Ft. Padel Courts, 7,629 Sq.Ft. Surface Parking Lot  
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.

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

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

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

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Ira Marcus*

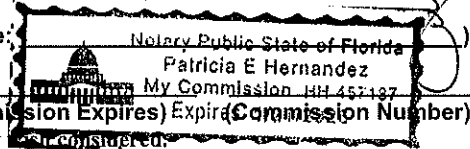
(Print name & Title here): Ira Marcus (Owner)

BEFORE ME, personally appeared Ira Marcus this 3<sup>rd</sup> day of February, 2005 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known  or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 3<sup>rd</sup> day of February 2005 A.D.

Signature of Notary Public: *Patricia E. Hernandez*

(Print, Type name here):



(NOTARY SEAL)

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

## 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.

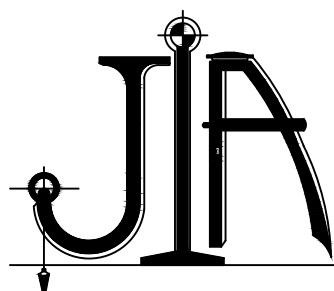
#### PARCEL 2

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.





**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.

### 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, 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 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 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 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 481.77 FEET TO THE POINT OF INTERSECTION WITH NORTH LINE OF THE SOUTH 1/2, OF THE NORTH 1/2, 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:

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 SOUTHWEST 1/4 OF THE SOUTHWEST 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 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.

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 ARE EXPRESSED IN FEET.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- 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.
- THE DISTANCES SHOWN ALONG BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED, AND ARE EXPRESSED IN FEET.
- 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.
- 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.

### FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "X"  
BASE FLOOD ELEVATION: N/A  
COMMUNITY: 120635 (UNINCORPORATED AREA)  
PANEL: 0462  
SUFFIX: L  
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.         | 5     |
| P. C. P.         | 5     |

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.

### 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)

ZONING NOTE:  
GU-INTERIM DISTRICT - TRENDED TO BU-2 SPECIAL BUSINESS DISTRICT (CASE # J202000254)

PROPOSED DEVELOPMENT  
PROPOSED TRACT "A"  
AREA: 32,244 SQ. FT. ± OR 0.74 ACRES ±

2,870 SQ.FT. CLUBHOUSE, 10,700 SQ.FT. PADEL COURTS, AND 7,629 SQ. FT. SURFACE PARKING LOT. 32 SPACES PROPOSED (18 OFF-STREET SPACES PROPOSED, 14 ON-STREET SPACES PROPOSED). 68 OFF-SITE SPACES AVAILABLE AT OWNER'S ADJACENT PROPERTY.

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID NOR COMPLETE UNLESS ATTACHED TO THE OTHER.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

### CONTACT INFORMATION:

IRA M. MARCUS  
MAILING ADDRESS:  
476 ROVINO AVE  
CORAL GABLES, FL 33156  
EMAIL: MARCUS.IRA@GMAIL.COM

ANDRES CORRALES, CNU-A  
AGUADUCLCE COMPANIES  
551 SW 113 AVE  
MIAMI, FL 33174  
305.490.7081  
EMAIL: ANDRES@AGUADUCLCECOMPANIES.COM

### OTHER CONTACT:

JULIO E. PEREZ, PSM  
JOHN IBARRA & ASSOCIATES, INC.  
(305) 262-0400  
777 NW 72nd AVE, SUITE 3025  
MIAMI, FL 33126  
EMAIL:  
JULIOP@IBARRALANDSURVEYORS.COM

JAVIER MOREJON, PLAT MANAGER  
EMAIL:  
JAVIER@IBARRALANDSURVEYORS.COM

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

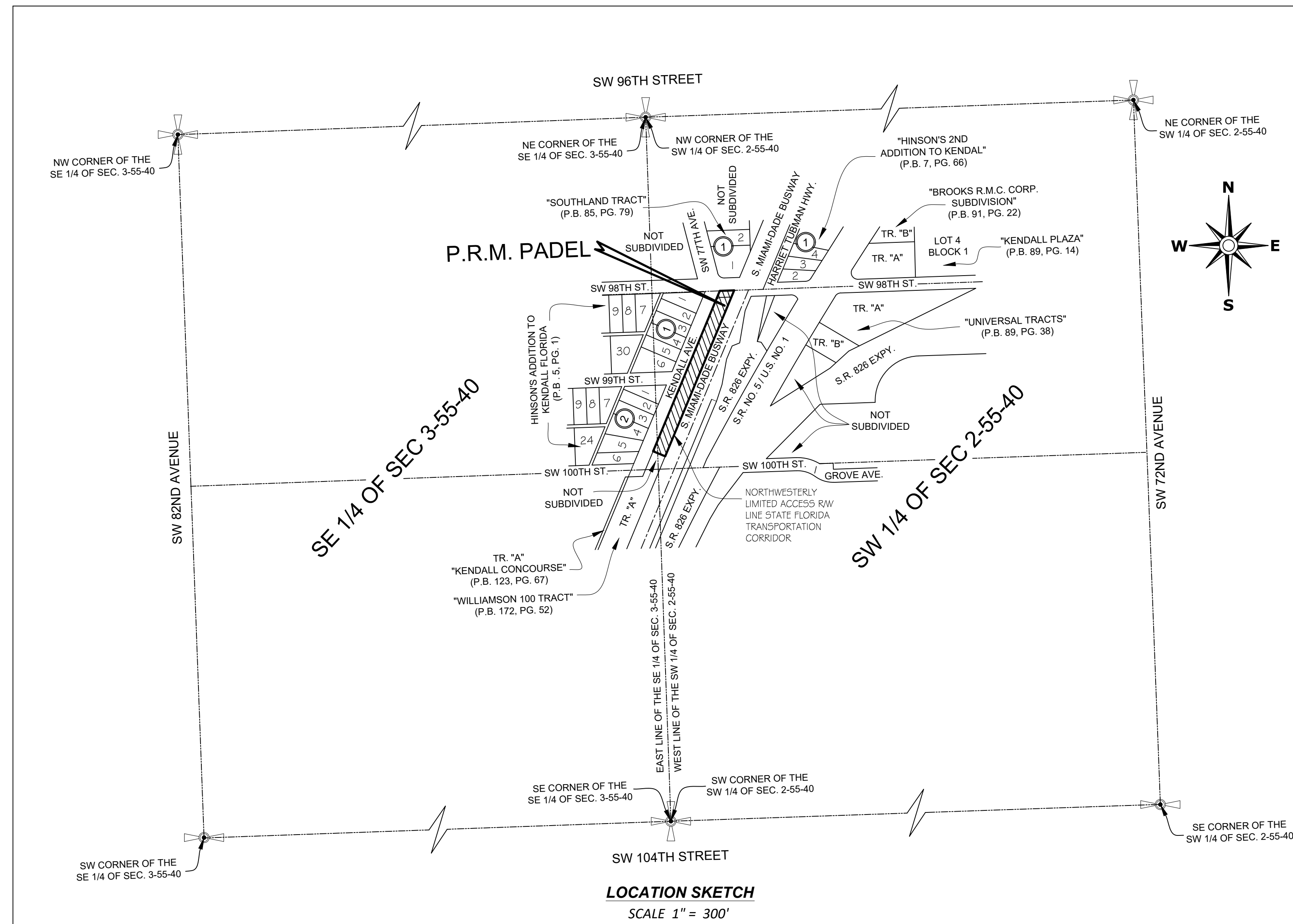
REVISED ON: \_\_\_\_\_

### 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.

BY: \_\_\_\_\_  
JULIO E. PEREZ, P.S.M. FOR THE FIRM

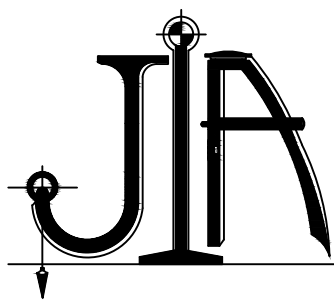
PROFESSIONAL SURVEYOR AND MAPPER No.: 6029 STATE OF FLORIDA.  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).  
LB #7806



LOCATION SKETCH  
SCALE 1" = 300'

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.

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



**JOHN IBARRA & ASSOC., INC.**  
Professional Land Surveyors & Mappers  
WWW.IBARRLANDSURVEYORS.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

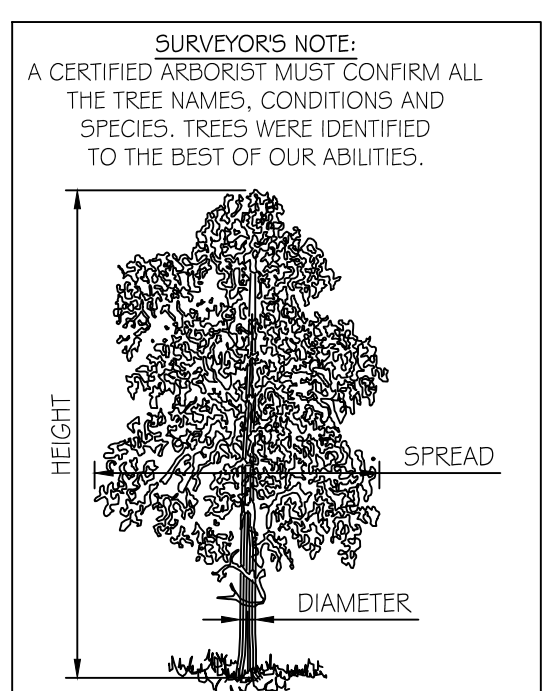
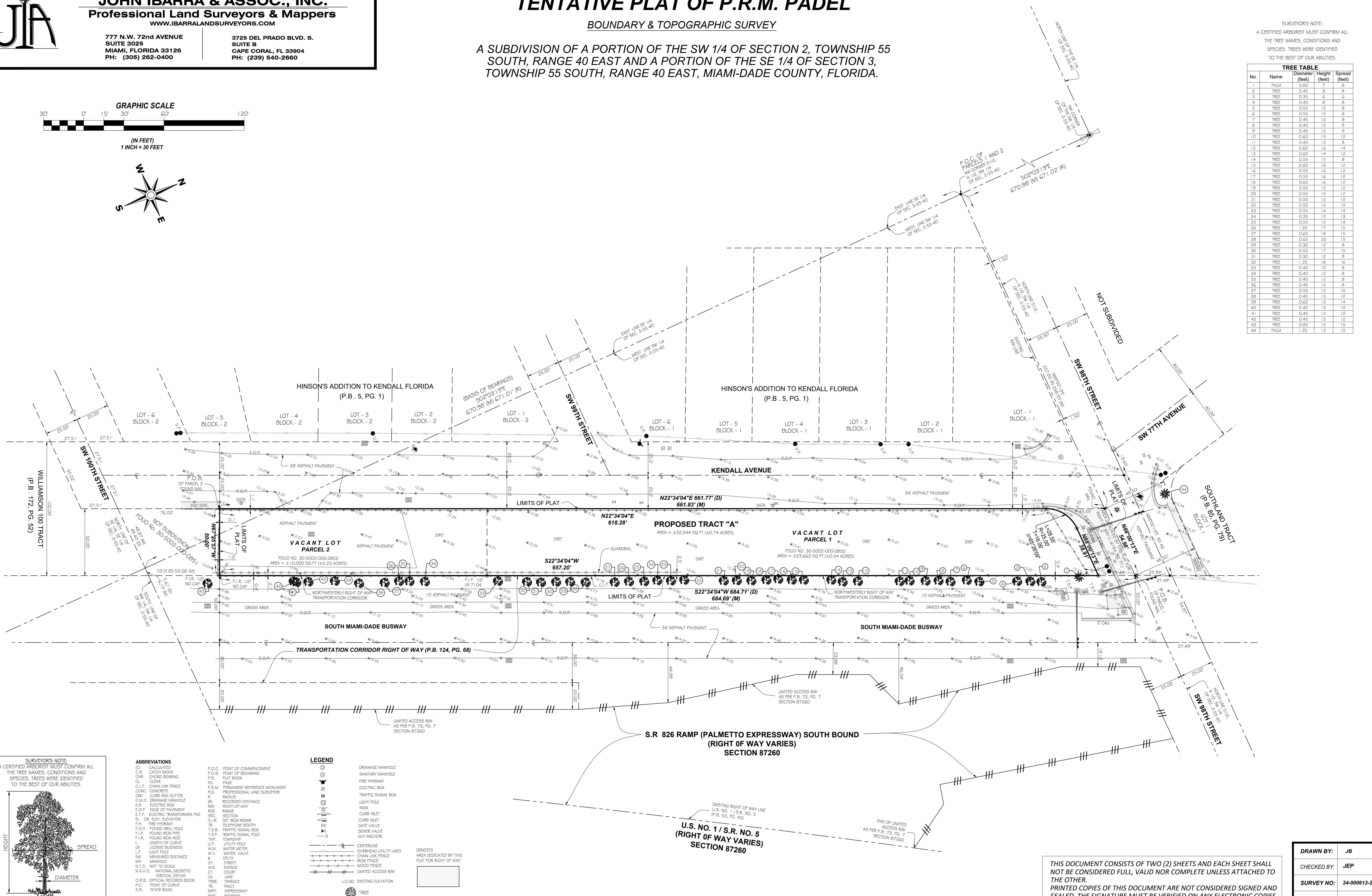
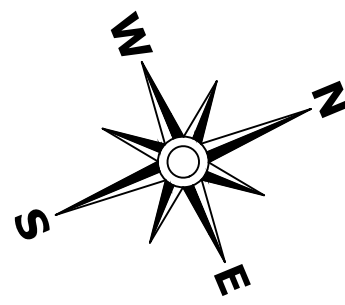
# TENTATIVE PLAT OF P.R.M. PADEL

BOUNDARY & TOPOGRAPHIC SURVEY

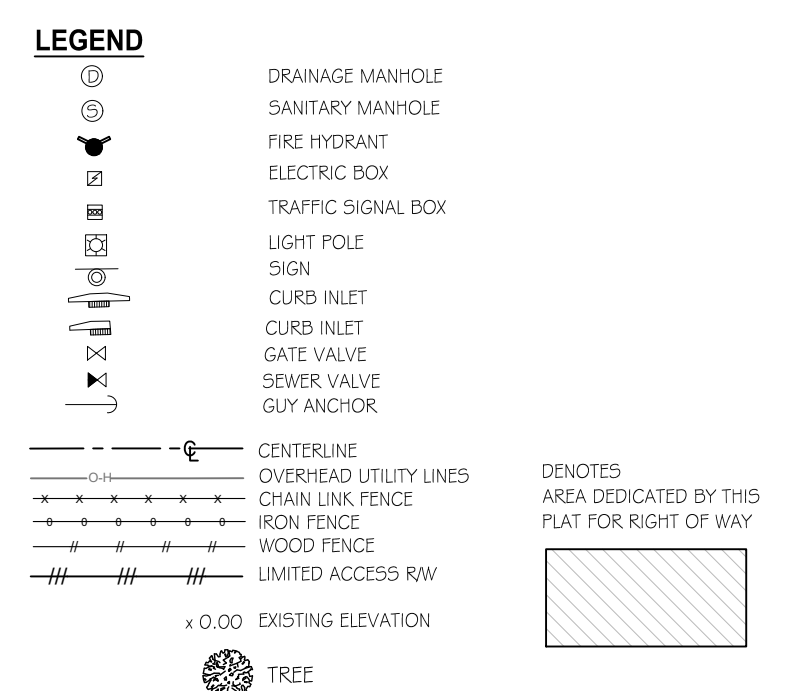
A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 2, TOWNSHIP 55 SOUTH, RANGE 40 EAST AND A PORTION OF THE SE 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

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 | 0.25            | 8             | 6             |
| 2          | TREE | 0.45            | 6             | 6             |
| 3          | TREE | 0.35            | 6             | 6             |
| 4          | TREE | 0.45            | 8             | 6             |
| 5          | TREE | 0.55            | 15            | 8             |
| 6          | TREE | 0.55            | 15            | 6             |
| 7          | TREE | 0.45            | 10            | 6             |
| 8          | TREE | 0.45            | 15            | 9             |
| 9          | TREE | 0.45            | 12            | 9             |
| 10         | TREE | 0.60            | 13            | 12            |
| 11         | TREE | 0.45            | 12            | 6             |
| 12         | TREE | 0.60            | 16            | 14            |
| 13         | TREE | 0.60            | 14            | 12            |
| 14         | TREE | 0.55            | 15            | 6             |
| 15         | TREE | 0.60            | 16            | 12            |
| 16         | TREE | 0.55            | 16            | 12            |
| 17         | TREE | 0.55            | 16            | 12            |
| 18         | TREE | 0.50            | 17            | 15            |
| 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            | 16            | 15            |
| 28         | TREE | 0.65            | 20            | 15            |
| 29         | TREE | 0.30            | 12            | 6             |
| 30         | TREE | 0.50            | 17            | 15            |
| 31         | TREE | 0.30            | 12            | 9             |
| 32         | TREE | 1.25            | 16            | 16            |
| 33         | TREE | 0.40            | 10            | 6             |
| 34         | TREE | 0.40            | 12            | 6             |
| 35         | TREE | 0.40            | 12            | 6             |
| 36         | TREE | 0.40            | 12            | 6             |
| 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 | 0.55            | 15            | 15            |
| 44         | PALM | 1.25            | 12            | 10            |



- ABBREVIATIONS**
- (C) CALCULATED
  - C.B. CATCH BASIN
  - CMB CHORD BEARING
  - CL CLEAR
  - C.L.P. CHAIN LINK FENCE
  - CONC. CONCRETE
  - C&G CURB AND GUTTER
  - D.M.M. DRAINAGE MANHOLE
  - E.B. ELECTRIC BOX
  - E.O.P. EDGE OF PAVEMENT
  - E.T.P. ELECTRIC TRANSFORMER PAD
  - EL OR. ELEV. ELEVATION
  - F.H. FIRE HYDRANT
  - F.D.H. FOUND DRILL HOLE
  - F.I.P. FOUND IRON PIPE
  - F.I.R. FOUND IRON ROD
  - L LENGTH OF CURVE
  - LV LICENSE BUSINESS
  - L.P. LIGHT POLE
  - M.D. MEASURED DISTANCE
  - MH MANHOLE
  - N.T.S. NOT TO SCALE
  - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.C. POINT OF CURVE
  - S.R. STATE ROAD
- LEGEND**
- (Symbol) CENTRAL/ OVERHEAD UTILITY LINES
  - (Symbol) CHAIN LINK FENCE
  - (Symbol) IRON FENCE
  - (Symbol) WOOD FENCE
  - (Symbol) AVENUE
  - (Symbol) COURT
  - (Symbol) LANE
  - (Symbol) TERRACE
  - (Symbol) TRACT
  - (Symbol) EXPRESSWAY
  - (Symbol) HWY.
  - (Symbol) DRAINAGE MANHOLE
  - (Symbol) SANITARY MANHOLE
  - (Symbol) FIRE HYDRANT
  - (Symbol) ELECTRIC BOX
  - (Symbol) TRAFFIC SIGNAL BOX
  - (Symbol) LIGHT POLE
  - (Symbol) SIGN
  - (Symbol) CURB INLET
  - (Symbol) CURB INLET
  - (Symbol) GATE VALVE
  - (Symbol) SEWER VALVE
  - (Symbol) GUY ANCHOR
  - (Symbol) UTILITY POLE
  - (Symbol) WATER METER
  - (Symbol) WATER VALVE
  - (Symbol) DELTA
  - (Symbol) STREET
  - (Symbol) AVENUE
  - (Symbol) COURT
  - (Symbol) LANE
  - (Symbol) TERRACE
  - (Symbol) TRACT
  - (Symbol) EXPRESSWAY
  - (Symbol) HWY.
  - (Symbol) x 0.00 EXISTING ELEVATION
  - (Symbol) TREE



U.S. NO. 1 / S.R. NO. 5  
(RIGHT OF WAY VARIES)  
SECTION 87260

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID NOR COMPLETE UNLESS ATTACHED TO THE OTHER.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**DRAWN BY:** JB  
**CHECKED BY:** JEP  
**SURVEY NO.:** 24-00613-2  
**SHEET:** 2 OF 2