

# PADEL POINT MIAMI LLC.



1960 NORMANDY DR.  
MIAMI BEACH, FL 33141

CITY OF MIAMI BEACH  
DESIGN REVIEW BOARD

DRB FINAL SUBMITTAL  
DRB NUMBER: DRB23-0953  
SEPTEMBER 11th, 2023

#### SCOPE OF WORK

- FIVE PADEL COURTS
- PARKING AREA
- EXISTING BUILDINGS  
TO SUPPORT THE USE

#### PROJECT ADDRESS:

1960 NORMANDY DRIVE ,  
MIAMI FL. 33141-4406  
FOLIO NUMBER : 02-3210-011-0370  
ZONING DISTRICT CD-1

#### LEGAL DESCRIPTION

9-10 53 42 PB 40-33  
MIAMI VIEW SEC - ISLE OF NORMANDY  
PART 3 LOTS 1 THRU 9 BLK 36  
LOT SIZE 236.440 X 109  
OR 23342- 3644 THRU 3649 03 2005 4

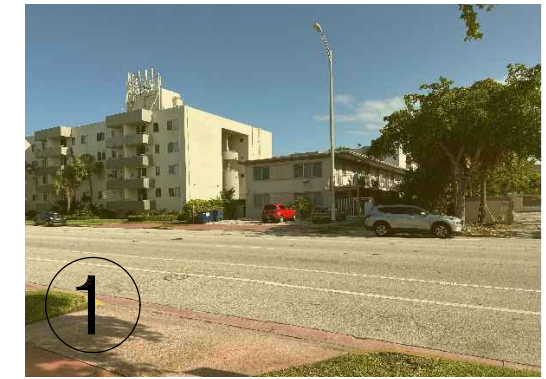
#### LOT SIZE: 25,711 SQ FT

EXISTING BUILDINGS:  
BUILDING A = 2,538 S.F.  
BUILDING B = 600 S.F.  
BUILDING C = 1,250 S.F.

#### PARKING:

6 REGULAR PARKING SPACES  
1 HANDICAP PARKING SPACE  
PARKING AREA = 2,655 S.F

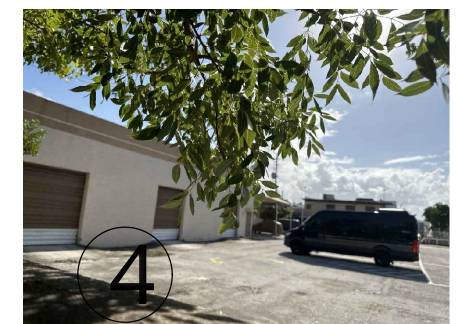
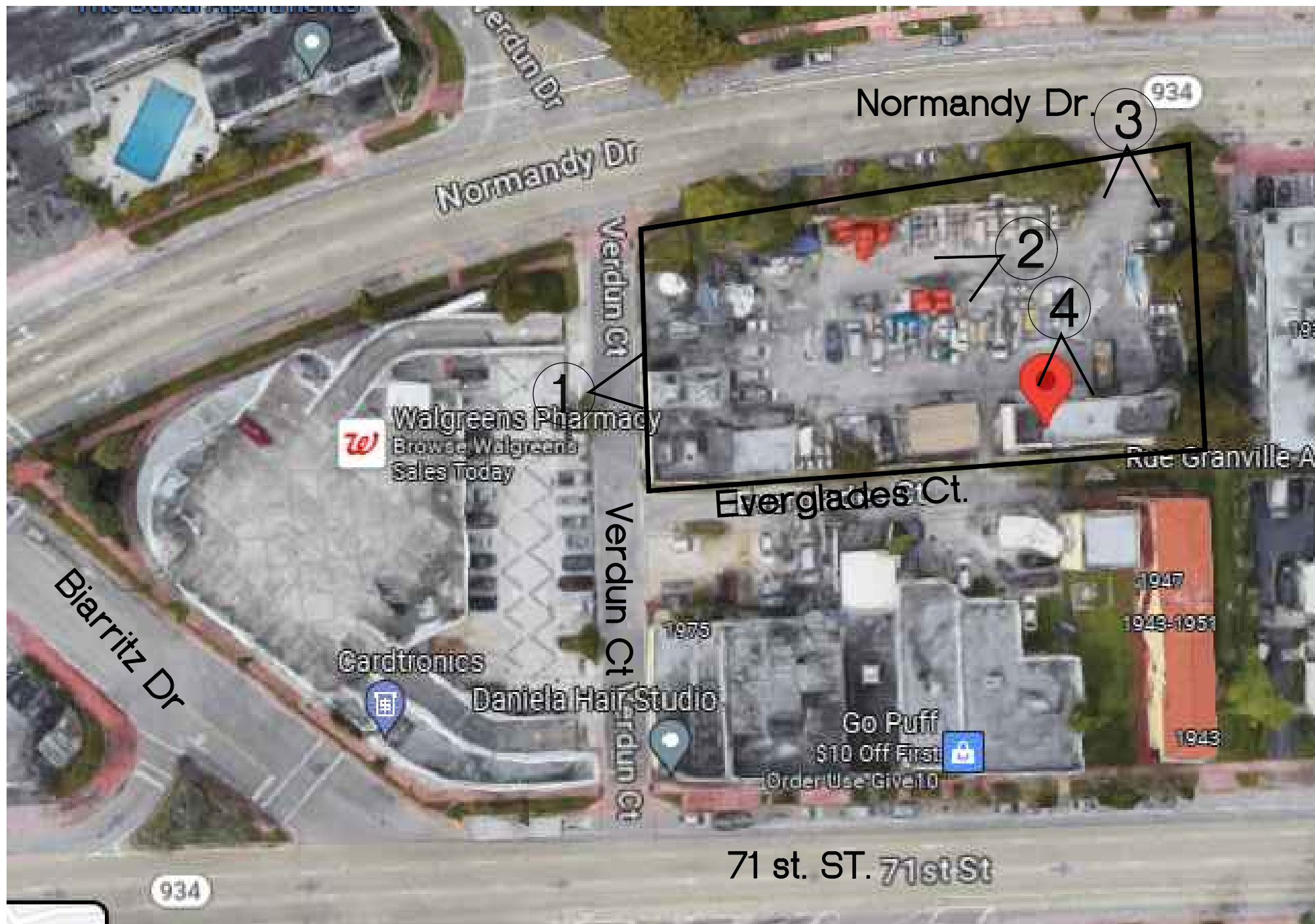




LOCATION ⊕

PADEL POINT MIAMI

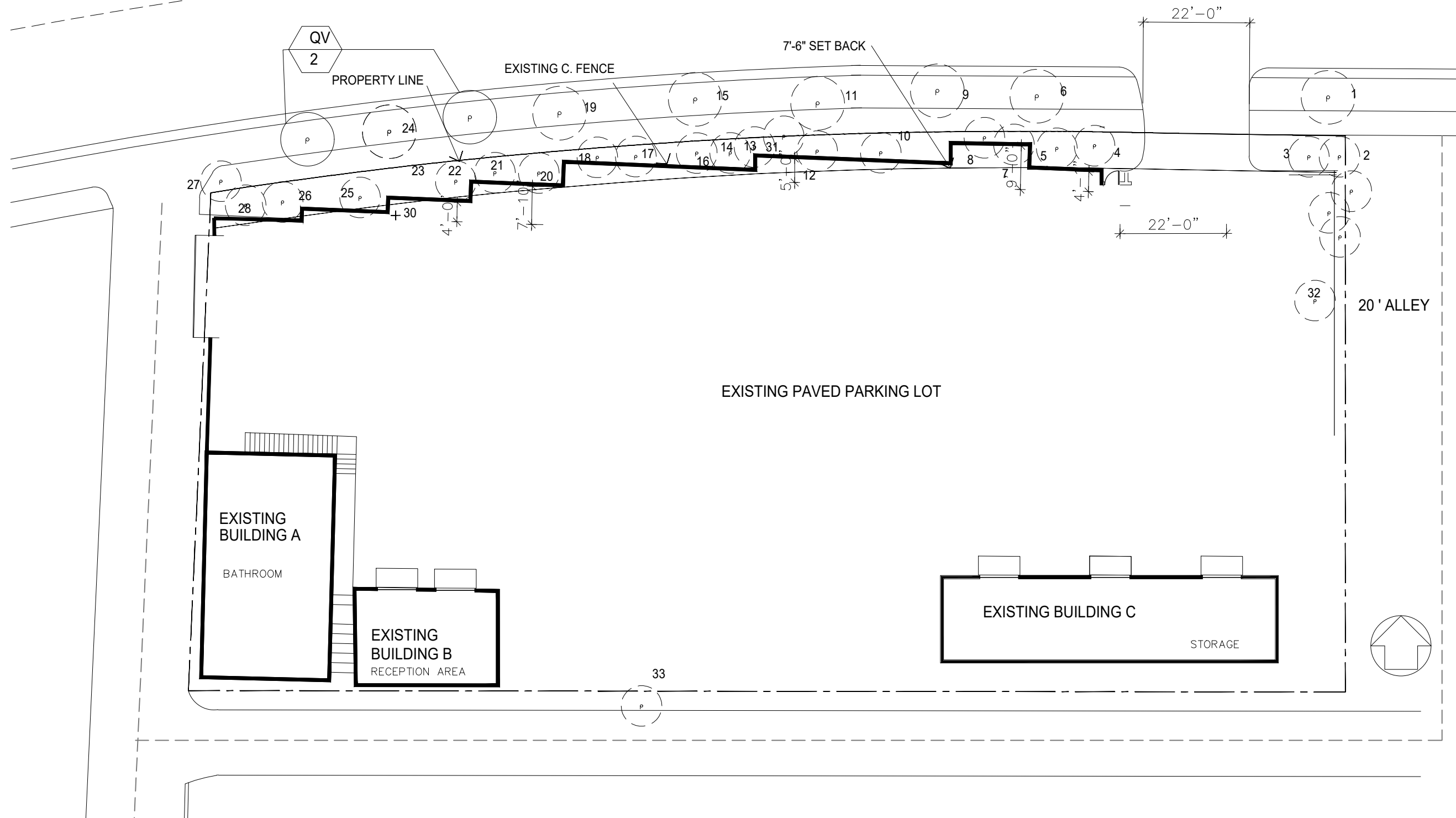




SITE 

PADEL POINT MIAMI

NORMANDY DRIVE



FOR PRESENTATION ONLY

**TR** TUPACK RHEA, PE  
 Professional Engineer  
 FL PE Reg #40217  
 12310 SW 39 ST  
 miami.florida 33175  
 o:305.569.0191  
 tupack@tupack.net

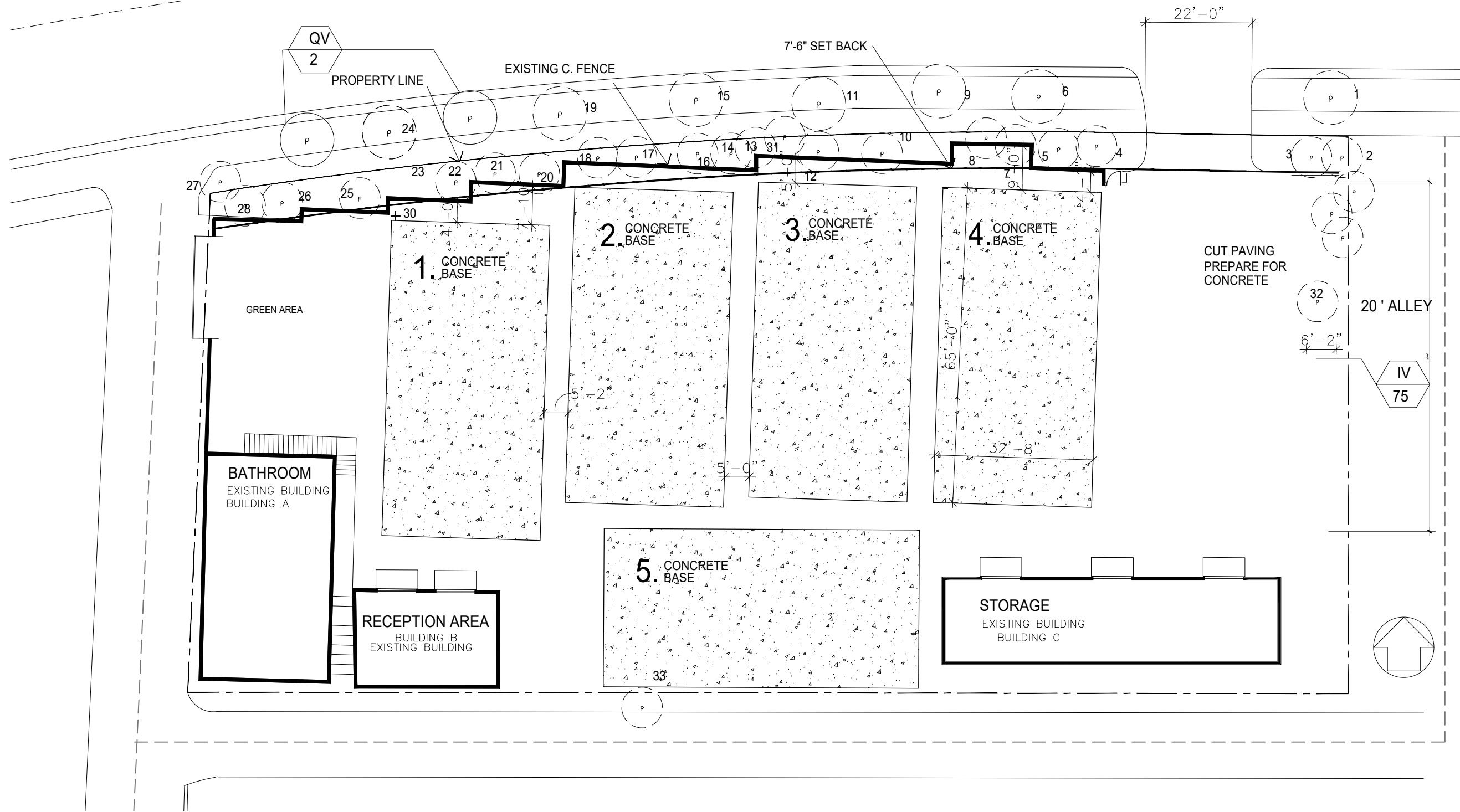


EXISTING SITE



PADEL POINT MIAMI

NORMANDY DRIVE



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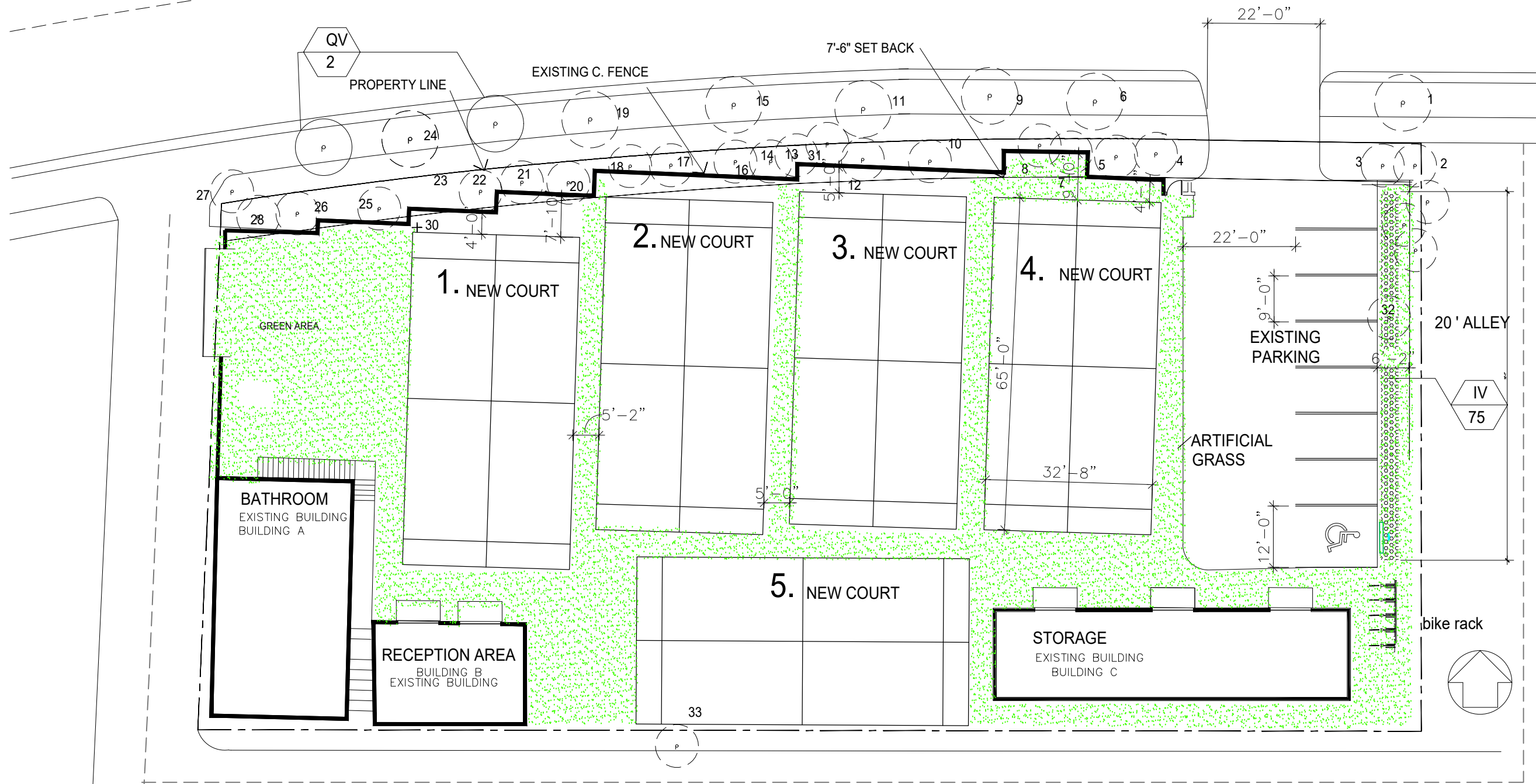


PAVING DEMOLITION/CONCRETE BASE

PADEL POINT MIAMI



NORMANDY DRIVE



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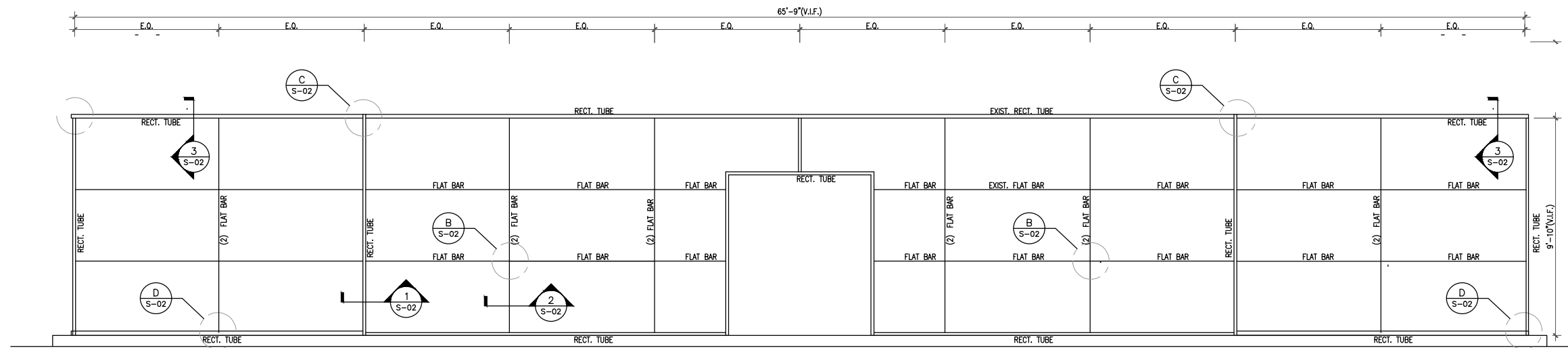


FLOOR PLAN

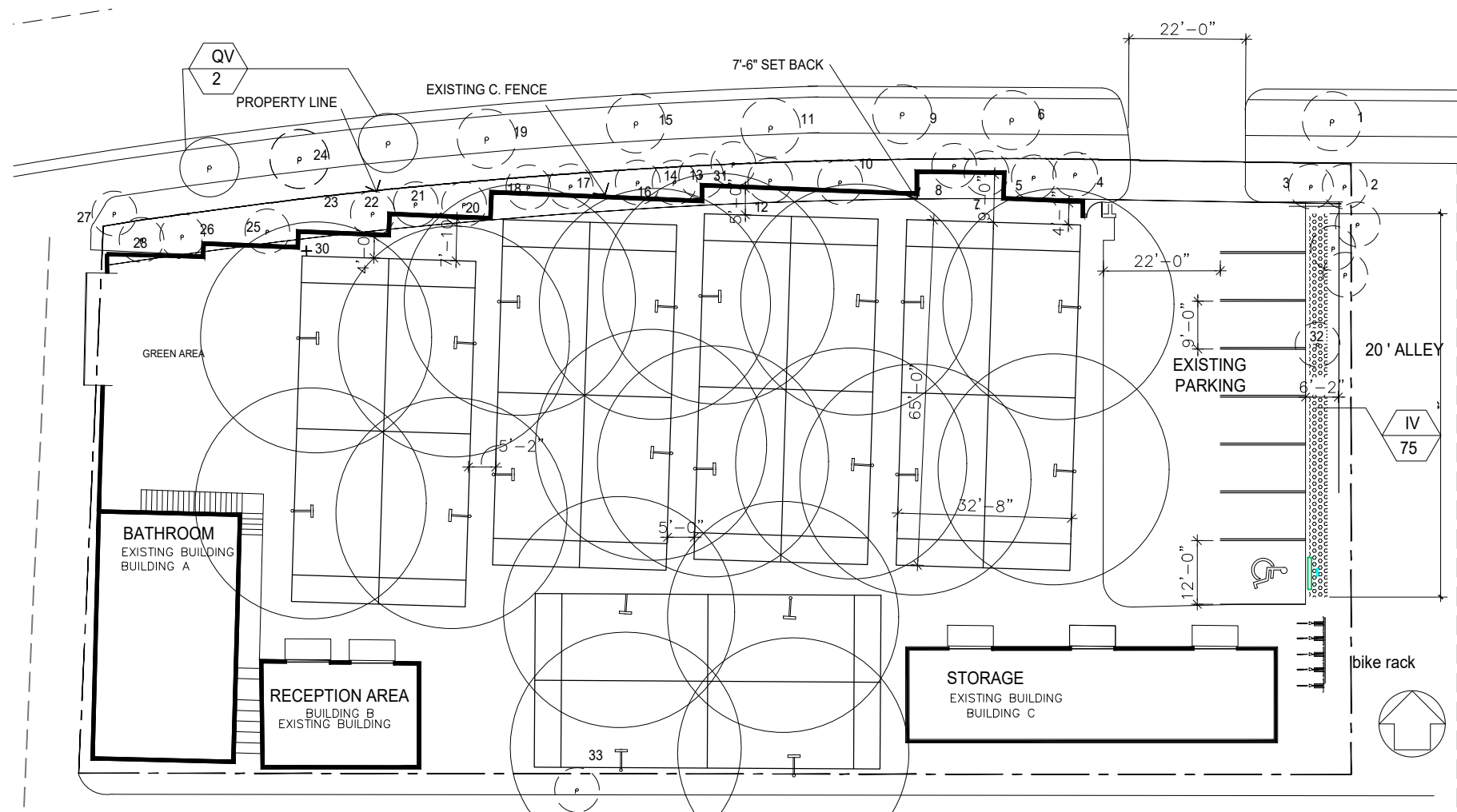


PADEL POINT MIAMI





**TYP. COURT STRUCTURE**



**TYP. COURTS LIGHTING- LOCATION**

**PADEL POINT MIAMI**

FOR PRESENTATION ONLY



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PADLE COURTS VIEWS

PADEL POINT MIAMI





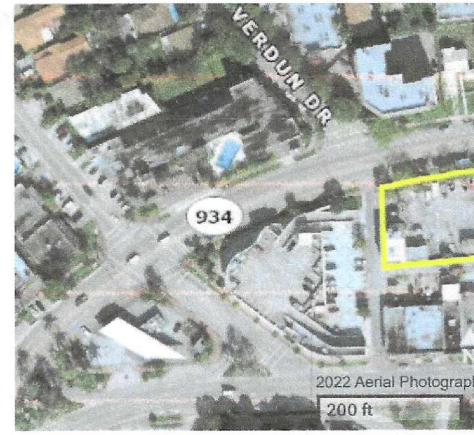
# OFFICE OF THE PROPERTY

## APPRAISER

### Summary Report

Generated On: 09/10/2023

PROPERTY INFORMATION	
<b>Folio</b>	02-3210-011-0370
<b>Property Address</b>	1960 NORMANDY DR MIAMI BEACH, FL 33141-4406
<b>Owner</b>	JAKEAL LLC
<b>Mailing Address</b>	5901 NW 151 ST 126 MIAMI LAKES, FL 33014
<b>Primary Zone</b>	6100 COMMERCIAL - NEIGHBORHOOD
<b>Primary Land Use</b>	9163 UTILITY : UTILITY
<b>Beds / Baths / Half</b>	0 / 0 / 0
<b>Floors</b>	2
<b>Living Units</b>	0
<b>Actual Area</b>	4,826 Sq.Ft
<b>Living Area</b>	4,566 Sq.Ft
<b>Adjusted Area</b>	4,377 Sq.Ft
<b>Lot Size</b>	25,771 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION				
Year	2023	2022	2021	
<b>Land Value</b>	\$2,577,100	\$2,577,100	\$2,577,100	
<b>Building Value</b>	\$168,032	\$168,833	\$148,718	
<b>Extra Feature Value</b>	\$42,317	\$42,516	\$42,715	
<b>Market Value</b>	\$2,787,449	\$2,788,449	\$2,768,533	
<b>Assessed Value</b>	\$2,787,449	\$2,788,449	\$2,768,533	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

**SHORT LEGAL DESCRIPTION**  
 9-10 53 42 PB 40-33  
 MIAMI VIEW SEC - ISLE OF NORMANDY  
 PART 3 LOTS 1 THRU 9 BLK 36  
 LOT SIZE 236.440 X 109  
 OR 23342-3644 THRU 3649 03 2005 4

TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
<b>COUNTY</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$2,787,449	\$2,788,449	\$2,768,533	
<b>SCHOOL BOARD</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$2,787,449	\$2,788,449	\$2,768,533	
<b>CITY</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$2,787,449	\$2,788,449	\$2,768,533	
<b>REGIONAL</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$2,787,449	\$2,788,449	\$2,768,533	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/26/2019	\$2,200,000	31707-1571	Atypical exposure to market; atypical motivation
03/01/2005	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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# PROPERTY APPRAISER

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