



padel X™ miami beach

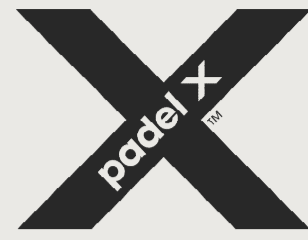
DRB26-1170

Miami Beach Racquet Club, LLC

May 14, 2026

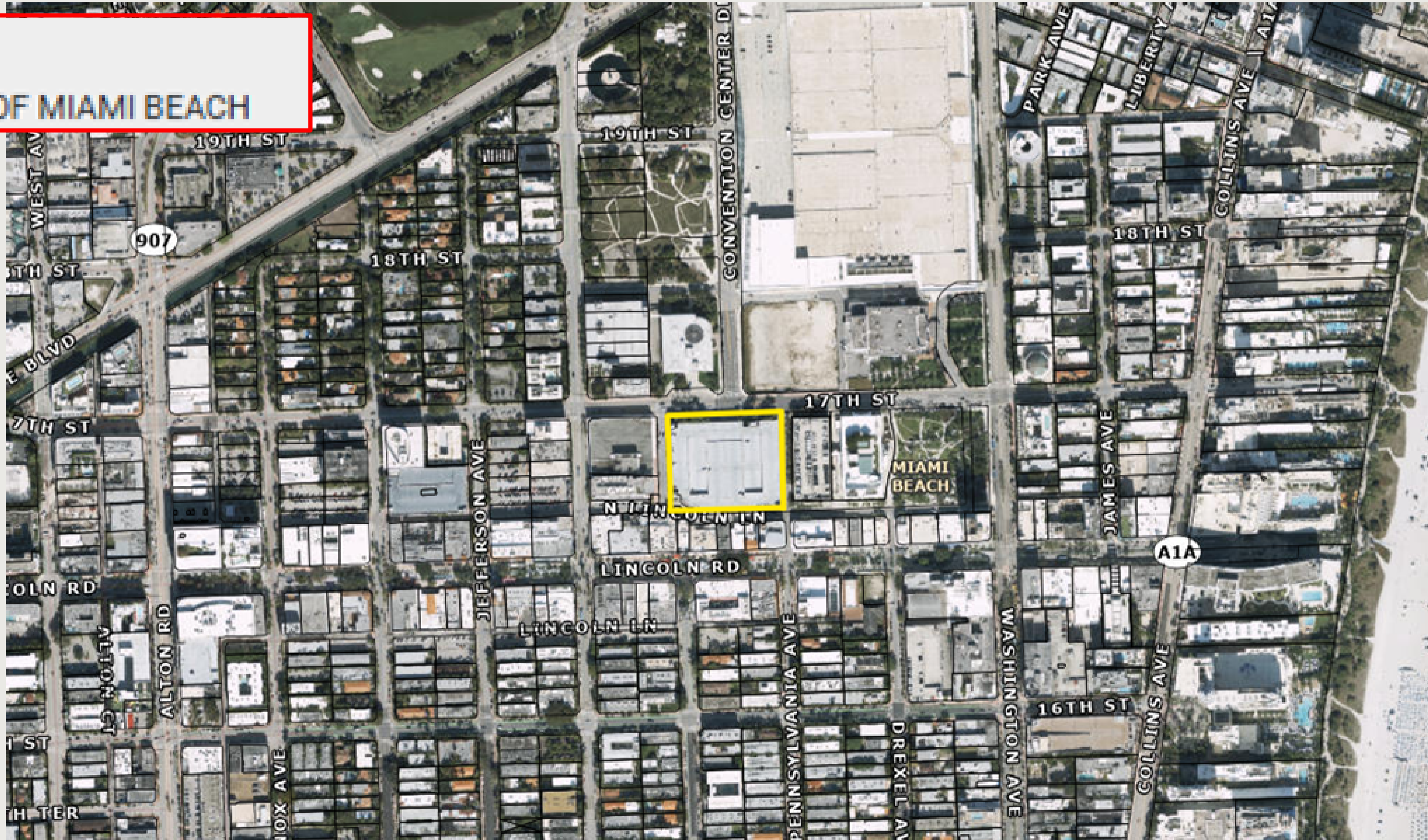


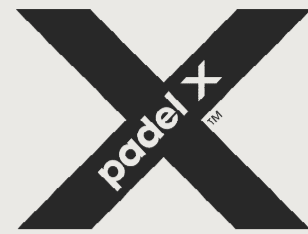
ZONING, LAND USE AND ENVIRONMENTAL LAW



Property (G5 Parking Garage)

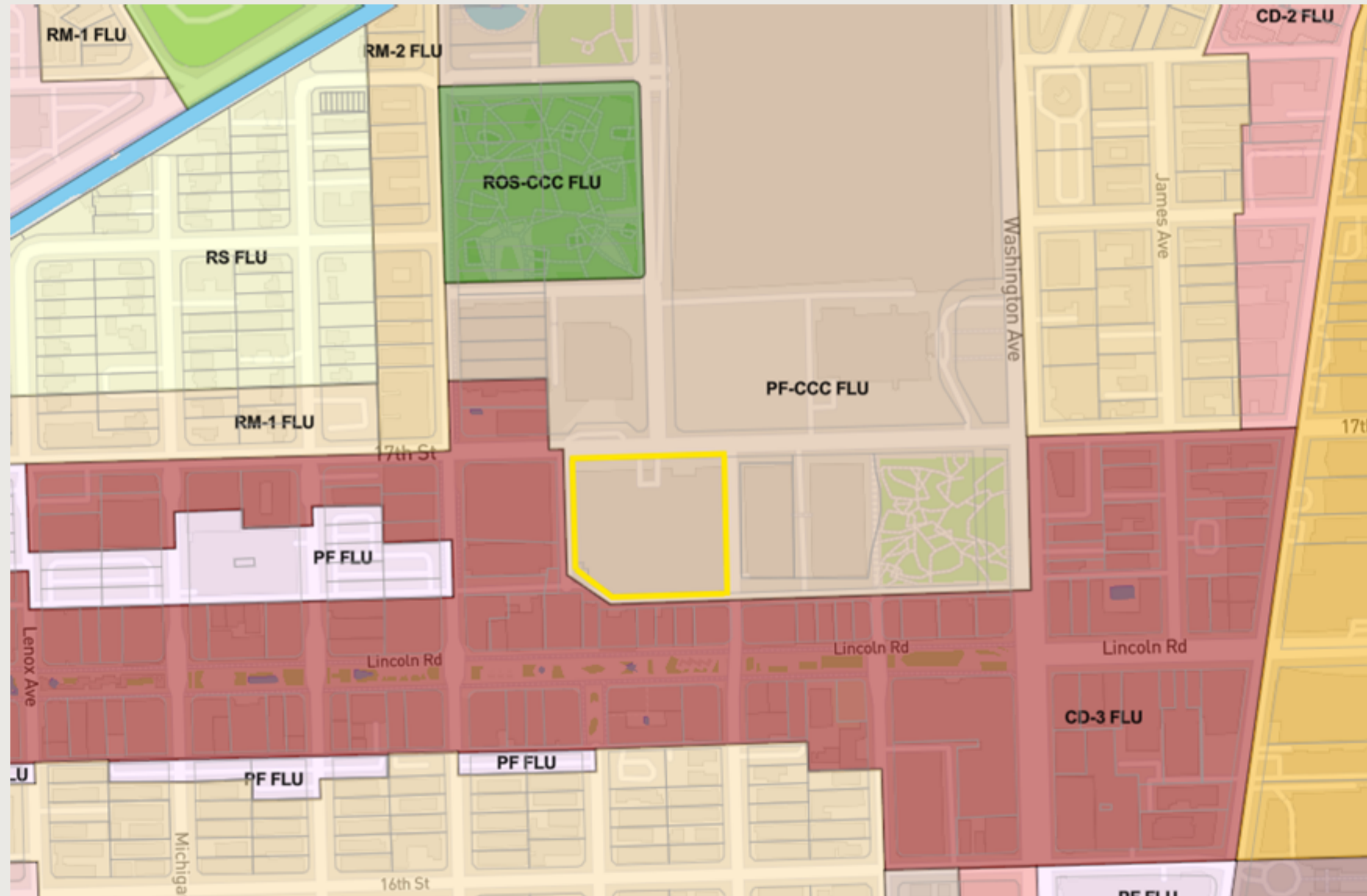
Owner
CITY OF MIAMI BEACH



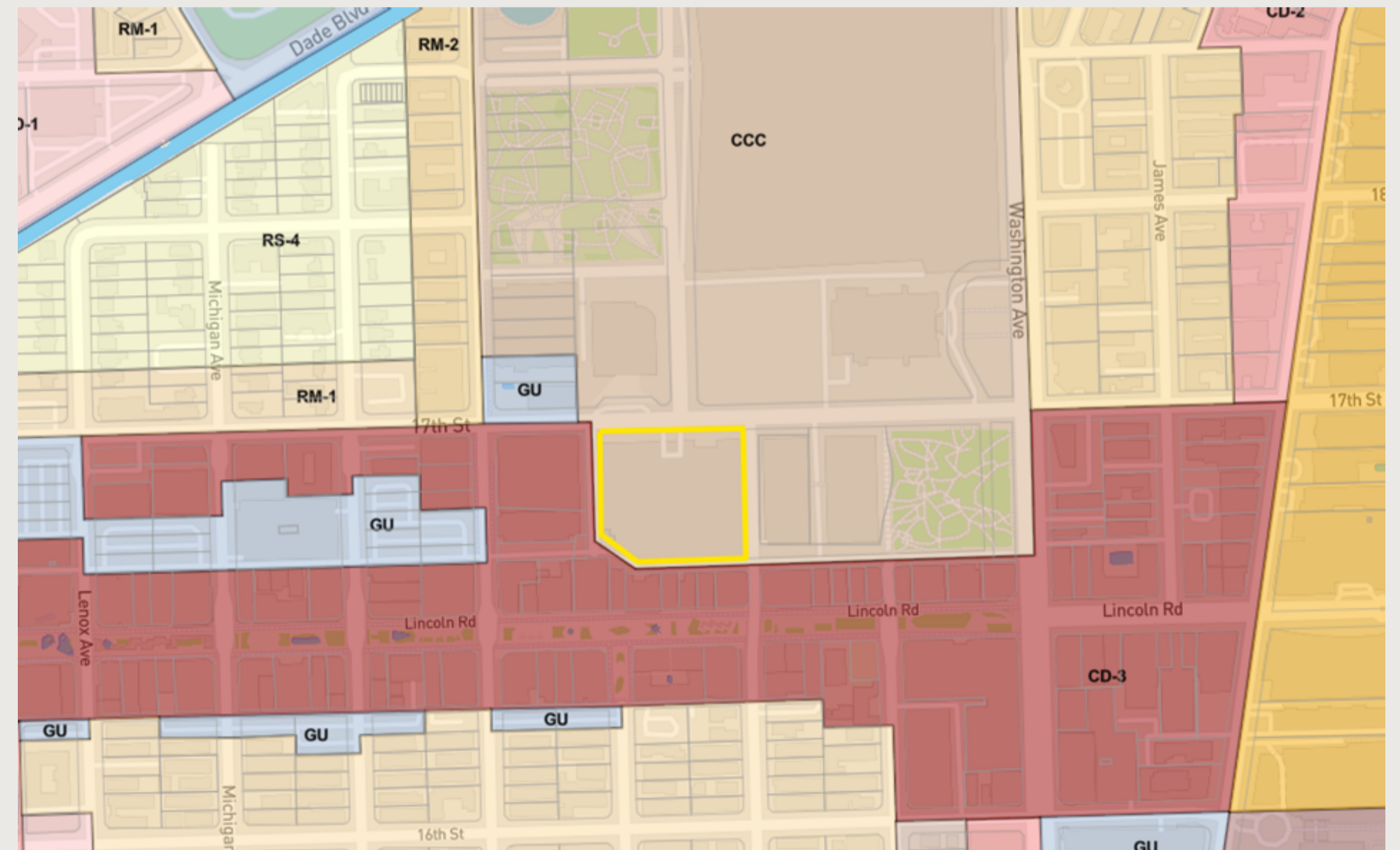


Land Use and Zoning

Land Use: Public Facility: Convention Center Facilities (PF-CCC)



Zoning: Civic and Convention Center (CCC)





Property Existing Conditions



- 1,460 Total Parking Spaces
- 69% Annual Utilization Rate (Approx. **462** Empty Spaces)
- Padel X Development Impacts **167** Spaces



Background: RFP and Lease Agreement

RFP No. 2025-218-ND

In February 2025, the City issued an RFP for the Construction, Management, and Operation of a Padel/Pickleball Facility with up to 40,000 square feet on the rooftop of the G5 Parking Garage

Resolution No. 2025-33784

In June 2025, City Commission adopted a resolution authorizing the City to negotiate agreement with Applicant for a lease of the Property to construct the project described in Applicant's proposal

Resolution No. 2025-33906

In September 2025, City Commission adopted resolution approving the Lease Agreement for the Property between the City and the Applicant



Padel X



Padel X Miami: Successful launch & performance.

LAUNCHED APRIL 2024

PREMIUM LOCATION NEXT TO
ARSHT AND KASEYA CENTERS



HIGH-END DESIGN
AND CLUB VIBE



BEST COURTS IN THE US
W/ PRO LED AND VIDEO TECH



GREAT TEAM AND
HOSPITALITY



PIONEERING RECYCLING
PROGRAM FOR X MERCH



ACADEMY WITH PROPRIETARY
TRAINING METHOD



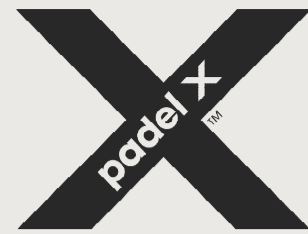
BERCOW
RADELL
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LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW



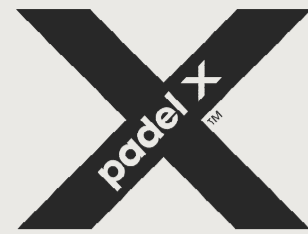
Lease Basics

- Term of Lease is Just Under 10 Years.
- Open 7:00 AM to 11:00 PM
- Padel X to return garage to original condition.



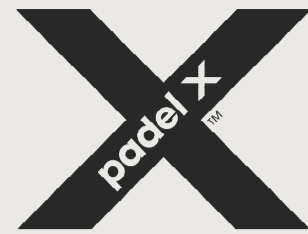
Lease -- Resident Access and Youth Programming

- Free weekly padel sessions for City residents.
- Dedicated resident time blocks with preferred rates and reserved access.
- Affordable after school and youth programming.
- Minimum \$10,000 annually in subsidized memberships for youth participants.



Lease -- Youth Development & Inclusivity

- Sponsorship grants for talented juniors needing financial assistance for professional training and competition preparation.
- Funding outreach partnerships with schools, non-profits and cultural organizations to introduce the sport.



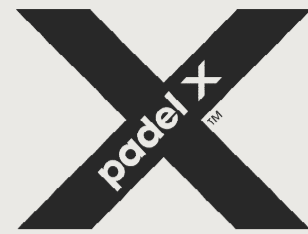
Lease -- Community Activation & Partnerships

- Access to facility for a minimum of 2 charity events per year.
- Funding family-friendly programming events.
- Partnering with Parks and Recreation Department to host free family-friendly activations.

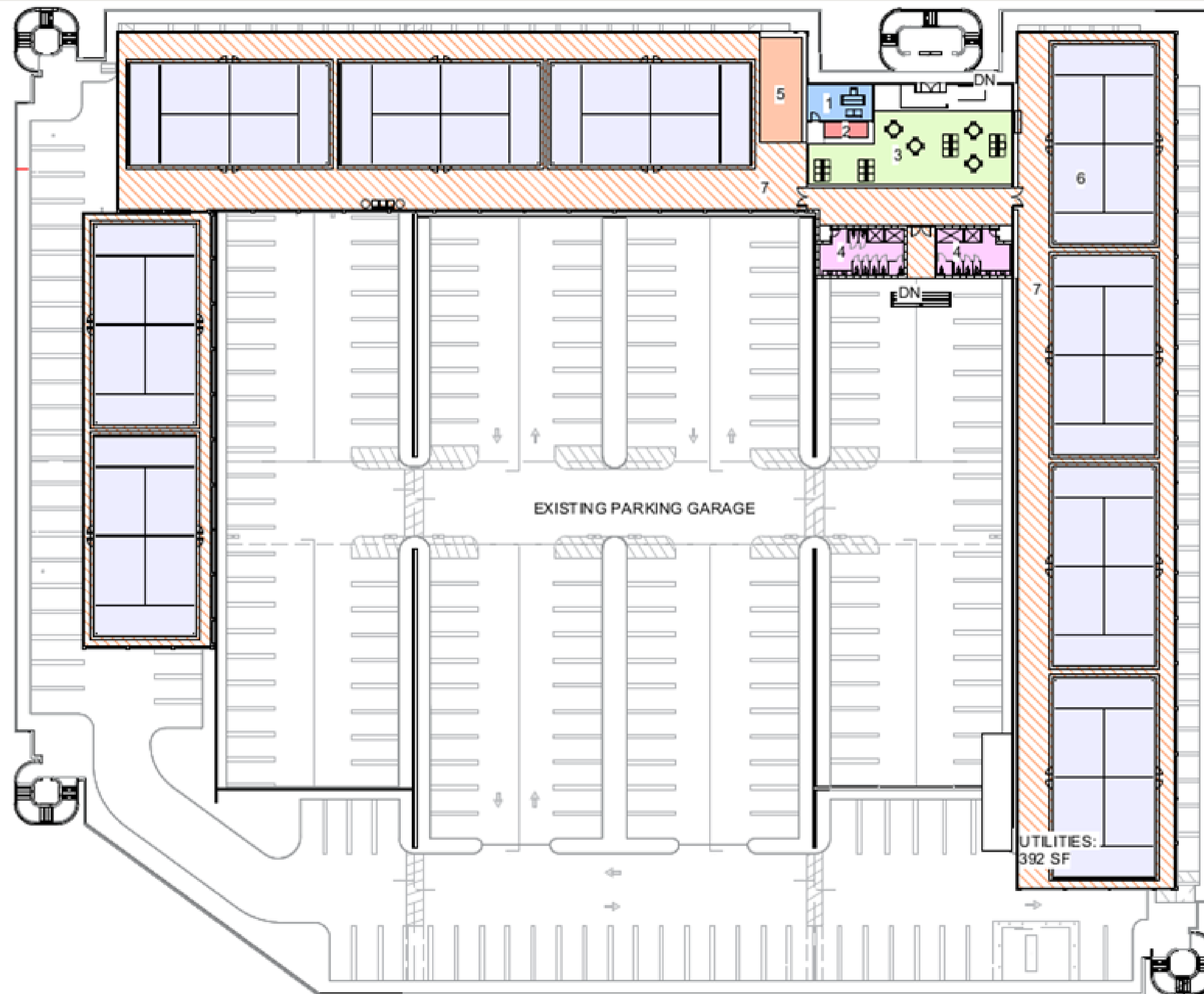


Project





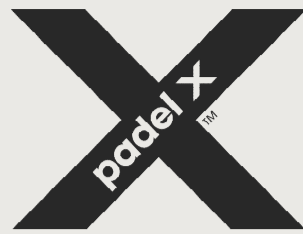
Project: Floor Plan



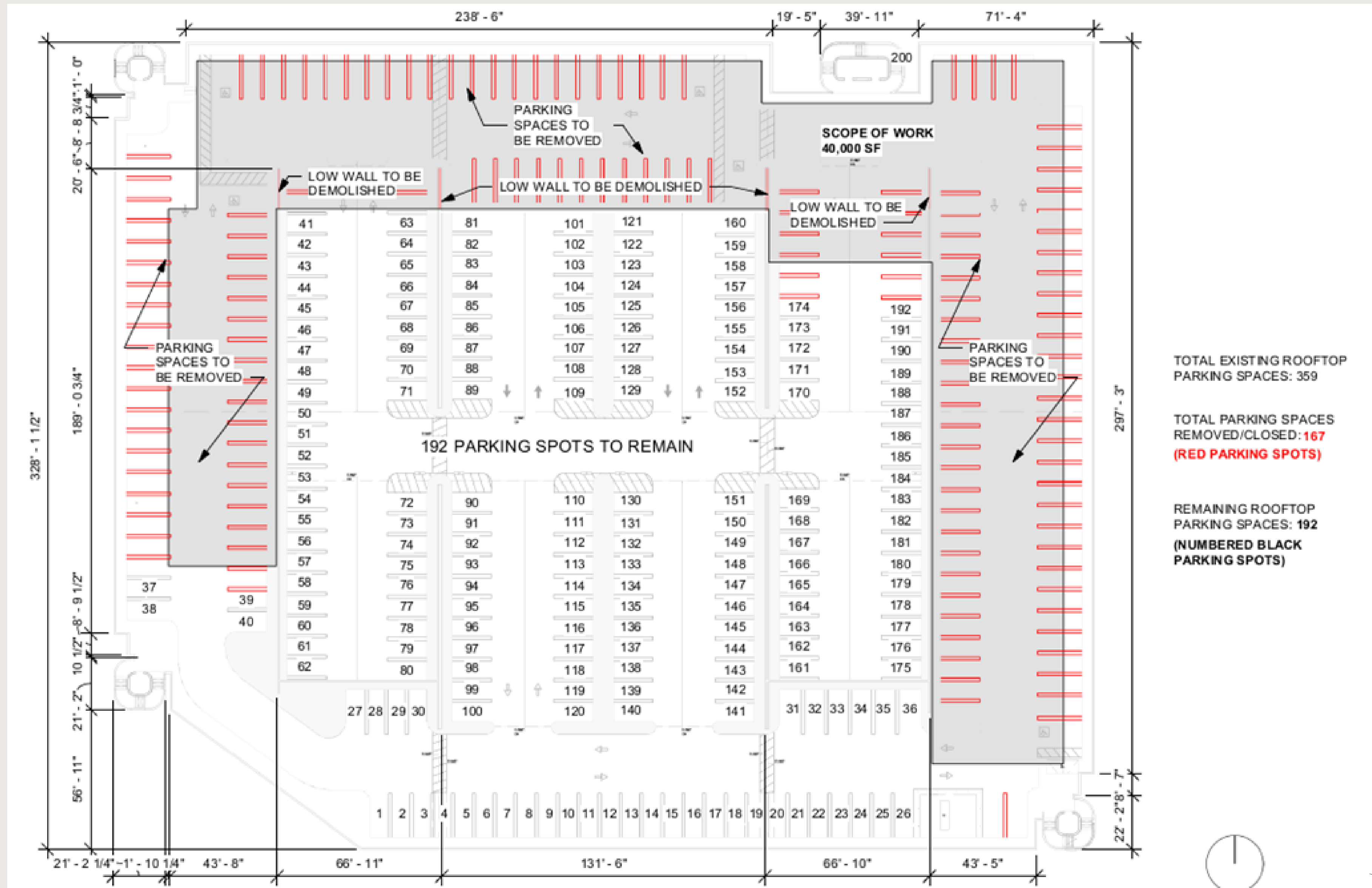
- 1. OFFICE: 257 SF
 - 2. PROSHOP: 78 SF
 - 3. INTERIOR LOUNGE: 1395 SF
 - 4. RESTROOMS: 796 SF
 - 5. GYM: 490 SF
 - 6. PADEL COURT: (2152 SF X 10) 21,520 SF
 - 7. CIRCULATION: 14289 SF
- TOTAL: 38,825 SF



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Parking Diagram

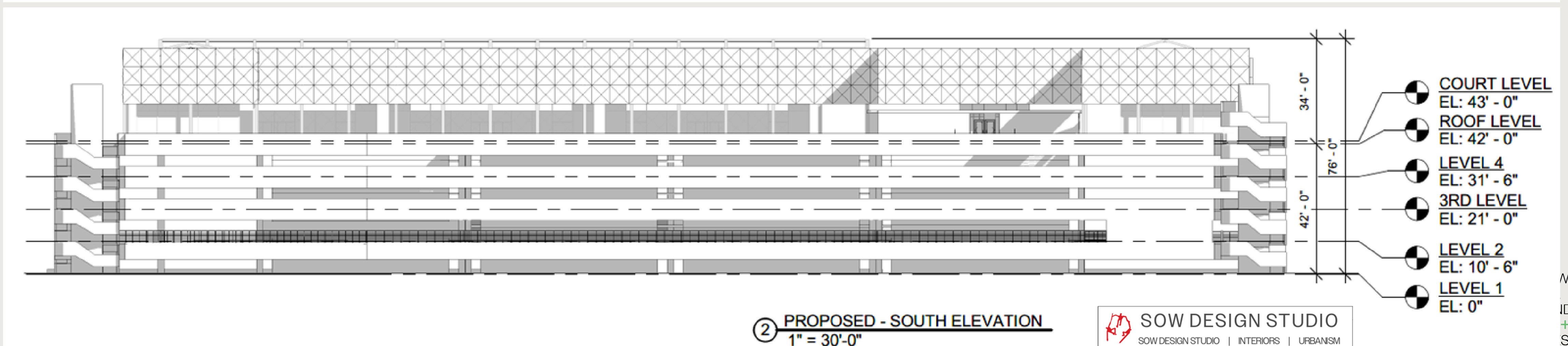
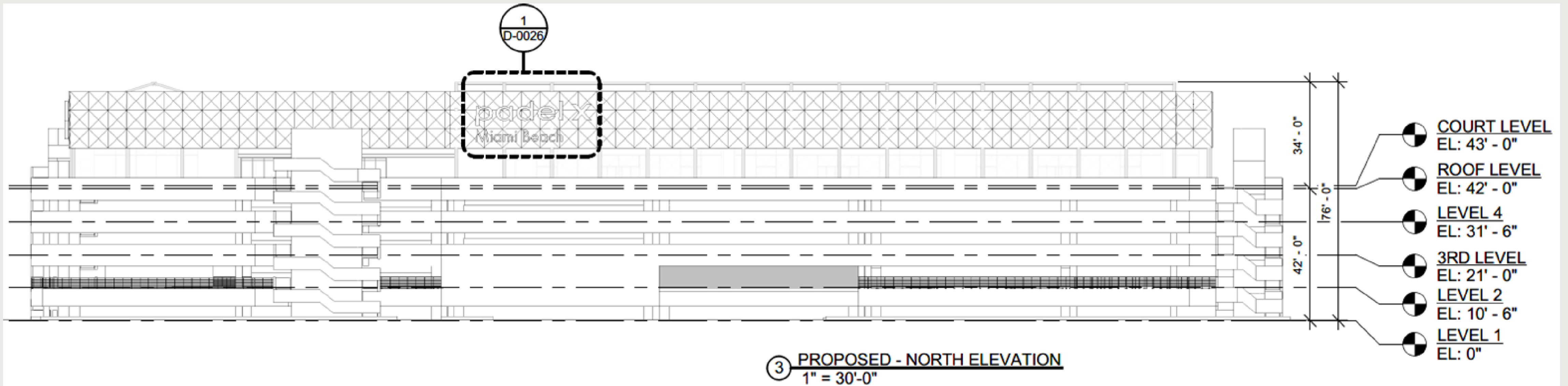


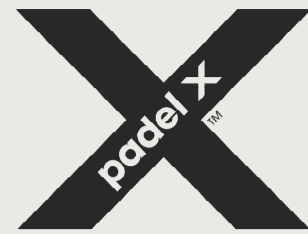
SOW DESIGN STUDIO
 SOW DESIGN STUDIO | INTERIORS | URBANISM

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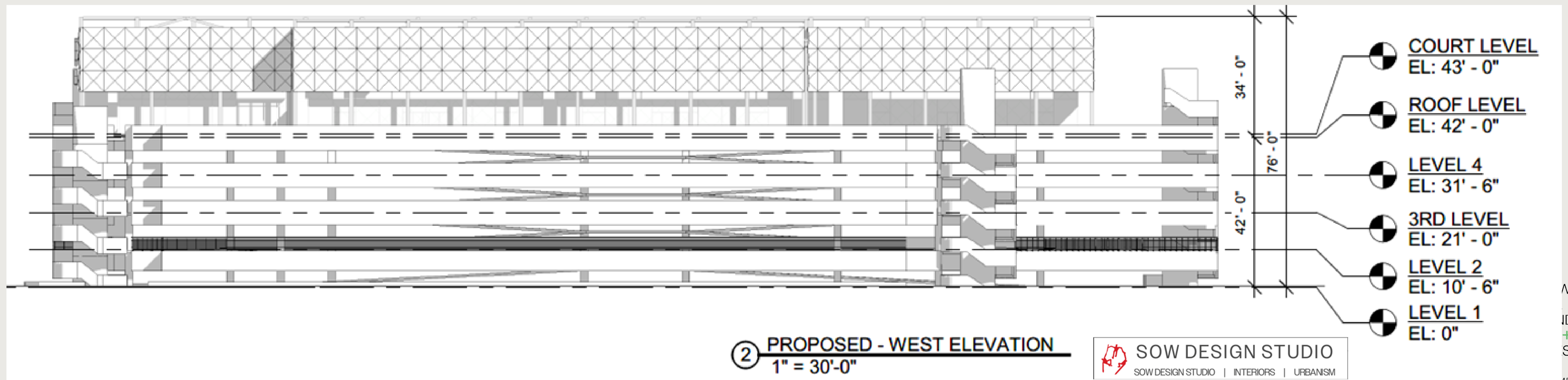
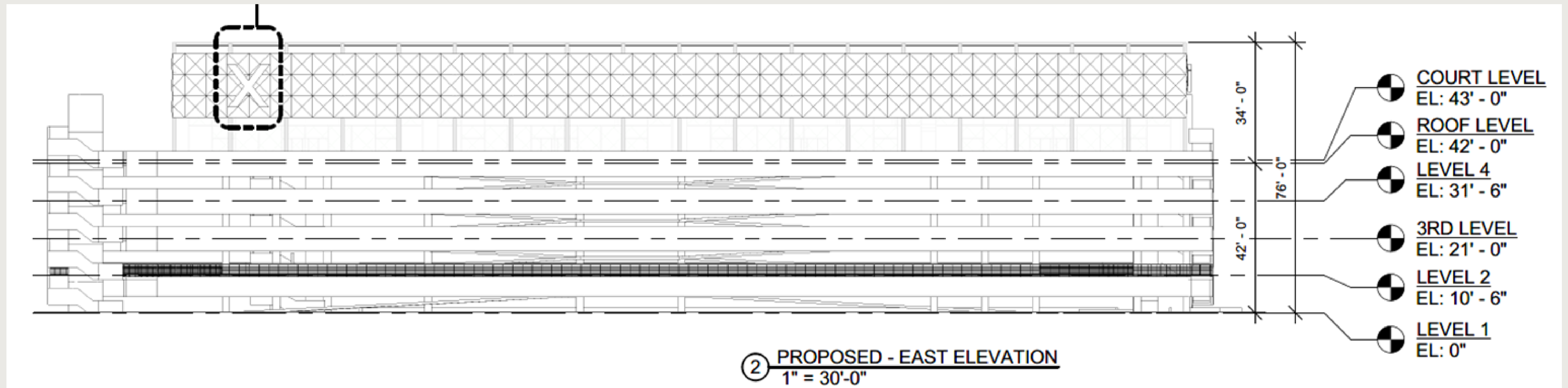


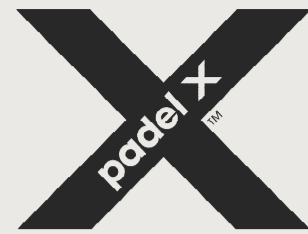
Project: North and South Elevations



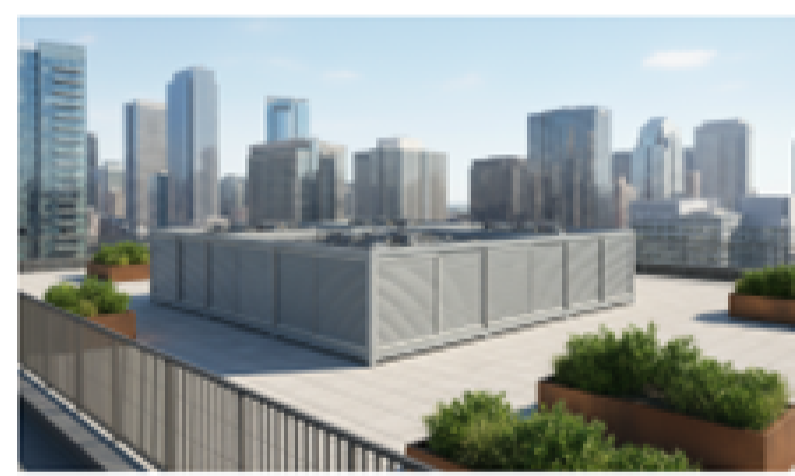


Project: East and West Elevations



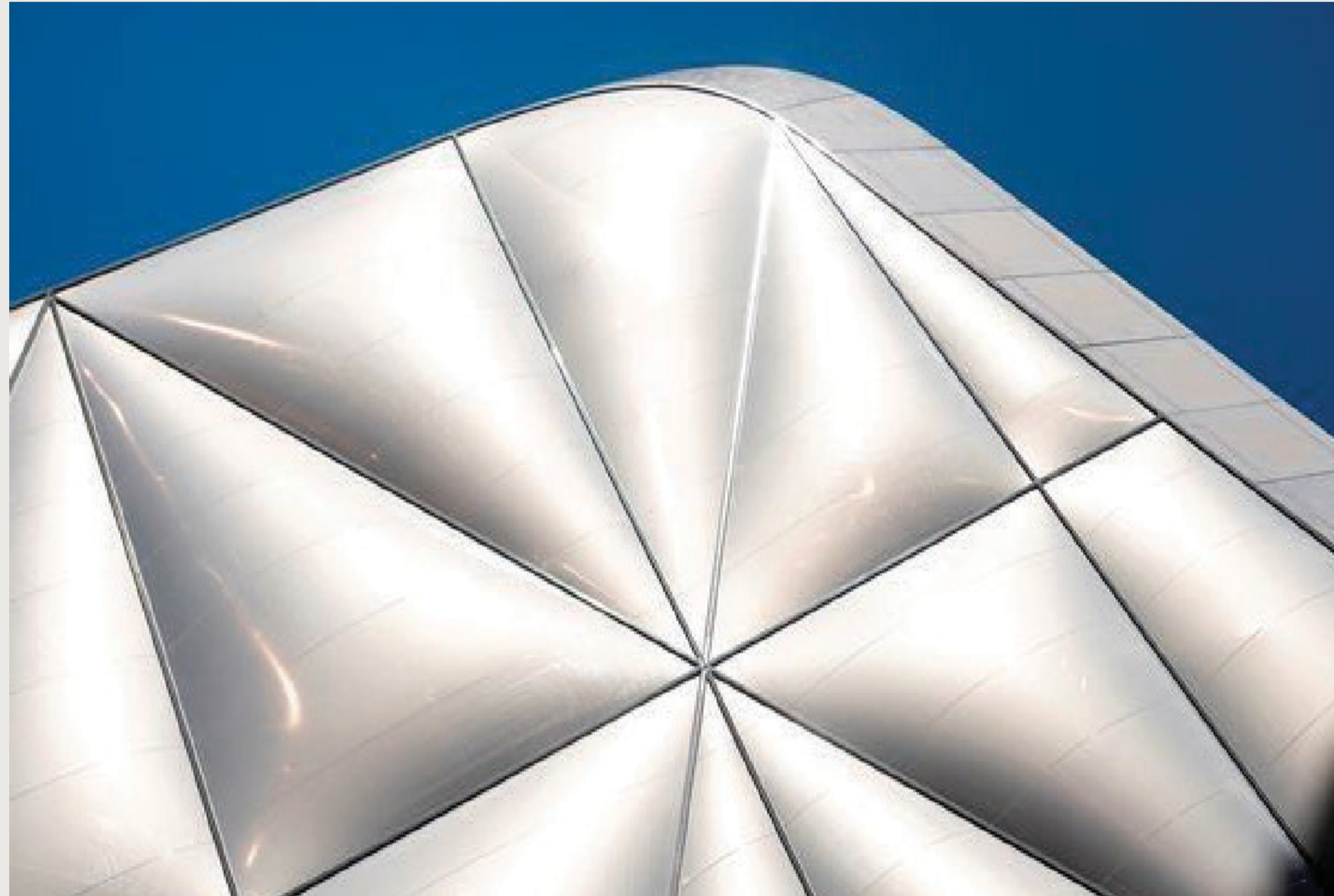


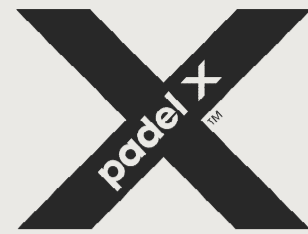
Project: Roof Plan



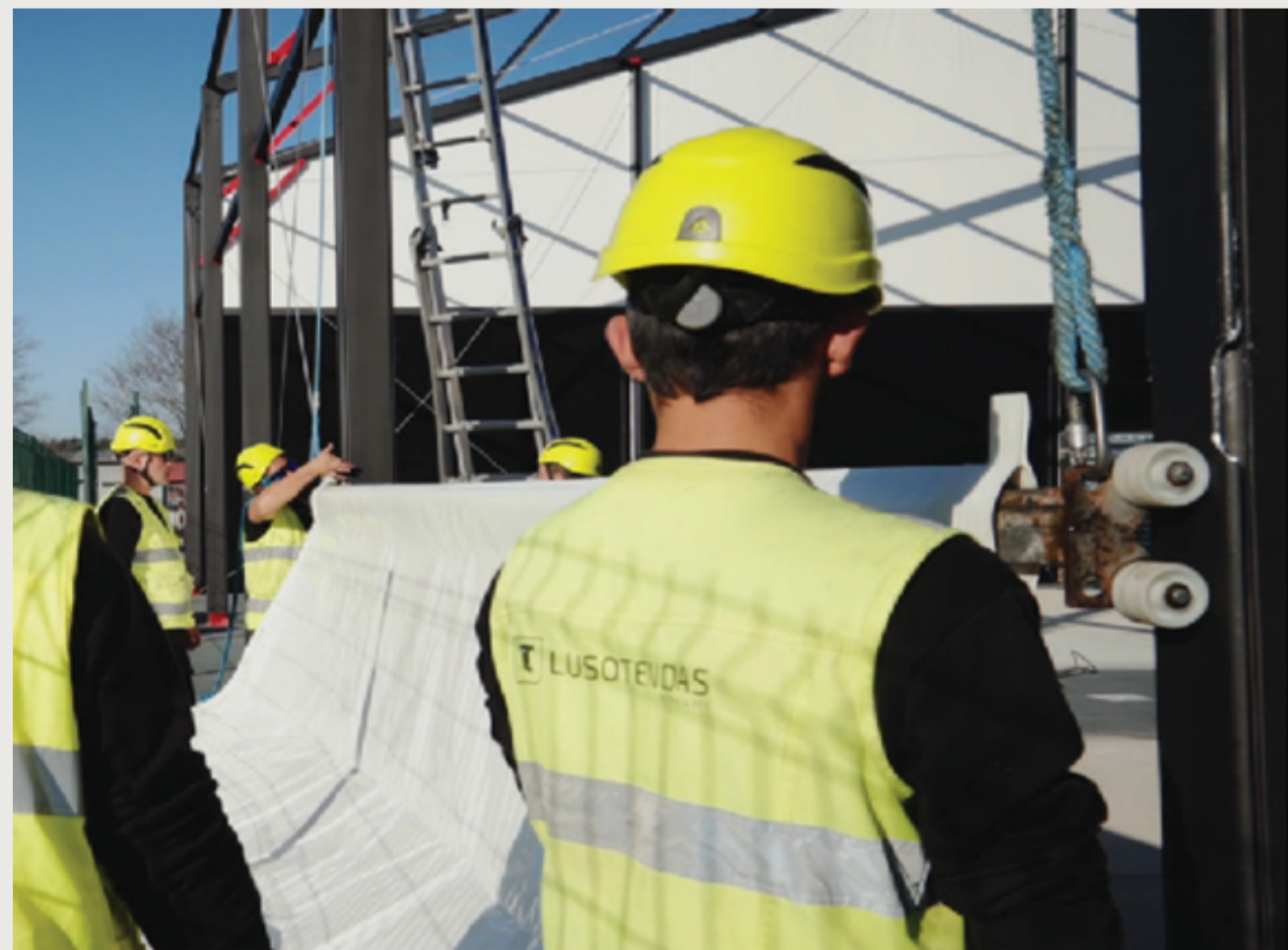
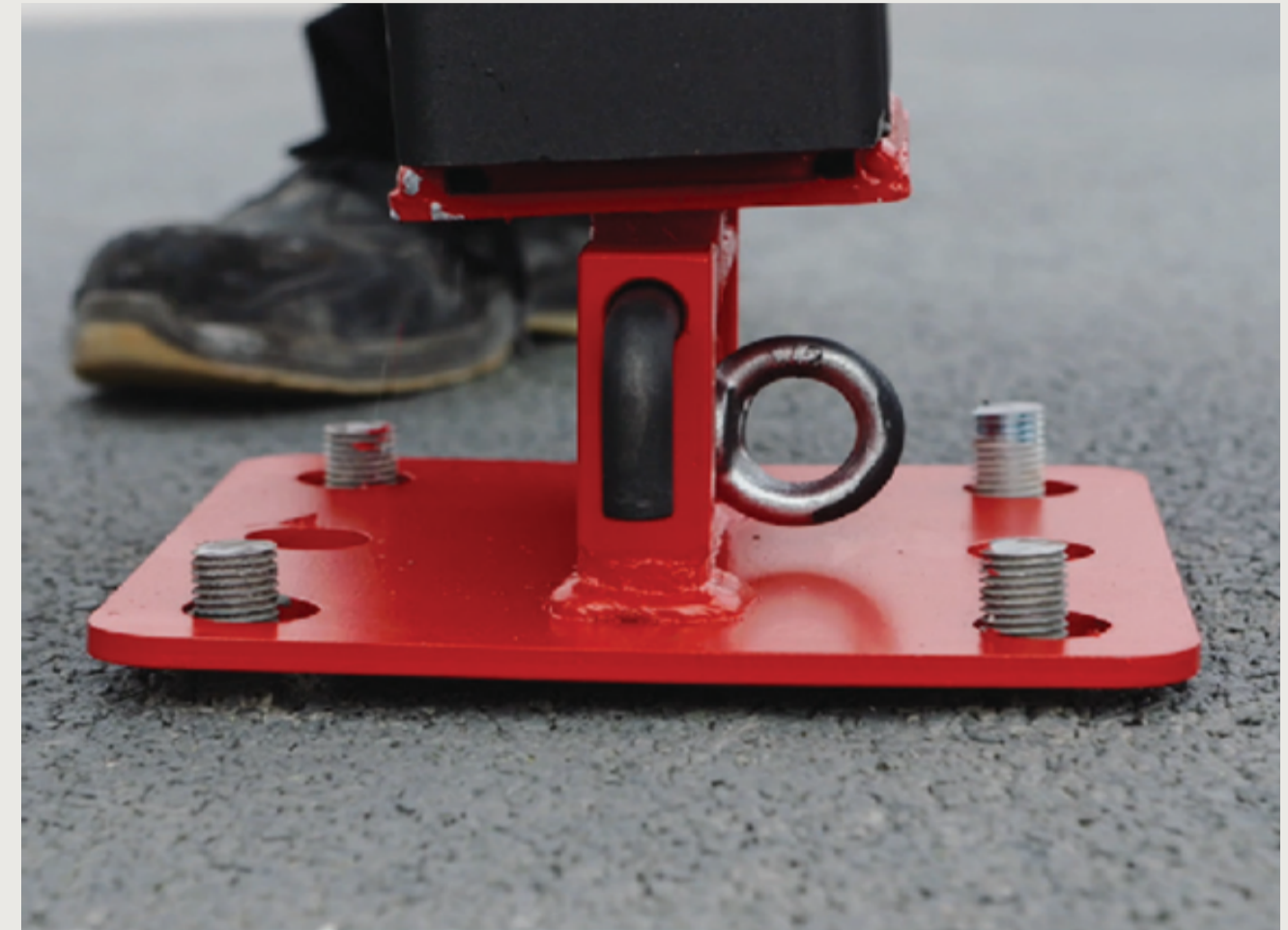


Project: East and West Elevations





Project: East and West Elevations





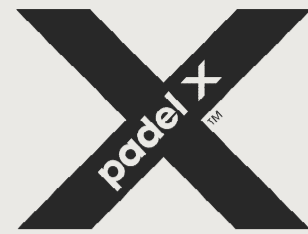
Project: Renderings





Project: Renderings





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Project: Renderings





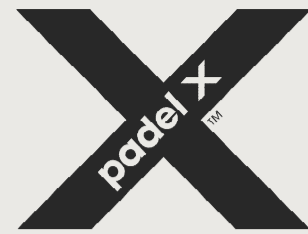
Project: Renderings





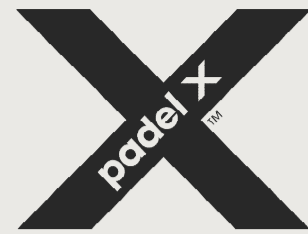
Project: Renderings





Project: Renderings





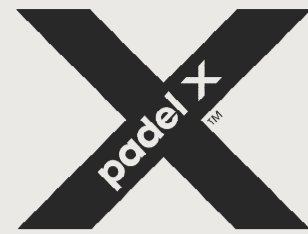
Project: Renderings



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Project: Renderings



- 2. Padel X Sign**
Black Color Coated Aluminum
- 3. Parametric Skin**
Inflatable, Semtransparent PVC canvas
Color : Pure White
- 4. Columns & Mullions**
Anodised or Laquered Aluminum Profile Frame
- 5. Operable Curtain**
Semtransparent PVC canvas



Thank You

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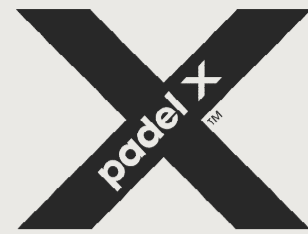
305.377.6222 fax

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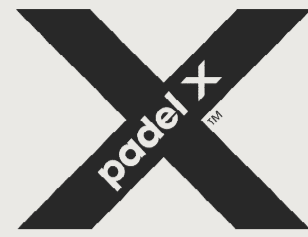


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Existing View Looking East

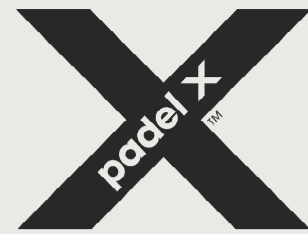




Rendering View Looking East



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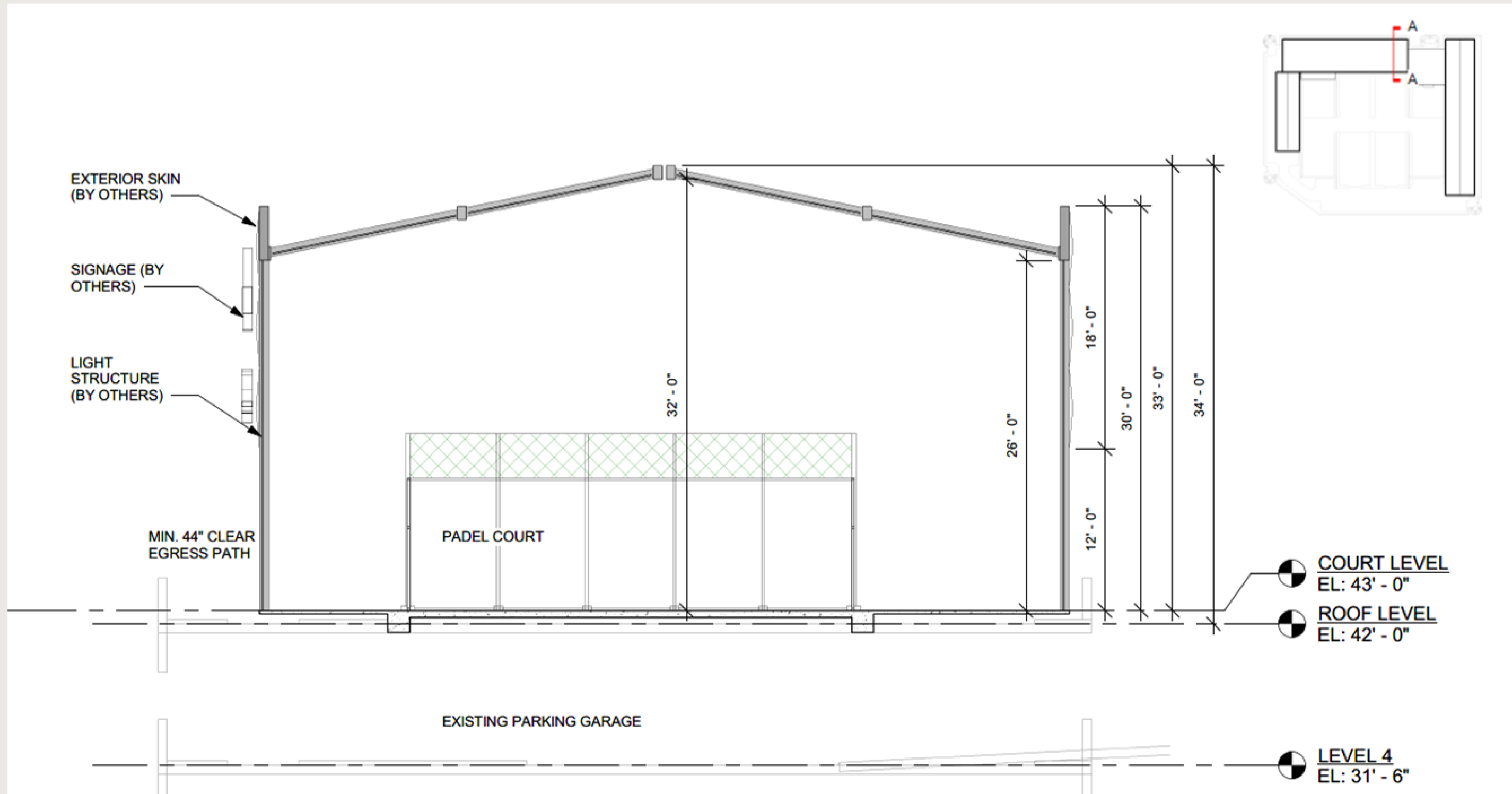


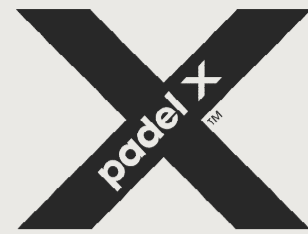
Rendering View Looking East





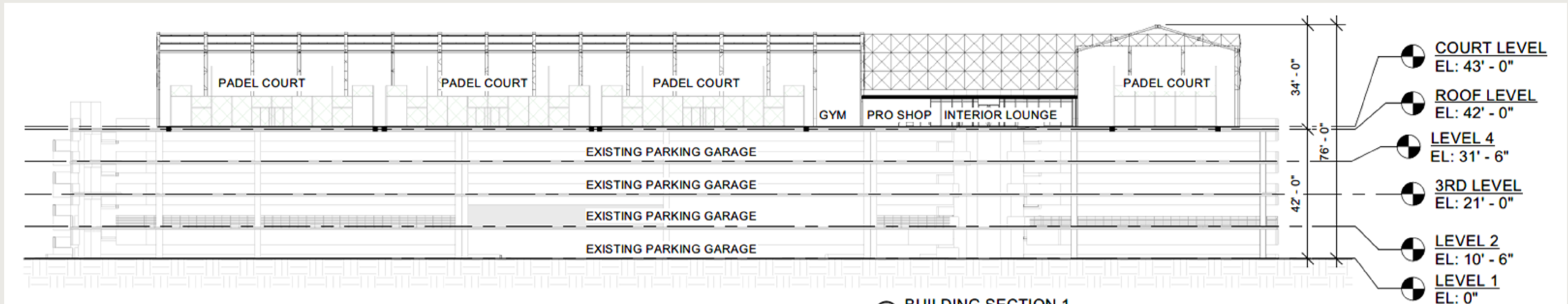
Project: Proposed Structure Elevation



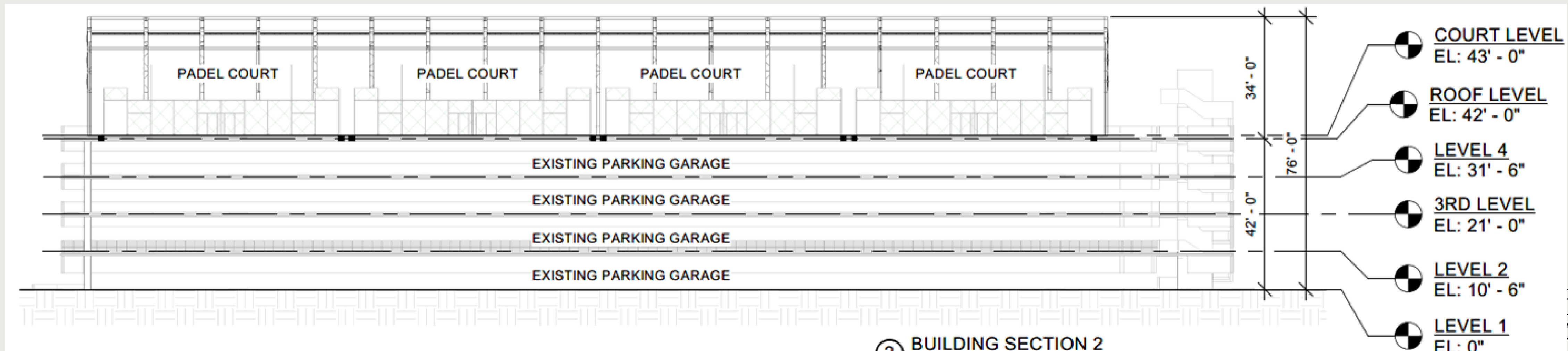


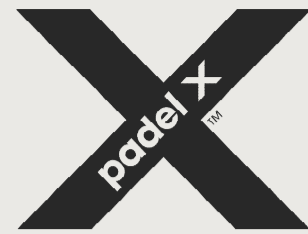
Project: Building Sections

North Side



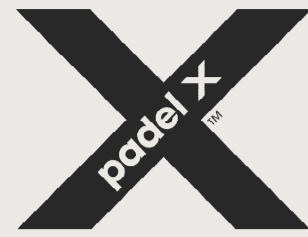
East Side





Lease Terms: Finances

- \$200,000 non-refundable due to City within 5 days of master permit
- \$200,000 annually/\$16,666 monthly rent payment (3% annual rent increase)
- 3% of all gross revenue above \$4,500,000 due to City annually
- 100% of Real Estate Ad-Valorem Taxes assessed against premises based on project
- \$50,000 per year in-kind for public benefits
- \$10,000 minimum annually in subsidized youth memberships



Parking Calculations

- 1,490 total parking spaces
- 69% Utilization Rate (Per RFP Commission Memo) = 462 unused spaces
- Proposing to remove 167 spaces
- 295 remaining unused spaces, in addition to additional revenue from project