



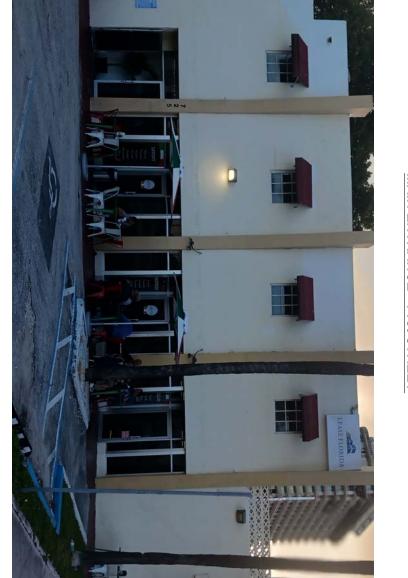
OWNER: KG 72ND LLC AND CARLYLE INVESTMENTS LLC ADDRESS: 650 72 ST FOLIO: 02-3211-002-0170 APARTMENT BLDG.

DICKENS AVE

NER: 7125 DICKENS CONDO (Referen ADDRESS: 7125 DICKENS AVE FOLIO: 02-3211-030-0001 (Reference) APARTMENT BLDG.

OWNER: NDPRE #15 LLC DDRESS: 7121 DICKENS AVE FOLIO: 02-3211-002-0190 (PARKING AREA)

OWNER: NDPRE #15 LLC ADDRESS: 621 71 ST FOLIO: 02-3211-002-0200



SUBJECT PROPERTY
SIDE ENTRANCE - PARKING LOT

GRAPHIC SCALE

MAP

N

PROPERTY

SUBJE

in a

SURVEY

-EET) 300 FEET

ZONING SKETCH

LEGAL DESCRIPTION:

THE EASTERLY 30 FEET OF LOTS 5 AND 6, BLOCK 2, LEASS THE SOUTHERLY 30 FEET THEREOF, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID EASTERLY 30 FEET BEING MEASURED AT RIGHT ANGLES TO EAST LINES OF LOTS 5 AND 6 AND THE SOUTHERLY 30 FEET BEING MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 6.

FOLIO: 02-3211-002-0090

PROPERTY ADDRESS: 725 71st STREET, MIAMI BEACH, FLORIDA 33141

SURVEYOR'S NOTE:

DISTANCE FROM CHURCH OR PUBLIC SCHOOLS: FROM A CHURCH, THE DISTANCE SHALL BE BY MEASUREMENT MADE OR TAKEN FROM THE MAIN FRONT ENTRANCE OF THE PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A CHURCH OR PARCEL OF LAND SET ASIDE FOR AND USED OR PROPOSED TO BE USED FOR PUBLIC SCHOOL PURPOSES, AND THE MEASUREMENT SHALL BE MADE ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.

SURVEYOR'S NOTES:

1). THIS IS NOT A BOUNDARY SURVEY.
2). THIS SPECIFIC PURPOSE SURVEY WAS PERFORMED ON AUGUST 14, 2023.
3). THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE DISTANCE BETWEEN REGULATED USE, OTHER REGULATED USE AND INCOMPATIBLE USES BY SEC 22-137. DISTANCES ARE MEASURED AS FOLLOWS:

• DISTANCE FROM OTHER ALCOHOL ESTABLISHMENTS: DISTANCE REQUIREMENTS SHALL BE MEASURED AND COMPUTED BY AIRLINE MEASUREMENT FROM PROPERTY LINE TO PROPERTY LINE.

• DISTANCE FROM CHURCH OR PUBLIC SCHOOLS: FROM A CHURCH, THE DISTANCE SHALL BE BY MEASUREMENT MADE OR TAKEN FROM THE MAIN FRONT ENTRANCE OF THE PLACE OF BUSINESS TO THE NEASUREMENT MADE OR TAKEN FROM THE MAIN FRONT ENTRANCE OF THE PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A CHURCH OR PARCEL OF LAND SET ASIDE FOR AND USED OR PROPOSED TO BE USED FOR PUBLIC SCHOOL PURPOSES, AND THE MEASUREMENT SHALL BE MADE ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.

4). THE METHOD OF IDENTIFYING THE LOCATION OF THE VARIOUS ESTABLISHMENTS WAS VISUAL IDENTIFICATION BY OUR PERSONNEL IN THE FIELD AND BY USING GOOGLE.

5). THE LOCATION OF THE PROPOSED LIQUOR ESTABLISHMENT IS 725 71st ST., MIAMI BEACH, FL 33141.

6). LIQUOR LICENSES ARE DETERMINED FROM THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATIONS.

7). L.B. - CERTIFICATE OF AUTHORIZATION L.B. # 7806

8). FUTURE STREETS AND AVENUES ARE APPROXIMATE.

ESTABLISHMENT	ESTABLISHMENT DISTANCE ANALYSIS	
ALCOHOL RELATED		Distance
ESTABLISHMENTS:	ADDRESS	(Ft)
	703 71st Street,	
PIZZA FIORE (BEV. # NOT AVAILABLE)	Miami Beach, FL 33141	160
NAVARRO DISCOUNT PHARMACY	631 71st Street,	
BEV. #2324729 RANK 2APS	Miami Beach, FL 33141	268
		Distance
CHURCHES:	ADDRESS	(Ft)
	720 71st STREET,	
KING JESUS INTERNATIONAL MINISTRY	Miami Beach, FL 33141	154
	7141 Indian Creek Dr,	
CALVADY CHADEL	Miami Beach, FL 33141	320

ASHLEY'S FRAME & ART GALLERY

AC AEEE DANIONI

OWNER: 6970 INDIAN CREEK APARTMENTS LLC ADDRESS: 6970 INDIAN CREEK DR FOLIO: 02-3211-002-1330

SURVEYOR'S CERTIFICATION: JRVEY" OF THE PROPERTY DESCRIBED HEREON, HAS UNDER MY SUPERVISION, AND COMPLIES WITH THE 1 BY THE FLORIDA BOARD OF PROFESSIONAL LAND A ADMINISTRATIVE CODE PURSUANT TO 472.027,

JOHN IBARRA

STATE OF FLORIDA

DRAWN BY:	DA
FIELD DATE: 08/07/2023	08/07/2023

SHEET:	SURVEY NO: 23-001210-1	FIELD DATE: 08/07/2023
1 OF 1	23-001210-1	08/07/2023