



City of Miami Beach

ZBA23-0155

Domenico D'Addio

CEO

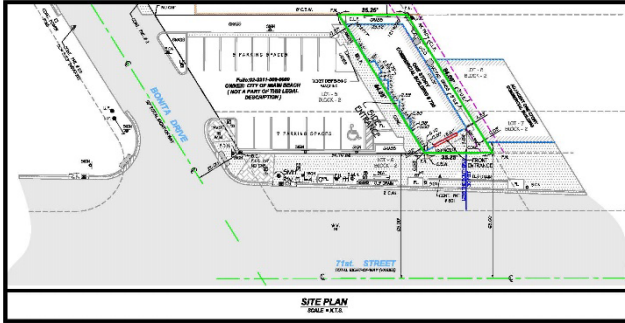
Gelato-go

By

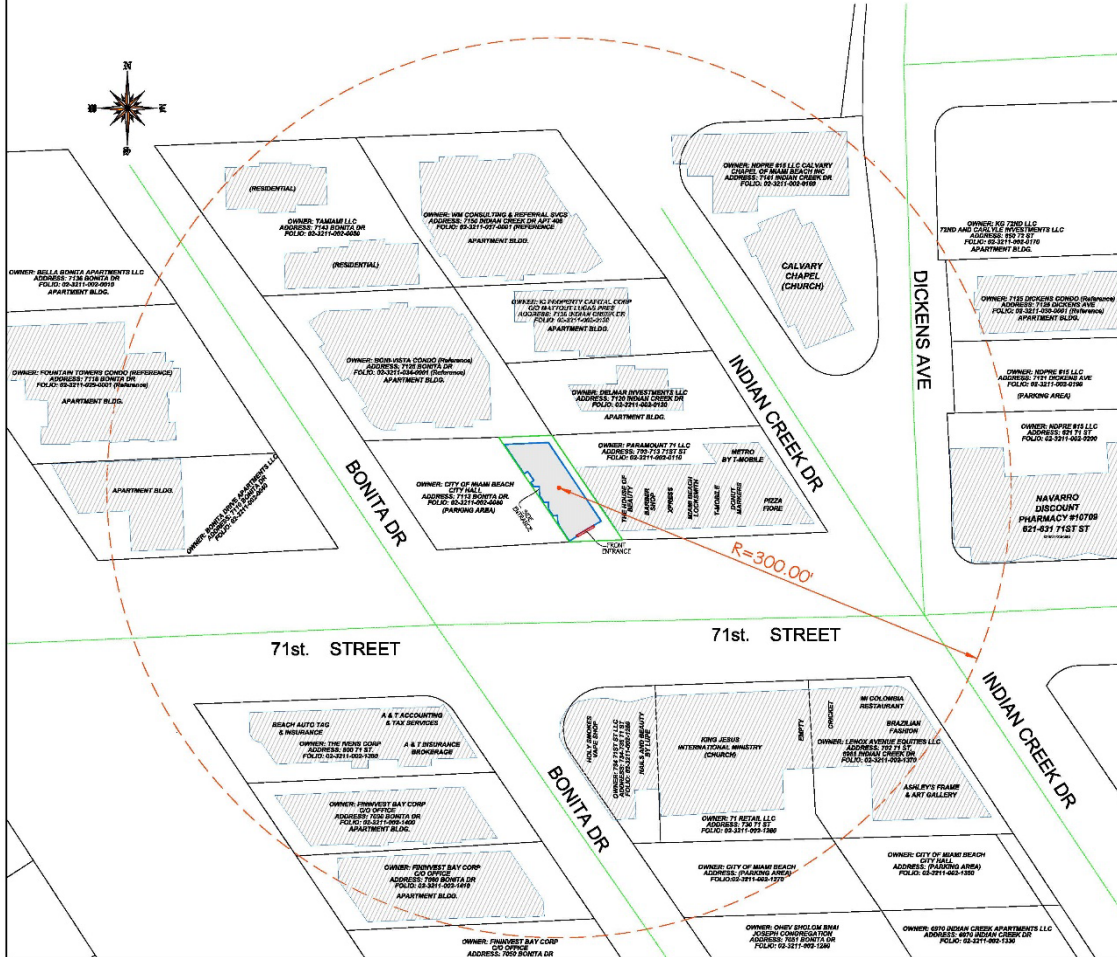
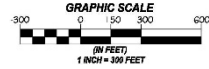
Dolci Di Sicilia

Addendum: Elevations, plans, surveys

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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SPECIFIC PURPOSE SURVEY
300 FT. RADIUS MAP
725 71st STREET
MIAMI BEACH, FL 33141
PREPARED FOR: GELATO-GO, MIAMI BEACH
FLORIDA. 33141



SUBJECT PROPERTY
MAIN ENTRANCE - 71st STREET



SUBJECT PROPERTY
SIDE ENTRANCE - PARKING LOT

LEGAL DESCRIPTION:
THE EASTERLY 30 FEET OF LOTS 5 AND 6, BLOCK 2, LEAS 80 THE SOUTHERLY 30 FEET THEREOF, NORMALLY BEING SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 311, 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. 22-151. 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 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.R. - CERTIFICATE OF AUTHORIZATION L.R. # 7898.
 - 8) FUTURE STREETS AND AVENUES ARE APPROXIMATE.

ESTABLISHMENT DISTANCE ANALYSIS		
ALCOHOL RELATED ESTABLISHMENTS:	ADDRESS	Distance (Ft)
PIZZA FORTE (REV. & NOT AVAILABLE)	703 71st Street, Miami Beach, FL 33141	180
NAVARRO DISCOUNT PHARMACY 1000 71st Street, Miami Beach, FL 33141	631 71st Street, Miami Beach, FL 33141	208
CHURCHES:	ADDRESS	Distance (Ft)
KING JESUS INTERNATIONAL MINISTRY	725 71st Street, Miami Beach, FL 33141	194
CALVARY CHAPEL	7141 Indian Creek Dr, Miami Beach, FL 33141	320

SURVEYOR'S CERTIFICATION:
I, JOHN IBARRA, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I AM THE SURVEYOR OF THE PROPERTY DESCRIBED HEREON, AND I HAVE PERSONALLY CONDUCTED THE SURVEY AND I AM NOT PROVIDING SUPERVISION OR CONTROL TO ANY OTHER PERSONS IN THE FIELD. I AM NOT PROVIDING SUPERVISION OR CONTROL TO ANY OTHER PERSONS IN THE FIELD. I AM NOT PROVIDING SUPERVISION OR CONTROL TO ANY OTHER PERSONS IN THE FIELD.

BY: **JOHN IBARRA** DATE OF FIELD WORK: **08/07/2023**
PROFESSIONAL AND SURVEYOR NO.: 51004 STATE OF FLORIDA

DRAWN BY: DA
FIELD DATE: 08/07/2023
SURVEY NO.: 23-081210-1
SHEET: 1 OF 1

Digitally signed by
JOHN IBARRA
Date: 2023.08.15
15:02:43 -0400

