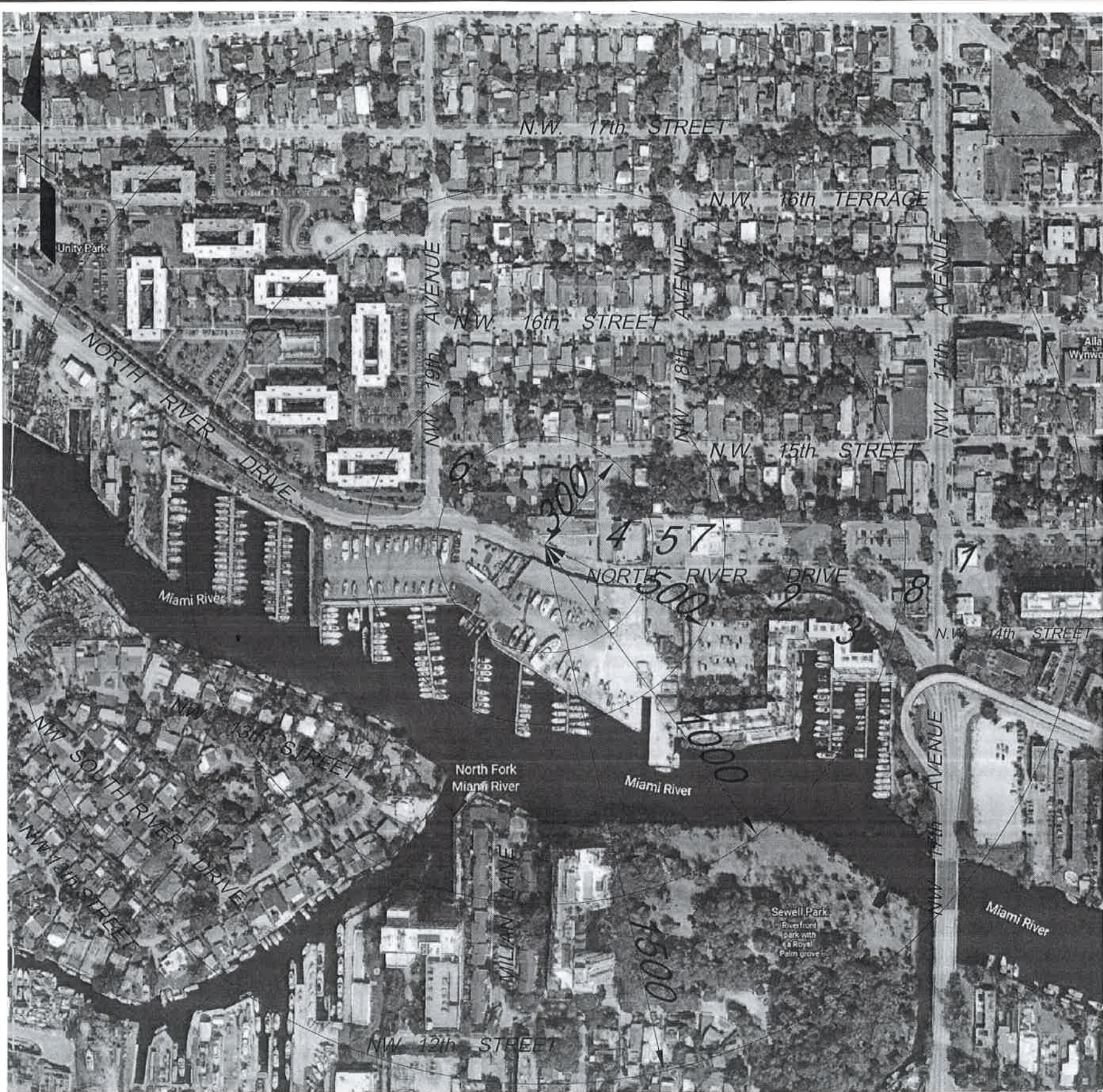




NOTE: THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY

**LEGAL DESCRIPTION:**

THAT PART OF LOTS 8, 9 AND 10, LYING NORTH OF NORTHWEST NORTH RIVER DRIVE, PIRATES COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED ON PLAT BOOK 1, PAGE 92, AND PLAT BOOK 14, PAGE 61, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ADDRESS:**

1871 NW NORTH RIVER DRIVE,  
MIAMI FLORIDA 33125

**SURVEYOR'S NOTES - LIQUOR ESTABLISHMENTS:**

- 1) JENSEN'S LIQUORS LOCATED AT 1449 NW 17th, MIAMI, FLORIDA 33125, MEASURES 1,530 FEET BETWEEN THE FRONT DOOR OF THE AFOREMENTIONED LIQUOR ESTABLISHMENT AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC. RETAIL BEVERAGE LICENSE 4COP.
- 2) YACHT CHARTER LOCATED AT 1712 NW NORTH RIVER DRIVE, MIAMI, FLORIDA 33125, MEASURES 1325 FEET BETWEEN THE FRONT DOOR OF THE AFOREMENTIONED LIQUOR ESTABLISHMENT AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC. RETAIL BEVERAGE LICENSE NOT AVAILABLE.
- 3) RIVER RUN YACHT CLUB LOCATED AT 1700 NW NORTH RIVER DRIVE #B, MIAMI, FLORIDA 33125, MEASURES 1445 FEET BETWEEN THE FRONT DOOR OF THE AFOREMENTIONED LIQUOR ESTABLISHMENT AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC. RETAIL BEVERAGE LICENSE NOT AVAILABLE.

**SURVEYOR'S NOTES - RESIDENTIAL DISTRICT:**

- 4) T4-O GENERAL URBAN ZONE LOCATED AT 1815 NW NORTH RIVER DRIVE, MIAMI FLORIDA 33125, MEASURES 95 FEET BETWEEN THE NEAREST POINT ON THE PARCEL OF LAND AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.
- 5) T4-O GENERAL URBAN ZONE LOCATED AT 1791 NW NORTH RIVER DRIVE, MIAMI FLORIDA 33125, MEASURES 245 FEET BETWEEN THE NEAREST POINT ON THE PARCEL OF LAND AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.
- 6) D1 WORK PLACE DISTRICT ZONE LOCATED AT 1881 NW 15th STREET, MIAMI FLORIDA 33125, MEASURES 560 FEET BETWEEN THE NEAREST POINT ON THE PARCEL OF LAND AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.
- 7) T4-O GENERAL URBAN ZONE LOCATED AT 1781 NW NORTH RIVER DRIVE, MIAMI FLORIDA 33125, MEASURES 310 FEET BETWEEN THE NEAREST POINT ON THE PARCEL OF LAND AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.
- 8) T6-8-O URBAN CORE ZONE LOCATED AT 1400 NW 17th AVENUE, MIAMI FLORIDA 33125, MEASURES 925 FEET BETWEEN THE NEAREST POINT ON THE PARCEL OF LAND AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.

**SURVEYOR'S NOTES - SCHOOLS:**

NO SCHOOLS WITHIN 1,000 FEET BETWEEN THE NEAREST POINT ON THE PARCEL OF LAND AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.

**SURVEYOR'S NOTES - RELIGIOUS FACILITIES:**

NO RELIGIOUS FACILITIES WITHIN 300 FEET BETWEEN THE NEAREST POINT ON THE PARCEL OF LAND AND THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC.

Sec. 4-4. Distance separation.

- (a) For Alcohol Service Establishments, Liquor Package Stores, and Bottle Clubs: For purposes of this Chapter, any distancing requirements set forth shall be measured from the front door of a licensed establishment to the front door of a proposed establishment with the same license type along the route of ordinary pedestrian traffic.
- (b) From Alcohol Service Establishments, Liquor Package Stores, and Bottle Clubs to Districts - Residential, religious facilities, or Schools: For purposes of this Chapter, any distancing requirements set forth shall be measured from the front door of a licensed establishment to the nearest point on a parcel of land along the route of ordinary pedestrian traffic.
- (c) Distance separation within the City's boundaries in Districts - Mixed-Use and Districts - Industrial for licensed establishments under the laws of the State that allow for the consumption or sale of liquor on or off the premises and/or beer or wine for consumption on the premises shall be a minimum of 1,500 feet from a license of the same type.

(f) Distancing Requirements from Specified Uses:

| Specified Use                                                              | Minimum Distance | Notes                                                                                                                                           |
|----------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| District - Residential                                                     | 500 feet         | Unless so constructed, arranged, or controlled as to prevent the emission of sounds, vibration, and odors.<br>For consumption on premises only. |
| Religious facilities in Districts - Mixed-Use* and Districts - Industrial* | 300 feet         | Does not apply to any licensed Alcohol Service Establishment that precedes the establishment of a religious facility.                           |
| Schools in Districts - Mixed-Use* and Districts - Industrial*              | 1,000 feet       | Does not apply to any licensed Alcohol Service Establishment that precedes the establishment of a School.                                       |

**SPECIFIC PURPOSE SURVEY**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.017, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 04/22/2022

DRAWN BY: J.L.J.

DWG. No.: 269216-A

