



COOKIES FLORIDA INC.  
17150 BISCAYNE BLVD, BLDG. #2  
NORTH MIAMI BEACH, FL 33160

**DIRECTORY**

**OWNER/DEVELOPER**

**DESIGNER**

TEMEKA GROUP  
9073 PULSAR CT  
CORONA, CA  
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EMAIL: PAUL@TEMEKAGROUP.COM

**SHEET INDEX**

**SHEET # SHEET TITLE**

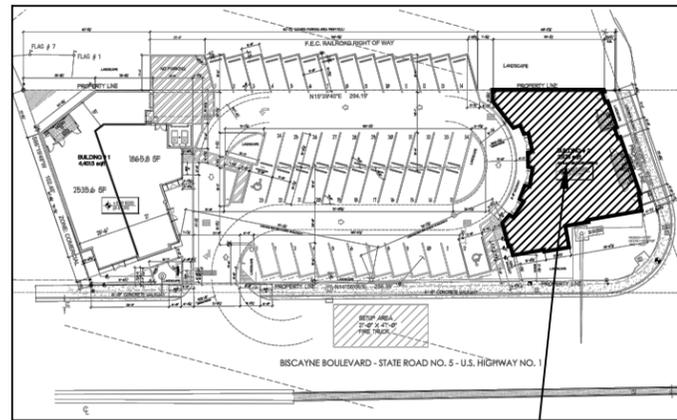
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**PROJECT DESCRIPTION**

INTERIOR TENANT IMPROVEMENT, REMODELING 1 EXISTING SPACE INTO 1 NEW RETAIL SPACE. NO PROPOSED STRUCTURAL CHANGES TO THE BUILDING SHELL. RETAIL BUSINESS SHALL COMPLY WITH ALL APPLICABLE ZONING AND RELATED DEVELOPMENT STANDARDS INCLUDING, BUT NOT LIMITED TO, LIGHTING, MATERIALS, AND COLORS. SIGNAGE SHALL BE LIMITED TO THAT NEEDED FOR IDENTIFICATION ONLY AND SHALL NOT CONTAIN INFORMATION THAT IDENTIFIES, ADVERTISES, OR LISTS THE SERVICES OR THE PRODUCTS OFFERED.

**PLOT PLAN**

FOLIO# 07-2209-009-0042

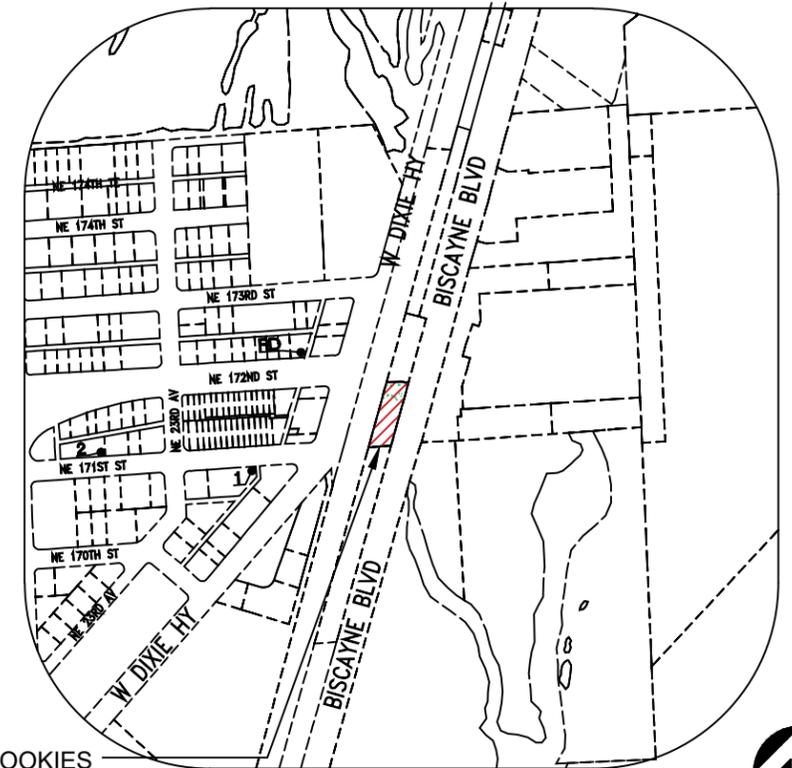


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PROPERTY IS INCLUDED ON CITY OF NORTH MIAMI, CANNABIS ZONING MAP 2, DATED 01.11.2021

**VICINITY PLAN**

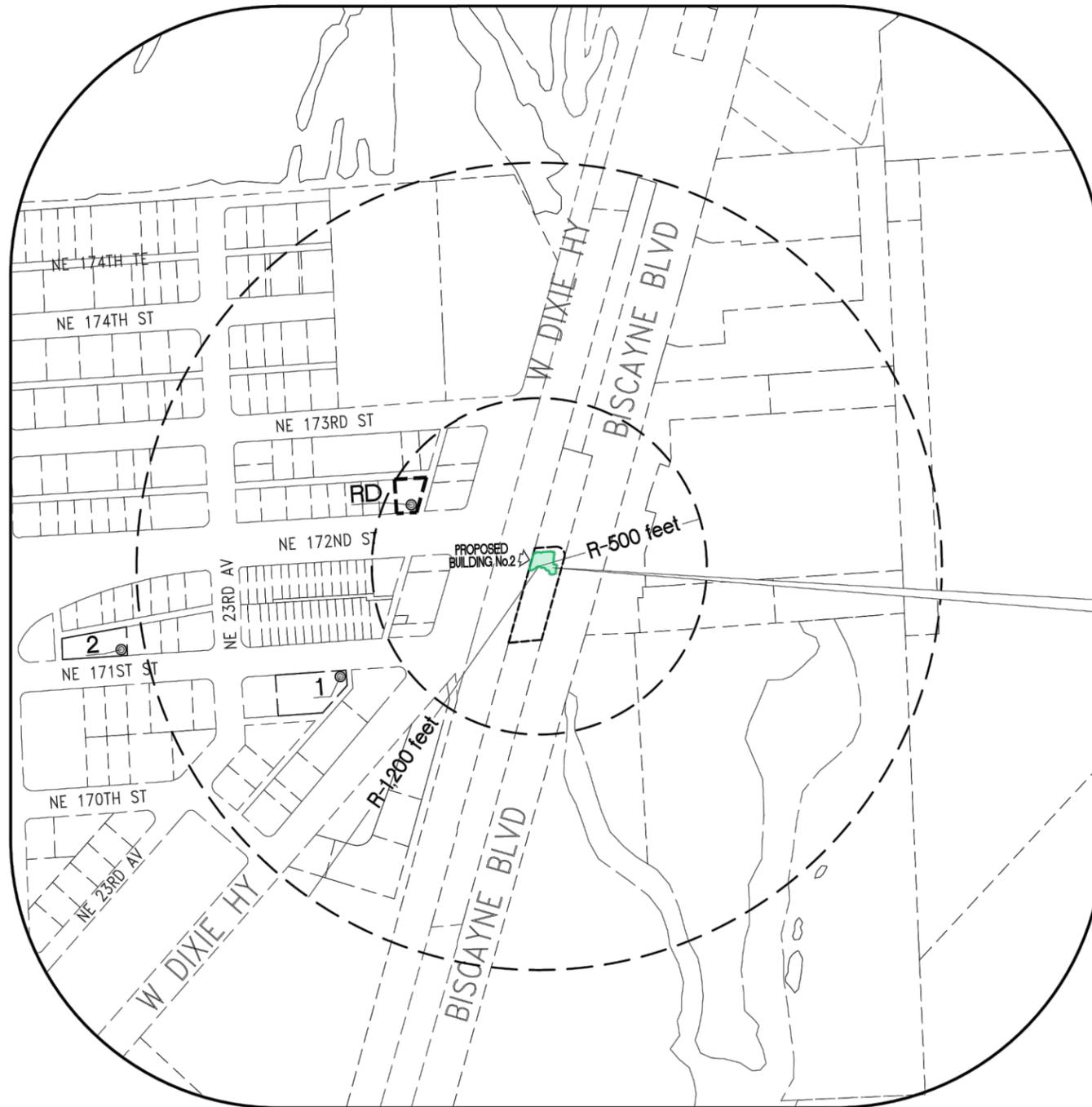
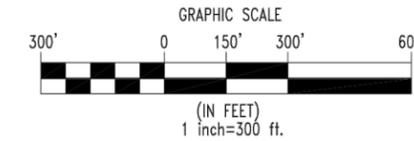


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**PROJECT SUMMARY**

OVERALL SITE AREA	3,878 SF
TOTAL BUILDING AREA	3,878 SF
APPLICABLE BUILDING CODE	2020 FBC, FEC, FMC, FPC, FEC (ENERGY CODE), FFC
OCCUPANCY GROUP	M (MERCANTILE) DISPENSARY
OCCUPANCY LOAD CALCULATION	TENANT SPACE SF: 3,878 SF 43 OCCUPANTS
CONSTRUCTION TYPE	EXISTING RETAIL BUILDING, 1 STORY
REQUIRED EXIT CALC.	2 REQUIRED (2 SUPPLIED)
GENERAL PLAN DESIGNATION	CANNABIS RETAIL



**SUBJECT PROPERTY**  
17150 BISCAYNE BOULEVARD,  
NORTH MIAMI BEACH, FL 33160.

**ADDRESS OF PROPOSED DISTANCE SURVEY**

17150 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160.

**SURVEYOR REPORT and NOTES**

1. THIS IS NOT A BOUNDARY SURVEY, THIS IS A "DISTANCE SEPARATION SURVEY" FOR PROPOSED MEDICAL CANNABIS TREATMENT CENTER.
2. DATE OF SURVEY: 04-27-2021.
3. ACCORDING TO MEASUREMENTS TAKEN AT THE SITE, THERE IS NOT SCHOOL, DAY CARE CENTER OR PLACE OF WORSHIP WITHIN 500 FEET MEASURED BY FOLLOWING A STRAIGHT LINE FROM THE PROPOSED CLOSEST FRONT DOOR OF THE MEDICAL CANNABIS TREATMENT CENTER TO THE NEAREST POINT OF THE PROPERTY LINE OF A PARCEL OF LAND OCCUPIED BY AND USED FOR SCHOOL, DAY CARE CENTER OR PLACE OF WORSHIP.
4. ACCORDING TO MEASUREMENTS TAKEN AT THE SITE, THERE IS NOT A MEDICAL CANNABIS TREATMENT CENTER WITHIN 500 FEET MEASURED BY FOLLOWING A STRAIGHT LINE FROM THE CLOSEST POINT OF THE MEDICAL MARIJUANA DISPENSARY OR MEDICAL MARIJUANA TREATMENT CENTER STRUCTURE, TO THE CLOSEST PROPERTY LINE OF EDGE OF LEASED SPACE.
5. ACCORDING TO MEASUREMENTS TAKEN AT THE SITE, THERE IS A RESIDENTIAL DISTRICT WITHIN 500 FEET ALONG THE ROUTE OF ORDINARY PEDESTRIAN TRAFFIC, MEASURED BY FOLLOWING A STRAIGHT LINE FROM THE CLOSEST POINT OF THE MEDICAL MARIJUANA DISPENSARY OR MEDICAL MARIJUANA TREATMENT CENTER STRUCTURE TO THE NEAREST POINT ON A PARCEL OF LAND IN A RESIDENTIAL DISTRICT.  
THE RESIDENTIAL DISTRICT IS LOCATED AT 402 FEET MORE OR LESS, HOWEVER THE FRONT DOOR OF THE VENUE FACE AWAY FROM THE RESIDENTIAL DISTRICT.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.

**LEGEND**

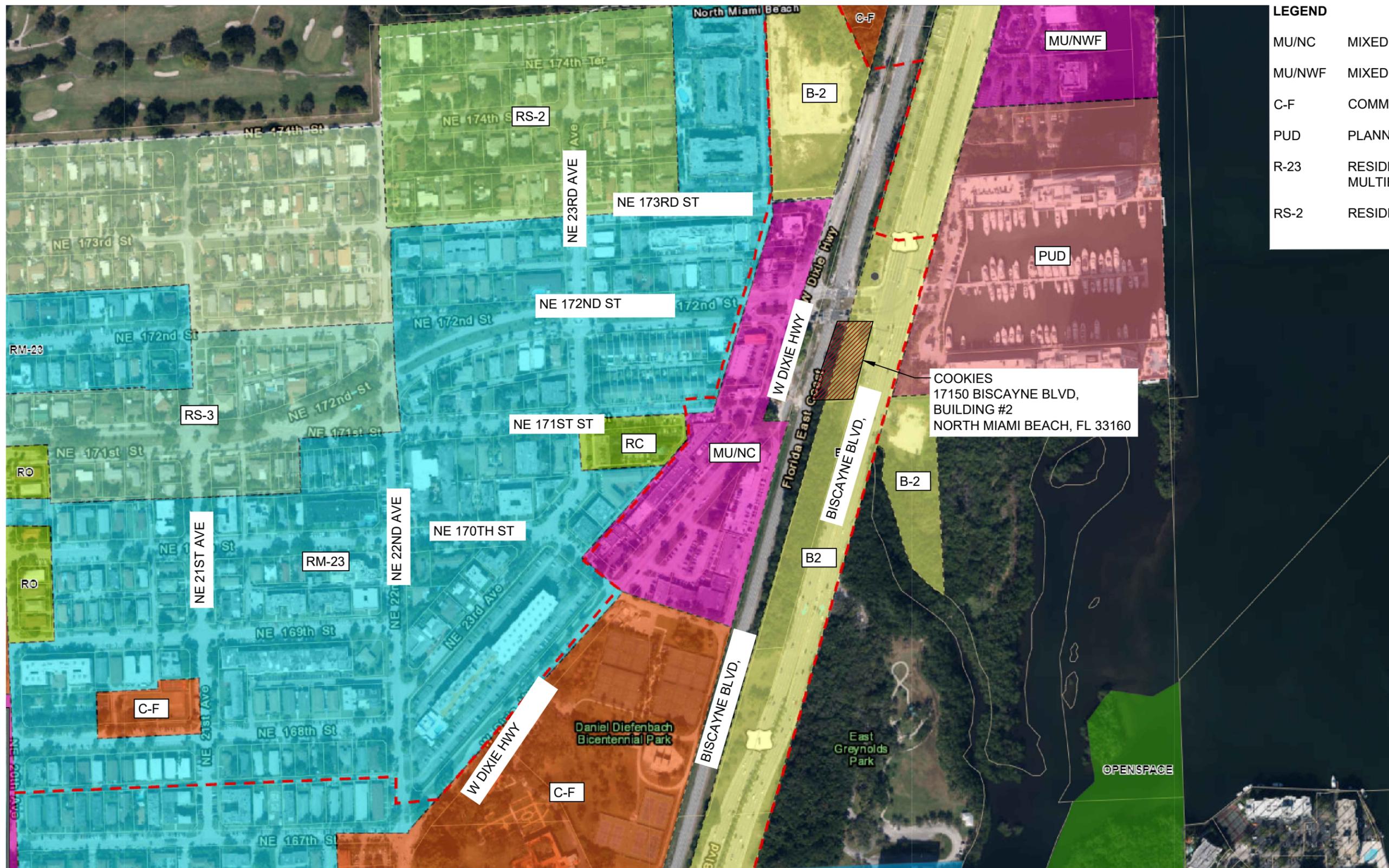
- RD - RESIDENTIAL DISTRICT
- RM-23 (RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY)
- PROPOSED MEDICAL CANNABIS TREATMENT CENTER.

ITEM No.	ADDRESS	NAME	STATUS	DISTANCE (Along the straight line)
1	2320 NE 171st STREET, NORTH MIAMI BEACH, FL 33160	AVENTURA LEARNING CENTER - PRESCHOOL	ACTIVE	654 FEET ±
2	2221 NE 171st STREET, NORTH MIAMI BEACH, FL 33160	THE GAN ELEMENTARY SCHOOL	ACTIVE	1,246 FEET ±

**DISTANCE SURVEY**







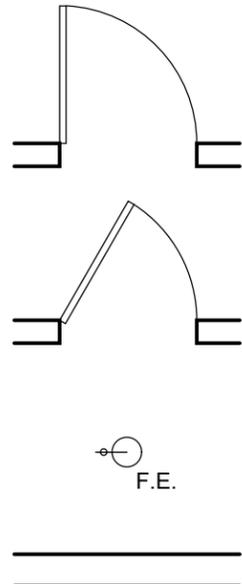
**LEGEND**

MU/NC	MIXED USE NEIGHBORHOOD CTR
MU/NWF	MIXED USE NORTH WATERFRONT
C-F	COMMUNITY FACILITY
PUD	PLANNED UNIT DEVELOPMENT
R-23	RESIDENTIAL - LOW RISE MULTIFAMILY
RS-2	RESIDENTIAL - SINGLE FAMILY

# CONTEXT MAP





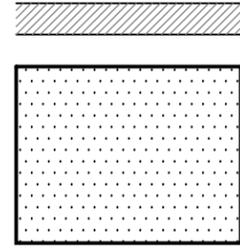


NEW DOOR

EXISTING DOOR

CLASS ABC FIRE EXTINGUISHER  
(SIZE 2A) TAGGED BY A  
LICENSED PROFESSIONAL.  
VERIFY LOCATION

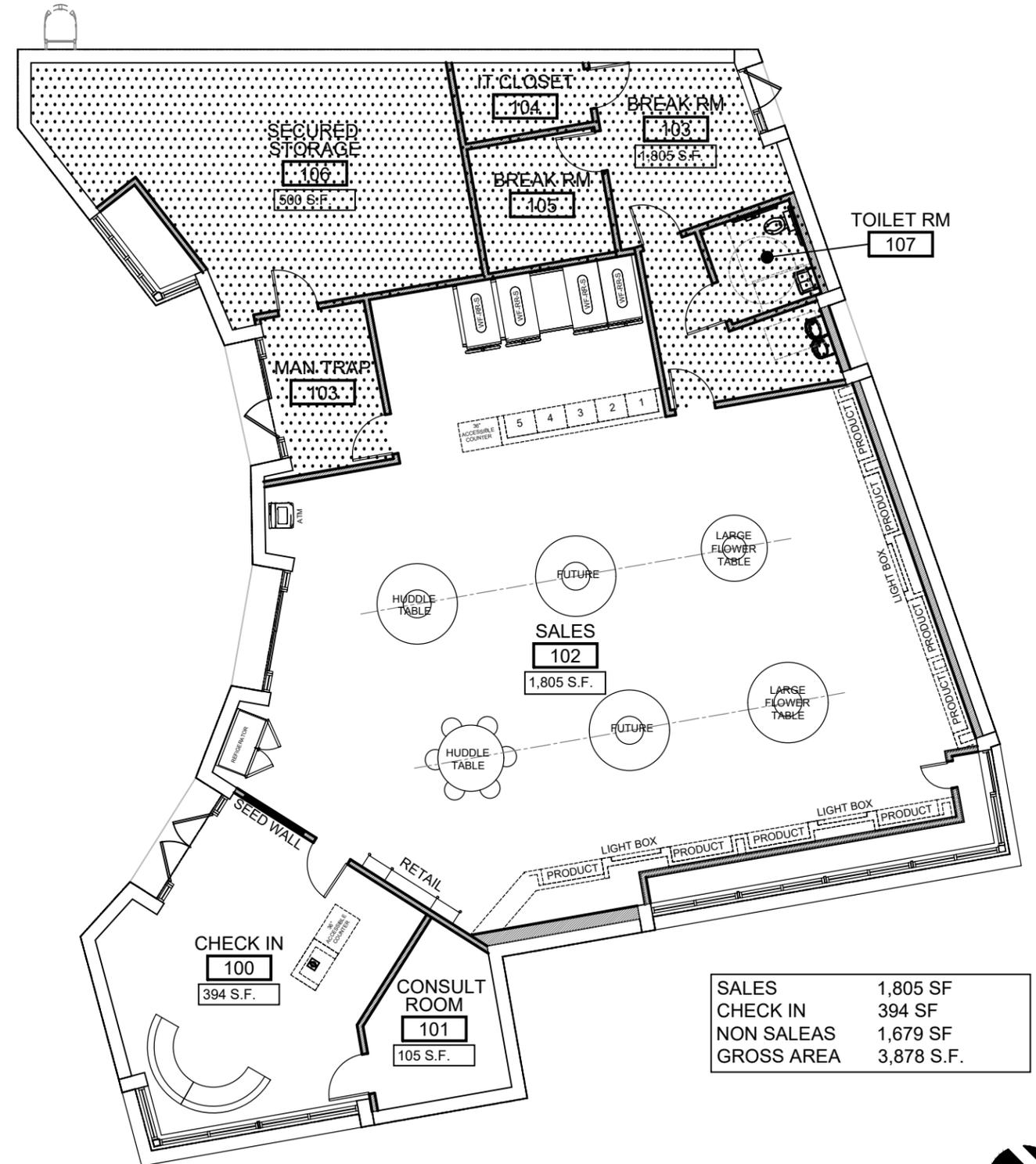
EXISTING WALL



NEW CONSTRUCTION

LIMITED ACCESS AREAS

# LEGEND

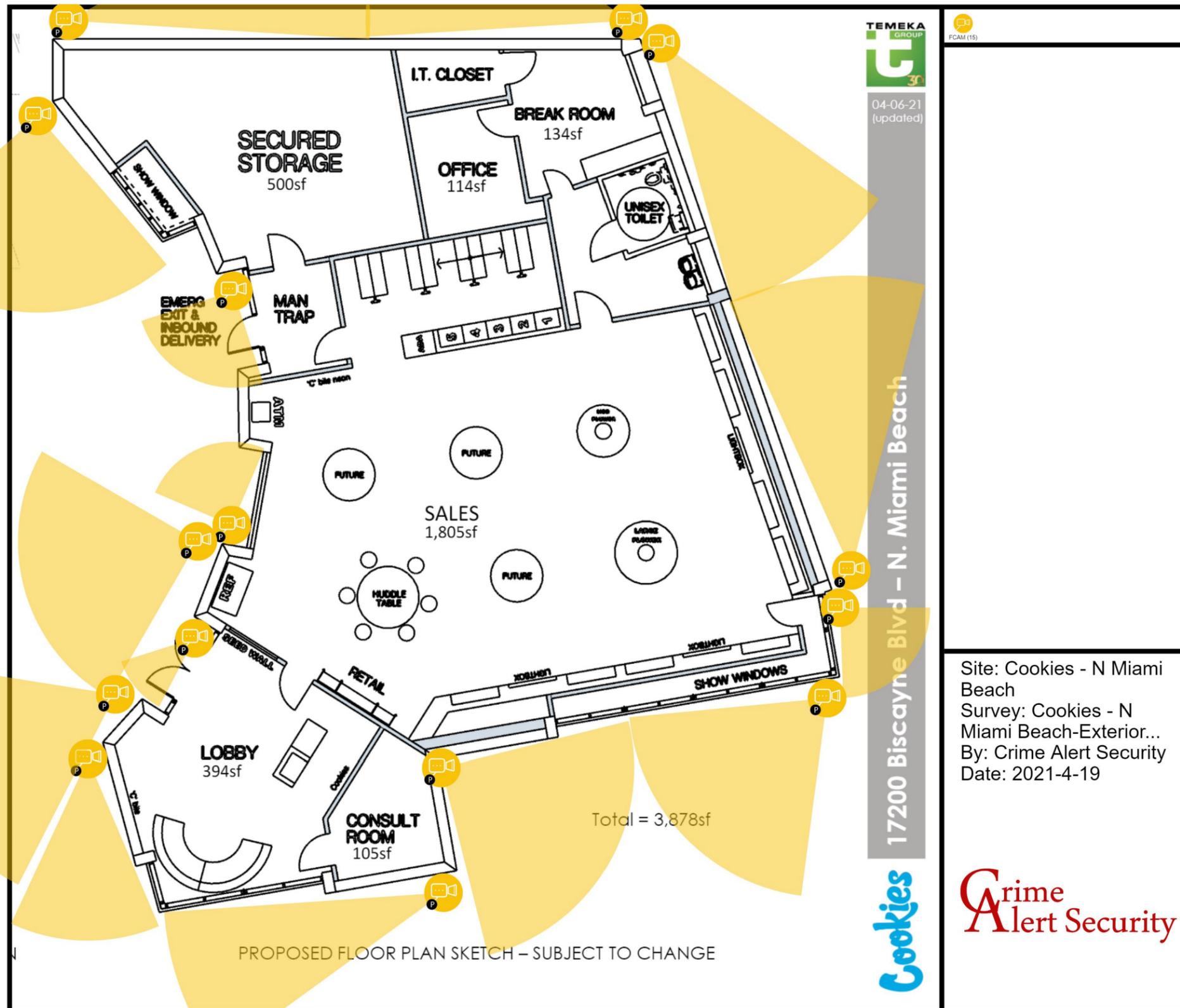


SALES	1,805 SF
CHECK IN	394 SF
NON SALES	1,679 SF
GROSS AREA	3,878 S.F.

# FLOOR PLAN

SCALE: 3/32" = 1'-0"

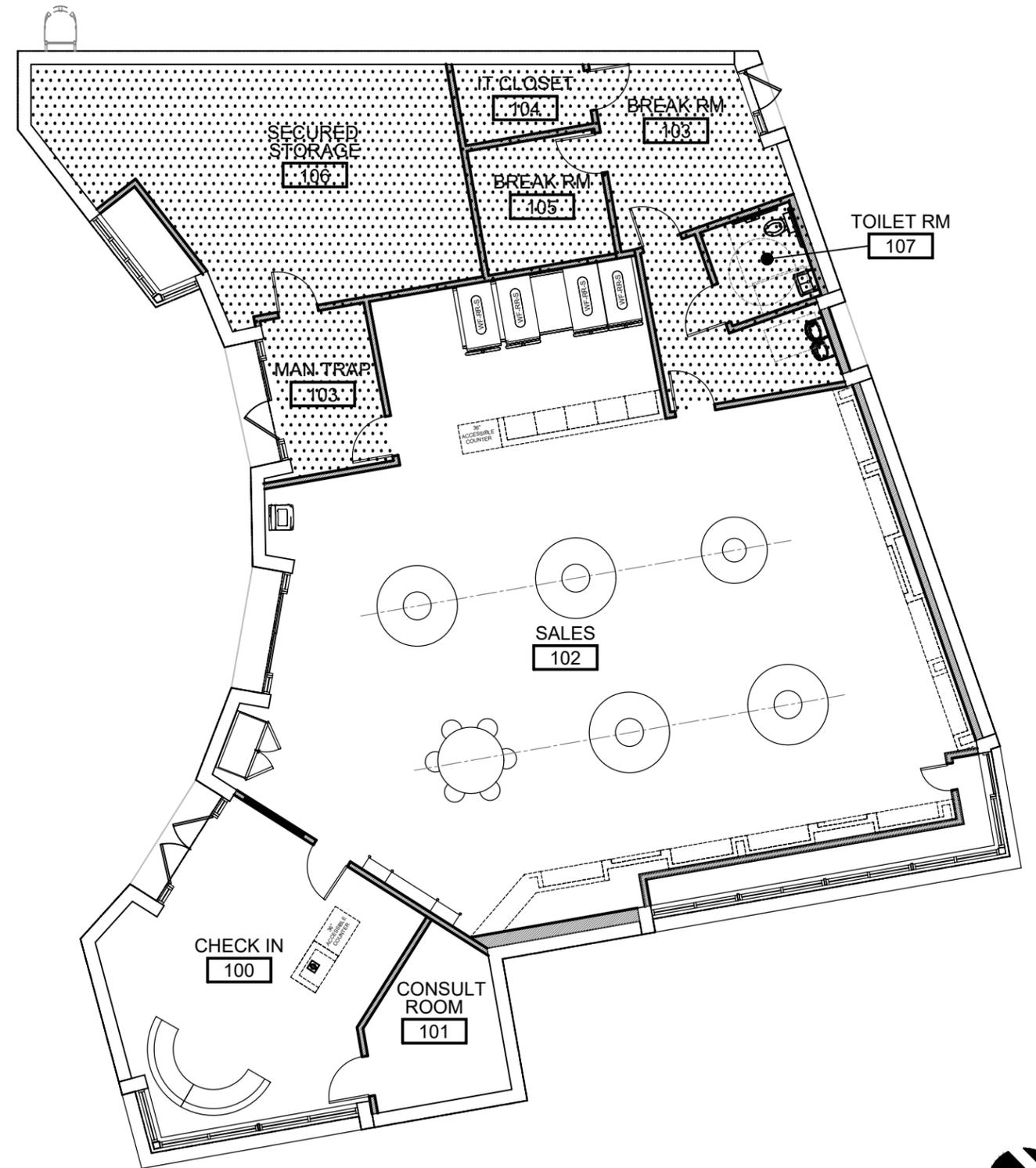




Site: Cookies - N Miami Beach  
 Survey: Cookies - N Miami Beach-Exterior...  
 By: Crime Alert Security  
 Date: 2021-4-19



# SECURITY PLAN



# INTERNAL CIRCULATION

SCALE: 3/32" = 1'-0"



