



MEMORANDUM

1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: June 14, 2024
To: Ralph Rosado, Ph.D., AICP, Village Manager
From: Silvia E. Vargas, FAICP, LEED AP, Village Planner
Subject: 1580 79th St. Causeway – Administrative Warrant for Temporary Structure (Food Truck)

I. Basic Information

1. Property Owner: Rabbi Faivish Dalfin
2. Applicant: Louis Naftali Filiba
3. Site Address: 1580 79th Street (Kennedy) Causeway
4. Site Acreage: 20,000 sq. ft. (0.46 acres)
5. Folio No.: 23-3209-010-0220
6. Legal Description: As described in Exhibit "A" (attached)
7. Current Use of Property: Religious institution/office building
8. Future Land Use Designation: Commercial
9. Zoning District: T6-24
10. Adjacent Land Uses:
 - North: Commercial building (vacant restaurant)
 - East: Commercial (grocery store)
 - West: Commercial (self-storage)
 - South: Medium density multifamily residential

II. Background Information

1. *Date of Related Site Plan Approval:* N/A. The warrant application (attached as Exhibit "B") is in connection with an existing development. The site contains one building that currently houses the Ohr Menachem Chabad of North Bay Village, a religious institution, and related administrative and community-oriented spaces. Ohr Menachem Chabad was established in North Bay Village in 2003.
2. *Ancillary Approvals:* None.
3. *Nature of the Administrative Warrant Request:* The request by Louis Naftali Filiba is to establish and operate a mobile kosher food truck on the existing surface parking of the property. The proposed food truck, Yalla Delicious, would be the only fully kosher restaurant in the area, catering to the dietary needs of the observant Jewish community in the area.

The truck will be parked and operated in the surface parking lot in the front of the property during business hours, as seen in Exhibit "E". During non-business hours, the truck will be parked in the rear of the property. The proposed hours of operation are Sunday through Thursday from 3:00 to 11:00 pm, Friday and Saturday closed.

The proposed business model includes the support of a professional commissary kitchen (Weberman Traditional Foods, Inc / Gourmet Kosher LLC, based in Miami Beach), where food will be prepared and subsequently supplied to the food truck. All wastewater and grease/oil/fat generated in the truck from finishing the food by deep fryer, flat top grill or shawarma grill will be stored in containers and disposed of through said commissary kitchen. Yalla Delicious has obtained a Mobile Food Dispensing Vehicle license from the Florida Department of Business and Professional Regulations, expiring October 1, 2024 (attached as Exhibit "C").

The request for a warrant falls under the provisions of Ordinance No. 2023-013 (attached as Exhibit "D"), which amended subsection 15.3.B.2.e(1)(b) to allow temporary structures such as food trucks, kiosks, shipping containers adapted for retail or service uses, portable bathroom facilities, stands, pop-up shops, temporary sales centers and the like to be approved by administrative warrant on properties located within the T6 transect zone, subject to the limitations detailed in the Ordinance.

III. Basis for Requested Modification

Ordinance No. 2023-013, adopted November 9, 2023, the result of a privately initiated code amendment, allows temporary structures, including food trucks, kiosks, shipping containers adapted for retail or service uses, portable bathroom facilities, stands, pop-up shops, temporary sales centers and the like, to be approved by Warrant within the T6-24 and T6-30 Zoning districts, subject to the following limitations:

- Kiosks and stands are limited to temporary covered structures no greater than 300 square feet and must have one or more open sides.
- All temporary structures are subject to the applicable dimensional standards and other relevant requirements of the ULDC and to the applicable provisions of the Florida Building Code. Any contravention of these standards or of specific conditions of the warrant approving the temporary structure may be grounds for revocation of the approval.
- Temporary structures may be approved for a maximum of six (6) months, renewable administratively up to two (2) additional times in maximum periods of six months each time for a maximum of eighteen (18) months.

A food truck proposal, as conditioned in this recommendation, meets the above limitations and criteria for approval of a warrant.

Specifically, the proposed deviation is within the bounds of a Warrant, which is defined in Sec. 15.1.H.4.a.(1) of the ULDC, as amended, along with the criteria for granting such deviations, as appropriate to the nature of the Waiver involved and the particular circumstances of the case, when doing so promotes the intent of

the particular Transect Zone where the proposal is located; is consistent with the guiding principles of the NBV100 Master Plan; the manner in which the proposed use will operate given its specific location and proximity to less intense uses; and the Design Review Criteria defined in Section 15.7.1., as applicable.

On May 7, the applicant obtained approval from a Warrant request for the same food truck business, Yalla Delicious. On May 10, the applicant submitted documentation to amend the proposed location within the same property of the same food truck business. Staff received and reviewed the supporting documentation and has included all relevant information in this report.

IV. Consistency with the ULDC (Form-Based Code) and the NBV100 Master Plan:

Upon review of the Warrant application pursuant to the review and approval process described in Section 15.1.H.4.c.iii. of the ULDC, the Planning and Zoning Official finds that the proposed deviation is consistent with the guiding principles of the NBV100 Master Plan.

One of these principles is to improve the quality of life, by identifying catalytic opportunities to add community services, amenities, and places for social interaction. The Master Plan also promotes (though in a focused manner previously limited to Pirates Alley and the Island Walk) concepts of temporary and incremental activation of spaces. The Village, through the adoption of Ordinance No. 2023-013, recognizes that the transformation of the 79th Street Corridor is a long-term endeavor and that temporary activations of undeveloped or underdeveloped sites can help incubate more activity in the heart of the Village until approved redevelopment takes place.

The Applicant has met the procedural requirements of subsection 15.1.H.4.a. of the ULDC. At the time of application, the Applicant notified (via certified mail with verification submitted to the Village with the application) abutting property owners, including those across the street, pursuant to subsections 15.1.H.4.b.(1)i. and ii. of the ULDC.

Upon issuance of the Village Manager's decision on this Waiver request, notice of the decision will be posted on the Village website within five (5) days of the written decision.

V. Recommendation: Approval, subject to the conditions listed below.

VI. Conditions of Approval:

1. Pursuant to the provisions of subsections 15.1.H.4.a. and 15.3.B.2.e(1)(b) of the ULDC, this administrative Warrant permits the temporary operation of a food truck on the property located at 1580 79th Street Causeway, limited to the sale of pre-cooked halal food items to the public for limited on-site consumption and delivery.
2. The approved use shall be limited to a single truck.
3. The applicant shall obtain an applicable Business Tax Receipt (BTR) from North Bay Village before starting to operate the business.
4. The applicant shall maintain a valid Florida License at all times.

5. To qualify for a BTR, the applicant shall submit to the Village all required licenses or permits that may be required by agencies of the State of Florida, which may include, but may not be limited to mobile facility, food seller, public health, and food handler authorizations.
6. The approved use shall only include finishing food by deep fryer, flat top grill or shawarma grill inside the food truck. The approved use shall not include processing or cooking of raw food on site.
7. The approved use shall maintain a legal agreement with a licensed professional commissary kitchen at all times for their raw food preparation and wastewater and oil/grease/fat disposal.
8. The approved use may include limited outdoor dining on site restricted to a maximum of five (5) seats, as indicated on the Site Plan. To provide outdoor dining as described above, the applicant shall first pay to the Village the required fee for outdoor dining/seating use and area per Sec. 8.17.H.2.I(3).
9. All food service equipment utilized by the mobile food truck vendor shall be maintained in good repair and a clean condition.
10. The approved use shall, at all times, comply with applicable food safety regulations, OSHA regulations, proper waste disposal regulations, driving regulations, public health laws, tax laws, driver's license and other relevant agency laws.
11. All waste and trash shall be removed from the property at the end of each day and deposited in appropriate waste receptacles.
12. The truck wherein the Yalla Delicious business will be conducted may be parked in the front of the property in the surface parking lot, as per the Site Plan (Exhibit "E"), during its days and hours of operation, Sunday through Thursday from 3:00 to 11:00 pm, Friday and Saturday closed. During non-business hours, the truck shall be parked in the southwest corner of the property, at the rear of the existing surface parking lot, as per the Site Plan (Exhibit "E").
13. The truck shall not be parked in a fire lane or in an area blocking a fire hydrant; or in any driveway aisles, "no parking" zones, or loading-only areas.
14. The truck shall not be parked anywhere within the property's required setbacks or within the public right of way.
15. The approved use shall not interfere with the normal use of the principal structure, including parking in any designated parking spaces.
16. Any use of generator power shall comply with the noise restrictions of Chapter 96 of the Code of Ordinances. Noise from generators shall be attenuated as necessary through exhaust silencers/mufflers.
17. Electric service connection to an on-site approved outlet is permitted provided that no wiring or cables are run beyond the vending area or pose any danger to the patrons. No permanent connection to an electrical system is allowed.
18. Electrical service shall be by an approved electrical cord/plug without use of extension cords, connecting to a circuit with the correct amperage to serve the vehicle. The electrical cord must be protected from physical damage.
19. An electrical permit from the Village shall be required for installing an outlet or making any other modifications to the electrical system.
20. Parking used by the mobile business, including by employers, vendors, or customers of the business, shall not restrict or hinder parking required to serve the principal structure, during its peak use hours.
21. No freestanding signs or advertisements, sandwich board signs, flags, balloons, streamers, flashing lights, banners, or other similar attraction devices (including

- music) shall be utilized to call attention to the truck's operation unless permitted consistent with the Village's applicable sign standards.
22. In the event of a severe weather event such as a hurricane, the truck shall be removed from the property.
 23. This Warrant shall be valid for a maximum of **six (6) months**, renewable administratively up to two (2) additional times in maximum periods of six months each time for a maximum of eighteen (18) months.
 24. Any contravention of the applicable standards of the ULDC, or of specific conditions of this Warrant may be grounds for the revocation of this approval.
 25. The subject property shall be cleaned at regular intervals and at the end of each day to ensure food scraps or other debris are removed and dealt with appropriately.
 26. Access during business hours to the Synagogue's restrooms for employees and patrons of the food truck shall be guaranteed in writing by the property owner prior to the issuance of a BTR.
 27. Violation of any of these conditions shall be cause for the Village Manager to revoke the warrant and terminate the authority to use subject property as described in the application.

VII. Attachments

Attachment A: Legal Description

Attachment B: Administrative Warrant Application Materials

Attachment C: Florida License

Attachment D: Resolution 2023-013

Attachment E: Site Plan Indicating Area Approved for Parking of the Truck, Seating Area, and Trash Containers.

EXHIBIT "A"
LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 22, ALL OF LOT 23, AND THE WEST 1/2 OF LOT 24, LESS THE SOUTH 75 FEET THEREOF, IN BLOCK 1, OF COMMERCIAL ADDITION TO TREASURE ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "B"
ADMINISTRATIVE WARRANT APPLICATION PACKAGE
(behind)



YALLA!!!



Ms. Silvia Vargas
Website: northbayvillage-fl.gov
Address: 1666 Kennedy Causeway Suite
300 North Bay Village, FL.33141

05/10/2024

SUBJECT: YALLA WARRANT FOOD TRUCK LOCATION AMENDMENT

Dear Ms. Silvia Vargas~

Trust all is well. As mentioned, when we spoke earlier this week, Yalla applied for two options on where to base our food truck. We would like to the second location at the shul to be approved too please.

1. This location does not require any additional power source as there is an existing power source as indicated on the site layout.
2. This location does not interfere with members who wish to use this space as we will move the trailer when the space is required.
3. Please review the below site layout.

Many thanks,

Louis Naftali Filiba
t. 202.549.3431
e. Lusiof@gmail.com



YALLA!!!

May 31st, 2024

Yalla Food Truck Scope

1. Additional letters have been sent. Please see Addendum A. (completed)
2. Yalla makes the use of a professional Commissary Kitchen. Details of which can be reviewed in Addendum 1. With the use of this professional Commissary Kitchen we have successfully obtained our Florida License, attached in Addendum. (completed)
3. This is a State Requirement which ensures food trucks have access to waste water disposal, grease/oil/fat and other environmental requirements. (completed)
4. Yalla's foods are supplied and prepared in our Commissary Kitchen (Addendum 1), and are finished by way of deep fryer, flat top grill or shawarma grill in our food truck/trailer.
5. We plan to sell our foods on site and via delivery applications such as Grubhub, DoorDash & Uber.
6. As per Florida State Regulations our Commissary Kitchen has the infrastructure to receive and dispose of:
 - a. Grey water
 - b. oil/grease/fat
7. Proposed hours of operation: Sunday-Thursday 3PM-11PM; Friday closed; Saturday closed.
7. We do not propose any signage at this point.



APPLICATION FORM FOR WARRANT APPROVAL

This application form is to be used to petition for a Warrant from the North Bay Village Form-Based Code (Chapter 15 of the Unified Land Development Code) pursuant [Section 15.1.H.4.a.\(1\)](#). A warrant is a permit for a minor deviation from the uses allowed by the Form-Based Code, which is granted administratively by the Village Manager or a designee upon review and recommendation by the Planning and Zoning Official. **This application may only be applied for by the owner of the property or their legal representative.**

A major deviation from the use provisions of the Form-Based Code requires a Use Exception granted in public hearings to be conducted by the Planning and Zoning Board and the Village Commission. See [Section 8.11](#), Use Exceptions, for criteria and requirements. Use Exception Application Forms may be downloaded from the [Village website](#) or requested by emailing the Planning and Zoning Official.

An application for Warrant related to a Site Plan Approval must be submitted prior to or concurrently with the Site Plan Approval application for the project for which the waiver is being requested.

Submit your application, with all the required information to the Village Planning and Zoning Official, via svargas@cgasolutions.com. This application, including all supplemental forms and data, must be completed in accordance with the attached instructions and submitted with the required fees pursuant to the most up-to-date Fee Schedule. Accepted payment methods for the required fees are check, credit card when paying in person at the Village offices. You may also call (305) 756-7171 to make your credit card payment by phone or make a wire transfer.

The applicant for a waiver shall notify all abutting property owners of the waiver request, including those across a street or alley, by certified mail. In the case of abutting condominiums, only one (1) notice to the condominium association need be sent. The applicant shall submit the certified receipts from all notices as part of the application package.



APPLICATION FORM FOR WARRANT APPROVAL

This form is a fillable PDF. TYPE OR PRINT LEGIBLY ALL INFORMATION ON THE APPLICATION.

1. Property Owner Name: _____

2. Contact Phone: _____ Email Address: _____

3. Mailing Address: _____

4. Applicant Name: _____
(If different from Owner)

5. Contact Phone: _____ Email Address: _____

6. Mailing Address _____

7. Address of Property Covered by the Application: _____

8. Legal Description of Property Covered by the Application (add pages if needed):

9. Folio Number(s): _____

10. Future Land Use and Zoning Designations: _____

11. Current land use of the Property: _____

12. Intended use of the Property (as requested): _____

13. Reasons for the Request (add pages if necessary): _____



CHECK LIST FOR THE APPLICANT

Mandatory Submittals:

- Complete Warrant Application, including all required forms and affidavits, signed by property owner or owner's representative.
- Letter of Authorization from property owner, if different from Applicant.
- Letter of intent, signed by the Applicant, explaining the nature of the request, justification for the proposed Warrant, evidence that, as appropriate to the nature of the Warrant involved and the particular circumstances of the case, the request complies with Section 15.1.H.4.a.(1) and the intent of the Transect expressed in Section 15.1, the guiding principles of NBV100, and the manner in which the proposed Use will operate given its specific location and proximity to less intense Uses. The review shall also apply Section 15.7.I. - Design Review Criteria, as applicable.
Insufficient justification may result in denial of the application.
- Property Survey.
- Map or aerial photo showing adjacent properties, surrounding streets (labeled) and a north arrow.
- Photos of buildings and structures on the property concerned.
- Accurately dimensioned plans showing the location and spacing distance of all proposed construction in relation to property lines and existing structure(s), the general location and use of existing structures on property adjacent to the subject property. **No construction at all.**
- Certified receipts from all notices mailed to abutting property owners, including those across a street or alley from the subject property.
- Filing fees and cost recovery deposit (Refer to the most current North Bay Village Fee Schedule).

Applications are deemed incomplete until all mandatory submittals have been received by the Planning and Zoning Official.

All requests for warrant approval shall be reviewed by the Village Planning & Zoning Official and approved or denied by the Village Manager, pursuant to Section 15.1.H.4.a.(1) v. of the Form-Based Code (Chapter 15 of the ULDC).



APPLICANT AFFIDAVIT

I (We) the undersigned, am (are) the (owner, tenant, agent, attorney) (designate one) of the subject property herein described. I (We) acknowledge and agree that during the consideration of the application by the Village Planning & Zoning Official and Village Manager, no rights shall vest on behalf of the applicant which would be enforceable against the Village until after the Village Manager has approved the proposed request.

I (We) further acknowledge that I (We) have read and understand the conditions for waiver approval pursuant to Section 15.1.H.4.b.(1) v. of the Form-Based Code (Chapter 15 of the ULDC). Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board, the Village Commission and Village Manager revoked.

Authorized Signature _____

Print Name Louis Naftali Filiba

(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signee's position in the corporation and embossed with the corporate seal.)

STATE Florida

COUNTY OF Miami Dade

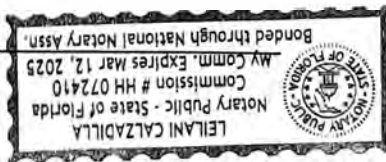
Sworn to and subscribed to before me this 9th day of April, 2024

by Louis Filiba, who is personally known to me or who has produced

FLDL as identification.

Notary Public Signature Lailani Calzadilla

Commission Number/Expiration _____





COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent commit to the payment of all applicable cost recovery fees involved as part of my application process. Cost recovery includes, but is not limited to, staff time, attorney fees, planning consultant fees and any other professional service costs incurred by North Bay Village in the review and processing of a development application, regardless of the outcome of the review and/or public hearing process. I further understand and acknowledge that failure to remit payment for incurred costs pursuant to Subsections 5.12.B. and C. (attached) of the North Bay Village Unified Land Development Code (ULDC) constitutes a violation of the Code and the Village may levy penalties to secure compliance, as outlined in Subsection 5.12.C of the ULDC.

Please type or print the following:

Date: 9th April, 2024

Relationship to the project: (e.g., property owner, architect, developer, attorney)

Managing Member of Yalla Delicious, LLC

Full Name: Louis Naftali Filiba

Current Address: 7400 Gary Ave

City: Miami Beach State: FL Zip: 33141

Telephone: 202-549-3431 Email: Lusiof@gmail.com

I am fully authorized to commit to the expenditures contemplated by this Cost Recovery Affidavit.



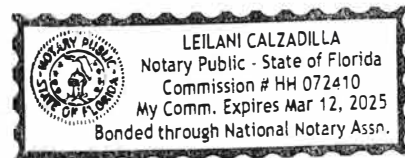
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 9th DAY OF April, 2024.



Notary Public, State of Florida at Large

My Commission expires March 12, 2025.





Subsections 5.12.B. and C. Regarding Cost Recovery

B. Cost Recovery Established

1. The applicant shall reimburse the Village for the actual cost of consultant or employed professional review services pursuant to the cost recovery procedures and requirements of subsection C below.
2. Payment in full by the applicant to the Village for the Village's actual expenditures for review of the application shall be a written condition of any development order. These cost recovery deposits fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code of Ordinances.

C. Cost Recovery procedure.

1. At the time of submission of any application for development approval, the applicant shall pay the minimum cost recovery deposit fee outlined in the development approval fee and cost recovery deposit schedule set forth in this section, which funds shall be deposited into a cost recovery escrow account established for this purpose. Withdrawals shall be made to reimburse the Village for the cost of consultant services.
2. The Village shall provide the applicant with a copy of the consultant's invoice for any services charged against the applicant's cost recovery escrow account.
3. When the balance in the Village's cost recovery escrow account is reduced to one-half of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within 30 calendar days after the applicant is notified, in writing, of the requirement of such additional deposit, the Village shall suspend its review of the application and the application shall be deemed withdrawn.
4. If an application is suspended due to nonpayment of the additional escrow deposit specified in subsection 3., a resubmission fee shall be paid, and the cost recovery deposit shall be replenished to a minimum of one-half of the original deposit amount before the application will be reviewed.
5. Prior to the scheduling or noticing of any board or commission hearing, the Village Manager's review of the application shall be complete, and the cost recovery escrow account balance shall be replenished to equal at least one-half of the initial deposit amount.



Office Use Only:

Date Submitted: _____

Total Paid: \$ _____

Date Paid: _____

Filing Fee: \$ _____

Cash or Check # _____

Cost Recovery Dep: \$ _____

CHABAD OF NORTH BAY VILLAGE

1580 79th Street Causeway,
North Bay Village,
FL 33141
April 9th, 2024

E.: RabbiDalfin@gmail.com
T.: 786-269-7837

LETTER OF AUTHORIZATION

Dear Ms. Silvia Vargas,
I, Rabbi Faivish Dalfin, am the owner of the property located at 1580 79th Street Causeway, North Bay Village, FL 33141. I hereby authorize Yalla Delicious, LLC to operate a kosher food truck on the premises of the aforementioned property. This will be the only kosher restaurant option for the Jewish residents in North Bay Village. This authorization is valid from 10th April, 2024 to 9th April, 2025.

Thank you for helping us better serve the community of North Bay Village.

Sincerely,

Rabbi Faivish Dalfin

Rabbi Dalfin

Antonio Augello

Planner Miami-Dade Office | Planning

Calvin, Giordano & Associates, Inc. – a SAFEbuilt Company

2103 Coral Way | Suite 810 | Miami, FL 33145

Office: 786.485.5200 | Direct: 786.558.2037

June 3rd 2024

Dear Mr. Augello~

I, Rabbi Faivish Dalfin, the Rabbi of Chabad North Bay Village, located at: 1580 79th Street Causeway, North Bay Village, FL 33141 provide my approval for the location as proposed by Yalla Delicious.

Please feel free to contact me should you require anything further.

Yours sincerely,

Rabbi Dalfin

t. 786-269-7837

e. rabidalfin@gmail.com



YALLA!!!

LETTER OF INTENT

9th April, 2024



Ms. Silvia Vargas

Website: northbayvillage-fl.gov

Address: 1666 Kennedy Causeway Suite
300 North Bay Village, FL.33141

Dear Ms. Silvia Vargas~

I am writing to express my intent to establish a mobile kosher food truck in North Bay Village. Our food truck, Yalla Delicious, will be the only fully kosher restaurant in the area, catering to the dietary needs of the observant Jewish community in the vicinity. Our proposal is based on the fact that there is a significant population of observant Jews in North Bay Village who currently do not have access to a fully kosher dining option.

This aligns with the guiding principles of North Bay Village 100, specifically Chapter 15.1-General provisions, which states in part:

§ 15.1 - General provisions.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

A.

Title. This chapter shall be known as the NBV100 Form-Based Code or the Form-Based Code.

B.

Purpose and intent. This chapter sets forth the standards applicable to form-based districts and transect zones in North Bay Village. These standards are intended to:



YALLA!!!

1.

Support the goals, objectives, and policies of the North Bay Village Comprehensive Plan.

2.

Support the goals of the NBV100 Master Plan, which include livability, resiliency, and prosperity.

a.

Livability goals include:

(1)

Prioritize people over cars.

(2)

Embrace the waterfront.

(3)

Improve the quality of life.

(4)

Synergize public space to refresh NBV identity.

b.

Resiliency goals include:

(1)

Implement responsible and self-sustaining policies that reflect NBVs commitment to the stewardship of its waterfront and the water quality of Biscayne Bay.

(2)

Help mitigate climate change through resource conservation and reductions in carbon admissions.



YALLA!!!

c.

Prosperity goals include:

(1)

Capitalize on existing resources.

(2)

Increase private property value.

(3)

Optimize and manage parking.

(4)

Incentivize flexibility and predictability.

Furthermore, our food truck will operate in compliance with the Transect expressed in Section 15.1, ensuring that it harmonizes with the existing urban fabric and promotes a vibrant street life.

We have carefully considered the Design Review Criteria outlined in Section 15.7.I., and our food truck will be designed to enhance the visual appeal of the area while maintaining the functionality required for a mobile food service operation.

We believe that our proposal meets the intent of the Transect, the guiding principles of North Bay Village 100, and the Design Review Criteria (Approved Design Included Below).

We are committed to operating our food truck in a manner that is respectful of its specific location and proximity to less intense uses, ensuring that it enhances the overall character of the area.



YALLA!!!

Thank you for considering our proposal. We are excited about the opportunity to bring a unique and valuable dining experience to North Bay Village.

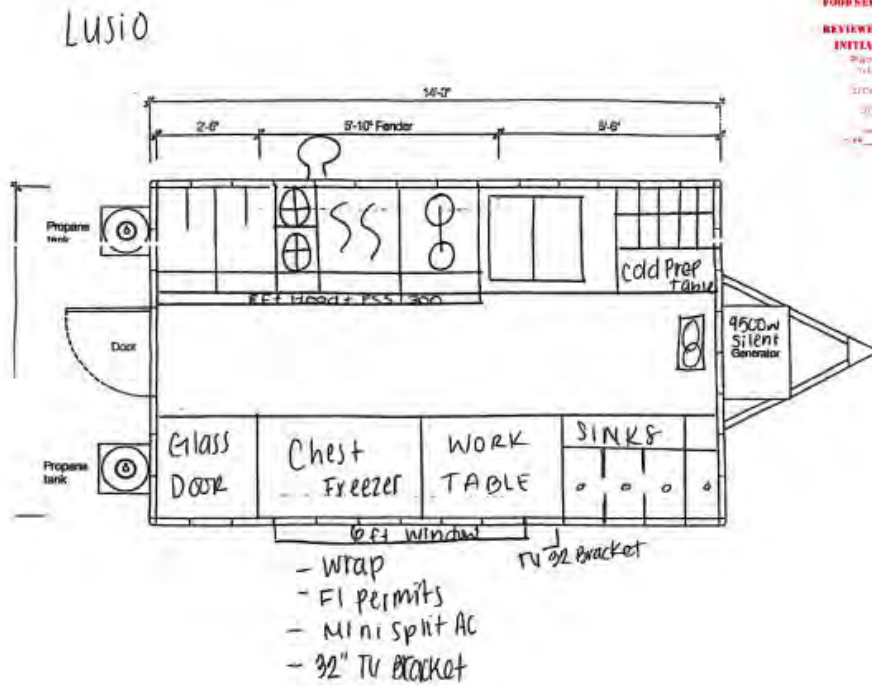
Sincerely,

Naftali Lusio Filiba

Naftali Filiba

T.: 202-549-3431

E.: Lusiof@gmail.com



FOODSERVICE PLAN REVIEW APPROVED
 REVISION 3/8/2024
 REVIEWER: [Signature]
 INITIAL APPROVAL DATE: 3/7/2024

Please attach compliance statement to:
 1) Enforcement in approved kitchen and
 ventilation systems
 2) Compliance with all applicable codes
 and standards
 3) Compliance with all applicable
 regulations and codes

63374

Antonio Augello

From: Lusio Naftali Filiba <lusiof@gmail.com>
Sent: Thursday, June 6, 2024 3:40 PM
To: Antonio Augello
Cc: Silvia Vargas
Subject: Trash Can Yalla Food Truck

Please see attached pic Antonio.



Lusio Filiba
B.A. Foreign Languages, International Relations,
Marketing & Computational Languages
202.549.3431

Antonio Augello

From: Lusio Naftali Filiba <lusiof@gmail.com>
Sent: Monday, June 3, 2024 4:31 PM
To: Antonio Augello
Cc: Silvia Vargas
Subject: Re: Warrant application for food truck at 1580 79th Street Causeway
Attachments: Scope.docx; Yalla Site Plan 2.pdf; Dalfin.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Antonio~

Please see below comments to your questions.

1. Site Plan

- a. Please indicate the location of the electrical and water connections and the proposed trash containers. Could you provide additional information about the proposed protections for the required wires and how it would be installed? [Please view the revised site plan. This includes the area the truck will be located. The truck will be moved if and when parking spots are required. We will use the existing power and water as indicated in the site plan. We will be installing cable protectors for the cable run as shown in the site plan as per the image included therein.](#)
- b. Would you still require a seating area? If so, please show the proposed location. [Seating will be located as indicated in the concrete area that is a free open area on the site. We have already obtained permission for seating in our Warrant](#)

2. Yalla Food Truck Scope

- a. Please correct the hours of operation on Saturday (point 6). [Updated, please see point 7 in the attached scope document.](#)
3. Could we have a letter of authorization from Rabbi Faivish Dalfin agreeing on the proposed new location? [Please see attached.](#)
4. I believe the food truck would require the use of 2 parking spaces due to the size of the truck and the space required for patrons to order food. Please clarify how the use of the existing parking spaces would not generate issues to the Chabad. [You are correct if we station the truck horizontally across. If we place it as a car only 1 spot is required. Neither of these options would interrupt Chabad as they do not use these parking spaces and in the event that these spaces are required we will move the truck to the back area. Rabbi Dalfin has approved of this.](#)
5. Indicate where the food truck will be parked during non-business hours. [Please refer to attached site plan.](#)

Kind Regards,

Lusio Filiba
B.A. Foreign Languages, International Relations,
Marketing & Computational Languages
202.549.3431

[My Professional Portfolio](#)



On Fri, May 31, 2024 at 12:56 PM Antonio Augello <aaugello@cgasolutions.com> wrote:

Good morning Mr. Filiba,

Thank you for your call earlier today.

After the initial review of the documents you provided, please respond to the following questions related to the new location:

1. Site Plan

- a. Please indicate the location of the electrical and water connections and the proposed trash containers. Could you provide additional information about the proposed protections for the required wires and how it would be installed?
- b. Would you still require a seating area? If so, please show the proposed location.

2. Yalla Food Truck Scope

- a. Please correct the hours of operation on Saturday (point 6).
3. Could we have a letter of authorization from Rabbi Faivish Dalfin agreeing on the proposed new location?
4. I believe the food truck would require the use of 2 parking spaces due to the size of the truck and the space required for patrons to order food. Please clarify how the use of the existing parking spaces would not generate issues to the Chabad.
5. Indicate where the food truck will be parked during non-business hours.

Thank you in advance,

Antonio Augello

Planner Miami-Dade Office | Planning



Calvin, Giordano & Associates, Inc. – a SAFEbuilt Company

2103 Coral Way | Suite 810 | Miami, FL 33145

Office: 786.485.5200 | Direct: 786.558.2037

From: Lusio Naftali Filiba <lusiof@gmail.com>
Sent: Friday, May 31, 2024 9:14 AM
To: Antonio Augello <aaugello@cgasolutions.com>
Cc: Silvia Vargas <Svargas@cgasolutions.com>
Subject: Fwd: Warrant application for food truck at 1580 79th Street Causeway

Hi Antonio~

Trust you are well.

I submitted this amendment and Silvia advised that she was out of office on bereavement and said I should reach out to you for an update on this request.

Please can you let me know what your thoughts are.

Kind Regards,

Lusio Filiba

B.A. Foreign Languages, International Relations,

Marketing & Computational Languages

202.549.3431

[My Professional Portfolio](#)



From: [Lusio Naftali Filiba](#)
To: [Antonio Augello](#)
Cc: [Silvia Vargas](#)
Subject: Re: Warrant application for food truck at 1580 79th Street Causeway
Date: Tuesday, April 16, 2024 10:53:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[Yalla Site Plan.pdf](#)

Hi Antonio~

Please see my sur responses to your comments/questions below:

1. Per the scope letter, food will be “finished by the way of deep fryer, flat top grill or shawarma grill in our food truck/trailer.” How will that onsite grease/oil be managed? I do not see any grease trap/interceptor in the site plan. **We have a professional USDA certified food plant which is our commissary kitchen. We have contracted with them to dispose of any grease and grey water. Please refer to Addendum 1 in our Scope document to see that agreement. AA: I understand that the commissary kitchen will handle the grease/oils during food preparation. However, in the Scope letter attached, you mentioned “Yalla’s foods are supplied and prepared in our Commissary Kitchen (Addendum 1), and are finished by way of deep fryer, flat top grill or shawarma grill in our food truck/trailer.” This is the grease/oil that I am referring to. LF: Correct that is also the grease/oil I am referring to. We are a mobile food truck and all of our used grease and oil will be discharged and Weberman Traditional Foods which is our Commissary Kitchen. We will transport it there and dispose of it in their receptacles.**
- 2.
3. How would gray water be disposed? Please refer to our response in point one, here above, and to our Commissary Kitchen Agreement in Addendum 1 of our Scope document. This facility provides us infrastructure to dispose of grease and grey water. **AA: Similar to the first question, employees will need to clean the workspace of the food truck regularly. How is that water being managed? Where is the water from the sinks going? LF: The food truck has two water tanks onboard. One is for fresh water and the other is for grey water that is released down the drains from the Sinks. Our trailer has 4 x sinks and 1 dedicated to handwashing. The grey water is collected in the onboard grey water tank and we then dispose of it at our Commissary Kitchen where they have the required infrastructure for it.**
4.
 1. Would you have dine-in options? If so, please show the proposed location. **Kindly refer to our amended site plan identifying proposed area for dine-in seating area. AA: Thank you. Do you have an estimate of the number of seats? LF: we will have 4-5 seats no more.**
 - 1.
 - 2.
 - 3.
 - 4.
 5. Is there a separate hand sink for employees? **Yes we have several sinks in the trailer and one of those is designated for hand washing. AA: Could you please label it? This might be something that DBPR will ask. LF: This has already been done as was a requirement for our DBPR license which we already have.**
 6. How would trash be stored? **We have a large trash container just outside the trailer which has a lid as well as an onboard trash container with a lid. AA: Thank you. Could you show the location of the trash containers? LF: Please see attached.**

Kind Regards,

Lusio Filiba
B.A. Foreign Languages, International Relations,
Marketing & Computational Languages
202.549.3431

[My Professional Portfolio](#)



On Tue, Apr 16, 2024 at 9:50 AM Antonio Augello <aaugello@cgasolutions.com> wrote:

Thank you for your response, Mr. Filiba.

Please find my comments below.

Antonio Augello

Planner Miami-Dade Office | Planning



Calvin, Giordano & Associates, Inc. – a SAFEbuilt Company

2103 Coral Way | Suite 810 | Miami, FL 33145

Office: 786.485.5200 | Direct: 786.558.2037

From: Lusio Naftali Filiba <lusiof@gmail.com>

Sent: Monday, April 15, 2024 10:24 AM

To: Antonio Augello <aaugello@cgasolutions.com>

Cc: Silvia Vargas <svargas@cgasolutions.com>

Subject: Re: Warrant application for food truck at 1580 79th Street Causeway

Hi Antonio~

I have provided my responses in blue text to your queries below:

1. Per the scope letter, food will be “finished by the way of deep fryer, flat top grill or shawarma grill in our food truck/trailer.” How will that onsite grease/oil be managed? I do not see any grease trap/interceptor in the site plan. We have a professional USDA certified food plant which is our commissary kitchen. We have contracted with them to dispose of any grease and grey water. Please refer to Addendum 1 in our Scope document to see that agreement. AA: I understand that the commissary kitchen will handle the grease/oils during food preparation. However, in the Scope letter attached, you mentioned “Yalla’s foods are supplied and prepared in our Commissary Kitchen (Addendum 1), and are finished by way of deep fryer, flat top grill or shawarma grill in our food truck/trailer.” This is the grease/oil that I am referring to.
2. If electricity will be provided by the building, will the generator be used as backup? Would you require fuel tanks? The generator is not planned to be used but rather the existing power provided by the building. We only intend to use the generator when we go to events off-site. Typically a full tank in the generator lasts us 8-10 hours so we do not have a need for fuel tanks. AA: Understood, thank you.
3. How would gray water be disposed? Please refer to our response in point one, here above, and to our Commissary Kitchen Agreement in Addendum 1 of our Scope document. This facility provides us infrastructure to dispose of grease and grey water. AA: Similar to the first question, employees will need to clean the workspace of the food truck regularly. How is that water being managed? Where is the water from the sinks going?
4. Would you have dine-in options? If so, please show the proposed location. Kindly refer to our amended site plan identifying proposed area for dine-in seating area. AA: Thank you. Do you have an estimate of the number of seats?
5. Would you have restrooms available for employees/patrons? Yes we have access to the Synagogue's restrooms for employees and patrons. AA: Understood, thank you.
6. Is there a separate hand sink for employees? Yes we have several sinks in the trailer and one of those is designated for hand washing. AA: Could you please label it? This might be something that DBPR will ask.
7. How would trash be stored? We have a large trash container just outside the trailer which has a lid as well as an onboard trash container with a lid. AA: Thank you. Could you show the location of the trash containers?
8. I reviewed the 5 certified mail receipts included in the scope letter and they covered the surrounding buildings along the causeway, but not the properties across Pirates Alley. We addressed a letter to an abutting property in Pirates Alley. I have sent more today. Please see attached. AA: Thank you.
9. @Silvia Vargas, could you please confirm if Sec. 8.17(4)(bb) is applicable? If so, all disposable table materials such as plates, glasses, and napkins shall be imprinted with the name of the café (stickers may be used). This regulation is to control litter. All of our packaging and containers are made from recycled materials and they are branded with our restaurant name and website. AA: Understood, thank you.

Kind Regards,

Lusio Filiba

B.A. Foreign Languages, International Relations,

Marketing & Computational Languages

202.549.3431

[My Professional Portfolio](#)



On Mon, Apr 15, 2024 at 7:23 AM Antonio Augello <aaugello@cgasolutions.com> wrote:

Good morning Mr. Filiba,

I was reviewing the submitted documents and I have some questions/comments:

1. Per the scope letter, food will be “finished by the way of deep fryer, flat top grill or shawarma grill in our food truck/trailer.” How will that onsite grease/oil be managed? I do not see any grease trap/interceptor in the site plan.
2. If electricity will be provided by the building, will the generator be used as backup? Would you require fuel tanks?
3. How would gray water be disposed?
4. Would you have dine-in options? If so, please show the proposed location.
5. Would you have restrooms available for employees/patrons?
6. Is there a separate hand sink for employees?
7. How would trash be stored?
8. I reviewed the 5 certified mail receipts included in the scope letter and they covered the surrounding buildings along the causeway, but not the properties across Pirates Alley.
9. [@Silvia Vargas](#), could you please confirm if Sec. 8.17(4)(bb) is applicable? If so, all disposable table materials such as plates, glasses, and napkins shall be imprinted with the name of the café (stickers may be used). This regulation is to control litter.

Please let me know if you have any questions.

Best regards,

Antonio Augello

Planner Miami-Dade Office | Planning



Calvin, Giordano & Associates, Inc. – a SAFEbuilt Company

2103 Coral Way | Suite 810 | Miami, FL 33145

Office: 786.485.5200 | Direct: 786.558.2037

From: Lusio Naftali Filiba <lusiof@gmail.com>
Sent: Friday, April 12, 2024 10:39 AM
To: Silvia Vargas <SVargas@cgasolutions.com>
Cc: Antonio Augello <aaugello@cgasolutions.com>
Subject: Re: Warrant application for food truck at 1580 79th Street Causeway

Hi Silvia~

Please see my comments to the requested supplementals below. Also kindly advise if the supplemental documentation meets the requirements as outlined in your email below.

1. Per Sec. 15.1.H.4.a.(1)(a), notification must be sent to all abutting property owners including those across a street or alley. In the case of abutting condominiums, only one notice to the condominium association need be sent. The photo you submitted of the certified mail notifications appear to indicate that they went out only to Presidente Supermarket, Benihana, and Subway. Please submit notifications sent to the abutting condominiums as defined above, as well as a generic copy of the notification letter. [Please see attached generic copy of the letter we have sent.](#)
2. No site plan has been submitted indicating the proposed typical location where the truck will be setup, proposed electrical/water connections, if any, etc. [Please see attached proposed site plan. We have two proposed locations identified on the survey with call out boxes identifying existing water and electric. We have 2 options for placing the trailer: 1. behind the trellis at the back of the parking lot and 2. Near the front of the parking lot. We have also included a design of the truck/trailer.](#)
3. What is the scope of the operation? Do you prepare/cook, serve and/or sell on site? Please provide additional details of the operation, such as presence of a grease interceptor (a plumbing schematic may be required), backflow preventer, solid waste and/or used fryer/cooking oil disposal strategy, etc., all as may be applicable. [Please see attached scope letter](#)
4. No indication has been provided of a proposed schedule/hours of operation. Will the truck be maintained on the property overnight, or mobilized from an external location every day? [Please see attached scope document](#)

5. Is any signage intended? Signage would require a separate permit and must comply with the provisions of the ULDC. [No signage is planned at this time.](#)

Kind Regards,

Lusio Filiba

B.A. Foreign Languages, International Relations,

Marketing & Computational Languages

202.549.3431

[My Professional Portfolio](#)



On Thu, Apr 11, 2024 at 11:17 AM Silvia Vargas <SVargas@cgasolutions.com> wrote:

Good morning, Mr. Filiba,

As of 4/11/24, I am in receipt of your Warrant request. The Village's Finance Department has been asked to issue an invoice to you for the payment of due fees.

Having said that, following a quick review of your submittal, we find that following items are missing (or have generated questions) and therefore the application is considered incomplete until these are addressed:

1. Per Sec. 15.1.H.4.a.(1)(a), notification must be sent to all abutting property owners including those across a street or alley. In the case of abutting condominiums, only one notice to the condominium association need be sent. The photo you submitted of the certified mail notifications appear to indicate that they went out only to Presidente Supermarket, Benihana, and Subway. Please submit notifications sent to the abutting condominiums as defined above, as well as a generic copy of the notification letter.
2. No site plan has been submitted indicating the proposed typical location where the truck will be setup, proposed electrical/water connections, if any, etc.

3. What is the scope of the operation? Do you prepare/cook, serve and/or sell on site? Please provide additional details of the operation, such as presence of a grease interceptor (a plumbing schematic may be required), backflow preventer, solid waste and/or used fryer/cooking oil disposal strategy, etc., all as may be applicable.
4. No indication has been provided of a proposed schedule/hours of operation. Will the truck be maintained on the property overnight, or mobilized from an external location every day?
5. Is any signage intended? Signage would require a separate permit and must comply with the provisions of the ULDC.

Additional comments may arise upon further review.

In your reply, please make sure to cc: my colleague Antonio Augello (included in this email). I will be out of town for a few days (though I will be checking my email). In my absence, however, Antonio may collect, review, and organize additional materials/responses.

Thanks,

Silvia E. Vargas, FAICP

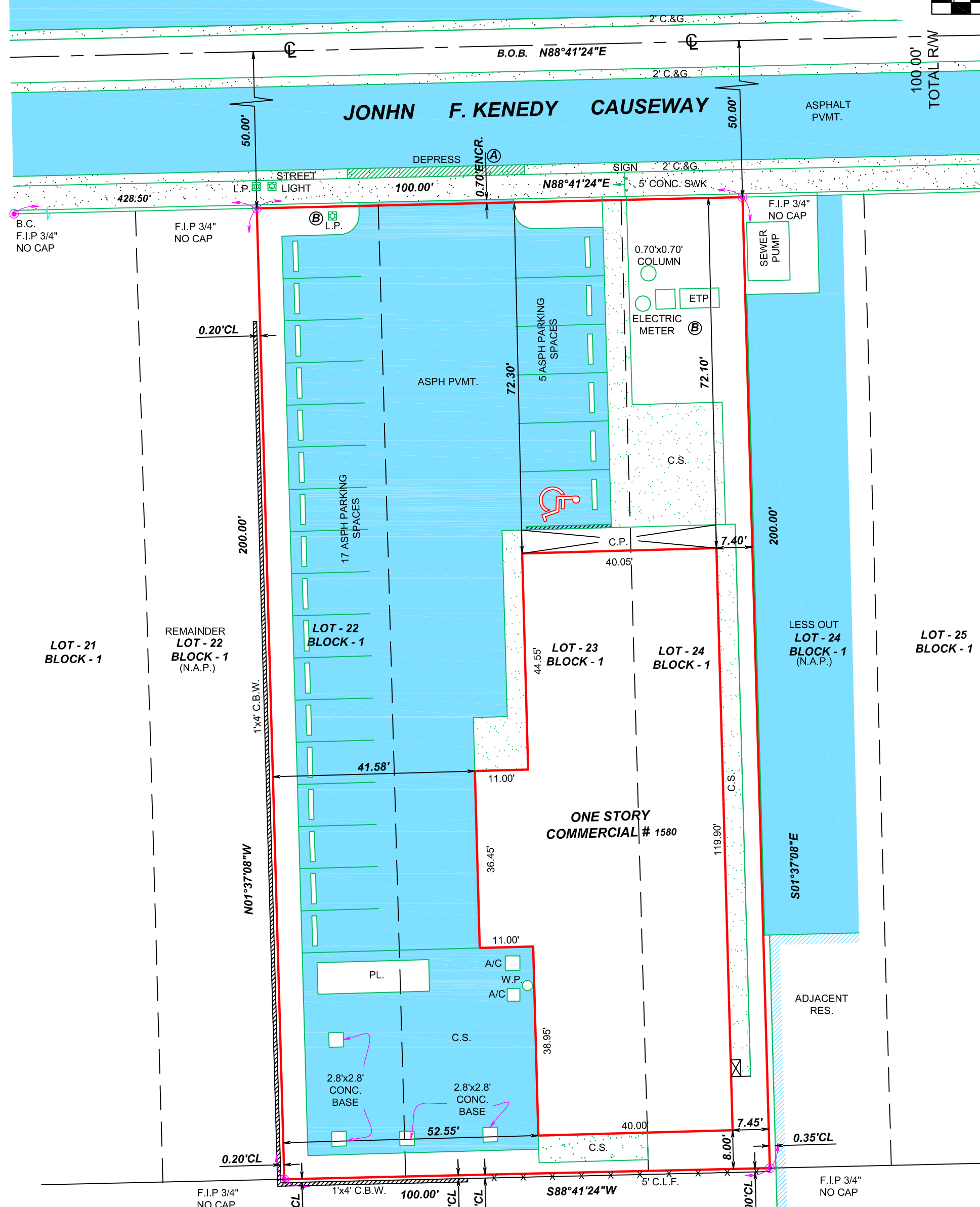
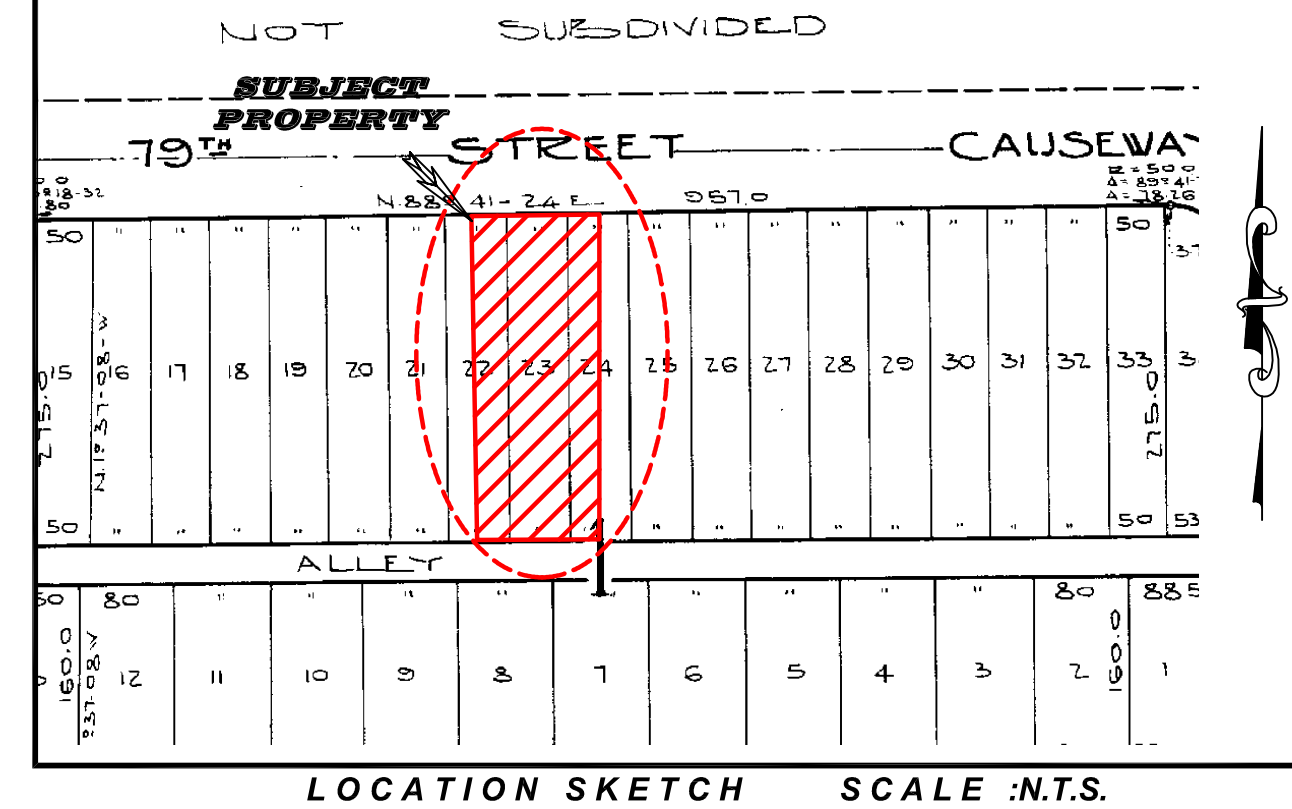
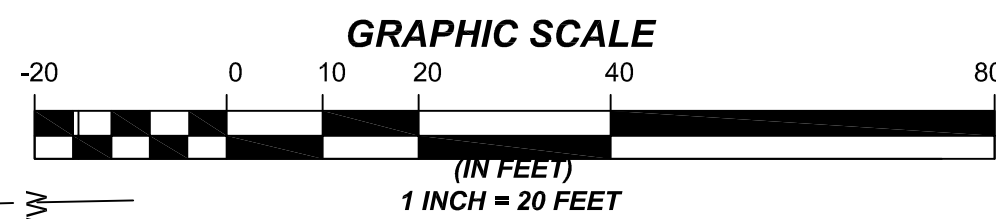
Principal Planner



Calvin, Giordano & Associates, Inc. - a SAFEbuilt Company

2103 Coral Way, Suite 810 | Miami, FL 33145 | Office:
786.485.5200 | Direct: 786.485.5197 | Fax: 786.485.1520

Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie



LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 22, ALL OF LOT 23, AND THE WEST 1/2 OF LOT 24, LESS THE SOUTH 75 FEET THEREOF, IN BLOCK 1, OF COMMERCIAL ADDITION TO TREASURE ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1580 KENNEDY CAUSEWAY
 NORTH BAY VILLAGE, FL 33141

CERTIFICATIONS:

SIMCHA CONNECTION INC., A FLORIDA CORPORATION
 OLD REPUBLIC NATIONAL TITLE COMPANY
 THE MIRRELLI LAW FIRM, P.A.

SURVEYOR'S NOTES:

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2) NORTH ARROW BASED ON PLAT
- 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra* 10/31/2020
GEORGE IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. :2534
 STATE OF FLORIDA
 FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

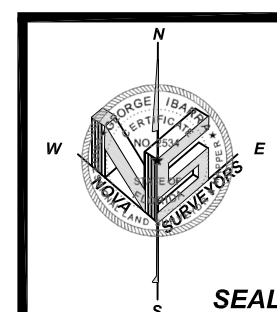
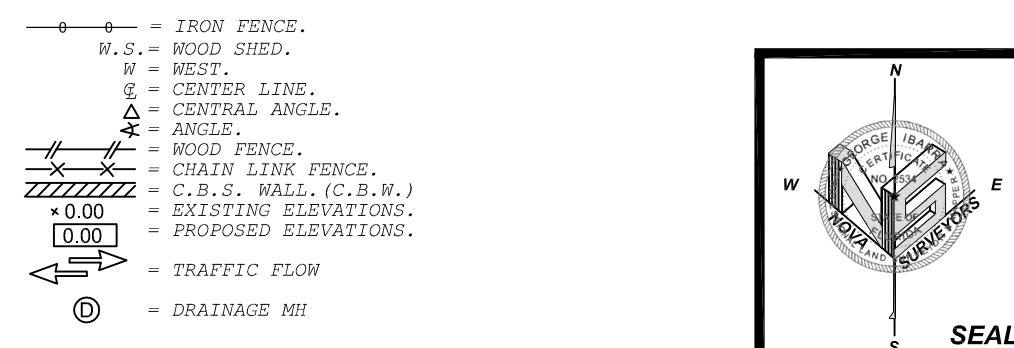
REVISED ON:

REVISED ON:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
 - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 - LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
 - BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
 - THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
 - ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 - FENCE OWNERSHIP NOT DETERMINED.
 - THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
 - THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120654/0307/L. DATE OF FIRM: 09/11/2009
 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

- | | | | | |
|---------------------------------------|---|--|--------------------------------------|----------------------|
| A = ARC | CONC. = CONCRETE. | PROP. COR. = PROPERTY CORNER | O.H. = OVERHEAD | RR. = RAIL ROAD. |
| A/C = AIR CONDITIONER PAD. | C.P. = CONC. PORCH. | F.N.P. = FEDERAL NATIONAL INSURANCE | O.H.L. = OVERHEAD UTILITY LINES | RES. = RESIDENCE. |
| A.E. = ANCHOR EASEMENT. | C.S. = CONCRETE SLAB. | F.N. = FOUND NAIL. | OVH = OVERHANG | R/W = RIGHT-OF-WAY. |
| A/R = ALUMINUM ROOF. | D.E. = DRAINAGE EASEMENT | H. = HIGH (HEIGHT) | PVMT. = PAVEMENT. | R.P. = RADIUS POINT. |
| A/S = ALUMINUM SHED. | D.M.E. = DRAINAGE MAINTENANCE EASEMENTS | I.N. & E.G. = INGRESS AND EGRESS EASEMENT. | PL. = PLANTER. | RGE. = RANGE. |
| ASPH. = ASPHALT. | DRIVE = DRIVEWAY | L.B. = LICENSED BUSINESS | P/L = PROPERTY LINE. | SEC. = SECTION. |
| B.C. = BLOCK CORNER. | * = DEGRESS. | L.P. = LIGHT POLE. | P.C.C. = POINT OF COMPOUND CURVE. | STY. = STORY. |
| BLDG. = BUILDING. | E = EAST. | L.F.E. = LOWEST FLOOR ELEVATION. | P.C. = POINT OF CURVE. | g = CENTER LINE. |
| B.M. = BENCH MARK | E.T.P. = ELECTRIC TRANSFORMER PAD. | L.N.E. = LAKE MAINTENANCE EASEMENT. | PT. = POINT OF TANGENCY. | g = CENTRAL ANGLE. |
| B.M.H. = BELLSOUTH MANHOLE | ELEV. = ELEVATION. | M. = MINUTES. | POC. = POINT OF COMMENCEMENT. | * = ANGLE. |
| B.O.B. = BASIS OF BEARINGS. | ENCR. = ENCROACHMENT. | M. = MEASURED DISTANCE. | POB. = POINT OF BEGINNING. | * = ANGLE. |
| C = CALCULATED | F.H. = FIRE HYDRANT. | MON. = MONUMENT LINE. | P.R.C. = POINT OF REVERSE CURVE | * = ANGLE. |
| C.B. = CATCH BASIN. | F.I.P. = FOUND IRON PIPE. | M/H = MANHOLE. | P.B. = PLAT BOOK. | * = ANGLE. |
| C.B.S. = CONCRETE BLOCK STRUCTURE. | F.I.R. = FOUND IRON ROD. | M/L = MONUMENT LINE. | FG. = FACE. | * = ANGLE. |
| CBW = CONCRETE BLOCK WALL. | F.F.E. = FINISHED FLOOR ELEVATION. | N.A.P. = NOT A PART OF. | PRM. = PERMANENT REFERENCE MONUMENT. | * = ANGLE. |
| CH. = CHORD. | F.N.D. = FOUND NAIL & DISK. | NGVD = NATIONAL GEODETIC VERTICAL DATUM. | P.L.S. = PROFESSIONAL LAND SURVEYOR. | * = ANGLE. |
| CH.B. = CHORD BEARING. | FR = FRAME. | N. = NORTH. | P.W. = PARKWAY. | * = ANGLE. |
| CL = CLEAR | FT = FEET. | N.T.S. = NOT TO SCALE. | PRM. = PERMANENT REFERENCE MONUMENT. | * = ANGLE. |
| C.L.F. = CHAIN LINK FENCE. | | #-NO. = NUMBER. | P.L.S. = PROFESSIONAL LAND SURVEYOR. | * = ANGLE. |
| C.M.E. = CANAL MAINTENANCE EASEMENTS. | | O/S = OFFSET. | R. = RECORDED DISTANCE. | * = ANGLE. |





YALLA!!!

9th April, 2024



Ms. Silvia Vargas
Website: northbayvillage-fl.gov
Address: 1666 Kennedy Causeway Suite
300 North Bay Village, FL.33141

Dear Ms. Silvia Vargas~

MAP





YALLA!!!

9th April, 2024



Ms. Silvia Vargas
Website: northbayvillage-fl.gov
Address: 1666 Kennedy Causeway Suite
300 North Bay Village, FL.33141

Dear Ms. Silvia Vargas~

PHOTOS OF BUILDING





YALLA!!!





YALLA!!!

LETTER TO NEIGHBORS

9th April, 2024

Dear Sir/Mam~

I am writing to express my intent to establish a mobile kosher food truck in North Bay Village. Our food truck, Yalla Delicious, will be the only fully kosher restaurant in the area, catering to the dietary needs of the observant Jewish community in the vicinity. Our proposal is based on the fact that there is a significant population of observant Jews in North Bay Village who currently do not have access to a fully kosher dining option.

This aligns with the guiding principles of North Bay Village 100, specifically Chapter 15.1- General provisions, which states in part:

§ 15.1 - General provisions.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

A.

Title. This chapter shall be known as the NBV100 Form-Based Code or the Form-Based Code.

B.

Purpose and intent. This chapter sets forth the standards applicable to form-based districts and transect zones in North Bay Village. These standards are intended to:



YALLA!!!

1.

Support the goals, objectives, and policies of the North Bay Village Comprehensive Plan.

2.

Support the goals of the NBV100 Master Plan, which include livability, resiliency, and prosperity.

a.

Livability goals include:

(1)

Prioritize people over cars.

(2)

Embrace the waterfront.

(3)

Improve the quality of life.

(4)

Synergize public space to refresh NBV identity.

b.

Resiliency goals include:

(1)

Implement responsible and self-sustaining policies that reflect NBVs commitment to the stewardship of its waterfront and the water quality of Biscayne Bay.

(2)

Help mitigate climate change through resource conservation and reductions in carbon admissions.



YALLA!!!

c.

Prosperity goals include:

(1)

Capitalize on existing resources.

(2)

Increase private property value.

(3)

Optimize and manage parking.

(4)

Incentivize flexibility and predictability.

Furthermore, our food truck will operate in compliance with the Transect expressed in Section 15.1, ensuring that it harmonizes with the existing urban fabric and promotes a vibrant street life.

We have carefully considered the Design Review Criteria outlined in Section 15.7.I., and our food truck will be designed to enhance the visual appeal of the area while maintaining the functionality required for a mobile food service operation.

We believe that our proposal meets the intent of the Transect, the guiding principles of North Bay Village 100, and the Design Review Criteria (Approved Design Included Below).

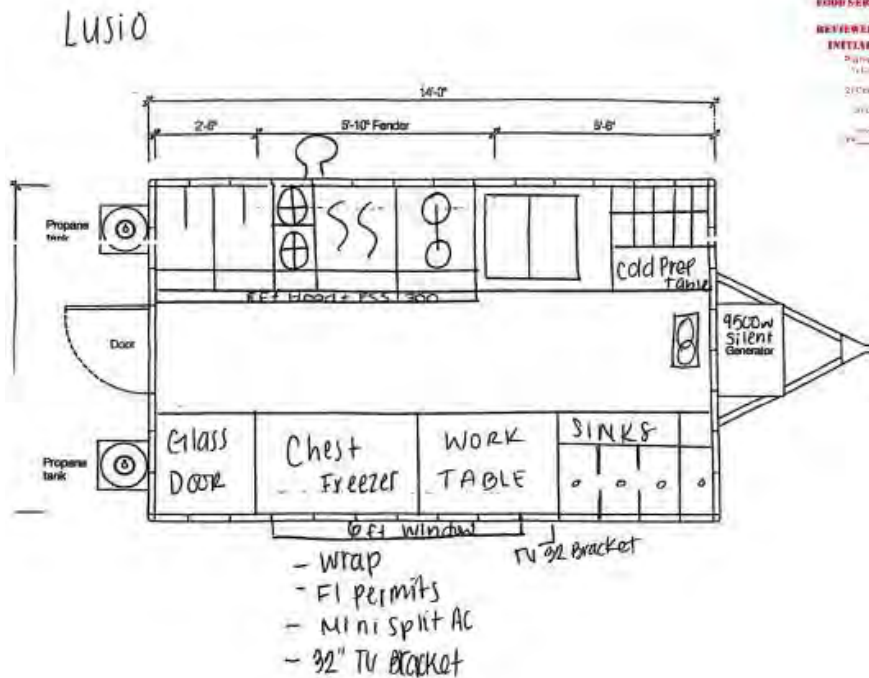
We are committed to operating our food truck in a manner that is respectful of its specific location and proximity to less intense uses, ensuring that it enhances the overall character of the area.



YALLA!!!

Thank you for considering our proposal. We are excited about the opportunity to bring a unique and valuable dining experience to North Bay Village.

Sincerely,
Naftali Lusio Filiba
Naftali Filiba
T.: 202-549-3431
E.: Lusiof@gmail.com



FOOD SERVICE PLAN REVIEW APPROVED
REVISION 3/8/2024
 REVIEWED BY: *[Signature]* DATE: *3/7/2024*
INITIAL APPROVAL DATE: 3/7/2024

PLAN APPROVED SUBJECT TO:
 1) COMPLIANCE TO ALL APPLICABLE REGULATIONS
 2) CORRECTIVE ACTION PLAN (CAP) SUBMITTED AND APPROVED
 3) COMPLIANCE WITH ALL APPLICABLE PERMITS AND LICENSES
 4) COMPLIANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS

63374



YALLA!!!

Copies of Receipts of Registered Mail

9589 0710 5270 1255 8178 77

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To *EL Presidente*

Street and Apt. No., or PO Box No. *1600 79th St Causeway*

City, State, ZIP+4® *North Bay Village FL 33141*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NORTH BAY VILLAGE USPS CPU
Postmark Here
APR 10 2024
33141

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Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To *Banibang*

Street and Apt. No., or PO Box No. *1665 NE 79th St Causeway*

City, State, ZIP+4® *North Bay Village FL 33147*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NORTH BAY VILLAGE USPS CPU
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To *Subway*

Street and Apt. No., or PO Box No. *1570 John F Kennedy Causeway North Bay Village*

City, State, ZIP+4® *FL 33141*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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YALLA!!!

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Certified Mail Fee \$ 4.40

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.68

Total Postage and Fees \$ 5.08

Sent To 1630 Pirates Alley
 Street and Apt. No., or PO Box No.
North Bay Village
 City, State, ZIP+4®
FL 33141

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$ 4.40

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.68

Total Postage and Fees \$ 5.08

Sent To 1623 Pirates Alley
 Street and Apt. No., or PO Box No.
North Bay Village
 City, State, ZIP+4®
FL 33141

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NORTH BAY VILLAGE USPS CPU
 APR 15 2024
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Certified Mail Fee \$ 4.40

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.68

Total Postage and Fees \$ 5.08

Sent To 1611 Pirates Alley
 Street and Apt. No., or PO Box No.
North Bay Village
 City, State, ZIP+4®
FL 33141

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NORTH BAY VILLAGE USPS CPU
 APR 15 2024
 33141

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$	4.40	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage \$	0.68	
Total Postage and Fees \$	5.08	
Sent To 1647 Pirates Alley Street and Apt. No., or PO Box No. North Bay Village City, State, ZIP+4® FL 33141		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0393 3875 25

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee \$	4.40	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage \$	0.68	
Total Postage and Fees \$	5.08	
Sent To 1575 Pirates Alley Street and Apt. No., or PO Box No. North Bay Village City, State, ZIP+4® FL 33141		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT "C"
Florida License
(behind)

**ADDENDUM 1
COMMISSARY KITCHEN**



WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Food Safety

COMMISSARY LETTER OF AGREEMENT

BK-4.0041, Florida Administrative Code

Bureau of Food Inspection
3125 Conner Boulevard C-26
Tallahassee, FL 32399-1620
(850) 245-5520

This form is to be filled out and given to the FDACS inspector in the field and submitted as part of a mobile food establishment permit application or with a package ice plant self-vending permit application that requires a commissary.

SECTION 1 - MOBILE FOOD ESTABLISHMENT (MFE) OR SELF VENDING ICE UNIT (SVIU) INFORMATION			
Owner Name YALLA DELICIOUS, LLC (LOUIS FILIBA)		Phone Number (include area code) (202) 569-3431	
Owner Mailing Address 7400 GARY AVE		Permit Number	
City MIAMI BEACH	Zip Code (+4 national) 33141	County MIAMI-DADE	
I hereby certify the provided information is correct and understand permit approval is contingent upon verification of an approved commissary.			
Print Name (Owner of MFE or SVIU) LOUIS FILIBA		Signature (Owner of MFE or SVIU) <i>[Signature]</i>	Date 02/26/2024
SECTION 2 - PRIMARY COMMISSARY INFORMATION			
Primary Commissary Name Weberman Traditional Foods Inc. / Gourmet Kosher LLC			
Commissary Address 330 NE 59th Street			
City Miami	Zip Code (+4 optional) 33137	County Miami-Dade	
Primary Phone Number (include area code)			
Commissary License/Permit Number NOS2322804		Primary E-Mail Address david@webermanfoods.com	
Licensed By (check one)	<input type="checkbox"/> Department of Agriculture & Consumer Services	<input checked="" type="checkbox"/> Department of Business and Professional Regulation	<input type="checkbox"/> Department of Health <input type="checkbox"/> None
Water Supply of Primary Commissary	<input checked="" type="checkbox"/> Municipal/Utility	<input checked="" type="checkbox"/> Supplier Name: Miami-Dade County	
	<input type="checkbox"/> On-site Well	<input type="checkbox"/> Permit Number	
Wastewater Disposal of Primary Commissary	<input checked="" type="checkbox"/> Municipal/Utility	<input type="checkbox"/> Supplier Name: Miami-Dade County	
	<input type="checkbox"/> Sedic Tank System	<input type="checkbox"/> Permit Number	
	<input type="checkbox"/> Package Plant		
I intend to provide the following activities at this commissary:			
Dish or equipment washing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Storing of food and dry goods (room temperature)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dumping wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cold Storage of food (including ice and drinks)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Receiving potable water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cooking and/or roasting food	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Washing the outside of the vehicle	<input type="checkbox"/> Yes <input type="checkbox"/> No	Three compartment sink	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Restroom facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other (Describe below)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Describe other activities here:			
Signing this document will allow FDACS Food Inspectors entry to my business during permit hours of operation for evaluation of facilities.			
Print Name (of Person in Charge of Commissary) David Weberman		Signature (of Person in Charge of Commissary) <i>[Signature]</i>	Date 02/23/20204
Are additional commissaries used? <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes use as many pages as needed.			

ADDENDUM 2
FL LICENSE



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE MOBILE FOOD DISP VEHICLE (2014) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
VIN NUMBER: 1Z9Z1EC22R1422014 SELF SUFFICIENT

YALLA DELICIOUS LLC

YALLA DELICIOUS
330 NE 59 ST
MIAMI FL 33137

LICENSE NUMBER: MFD2361141

EXPIRATION DATE: OCTOBER 1, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/21/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



EXHIBIT "D"
ORDINANCE NO. 2023-013
(behind)

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ORDINANCE NO. 2023-013

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 15.3 OF CHAPTER 15 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE (ULDC) TO ALLOW TEMPORARY STRUCTURES WITHIN THE T6 TRANSECT ZONE; PROVIDING SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village ("Village") has adopted a Unified Land Development Code (the "ULDC") to promote the health, safety, order, convenience, comfort, and general welfare of the public, and to promote and preserve the character and ecological quality of the Village as articulated in the Village's Comprehensive Plan; and

WHEREAS, on February 9, 2021, the Village Commission adopted Ordinance 2021-004, creating Chapter 15, "Form-Based Code," to implement the vision and goals of the NBV100 Master Plan, a master visioning and planning process guided by principles which originated from the common concerns of North Bay Village residents, and centered on equipping the Village with the tools to become a more livable, resilient, and prosperous community that can adapt to the challenges of a changing climate; and

WHEREAS, the Form-Based Code currently prohibits temporary structures within the T6 Transect Zone, except kiosks, stands, and tents within the Island Walk easement and the waterfront setback; and shipping containers, food trucks, kiosks, stands, and tents within Pirates Alley; and

WHEREAS, the Village Commission finds that temporary structures and temporary activations within the T6 Transect Zone could help transform vacant and underutilized parcels into appealing destinations; support small businesses; and generate economic activity that benefits the Village; and

WHEREAS, the ULDC and the modifications provided herein are consistent with the NBV100 Master Plan, the Village's Comprehensive Plan, and the Florida Community Planning Act; and

WHEREAS, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, has reviewed this Ordinance and has recommended approval to the Mayor and the Village Commission; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with public hearings on October 16, 2023 and November 9, 2023; and

46 WHEREAS, the Mayor and Commission find that this Ordinance is in the best
47 interest of the community.

48
49 NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND
50 COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:¹

51
52 **Section 1. Recitals.** That each of the above recitals are true and correct and
53 incorporated herein by this reference.

54
55 **Section 2. Amending Chapter 15 of the Village's ULDC.** That Chapter 15,
56 entitled "Form-Based Code" of the Unified Land Development Code of North Bay Village,
57 Florida is hereby amended to read as provided in **Exhibit "A,"** which is incorporated
58 herein and made a part hereof by this reference.

59
60 **Section 3. Severability.** That the provisions of this Ordinance are declared to
61 be severable and if any section, sentence, clause or phrase of this Ordinance shall for
62 any reason be held to be invalid or unconstitutional, such decision shall not affect the
63 validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but
64 they shall remain in effect, it being the legislative intent that this Ordinance shall stand
65 notwithstanding the invalidity of any part.

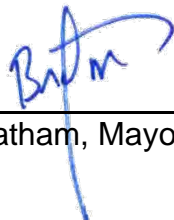
66
67 **Section 4. Codification.** That it is the intention of the Village Commission, and
68 it is hereby ordained that the provisions of this Ordinance shall become and be made a
69 part of the Village's Code of Ordinances, and that the sections of this Ordinance may be
70 renumbered or re-lettered to accomplish such intentions, and that the word Ordinance
71 shall be changed to Section or other appropriate word.

72
73 **Section 5. Conflicts.** That all ordinances or parts of ordinances, resolutions, or
74 parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

75
76 **Section 6. Effective Date.** That this Ordinance shall become effective
77 immediately upon final adoption on second reading.

78
79 **PASSED** on first reading on the 16th day of October, 2023.

80
81 **PASSED AND ADOPTED** on second reading on the 9th day of November, 2023.

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Brent Latham, Mayor

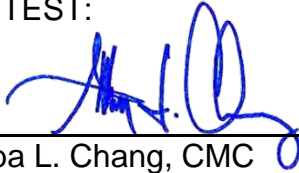
¹ Coding: ~~Strikethrough words~~ are deletions to the existing text. Underlined words are additions to the existing text. Changes between first and second reading are indicated with a ~~double strikethrough~~ and double underline.

90 ATTEST:

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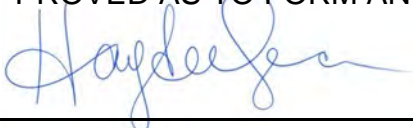
94 Alba L. Chang, CMC
95 Village Clerk

96

97

98 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

99



100

101

102 Weiss Serota Helfman Cole & Bierman, P.L.
103 Village Attorney

104

105

106 First Reading:

107 Moved By: Commissioner Streitfeld

108 Seconded By: Commissioner Cuk

109

110 Second Reading:

111 Moved By: Vice Mayor Chervony

112 Seconded By: Commissioner Rotondaro

113

114 Vote on Final Adoption:

115 Mayor Brent Latham Yes

116 Vice Mayor Richard Chervony Yes

117 Commissioner Goren Cuk Yes

118 Commissioner Andrew Rotondaro Yes

119 Commissioner Rachel Streitfeld Yes



Exhibit A

AMENDING CHAPTER 15 OF THE ULDC

[...]

§. 15.3 – Specific to transect zones.

[...]

e. Architectural Standards.

(1) Permanent and temporary structures.

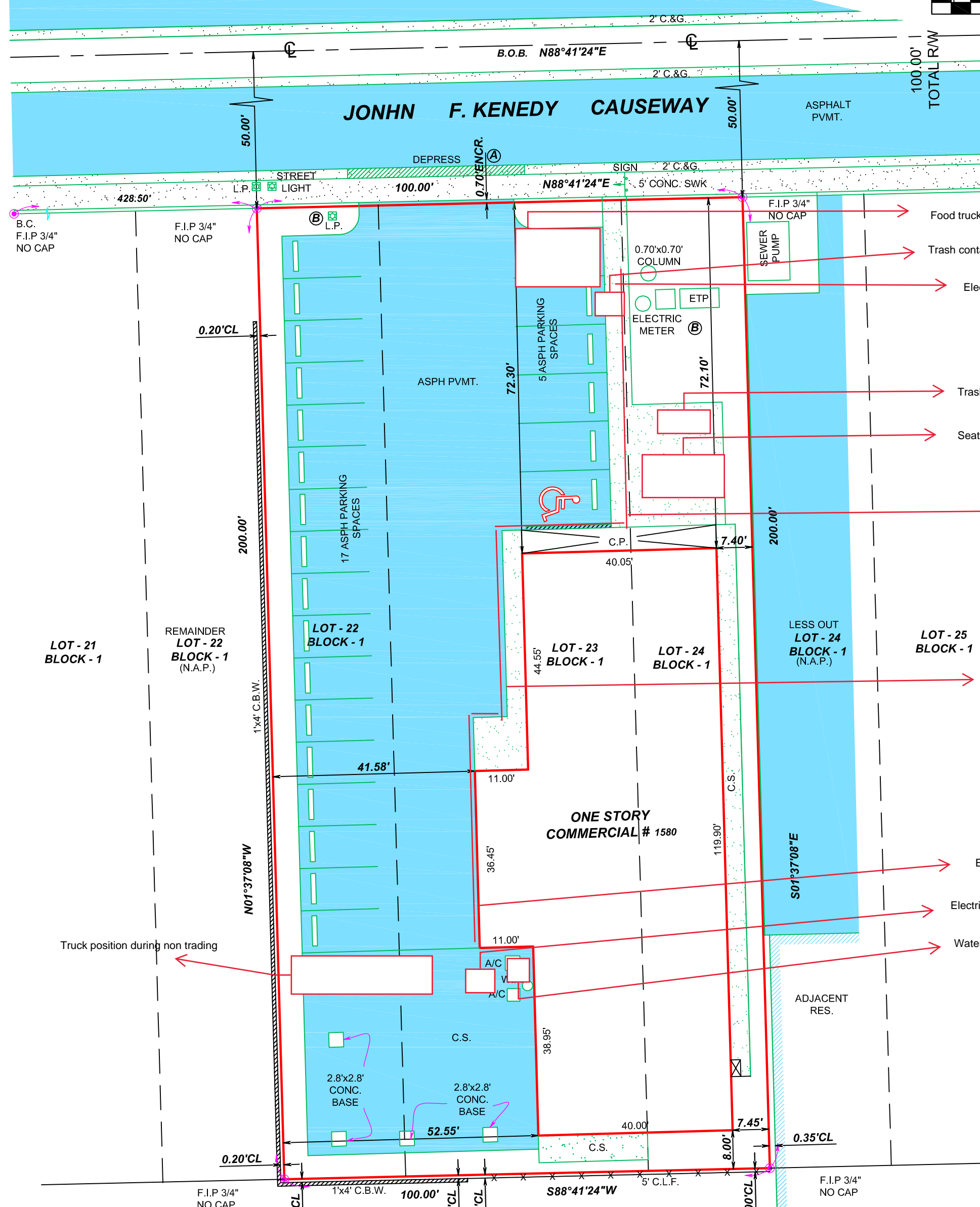
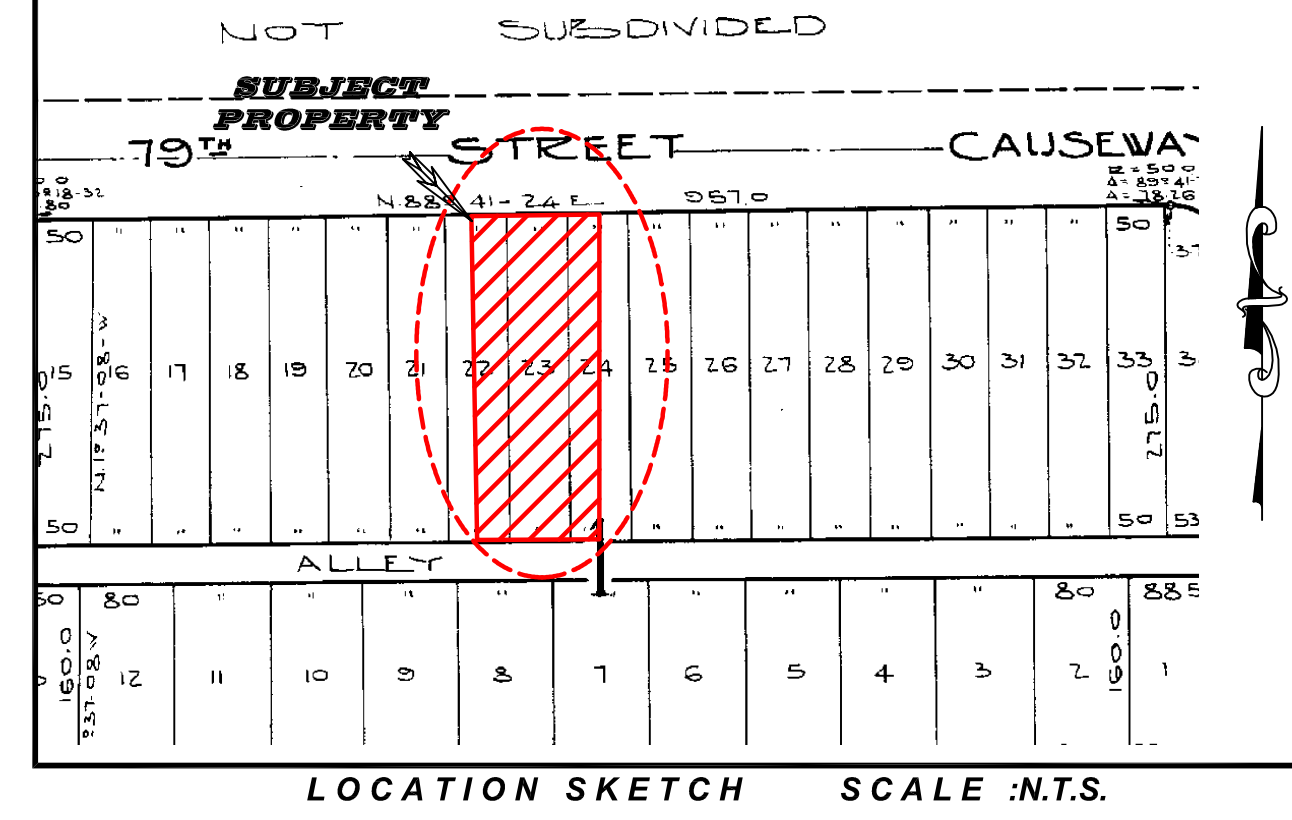
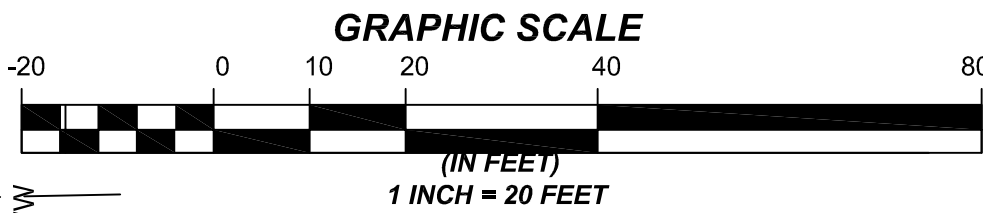
- (a) Only permanent structures shall be allowed, unless specified otherwise in this Code.
- (b) Temporary structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary structures shall not be allowed except as per the Code of Ordinances and this Code, with the following exceptions by warrant.
 - i. Island Walk: Temporary structures such as kiosks, stands, and tents may be allowed within the Island Walk easement and the waterfront setback.
 - ii. Pirates Alley: Temporary structures such as shipping containers, food trucks, kiosks, stands, and tents may be allowed.
 - iii. Other locations within the T6-24 and T6-30 Zoning Districts: Temporary structures such as food trucks, kiosks, shipping containers adapted for retail or service uses, portable bathroom facilities, stands, pop-up shops, temporary sales centers and the like ~~plus any accessory signs identifying the use may be allowed, provided such signs conforming with the Village's applicable sign regulations.~~
 - iv. Kiosks and stands shall be limited to temporary covered structures no greater than 300 square feet and shall have one or more open sides.
 - v. All temporary structures are subject to the applicable dimensional standards and other relevant requirements of the ULDC and to the applicable provisions of the Florida Building Code. Any contravention of these standards or of specific conditions of the warrant approving the temporary structure may be grounds for revocation of the approval.
 - vi. Temporary structures may be approved for a maximum of six (6) months, renewable administratively up to two (2) additional times in maximum periods of six months each time for a maximum of eighteen (18) months.

Notwithstanding the foregoing, ~~except for~~ temporary sales centers ~~which~~ may be approved for a period of up to ~~ten~~ ~~twelve (12)~~ months, renewable administratively ~~up to~~ two (2) additional ~~time~~ ~~twelve (12) month periods~~ for a maximum of thirty-~~six (36)~~ months.

- vii. Staff shall provide courtesy notification to the Village Commission of temporary structures and activation projects administratively approved in accordance with this subsection.

[...]

EXHIBIT "E"
SITE PLAN INDICATING AREA APPROVED FOR PARKING OF THE TRUCK
AND HOURS OF OPERATION
(behind)



LOT 24, LESS THE
 ON TO TREASURE
 AT BOOK 52, AT
 FLORIDA.

**SIMCHA CONNECTION INC., A FLORIDA CORPORATION
 OLD REPUBLIC NATIONAL TITLE COMPANY
 THE MIRRELLI LAW FIRM, P.A.**

SURVEYOR'S NOTES:

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2) NORTH ARROW BASED ON PLAT
- 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SURVEYOR'S NOTE:
 A) Asphalt Drive Encroaching onto Right-of-way on the North side of Property.
 B) Light Pole & Electric Transformer Pad Friendly Encroaching onto Subject Property.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
 - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 - LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
 - BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
 - THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
 - ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 - FENCE OWNERSHIP NOT DETERMINED.
 - THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
 - THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120654/0307/L. DATE OF FIRM: 09/11/2009
 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	OVH = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT	H. = HIGH (HEIGHT)	PVMT. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	I.N. & E.G. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	RGE. = RANGE.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	* = DEGRESS.	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	STY. = STORY.
BLDG. = BUILDING.	E = EAST.	L.F.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	SWK. = SIDEWALK.
B.M. = BENCH MARK	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.N.E. = LAKE MAINTENANCE EASEMENT.	FT. = POINT OF TANGENCY.	S.I.P. = SET IRON PIPE L.B. #6044.
B.M.H. = BELLSOUTH MANHOLE	ELEV. = ELEVATION.	M. = MINUTES.	POB. = POINT OF BEGINNING.	S. = SOUTH.
B.O.B. = BASIS OF BEARINGS.	ENCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.	P.R.C. = POINT OF REVERSE CURVE	T = TANGENT.
C = CALCULATED.	F.H. = FIRE HYDRANT.	MON. = MONUMENT LINE.	P.B. = PLAT BOOK.	TWP. = TOWNSHIP.
C.B. = CATCH BASIN.	F.I.P. = FOUND IRON PIPE.	M/H. = MANHOLE.	FG. = FACE.	UTIL. = UTILITY.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.I.R. = FOUND IRON ROD.	M/L. = MONUMENT LINE.	PRM. = PERMANENT REFERENCE MONUMENT.	U.P. = UTILITY POLE.
CBW = CONCRETE BLOCK WALL.	F.F.E. = FINISHED FLOOR ELEVATION.	N.A.P. = NOT A PART OF.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	W.M. = WATER METER.
CH. = CHORD.	F.N.D. = FOUND NAIL & DISK.	NGVD = NATIONAL GEODETIC VERTICAL DATUM.	R. = RECORDED DISTANCE.	W.F. = WOOD FENCE.
CH.B. = CHORD BEARING.	FR = FRAME.	N. = NORTH.		
CL = CLEAR	FT = FEET.	N.T.S. = NOT TO SCALE.		
C.L.F. = CHAIN LINK FENCE.		#-NO. = NUMBER.		
C.M.E. = CANAL MAINTENANCE EASEMENTS.		O/S = OFFSET.		

BY: *George Ibarra* 10/31/2020
GEORGE IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. :2534
 STATE OF FLORIDA
 FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON:

REVISED ON:

