APPROVED

Edward Silva, Village Manager

4-11-18

Date

VILLAGE OF PALMETTO BAY
9705 E. HIBISCUS STREET
PALMETTO BAY, FLORIDA 33157
(305) 259-1234 Fax: (305) 259-1290

REQUEST FOR PUBLIC RECORDS

Requests are filled in accordance with the provisions of Chapters 119 and 257, Florida Statutes.

DATE: 1-3-18

NAME: Jerry Johnson

COMPANY: _____

ADDRESS: 8950 SW 159 Terr., Palmetto Bay, FL 33157

PHONE: 305-753-3730 FAX: _____

EMAIL: joh2923@comcast.net

REQUEST (Attach additional page, if necessary): Copies of the following documents:

Requesting the February 9, 2017 Application from Shorer in Development to build the 280 unit eight story apartments on Wayne Rosen's 3.34 acre site just west of Village Hall

****

FOR USE BY VILLAGE STAFF ONLY

TRACKING NO.: 2018-010

DATE FORWARDED: _____

ASSIGNED DEPT: Admin.

DATE REQUEST FILLED: _____

NUMBER OF COPIES: _____

ESTIMATED TIME (IF APPLICABLE): _____

ESTIMATED COST: _____

HOW WAS REQUEST FILLED? _____

IF NOT FILLED, REASON: _____

BY: _____

2018-010

Melissa Dodge

From: noreply@civicplus.com
Sent: Wednesday, January 03, 2018 4:05 PM
To: Missy Arocha; Melissa Dodge
Subject: Online Form Submittal: Public Records Requests

Public Records Requests

Date	1/3/2018
Name	Jerry Johnson
Company	*Field not completed.*
Phone Number	305-753-3730
Email Address	joh2923@comcast.net
Address	8950 SW 159 Terrace, Palmetto Bay, Fl 33157
Preferred Delivery Method	Electronic (via email- email address required)
Are you a member of the media?	No
Public Record Request(s):	Am requesting the February 9, 2017 Application from Shores Development to build the 280 unit eight story apartments on Wayne Rosen's 3.34 acre site just west of Village Hall.

Thank You
Please note that there may be a fee associated with your request depending on the extent of the information being requested. If so, the Office of the Village Clerk will contact you about any associated fees. If you have any further questions, please email Village Clerk Arocha at marocha@palmettobay-fl.gov

Email not displaying correctly? View it in your browser.

VPB-16-018

Form ZH-0107-01

SEC:____ TWP:____ RGE:____

ZONING HEARING (ZH) APPLICATION

Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5033-000-0860 Date Received _____

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a "Disclosure of Interest" is required).

   Shores at Palmetto Bay LLC

2. **APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**
   Mailing Address: 277 Galeon Court
   City: Coral Gables State: Florida Zip: 33143 Phone#: 305-441-8786

3. **OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**
   Owner's Name (Provide name of ALL owners): Shores at Palmetto Bay LLC
   City: Coral Gables State: FL Zip: 33143 Phone#: 305-441-8786

4. **CONTACT PERSON'S INFORMATION:**
   Name: Wayne Rosen Company: Manager- Shores at Palmetto Bay LLC
   City: Coral Gables State: Fl Zip: 33143 Cell Phone#: 305=441-8786
   Phone: _____ Fax #: _____ Email: wrosen55@gmail.com

5. **LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**
   (Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

   THE NORTH ONE-HALF OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FL. LESS THE WEST 40 FEET THEREOF FOR ROAD RIGHT-OF-WAY

6. **ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)
   SW 97TH AVE & 179TH STREET (VACANT LOT)

VACANT GRASS LOT

PHOTOS ON FILE WITH CITY OF PALMETTO BAY - PRIOR SITE PLAN APPLICATION FOR PHASE 1 OF PROJECT - 1000 STUDENT CHARTER SCHOOL

SIDE ELEVATION

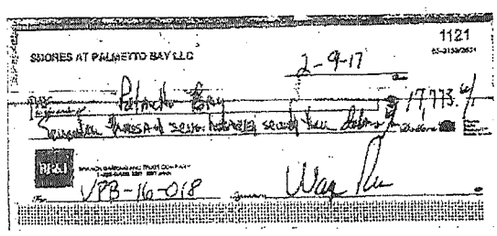
REAR ELEVATION

Village of Palmetto Bay, Florida
Finance Department
9705 East Hibiscus Street
Palmetto Bay, FL 33157
305-259-1234
Welcome

007523-0041 Wanner F. 02/22/2017 02:20PM

PLANNING AND ZONING	
Payment Tran Code: DEVELOPER DEPOSIT (devdep)	
Description: SHORES AT PALMETTO BAY LLC	
DEVELOPER DEPOSIT	
DEVELOPER DEPOSIT	6,100.00
vpb16018-deposit--0001-22000203	6,100.00C
Payment Id: 210966	
Payment Tran Code: P&Z ZONING APPLICATIONS (pzzoneappl)	
Description: VPB-16-018, SHORES AT PALMETTO BAY LLC	
P&Z ZONING APPLICATIONS	
P&Z ZONING APPLICATIONS	11,673.60
0001-32900101	11,673.60C
Payment Id: 210967	
	17,773.60
Subtotal	17,773.60
Total	17,773.60
CHECK	17,773.60
Check Number 01121	
Change due	0.00

Paid by: SHORES AT PALMETTO BAY LLC



SITE INFORMATION		
NET LOT AREA:	218,776 SF= 5.02 ACRES	
GROSS LOT AREA:	232,754 SF= 5.34 ACRES	
ZONING DESIGNATION:	FRANJO TRIANGLE & US1 ISLAND ZONING DISTRICT (FT&I)	
STREET HIERARCHY:	NW 97 TH AVENUE FRANJO ROAD & 180TH STREET , PALMETTO BAY	
USE:	MIXED USE-FAMILY RESIDENTIAL	
DENSITY:	ALLOWED: 24 DU/AC MAX BASE (120) DENSITY + RESERVE UNITS	PROVIDED: 128 DU + 176 RESERVE UNITS 57.8 DU/ACRE (309 DU's)
BUILDING HEIGHT:	5 STORIES 8 STORIES WITH BONUS	8 STORIES
BUILDING SETBACKS	FRONT (WEST) 10'-0" SIDE(NORTH) 30'-0" SIDE(SOUTH) 30'-0" REAR (EAST) 35'-6"	20'-0" 40'-0" 30'-0" 35'-6"
ARCHITECTURE STANDARDS	BUILDING TYPES PERMITTED FLEXIBLE BUILDING COMMERCIAL USE AT GROUND	PROVIDED FLEXIBLE BUILDING COMMERCIAL USE AT GROUND
PARKING STANDARDS:	MULTI-FAMILY: 750 SQ FT AND LESS-1 PS 750 SQ FT AND MORE-1.5 PS RETAIL: 1 PS PER 300 SF	PROVIDED <750 SQ FT(63 UNIT) ---63 PS >750 SQ FT(246 UNIT ---369 PS 12,032SF /300 ------- 40 PS
PARKING CALCULATION:	REQUIRED 472 PS	PROVIDED 557 PS
FRONTAGE	DG MIN. 80%= 223.4'	279'-4" (BUILDING LENGTH)
PRIVATE OPEN SPACE	10% MIN.= 21,877.6 SQ.FT	22,505 SQ.FT

UNIT BREAKDOWN

FLOOR /UNIT TYPE	1B/1B UNIT	2B/2B UNIT	3B/2B UNIT	3B/3B UNIT	TOTAL
GROUND FLOOR				29	29
2ND FLOOR	4	6			10
3RD FLOOR	13	32	2		47
4TH FLOOR	13	32	2		47
5TH FLOOR	13	32	2		47
6TH FLOOR	15	35	2		52
7TH FLOOR	15	35	2		52
8TH FLOOR	6	18	1		25
TOTAL	77	190	11	29	309

STRUCTURED PARKING

LEVELS	STANDARD	HC	TOTAL
BASEMENT	202	4	206
GROUND FLOOR	50	2	52
2ND FLOOR	62	2	66
3RD FLOOR	62	2	66
4TH FLOOR	61	2	66
5TH FLOOR	62	2	65
STREET	36		36
TOTAL			
			557