



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

Approved

Edward Silva, Village Manager

Date

REQUEST FOR PUBLIC RECORDS

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

DATE: 6-3-19
NAME: Anna Rusanova
COMPANY: _____
ADDRESS: _____
PHONE: _____ FAX: _____
EMAIL: rusanova@thejewelry.com

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

* Please see attached email,

FOR USE BY VILLAGE STAFF ONLY TRACKING NO.: 2018-188
DATE FORWARDED: 6-4-19 ASSIGNED DEPT: Zoning
DATE REQUEST FILLED: _____ NUMBER OF COPIES: _____
ESTIMATED TIME (IF APPLICABLE): _____ ESTIMATED COST: _____
HOW WAS REQUEST FILLED? _____
IF NOT FILLED, REASON: _____
BY: _____

Melissa Dodge

From: Anna Rusanova <rusanova@thejewelry.com>
Sent: Monday, June 03, 2019 5:27 AM
To: Maria Pineda; Melissa Dodge; Admin Temp
Subject: Fwd: Public Record Request - 2018-400
Attachments: Zoning_Map_Revised_May_18_2016.pdf

Good morning,

My name is Anna, and we had a conversation of pawnshops some time ago. Now our company has begun the location searching and we would like to specify some information to proceed. As I remember, pawnshops were a conditional use within B2 zoning district and require public hearings. But could you also specify for us what would be the zoning for payday loan establishments and if there might be a possibility of combining bot uses under one roof? The point is that I could not find the information of it in your LDR, but maybe payday loan establishments might be treated as financial institutions, for example?

Also, could you please specify for us if the Zoning Code and the Zoning Map we discussed in January are still valid and there were no changes in them?

Kindest regards,
Anna Rusanova.

----- Forwarded message -----

От: **Melissa Dodge** <mdodge@palmettobay-fl.gov>
Date: пт, 18 янв. 2019 г. в 18:31
Subject: RE: Public Record Request - 2018-400
To: Anna Rusanova <rusanova@thejewelry.com>
Cc: Missy Arocha <marocha@palmettobay-fl.gov>

Dear Ms. Rusanova:

Attached is the zoning map related to your public record request logged as 2018-400.

Please provide a contact phone number for your inquiry for us to provide to the appropriate personnel.

Sincerely,

Melissa Dodge

Administrative Assistant

Office of the Village Clerk

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Ph: 305-259-1234

Fax: 305-259-1290

Please Note: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Anna Rusanova <rusanova@thejewelry.com>

Sent: Friday, January 18, 2019 5:39 AM

To: Melissa Dodge <mdodge@palmettobay-fl.gov>

Subject: Re: Public Record Request - 2018-400

Dear Ms. Dodge,

I'm kindly reminding you of my recent request. Maybe it was lost somehow or spammed, so I'm sending it one more time:

Dear Mrs. Dodge,

Thanks a lot for your answering, now I understand completely the situation considering pawnshops, but it's still not very clear to me if payday loans are permitted within your village and, if they are, what would be the zoning for such business?

Also, could you be so kind to advise me if there is a possibility to combine those two businesses under one roof and what one should do in order to open both businesses within your village's limits?

If you could also provide me with the link to the zoning map of Palmetto Bay, I would be very thankful to you.

Best thanks in advance for your assistance and have a nice day.

Kindest regards,

Anna Rusanova.

I will be looking forward to your answer.

Regards,

Anna Rusanova.

ср, 9 янв. 2019 г. в 11:54, Anna Rusanova <rusanova@thejewelry.com>:

Dear Mrs. Dodge,

Thanks a lot for your answering, now I understand completely the situation considering pawnshops, but it's still not very clear to me if payday loans are permitted within your village and, if they are, what would be the zoning for such business?

Also, could you be so kind to advise me if there is a possibility to combine those two businesses under one roof and what one should do in order to open both businesses within your village's limits?

If you could also provide me with the link to the zoning map of Palmetto Bay, I would be very thankful to you.

Best thanks in advance for your assistance and have a nice day.

Kindest regards,

Anna Rusanova.

пн, 7 янв. 2019 г. в 18:41, Melissa Dodge <mdodge@palmettobay-fl.gov>:

Dear Ms. Rusanova:

As requested, attached is the response to your public record request logged as 2018-400.

Sincerely,

Melissa Dodge

Administrative Assistant

Office of the Village Clerk

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Ph: 305-259-1234

Fax: 305-259-1290

Please Note: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Anna Rusanova <rusanova@thejewelry.com>

Sent: Saturday, January 05, 2019 4:36 PM

To: Melissa Dodge <mdodge@palmettobay-fl.gov>

Subject: Re: FW: Public Record Request - 2018-400

Dear Mrs. Dodge,

Unfortunately I can't open the attachment, could you be so kind to send it once more?

Best thanks in advance.

Kindest regards,

Anna Rusanova.



Без вирусов. www.avast.ru

пт, 28 дек. 2018 г. в 20:38, Melissa Dodge <mdodge@palmettobay-fl.gov>:

Dear Ms. Rusanova:

Attached is the response to your public record request logged as 2018-400.

Sincerely,

Melissa Dodge

Administrative Assistant

Office of the Village Clerk

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Ph: 305-259-1234

Fax: 305-259-1290

From: Melissa Dodge
Sent: Tuesday, December 11, 2018 9:42 AM
To: rusanova@thejewelry.com
Cc: Missy Arocha
Subject: Public Record Request - 2018-400
Importance: High

Dear Ms. Rusanova:

This email is to acknowledge that the Village Clerk's office is in receipt of your request for zoning information related to a pawn shop business in the Village of Palmetto Bay.

Your request has been logged as **Public Records Request 2018-400** and will be submitted to Village Administration. As soon as the information is received, the Village Clerk's office will contact you.

Florida law states that an agency must respond within a "limited reasonable time." This is the time it takes to review the request, search, retrieve and process records for release. Some requests may only take a few minutes while others may take weeks. The length of time it takes largely depends on activity, volume and scope, but the City is committed to providing requested records as quickly and efficiently as possible. Florida Statute 119.01, referred to as the Florida Sunshine Law, governs the public's right to inspect and obtain copies of public records. The Office of the Attorney General's Government-In-The-Sunshine Manual contains additional helpful information, including summaries of what exemptions apply to public records requests. Anyone can request a public record in person, verbally over the telephone, in an email, or in writing. You do not have to give your name or explain why you are making a request. The Village of Palmetto Bay will provide all documents in the format in which we have them. We are not required to create documents in response to Public Records requests. There may be a fee associated with your request. If so, you will be notified in advance. To view a copy of the Village's existing Public Record Request Policy, please click [HERE](#).

Sincerely,

Melissa Dodge

Administrative Assistant

Office of the Village Clerk

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Ph: 305-259-1234

Fax: 305-259-1290

Please Note: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Missy Arocha <marocha@palmettobay-fl.gov>

Sent: Tuesday, December 11, 2018 9:18 AM

To: Melissa Dodge <mdodge@palmettobay-fl.gov>

Subject: FW: zoning request

Importance: High

Please log, acknowledge, process and follow-up.



Missy Arocha

Village Clerk

MDCMCA Secretary

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Phone: (305) 259-1234

www.palmettobay-fl.gov

PLEASE NOTE: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



Please save a tree. Don't print this e-mail unless it's really necessary.

From: Anna Rusanova [<mailto:rusanova@thejewelry.com>]

Sent: Tuesday, December 11, 2018 6:23 AM

To: Missy Arocha

Subject: Re: zoning request

Good morning,

I'm kindly reminding you of my recent request, I don't think I've received your response, maybe it was lost somehow... could you please send it once more?

Best thanks in advance.

ср, 5 дек. 2018 г. в 14:46, Anna Rusanova <rusanova@thejewelry.com>:

Good morning, Mrs. Arocha

my name is Anna Rusanova, I'm representing an investment company Thejewelry.com that currently expands pawn shop business in the United States.

We would like to open a location in your municipality. Could you please advice me if such business is permitted within your village and, if it is, what districts shall I consider as permitted ones?

Also, please, kindly advice me if payday loans are also permitted within your city.

For further work I should use your zoning map from the official website, shouldn't I? <https://www.palmettobay-fl.gov/DocumentCenter/View/251/Zoning-Map-PDF?bidId=>

Thank you so much for your assistance in advance.

Best regards,

Anna Rusanova.

----- Forwarded message -----

From: Maria Pineda <mpineda@palmettobay-fl.gov>

To: Admin Temp <admintemp@palmettobay-fl.gov>

Cc: Olga Cadaval <ocadaval@palmettobay-fl.gov>, Missy Arocha <marocha@palmettobay-fl.gov>, Melissa Dodge <mdodge@palmettobay-fl.gov>, Karla Morales-Maestre <kmorales@palmettobay-fl.gov>, Mark Alvarez <malvarez@corradino.com>

Bcc:

Date: Wed, 26 Dec 2018 17:56:02 +0000

Subject: RE: Public Record Request - 2018-400 (Rusanova)

Good Afternoon Yani,

The Type of business is allowed in Palmetto Bay B2 district as a conditional use. Please refer to Palmetto Bay code for information.

Section 30-30.4. - Conditional use approval which requires public hearing.

Attached is the documentation for the Public Request.

Thanks,

M.P

Palmetto Bay / CED Office

From: Admin Temp
Sent: Wednesday, December 26, 2018 10:44 AM
To: Maria Pineda
Cc: Olga Cadaval; Missy Arocha; Melissa Dodge; Karla Morales-Maestre
Subject: FW: Public Record Request - 2018-400 (Rusanova)
Importance: High

Good morning Maria,

Please see the attached request and forward the response to my attention and cc' Karla.

Thank you!

Yanara Modroño

Interim Executive Assistant

Office of the Village Manager

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, Florida 33157

T: 305-259-1234

F: 305-259-1290

From: Melissa Dodge <mdodge@palmettobay-fl.gov>

Sent: Tuesday, December 11, 2018 9:44 AM

To: Admin Temp <admintemp@palmettobay-fl.gov>; Olga Cadaval <ocadaval@palmettobay-fl.gov>

Cc: Missy Arocha <marocha@palmettobay-fl.gov>; Edward Silva <esilva@palmettobay-fl.gov>

Subject: Public Record Request - 2018-400 (Rusanova)

Importance: High

Good Morning,

Attached is Public Record Request No. 2018-400 received from Ms. Anna Rusanova. Please forward to the appropriate department.

Sincerely,

Melissa Dodge

Administrative Assistant

Office of the Village Clerk

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Ph: 305-259-1234

Fax: 305-259-1290

Please Note: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Missy Arocha <marocha@palmettobay-fl.gov>
Sent: Tuesday, December 11, 2018 9:18 AM
To: Melissa Dodge <mdodge@palmettobay-fl.gov>
Subject: FW: zoning request
Importance: High

Please log, acknowledge, process and follow-up.



Missy Arocha

Village Clerk

MDCMCA Secretary

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Phone: (305) 259-1234

www.palmettobay-fl.gov

PLEASE NOTE: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



Please save a tree. Don't print this e-mail unless it's really necessary.

From: Anna Rusanova [<mailto:rusanova@thejewelry.com>]
Sent: Tuesday, December 11, 2018 6:23 AM
To: Missy Arocha
Subject: Re: zoning request

Good morning,

I'm kindly reminding you of my recent request, I don't think I've received your response, maybe it was lost somehow... could you please send it once more?

Best thanks in advance.

ср, 5 дек. 2018 г. в 14:46, Anna Rusanova <rusanova@thejewelry.com>:

Good morning, Mrs. Arocha

my name is Anna Rusanova, I'm representing an investment company Thejewelry.com that currently expands pawn shop business in the United States.

We would like to open a location in your municipality. Could you please advice me if such business is permitted within your village and, if it is, what districts shall I consider as permitted ones?

Also, please, kindly advice me if payday loans are also permitted within your city.

For further work I should use your zoning map from the official website, shouldn't I? <https://www.palmettobay-fl.gov/DocumentCenter/View/251/Zoning-Map-PDF?bidId=>

Thank you so much for your assistance in advance.

Best regards,

Anna Rusanova.



Без вирусов. www.avast.ru

----- Forwarded message -----

From: Maria Pineda <mpineda@palmettobay-fl.gov>

To: Admin Temp <admintemp@palmettobay-fl.gov>

Cc: Olga Cadaval <ocadaval@palmettobay-fl.gov>, Missy Arocha <marocha@palmettobay-fl.gov>, Melissa Dodge <mdodge@palmettobay-fl.gov>, Karla Morales-Maestre <kmorales@palmettobay-fl.gov>, Mark Alvarez <malvarez@corradino.com>

Bcc:

Date: Wed, 26 Dec 2018 17:56:02 +0000

Subject: RE: Public Record Request - 2018-400 (Rusanova)

Good Afternoon Yani,

The Type of business is allowed in Palmetto Bay B2 district as a conditional use. Please refer to Palmetto Bay code for information.

Section 30-30.4. - Conditional use approval which requires public hearing.

Attached is the documentation for the Public Request.

Thanks,

M.P

Palmetto Bay / CED Office

From: Admin Temp
Sent: Wednesday, December 26, 2018 10:44 AM
To: Maria Pineda
Cc: Olga Cadaval; Missy Arocha; Melissa Dodge; Karla Morales-Maestre
Subject: FW: Public Record Request - 2018-400 (Rusanova)
Importance: High

Good morning Maria,

Please see the attached request and forward the response to my attention and cc' Karla.

Thank you!

Yanara Modroño

Interim Executive Assistant

Office of the Village Manager

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, Florida 33157

T: 305-259-1234

F: 305-259-1290

From: Melissa Dodge <mdodge@palmettobay-fl.gov>
Sent: Tuesday, December 11, 2018 9:44 AM
To: Admin Temp <admintemp@palmettobay-fl.gov>; Olga Cadaval <ocadaval@palmettobay-fl.gov>
Cc: Missy Arocha <marocha@palmettobay-fl.gov>; Edward Silva <esilva@palmettobay-fl.gov>
Subject: Public Record Request - 2018-400 (Rusanova)
Importance: High

Good Morning,

Attached is Public Record Request No. 2018-400 received from Ms. Anna Rusanova. Please forward to the appropriate department.

Sincerely,

Melissa Dodge

Administrative Assistant

Office of the Village Clerk

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Ph: 305-259-1234

Fax: 305-259-1290

Please Note: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Missy Arocha <marocha@palmettobay-fl.gov>
Sent: Tuesday, December 11, 2018 9:18 AM

To: Melissa Dodge <mdodge@palmettobay-fl.gov>
Subject: FW: zoning request
Importance: High

Please log, acknowledge, process and follow-up.

Missy Arocha

Village Clerk

MDCMCA Secretary

Village of Palmetto Bay

9705 East Hibiscus Street

Palmetto Bay, FL 33157

Phone: (305) 259-1234

www.palmettobay-fl.gov

PLEASE NOTE: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Please save a tree. Don't print this e-mail unless it's really necessary.

From: Anna Rusanova [<mailto:rusanova@thejewelry.com>]
Sent: Tuesday, December 11, 2018 6:23 AM
To: Missy Arocha
Subject: Re: zoning request

Good morning,

I'm kindly reminding you of my recent request, I don't think I've received your response, maybe it was lost somehow... could you please send it once more?

Best thanks in advance.

ср, 5 дек. 2018 г. в 14:46, Anna Rusanova <rusanova@thejewelry.com>:

Good morning, Mrs. Arocha

my name is Anna Rusanova, I'm representing an investment company Thejewelry.com that currently expands pawn shop business in the United States.

We would like to open a location in your municipality. Could you please advice me if such business is permitted within your village and, if it is, what districts shall I consider as permitted ones?

Also, please, kindly advice me if payday loans are also permitted within your city.

For further work I should use your zoning map from the official website, shouldn't I? <https://www.palmettobay-fl.gov/DocumentCenter/View/251/Zoning-Map-PDF?bidId=>

Thank you so much for your assistance in advance.

Best regards,

Anna Rusanova.