

Via E-Mail

December 17, 2014

Mr. Jorge M. Gonzalez
Village Manager
Bal Harbour Village
655 96th Street
Bal Harbour, Florida 33154
manager@balharbour.org

Re: Redevelopment and Expansion of Bal Harbour Shops and Church by the Sea -
Proposed Text Amendment Application

Dear Village Manager Gonzalez:

This correspondence is being transmitted to you on behalf of Bal Harbour Shops, LLLP (“BHS”) to address certain questions posed by you regarding the relationship between BHS’s pending expansion application (including its application for a text amendment to the existing B Business District) and the relaxation of certain existing standards in the Bal Harbour Village’s Code. Specifically, the proposed Text Amendment Application submitted to Bal Harbour Village for consideration on December 5, 2014 addresses the following conditions which could also be addressed by non-use variances, pursuant to Section 21-53 of the Village’s Code:

1. Collins Avenue Setback (relaxation of 50 ft. setback to approximately 20-35 ft.);
2. Harding Avenue Setback (relaxation of 50 ft. setback to approximately 20-35 ft.);
3. 96th Street Setback (relaxation of 7.5 ft. setback to approximately 0 ft.);
4. Bal Bay Drive Setback (relaxation of 20 ft. setback to approximately 3.5 ft.);
5. Park Drive Setback (relaxation of 100 ft. setback to approximately 40 ft.);
6. Interior Setback facing existing Village Hall (relaxation of 7.5 ft. setback to approximately 0 ft.);
7. Cinema Height (relaxation of the height restriction to 69 ft.);
8. FAR (relaxation of 0.7 FAR to allow 1.18 FAR);

9. Total Amount of Parking Spaces Provided / Parking Ratios (relaxation of 4/1000 parking ratio to approximately 3.2/1000); and
10. Parking Space Dimensions / Driveway Dimensions (relaxation of standard to allow for configuration based on 75 degree angle parking spaces).

We hope that this correspondence adequately responds to your questions. As always, please feel free to contact us with any questions regarding this matter.

Sincerely,



John K. Shubin
Amy E. Huber
Deana D. Falce
For the Firm

cc: Mr. Raul Rodriguez, Village Building Official
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