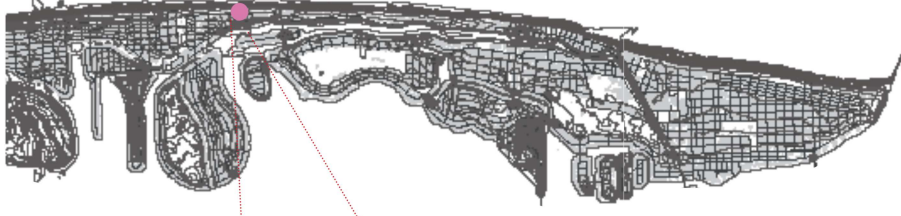


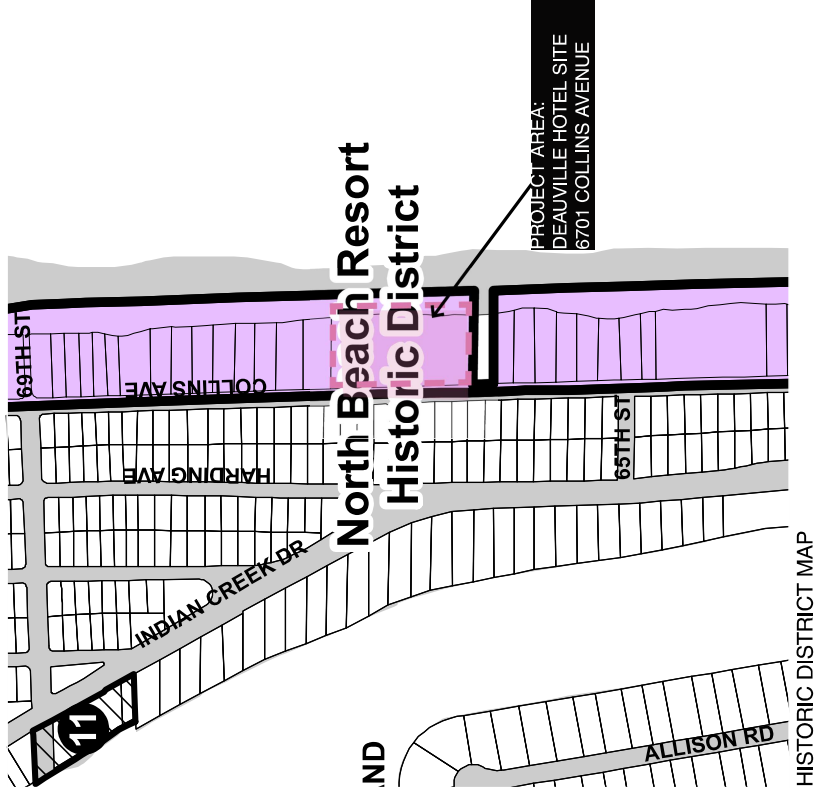


January 17, 2025
The Deauville
6701 Collins Avenue
Second Submittal
LDR Amendment | PB24-0693
Comprehensive Plan | PB24-0708



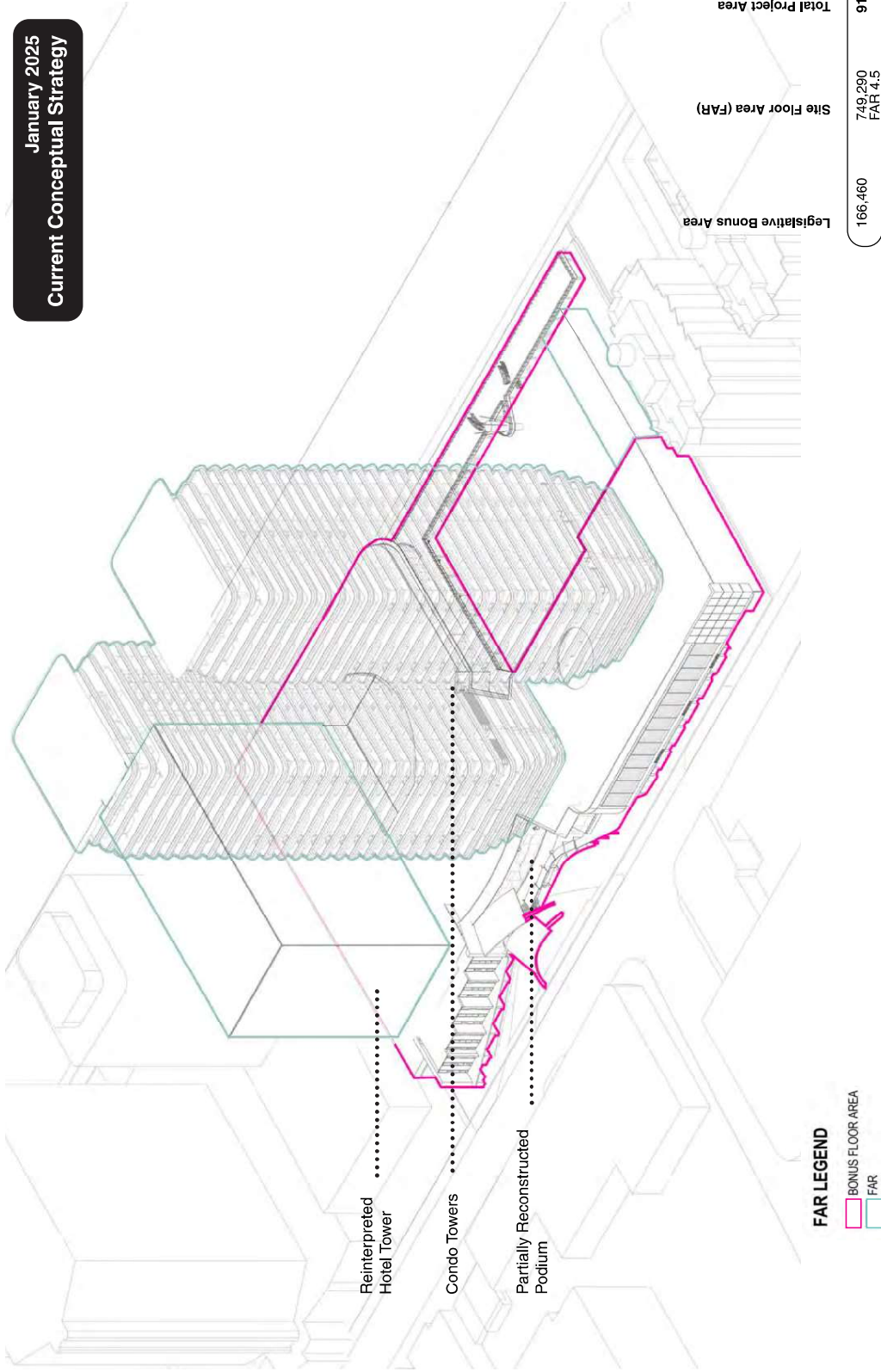


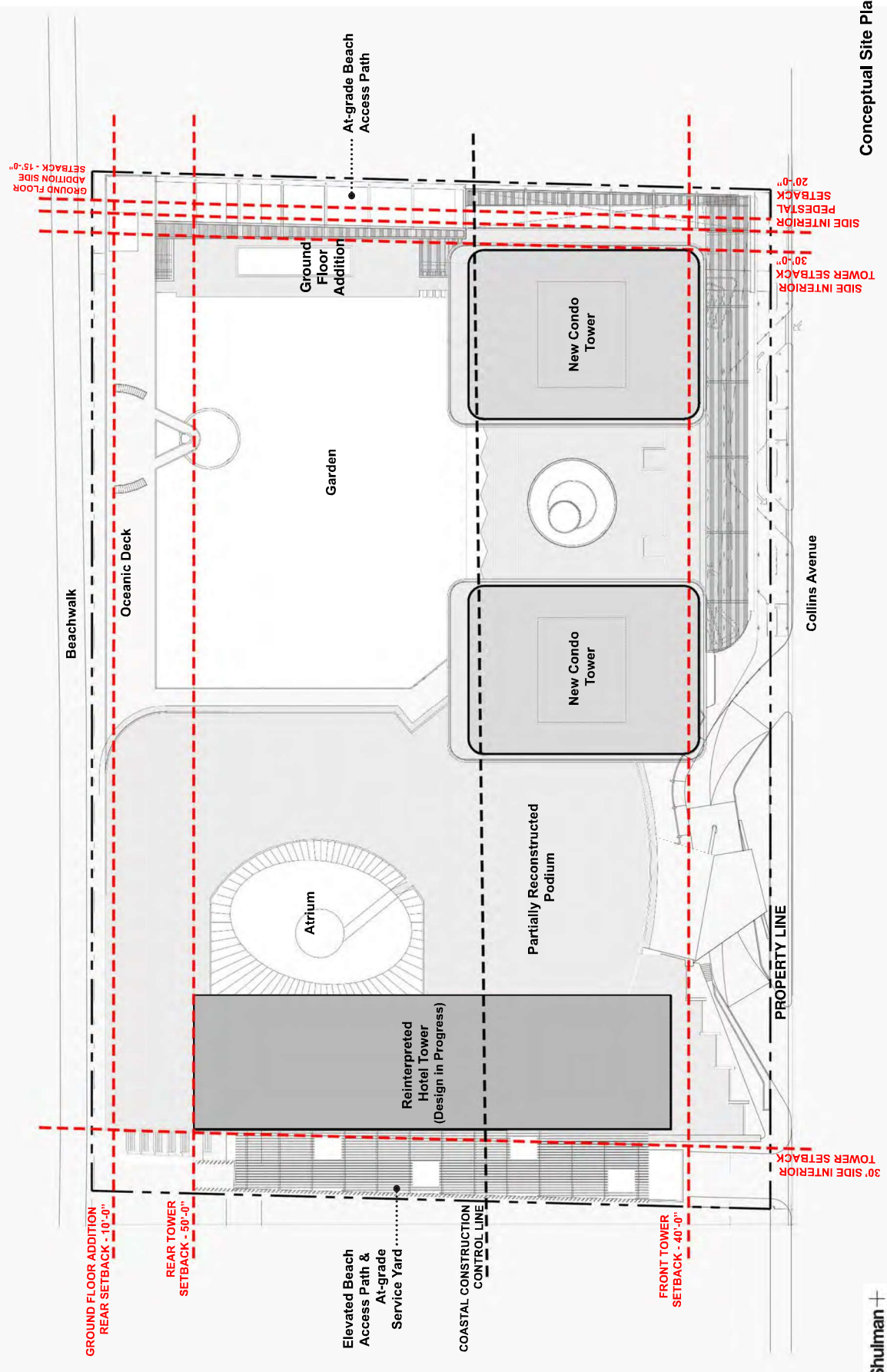
RM-3 Zoning District

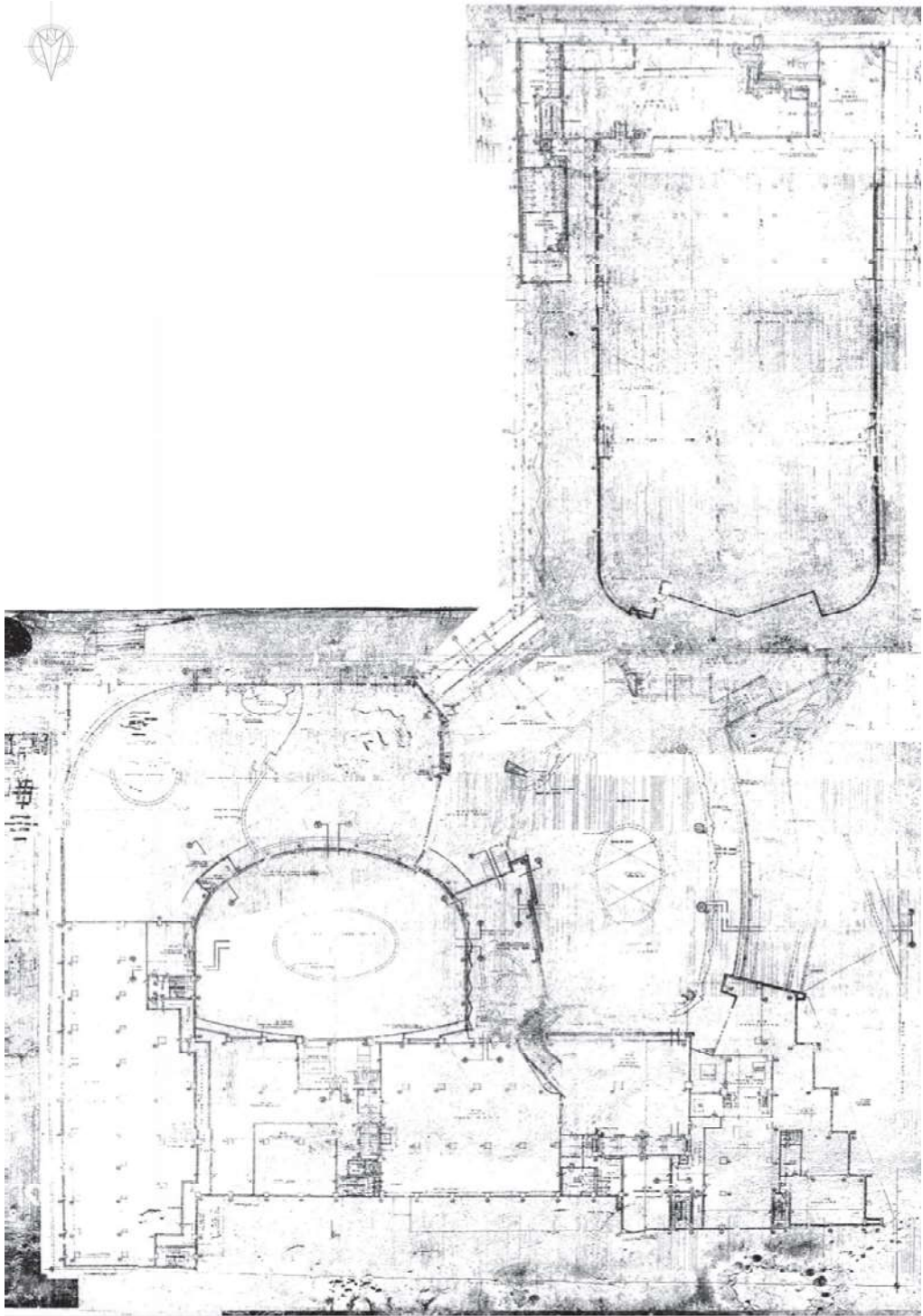


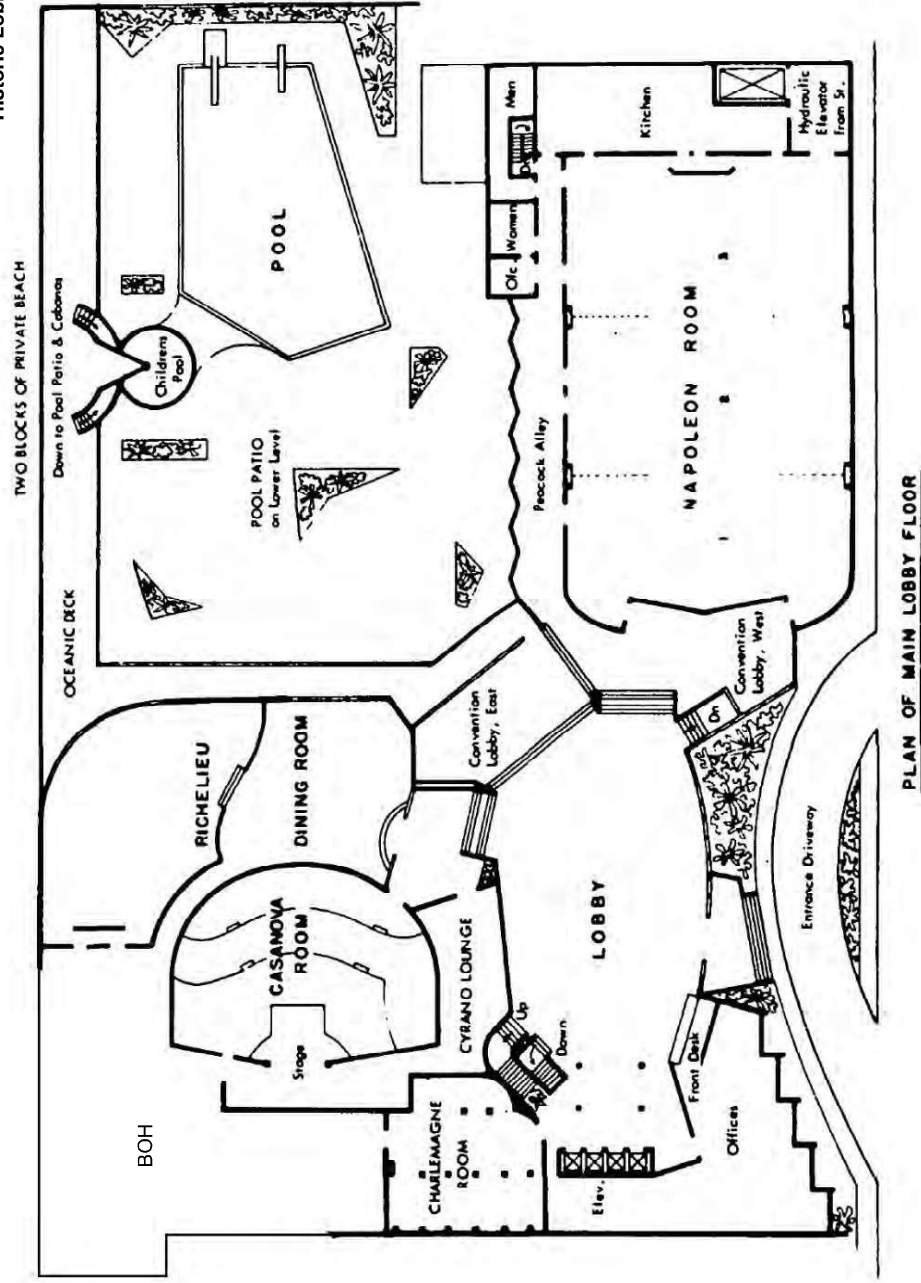
North Beach Resort Historic District

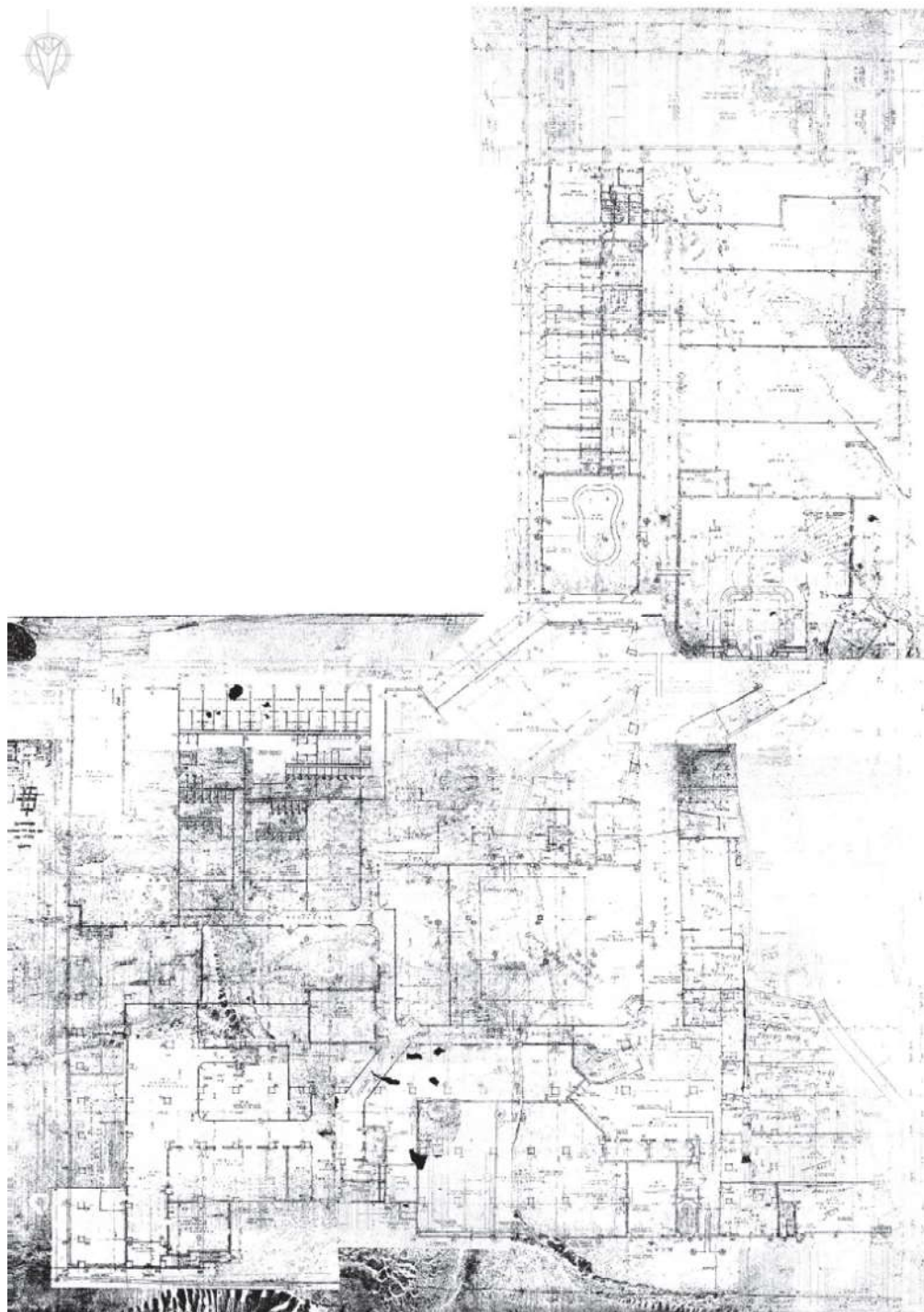


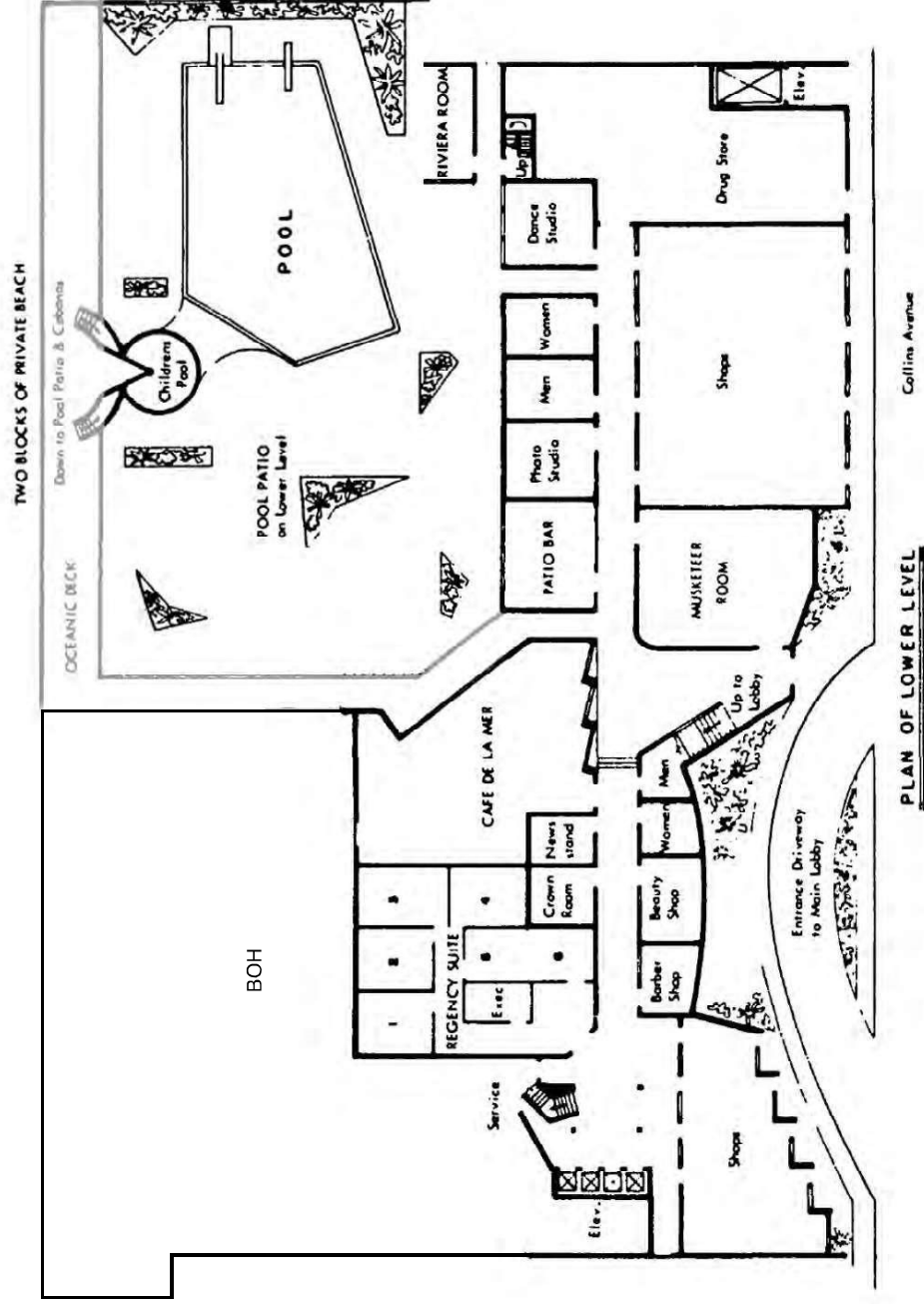








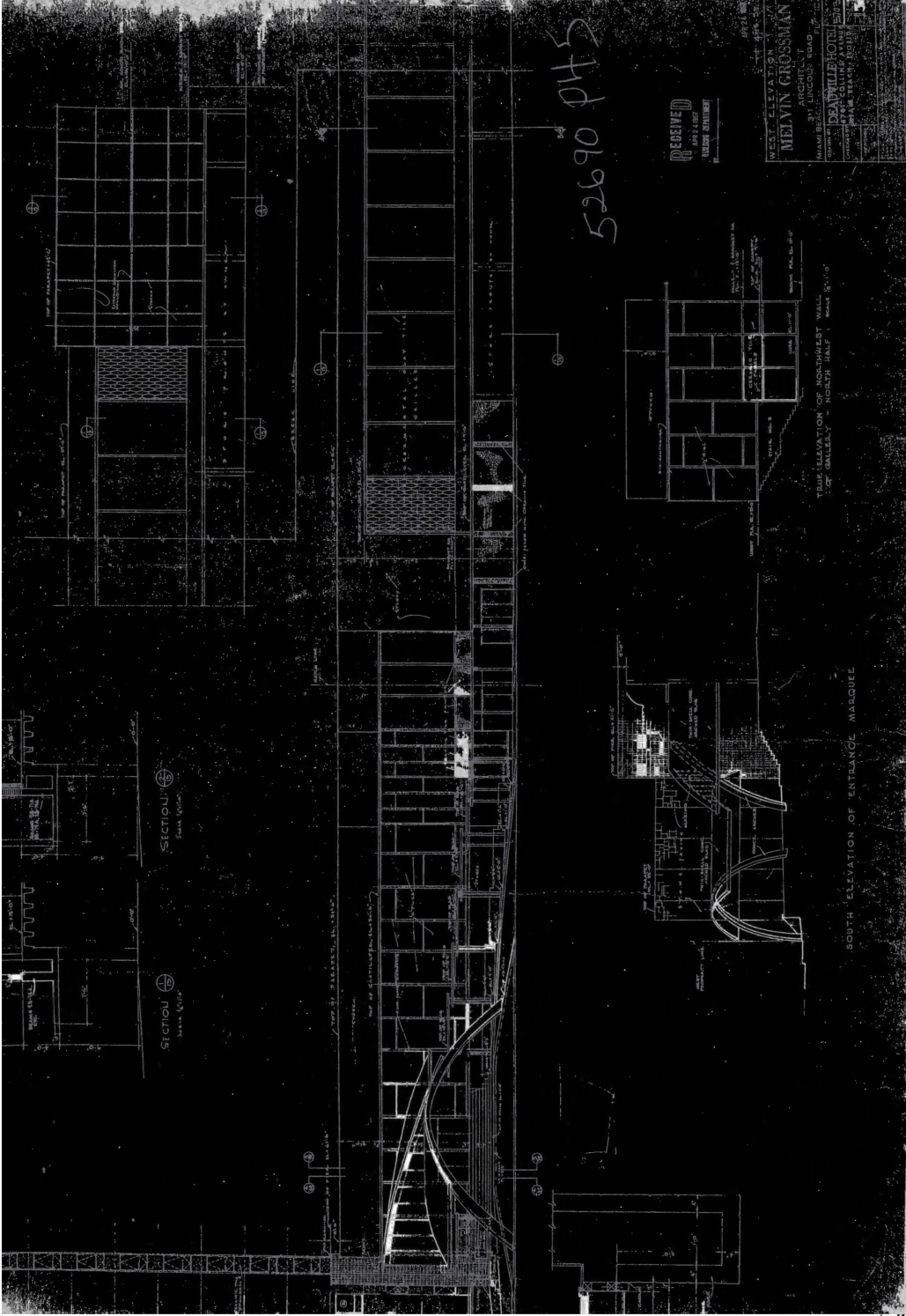




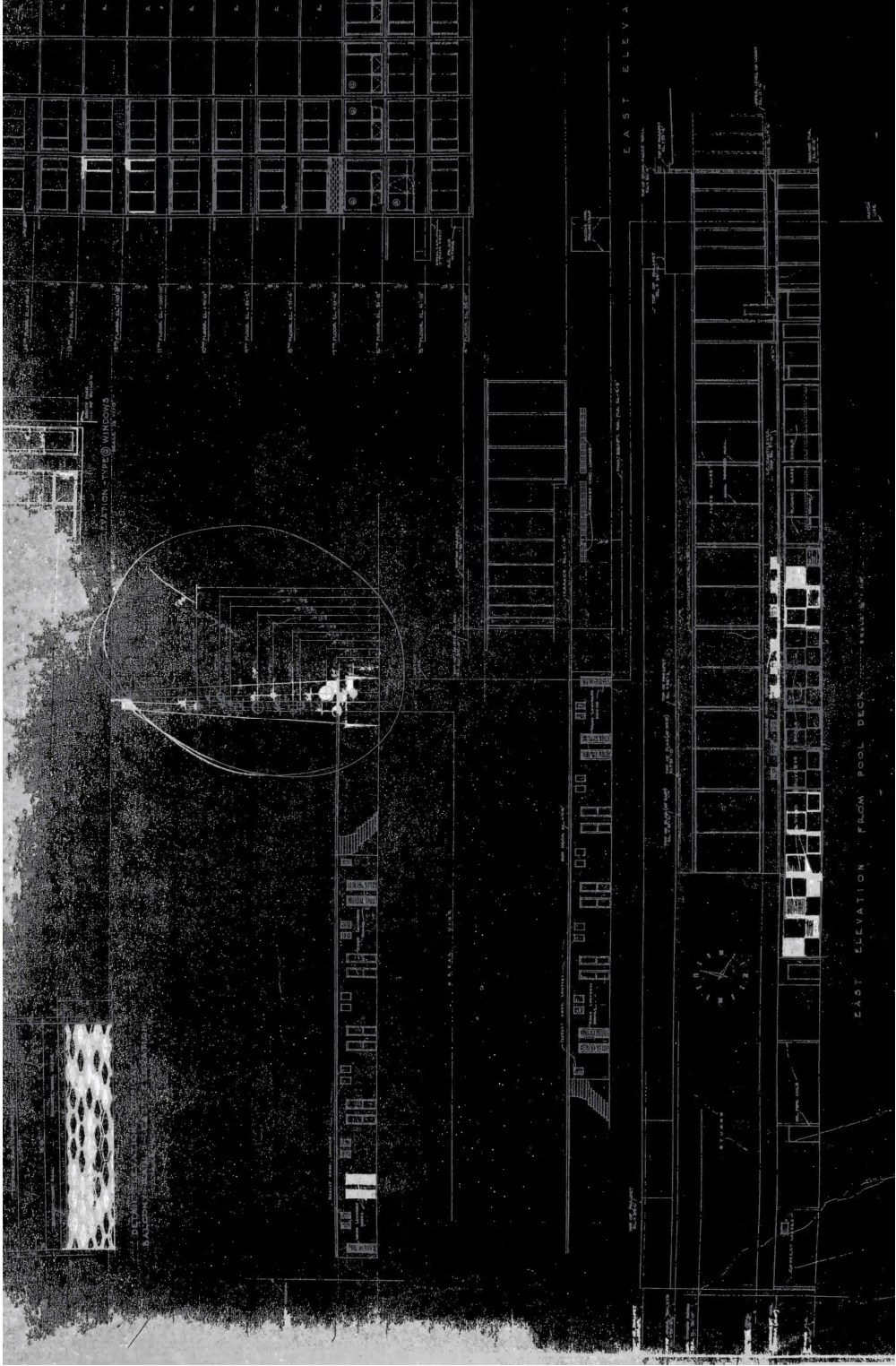
Lobby - Historic Microfilm - courtesy City of Miami Beach



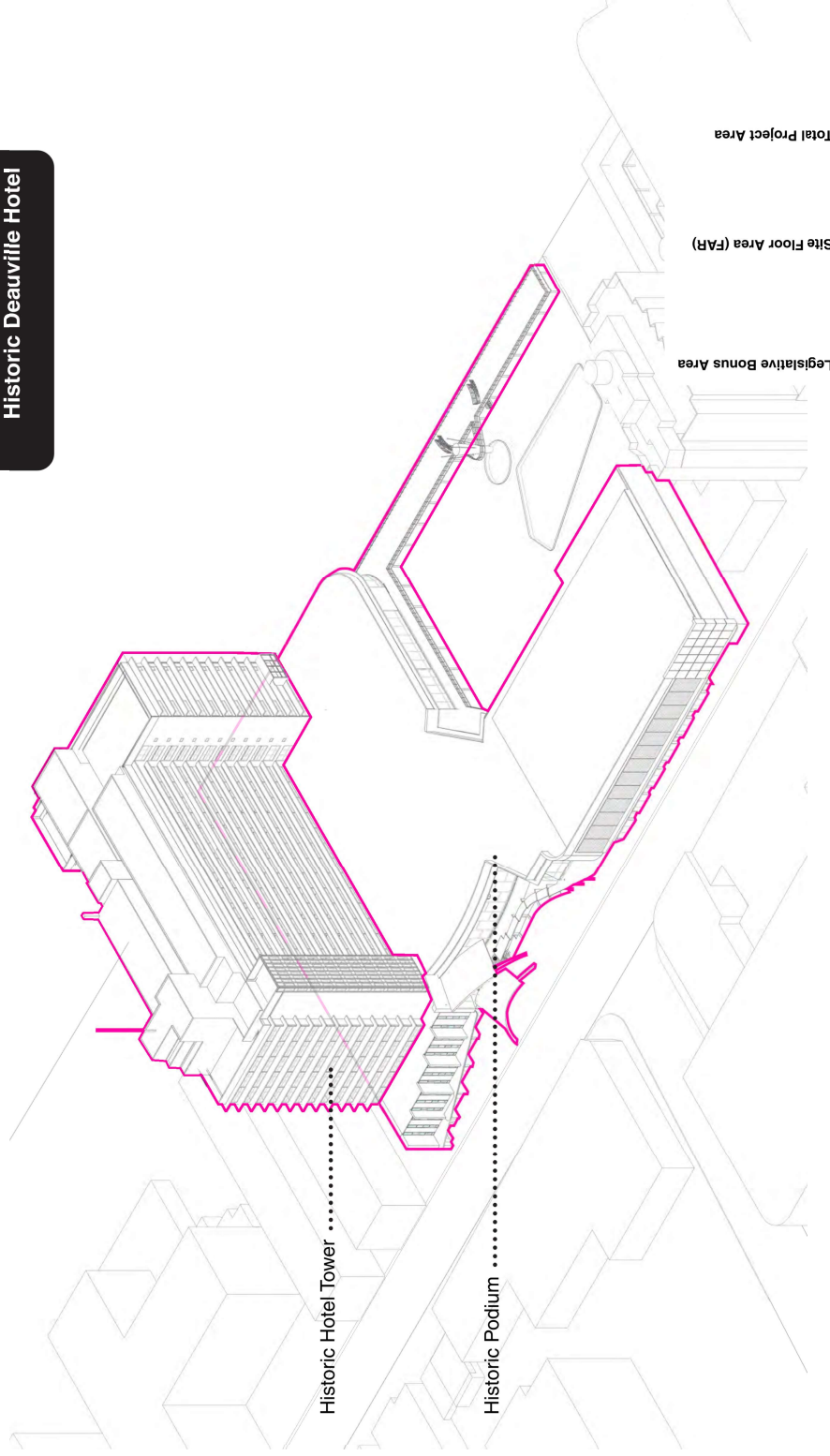
West elevations - Historic Microfilm - Melvin Grossman, 1957



East elevations - Historic Microfilm - Melvin Grossman, 1957

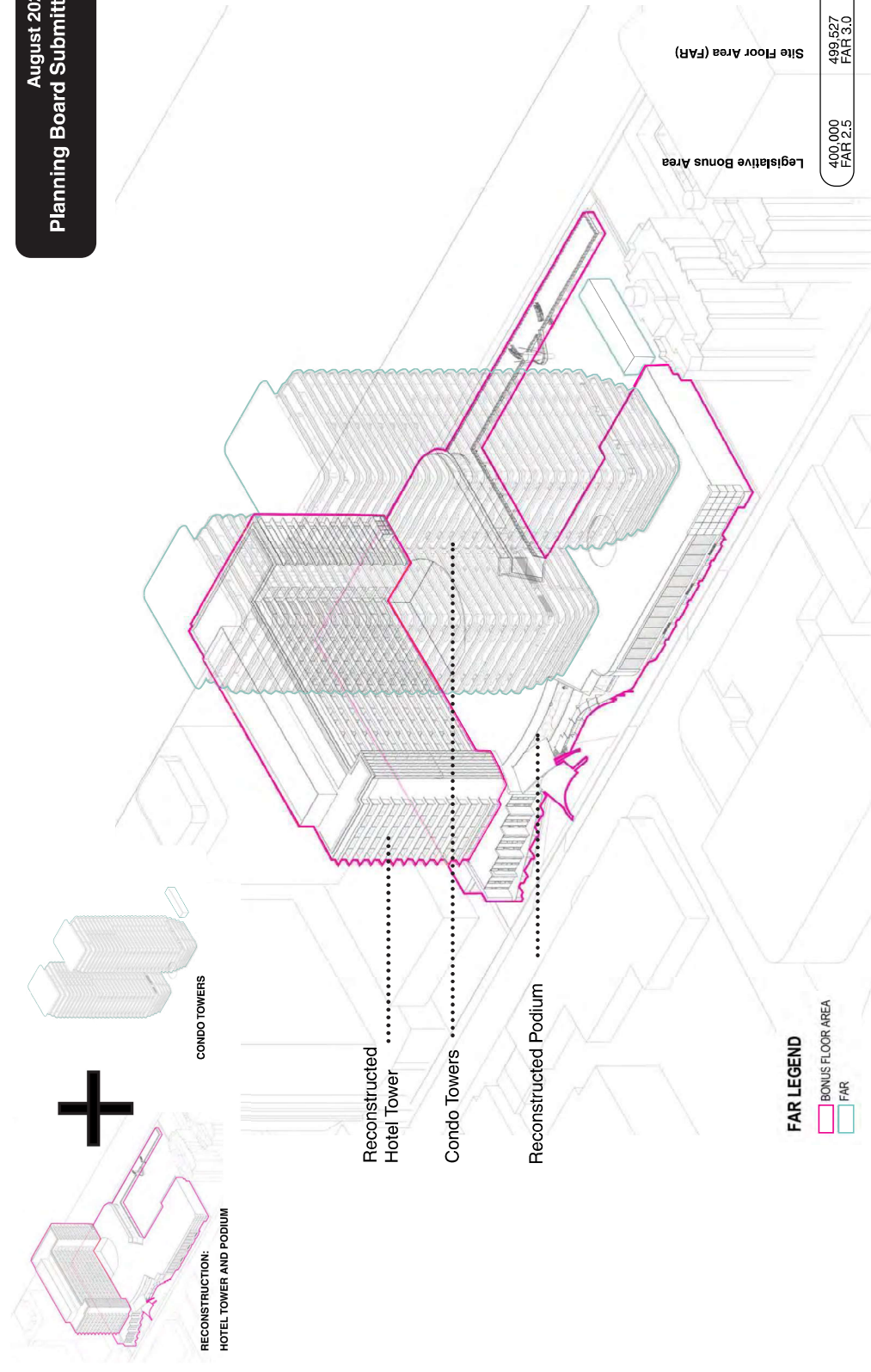


1957
Historic Deauville Hotel



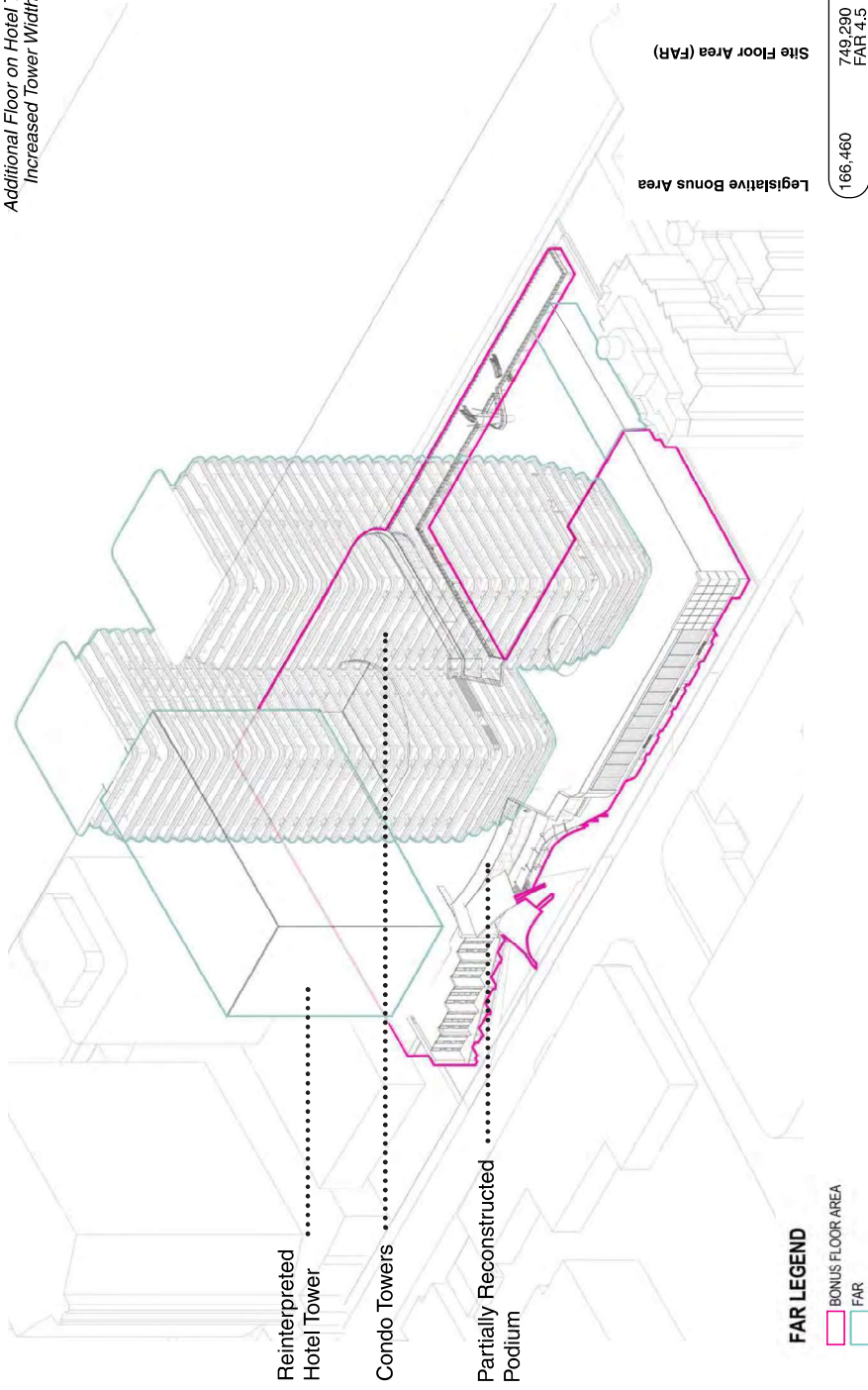
Legislative Bonus Area
Site Floor Area (FAR)
Total Project Area

516,241



February 4, 2025
Planning Board Submittal

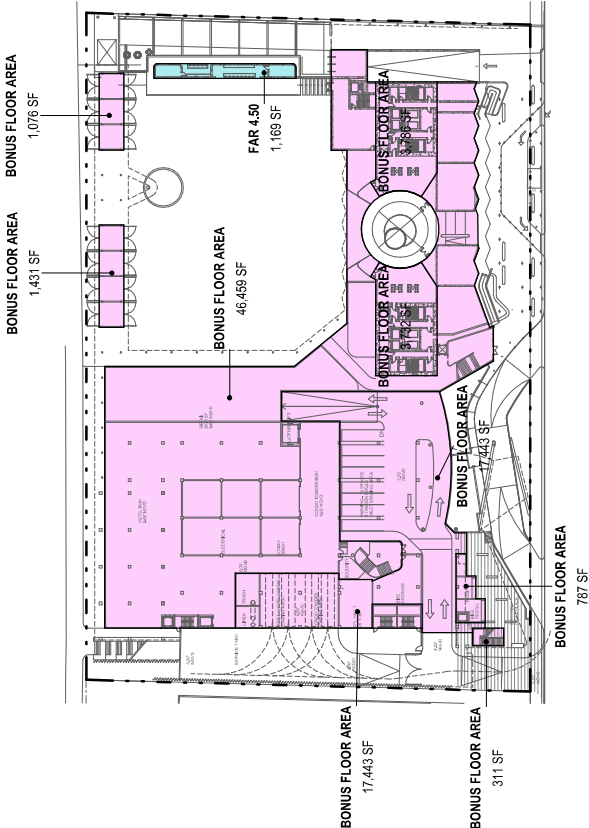
50' Tower East Setback
 Additional Podium Bonus Floor Area
 Additional Floor on Hotel Tower
 Increased Tower Width ~5 ft



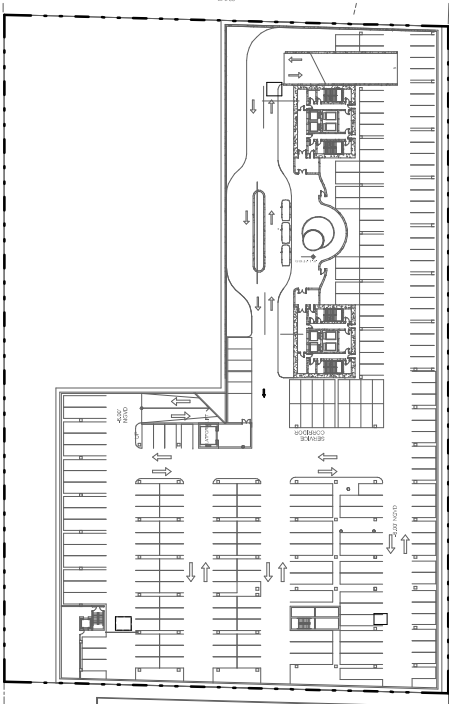
FAR LEGEND

BONUS FLOOR AREA

FAR 4.50



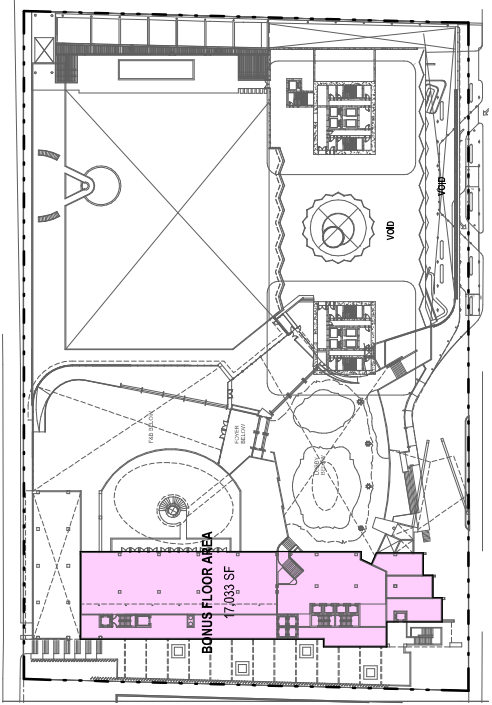
2 FAR DIAGRAM - LEVEL 01
 1" = 80'-0"



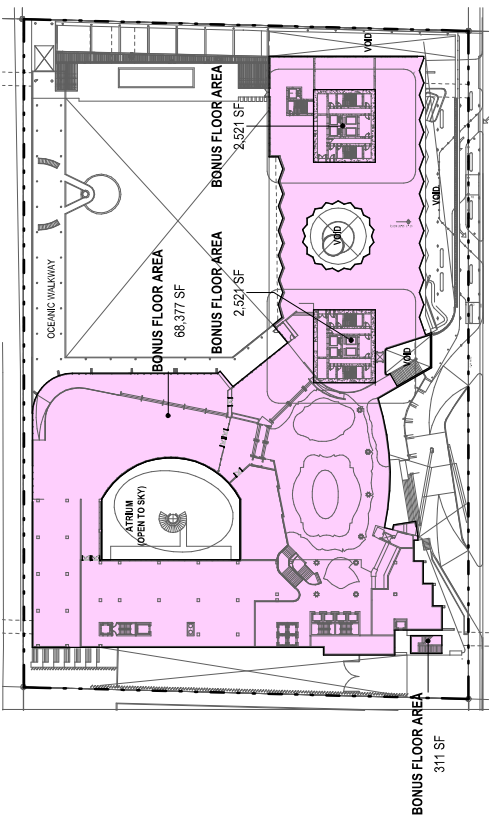
1 FAR DIAGRAM - BASEMENT
 1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



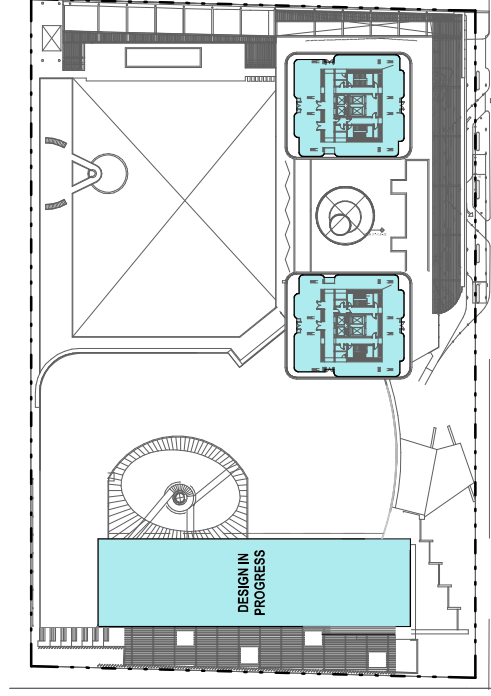
2 FAR DIAGRAM - LV03 MEZZANINE
1" = 80'-0"



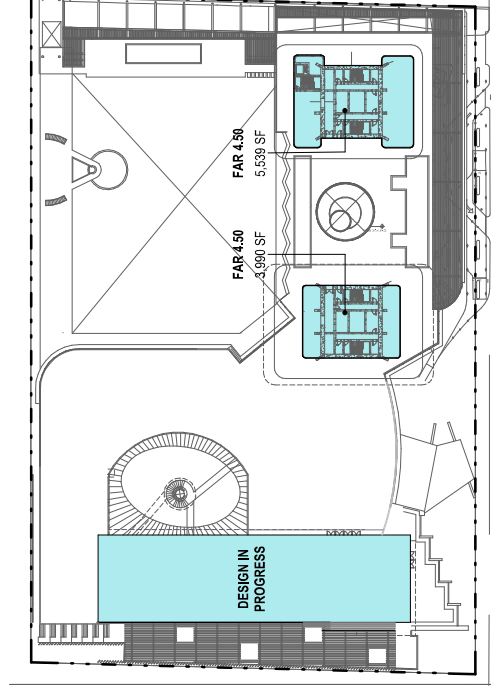
1 FAR DIAGRAM - LV02 LOBBY
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



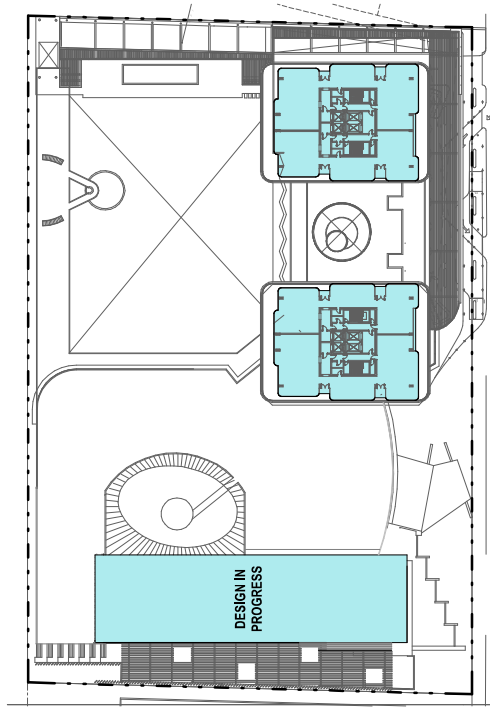
2 FAR DIAGRAM - LV05 SPA HOTEL
1" = 80'-0"



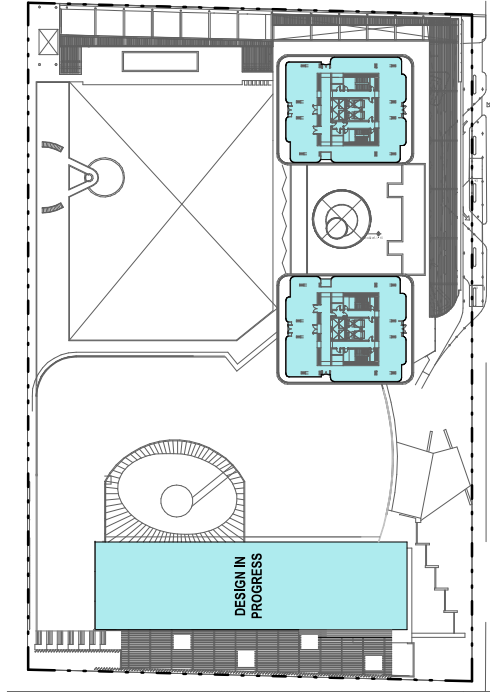
1 FAR DIAGRAM - LV04 AMENITIES
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



2 FAR DIAGRAM - ROOFTOP HOTEL
1" = 80'-0"

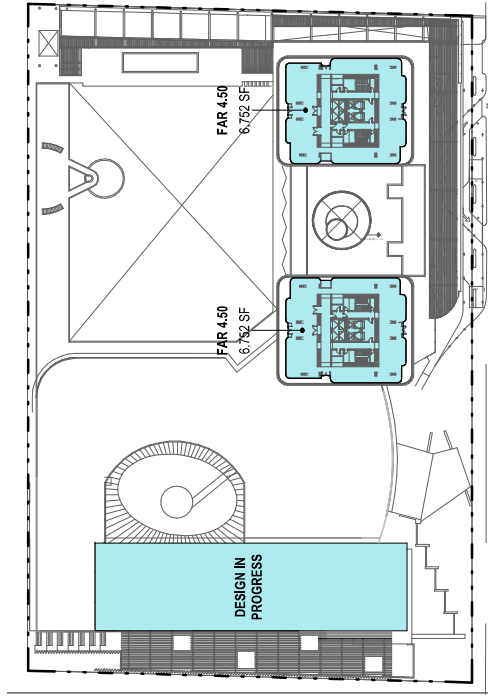


1 FAR DIAGRAM - TYPICAL LEVEL HOTEL
1" = 80'-0"

FAR LEGEND

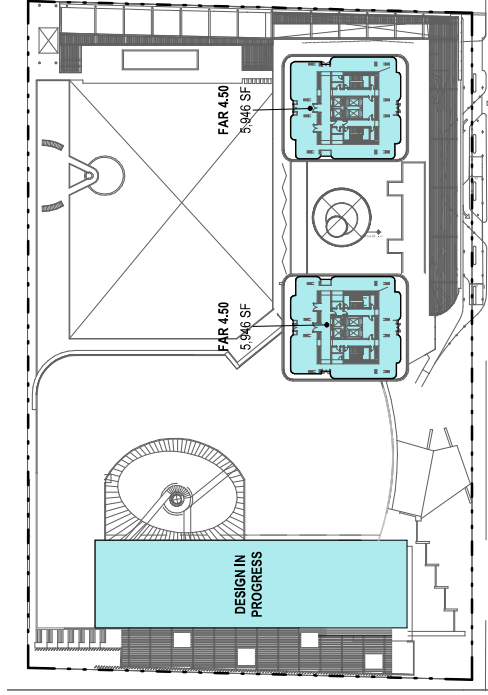
BONUS FLOOR AREA

FAR 4.50



2 FAR DIAGRAM - LV06 RESIDENTIAL

1" = 80'-0"

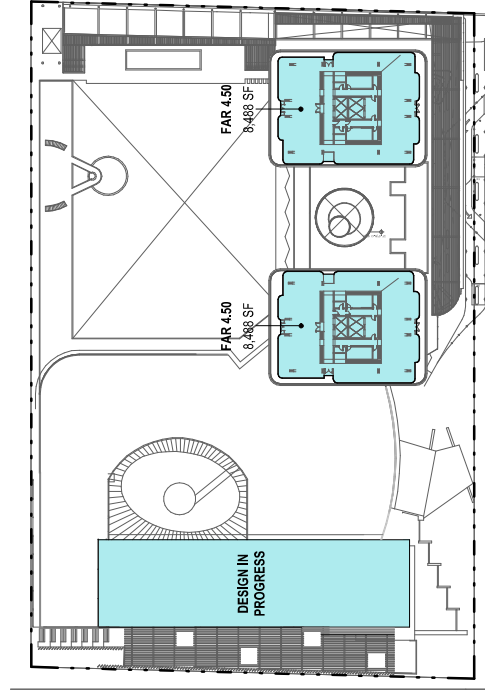


1 FAR DIAGRAM - LV05 RESIDENTIAL

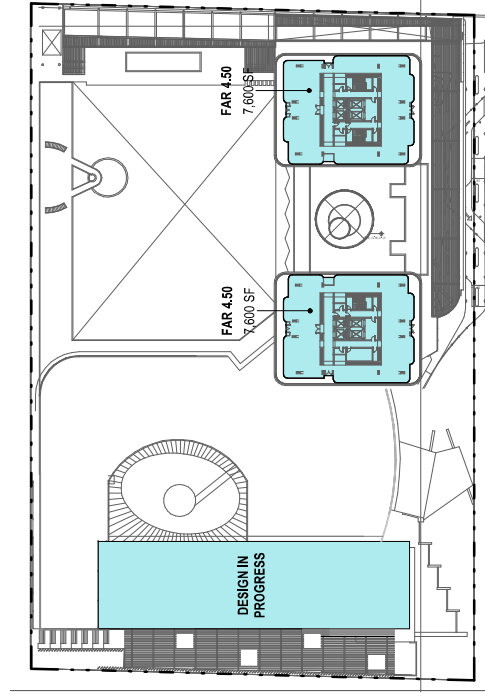
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



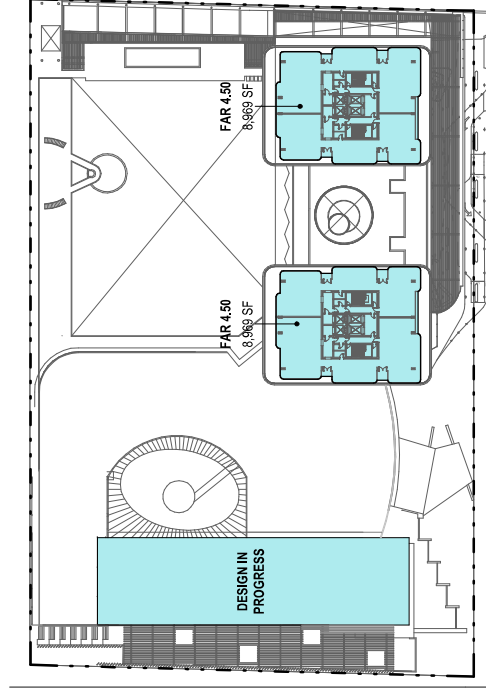
2 FAR DIAGRAM - LV 08 RESIDENTIAL
1" = 80'-0"



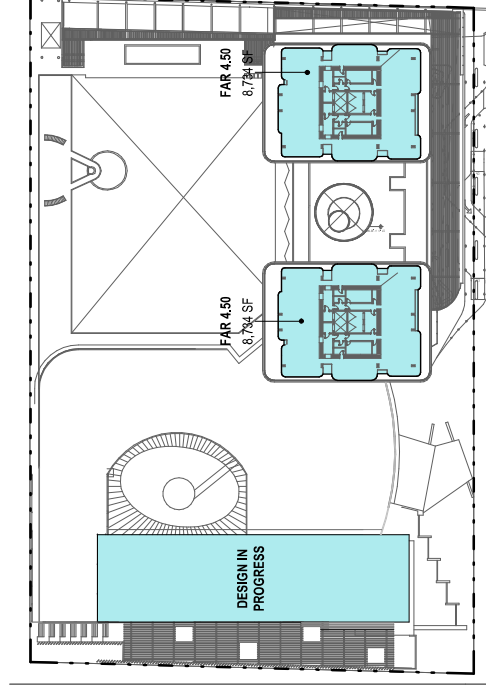
1 FAR DIAGRAM - LV 07 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



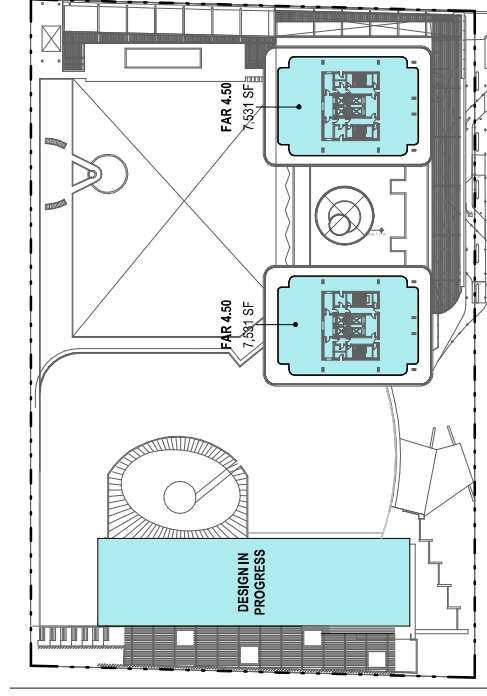
2 FAR DIAGRAM - LV10-LV24TH RESIDENTIAL
1" = 80'-0"



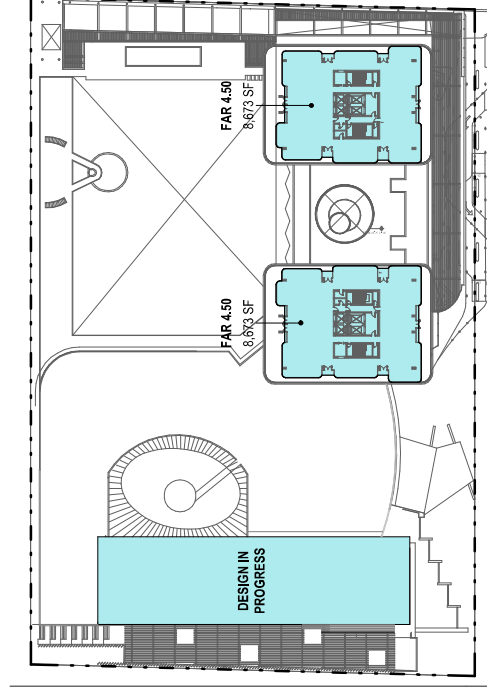
1 FAR DIAGRAM - LV09 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



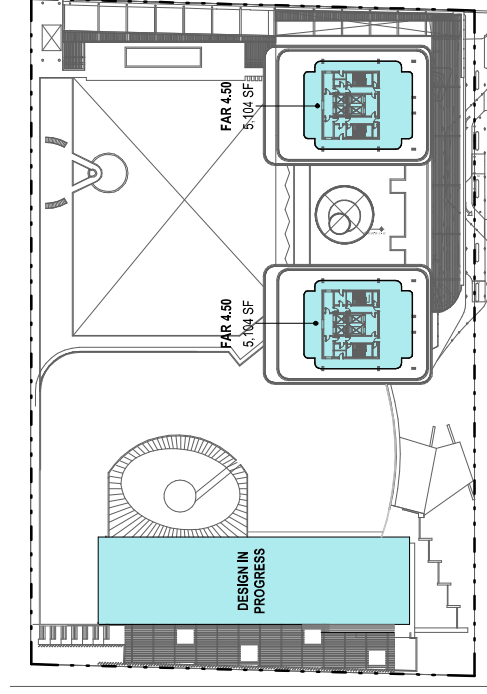
2 FAR DIAGRAM - LV33 RESIDENTIAL
1" = 80'-0"



1 FAR DIAGRAM - LV25-LV32TH RESIDENTIAL
1" = 80'-0"

FAR LEGEND

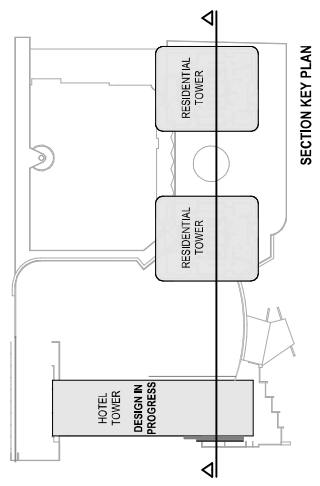
- BONUS FLOOR AREA
- FAR 4.50



1 FAR DIAGRAM - LV34 RESIDENTIAL

1" = 80'-0"

NOTE: BUILDING HEIGHT SHALL BE 400FT. MAXIMUM MEASURED FROM DESIGN FLOOD ELEVATION TO ROOF LEVEL

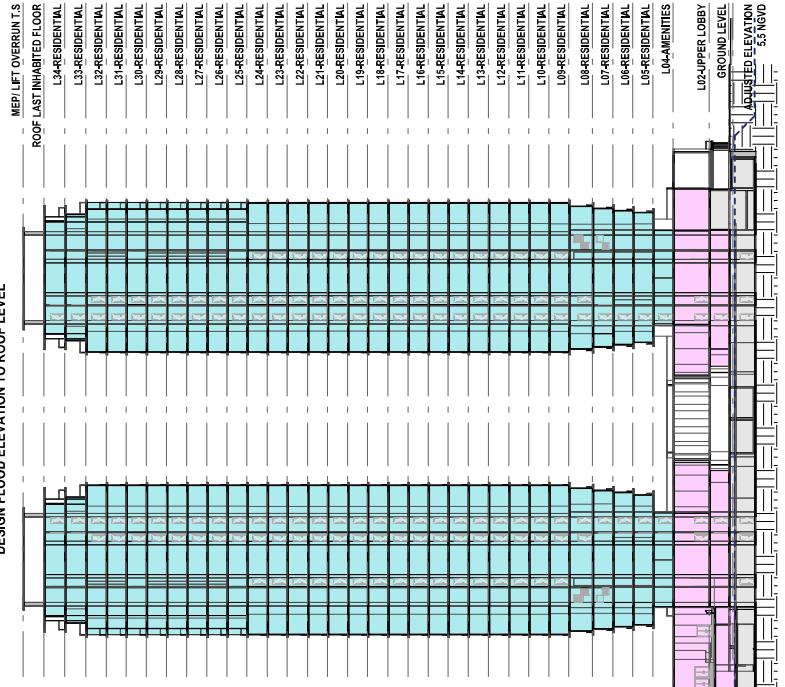
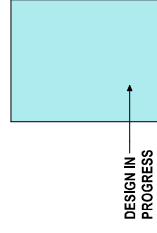


SECTION KEY PLAN

1 PROPOSED FAR - SECTION DIAGRAM

1" = 50'-0"

AREA LEGEND	
	BONUS FLOOR AREA
	AREA FAR 4.5



L04-AMENITIES
L03-MEZZANINE
L02-UPPER LOBBY
GROUND FLOOR
BASEMENT LEVEL

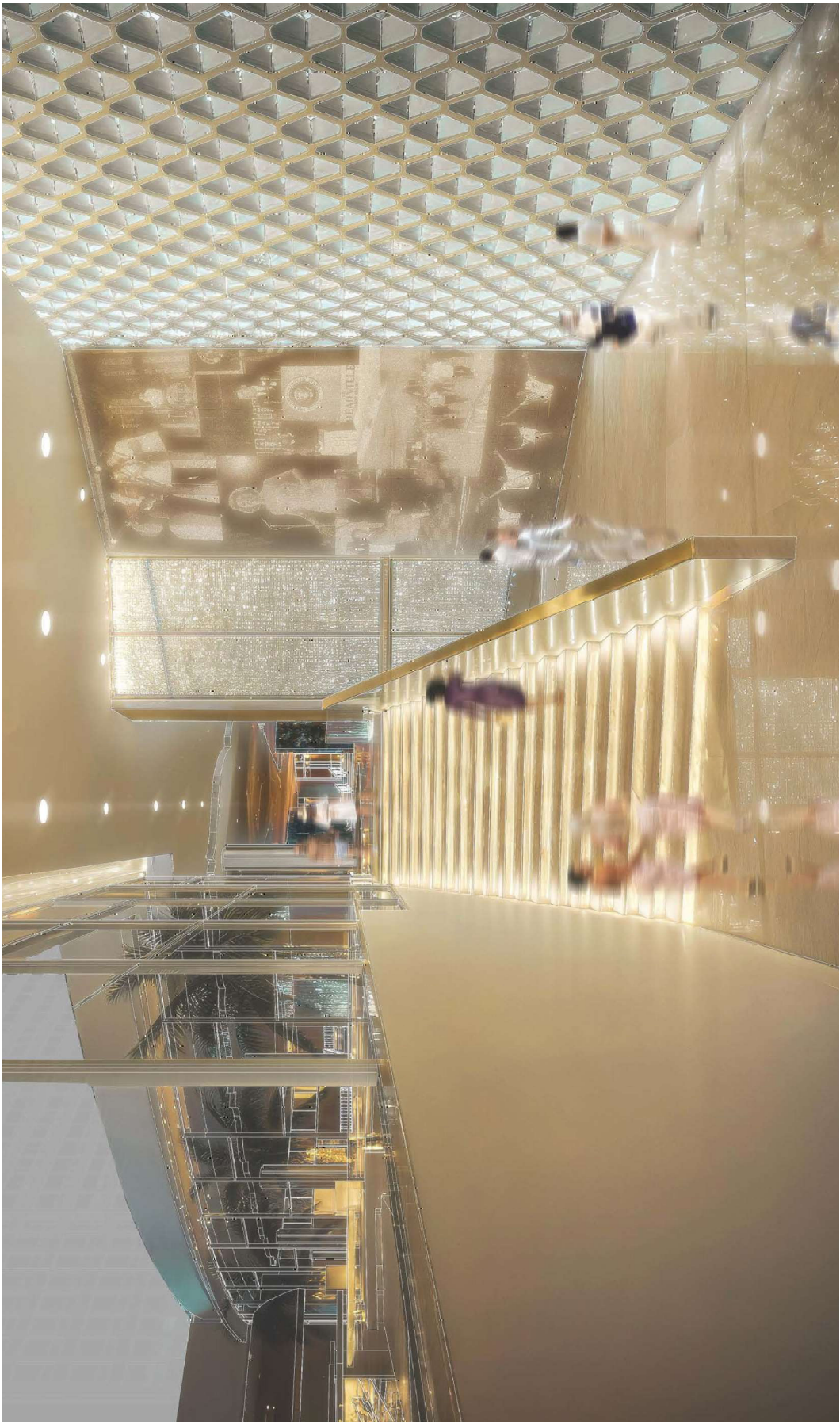


DEAUVILLE HOTEL & RESIDENCES

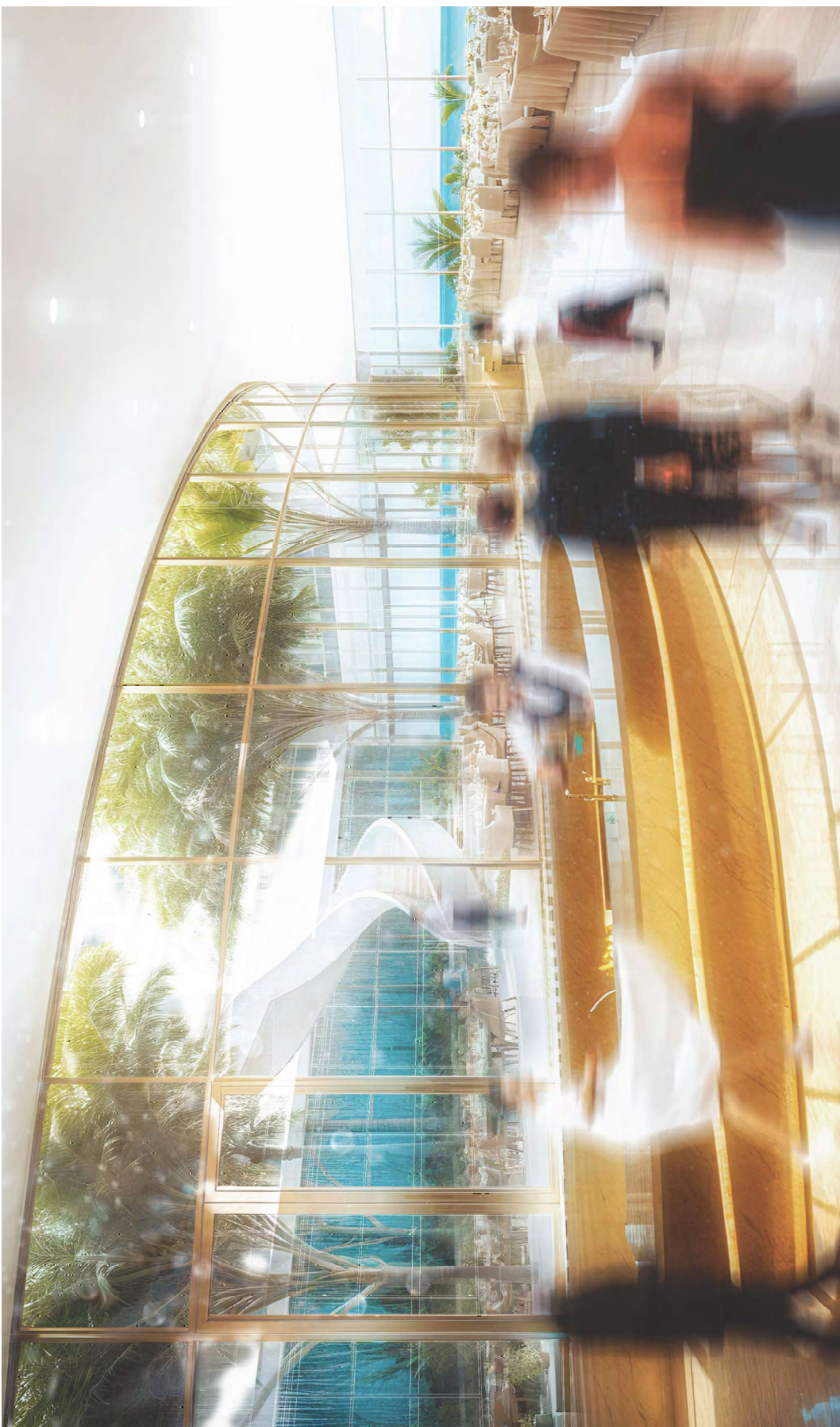
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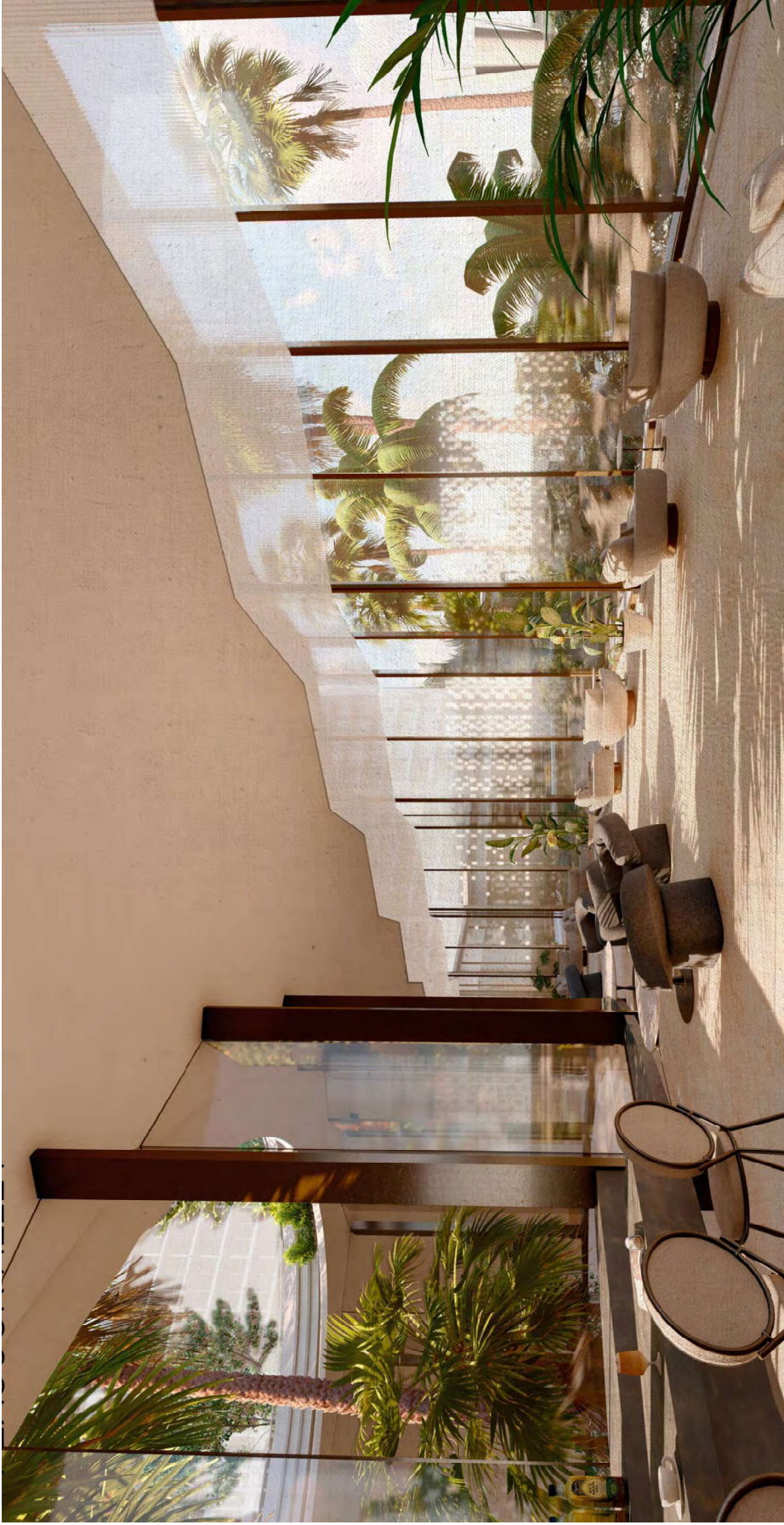
A10
11/12/2025
SCALE: As indicated





Grand Stair from Collins Ave to Lobby







North Ground Level Plaza



North Beach Path (Elevated)



North Beach Path (Elevated)



Beach Walk

