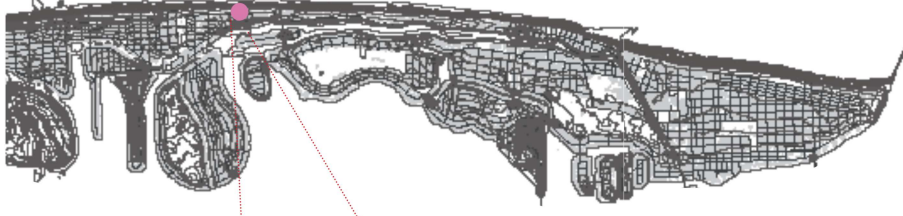


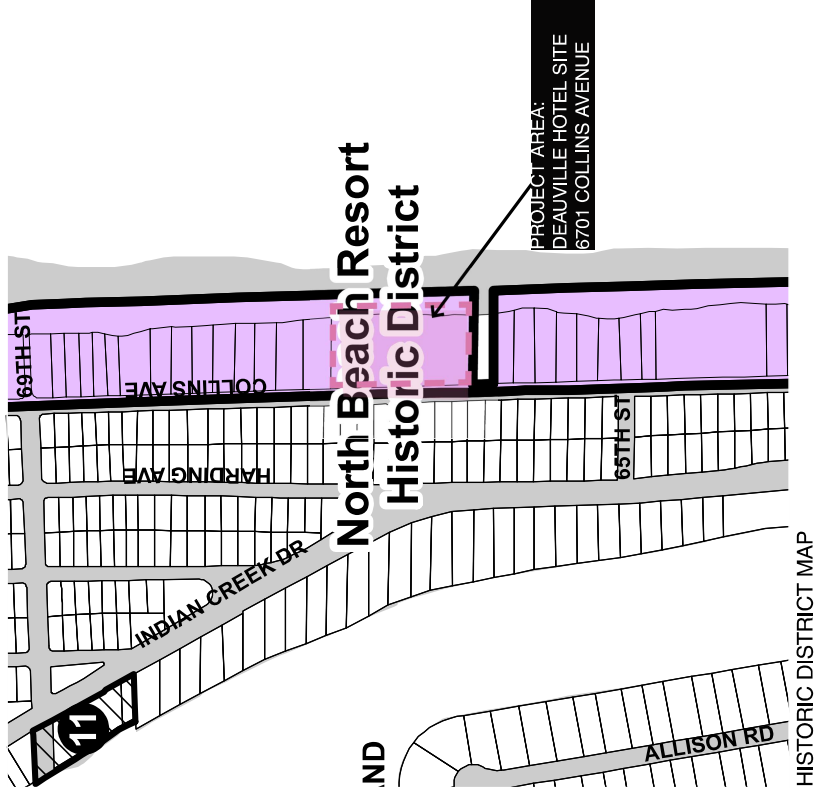


January 17, 2025
The Deauville
6701 Collins Avenue
Second Submittal
LDR Amendment | PB24-0693
Comprehensive Plan | PB24-0708



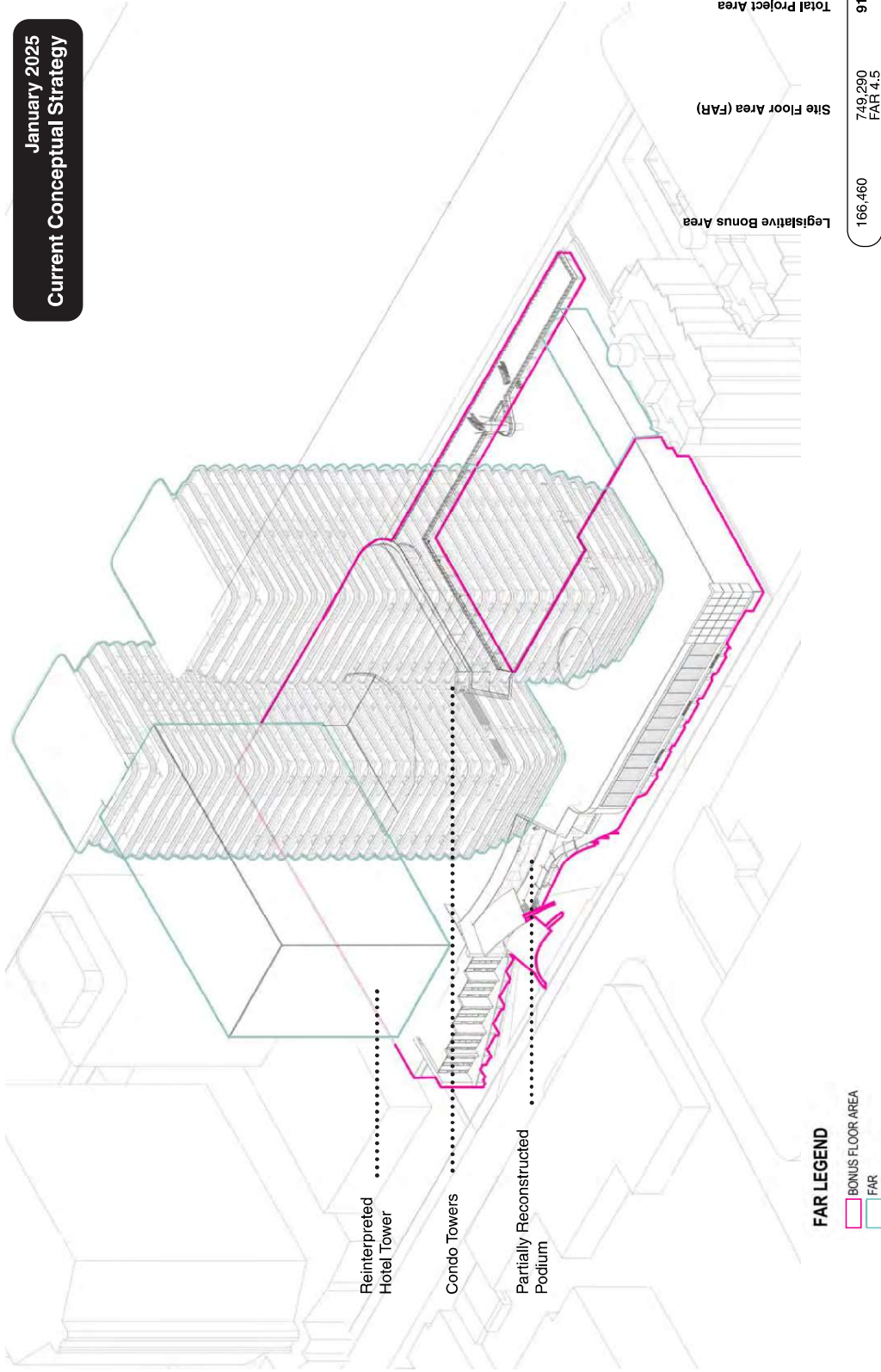


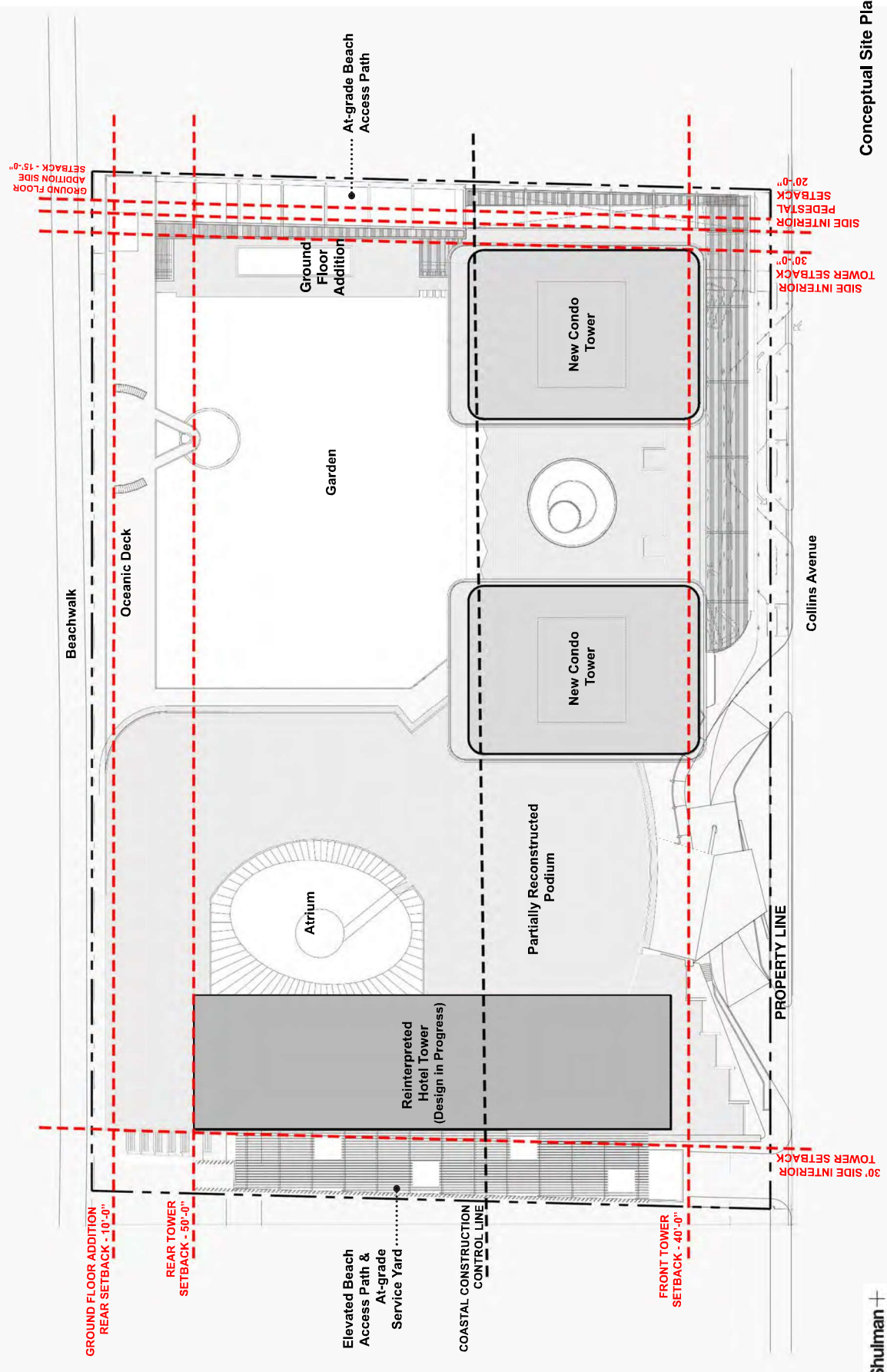
RM-3 Zoning District

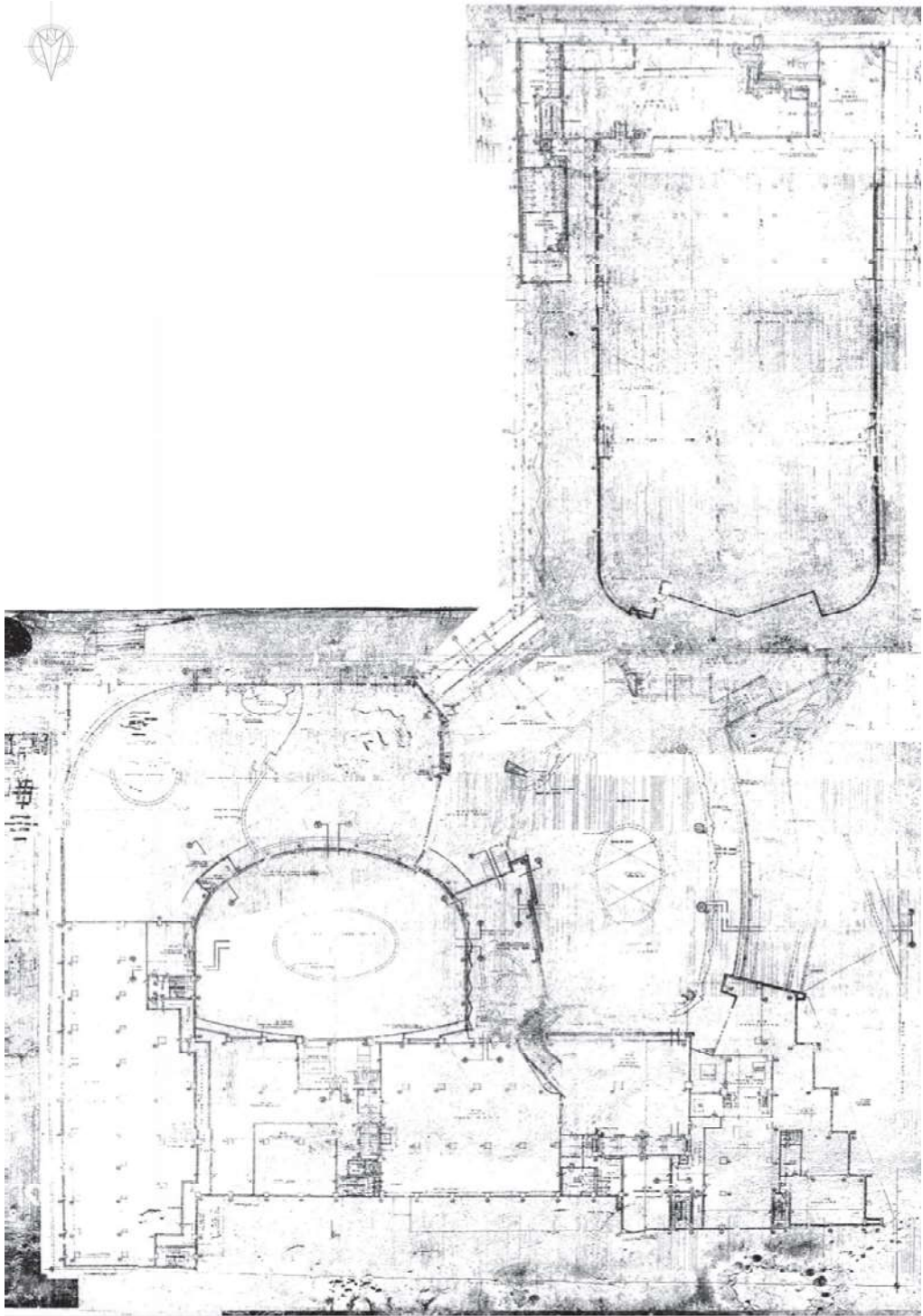


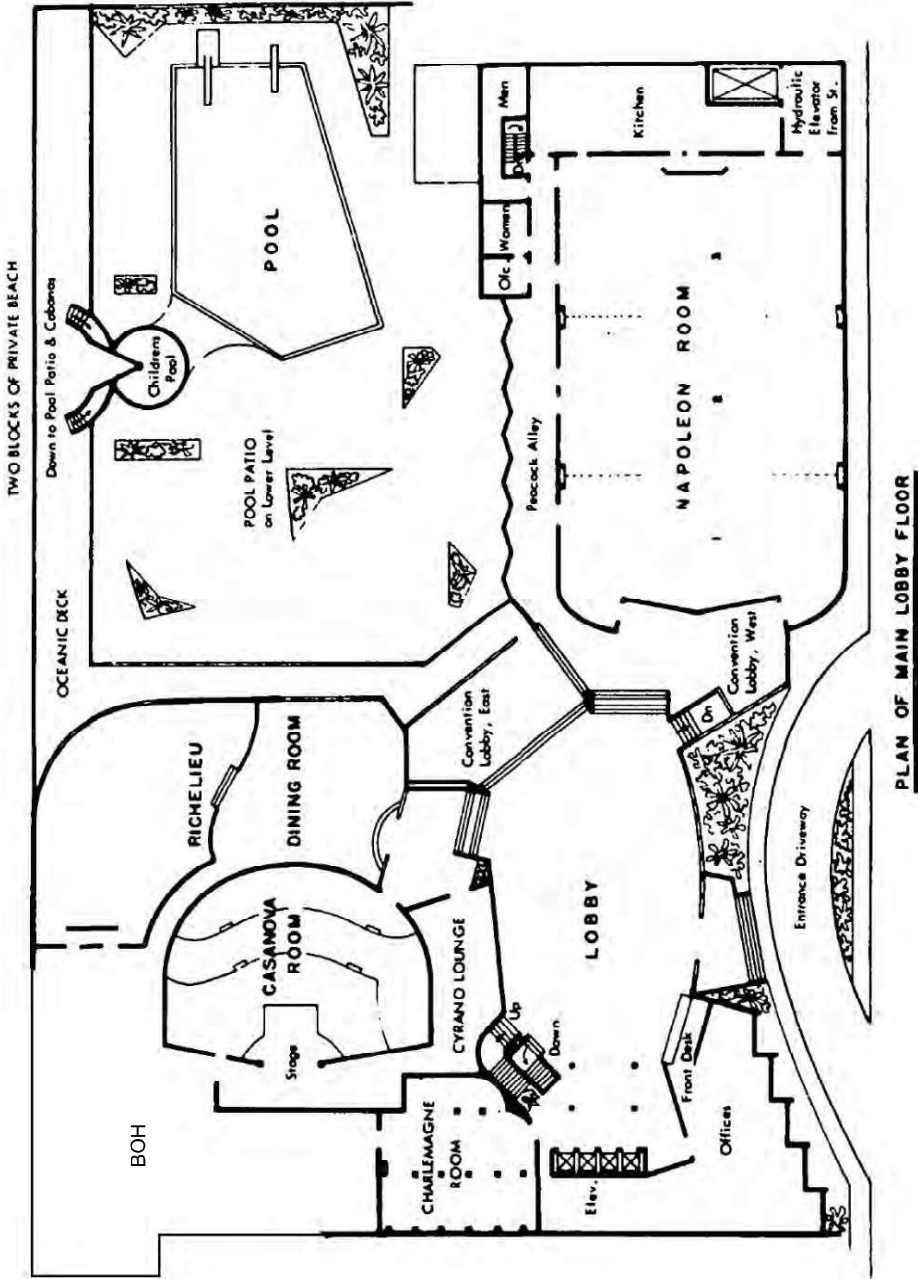
North Beach Resort Historic District

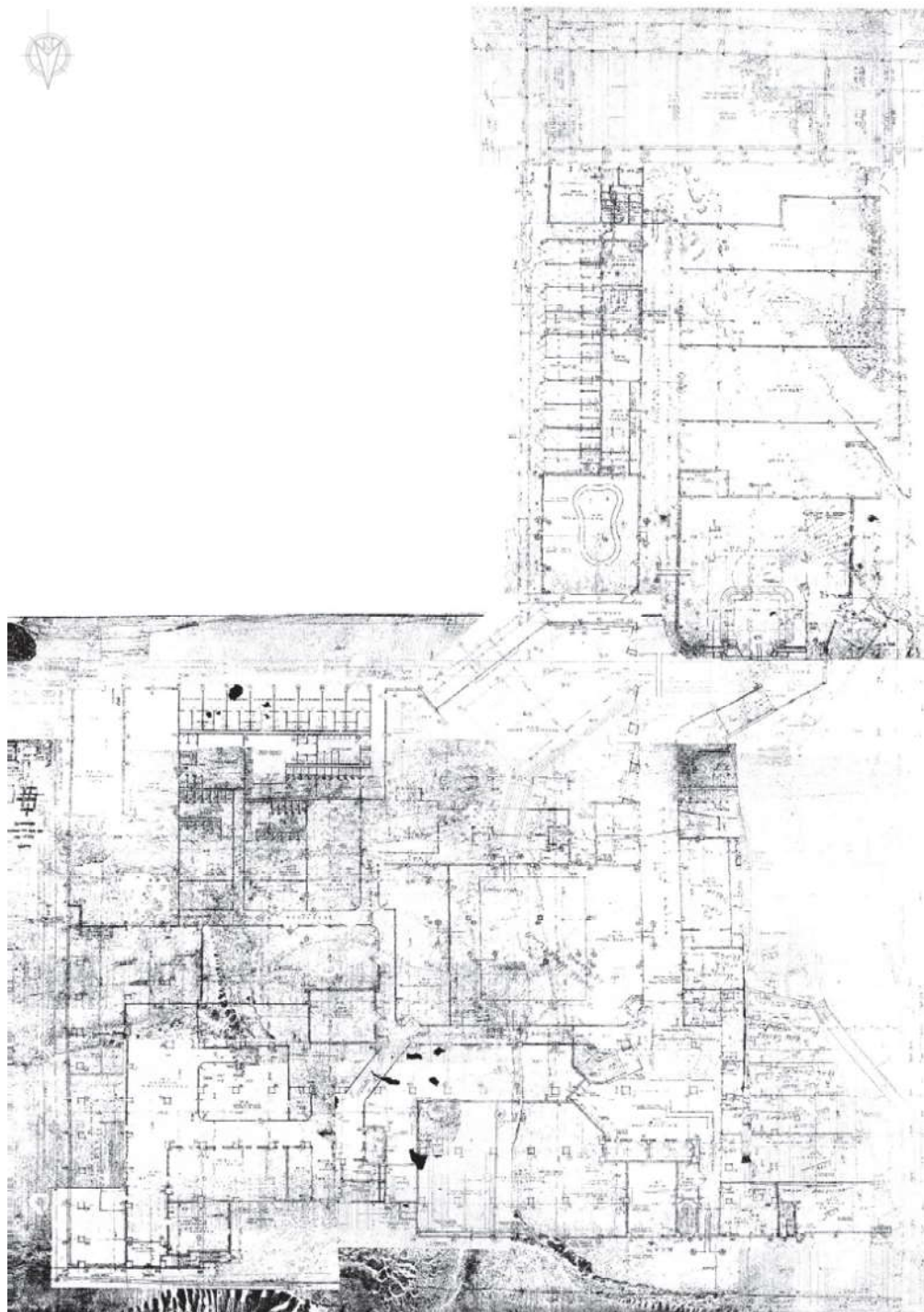


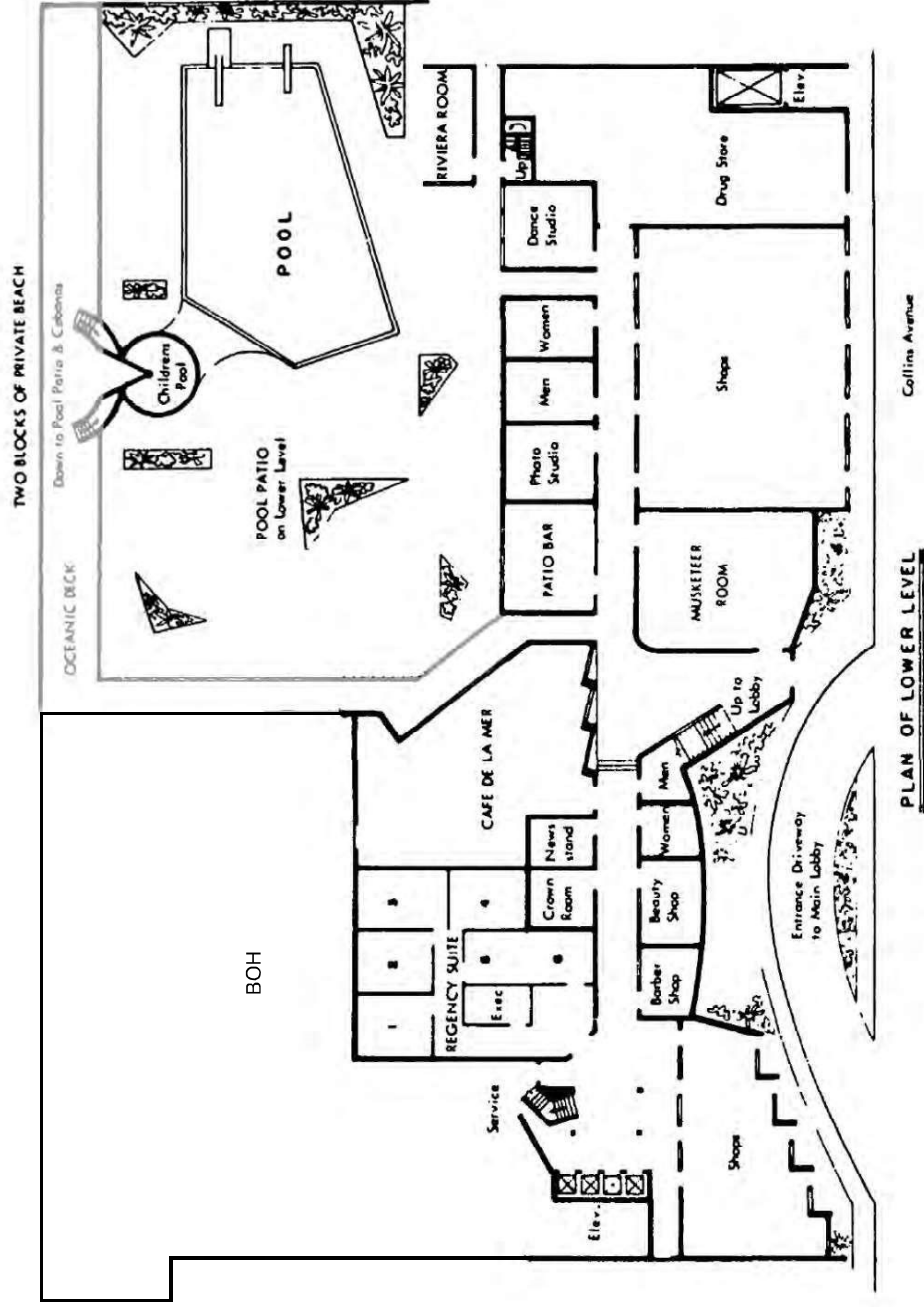








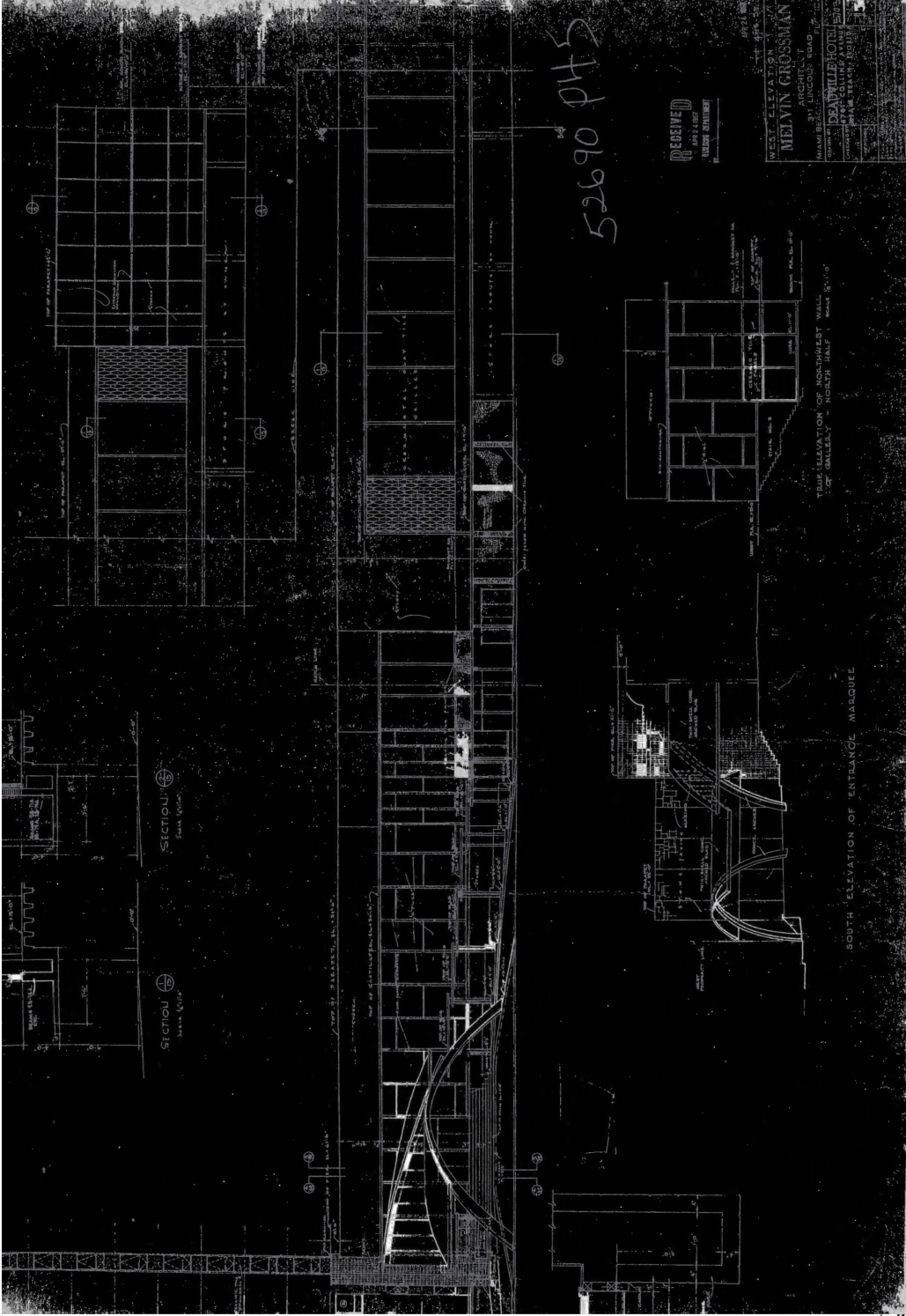




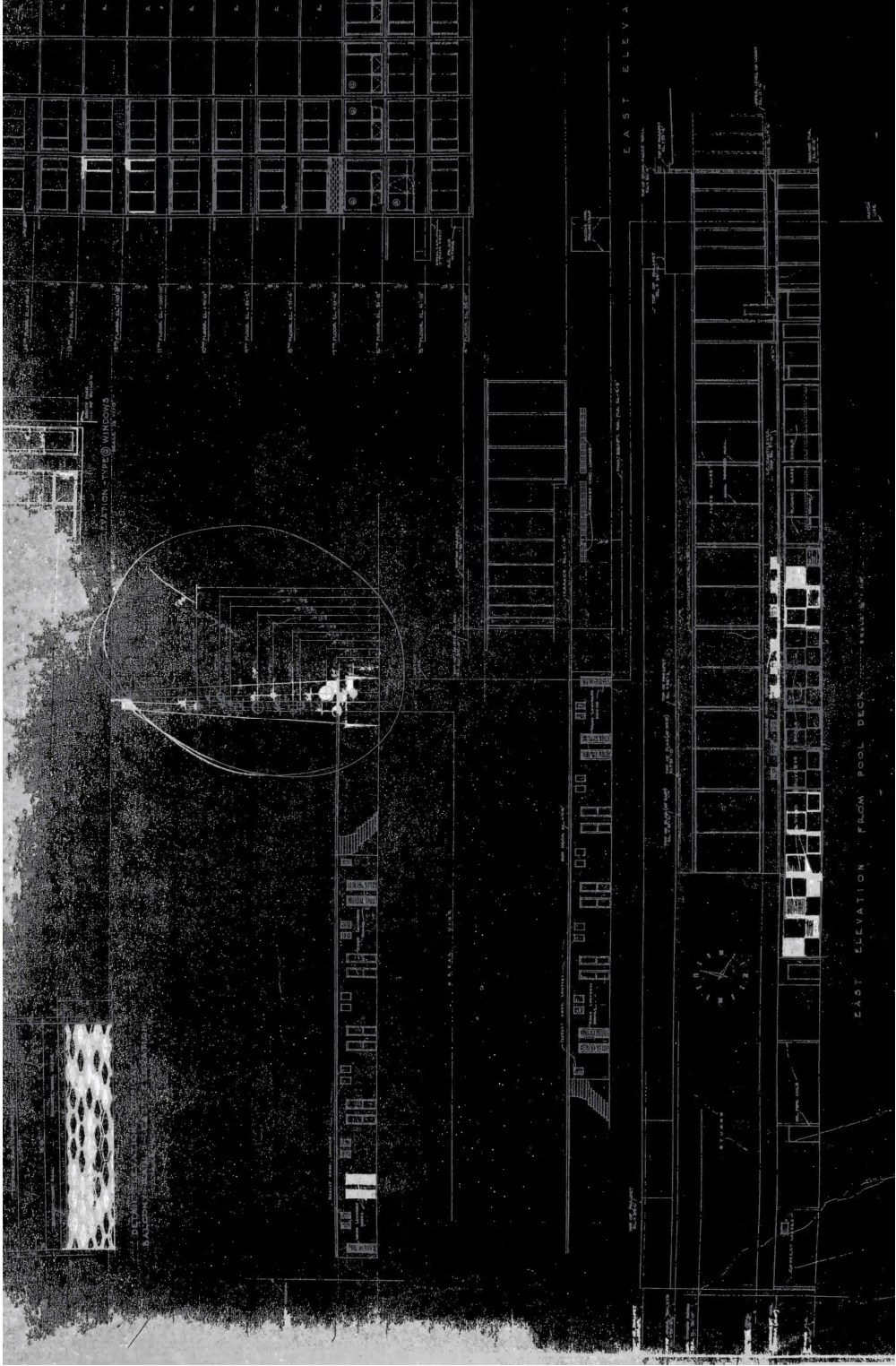
Lobby - Historic Microfilm - courtesy City of Miami Beach



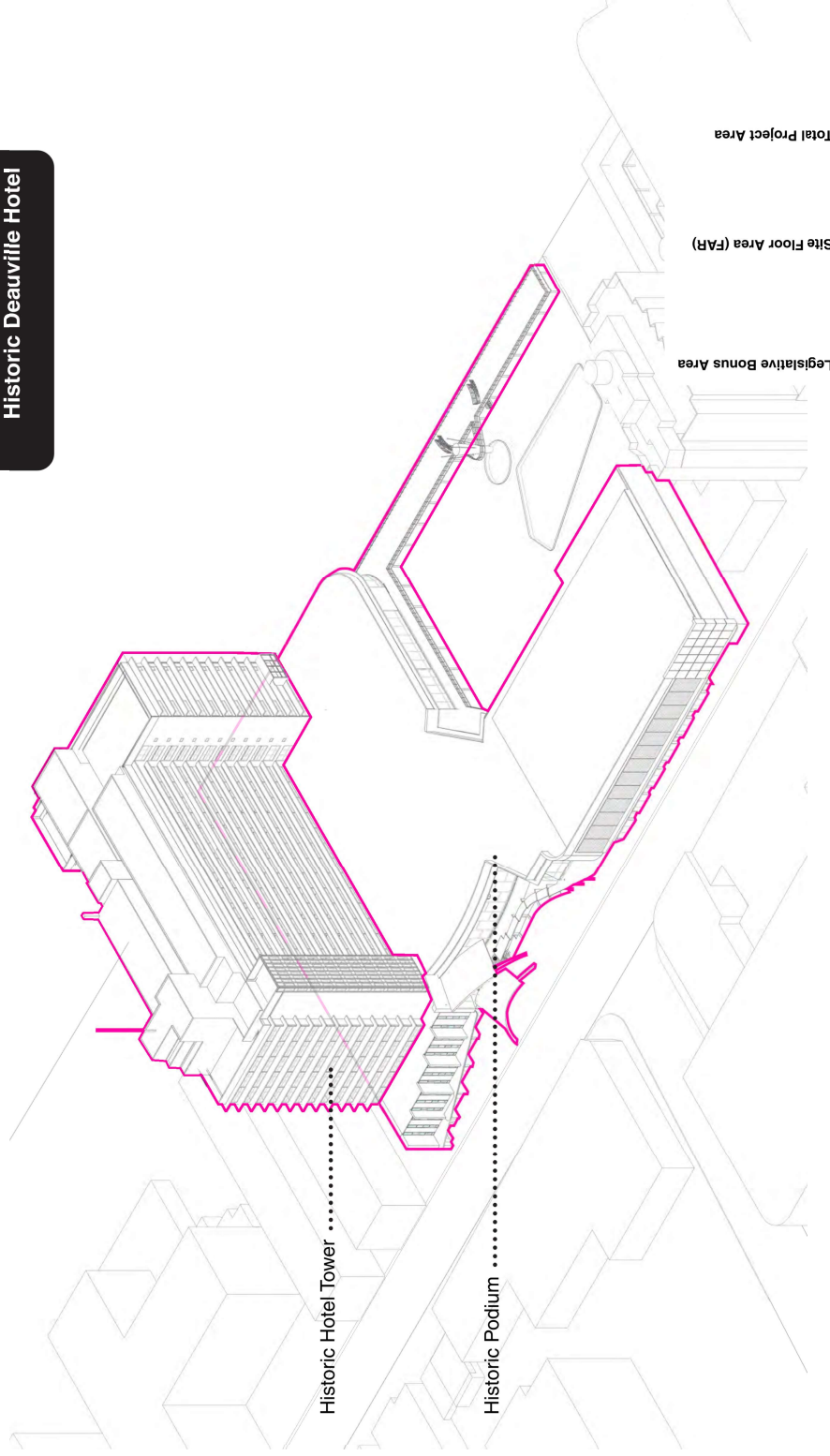
West elevations - Historic Microfilm - Melvin Grossman, 1957

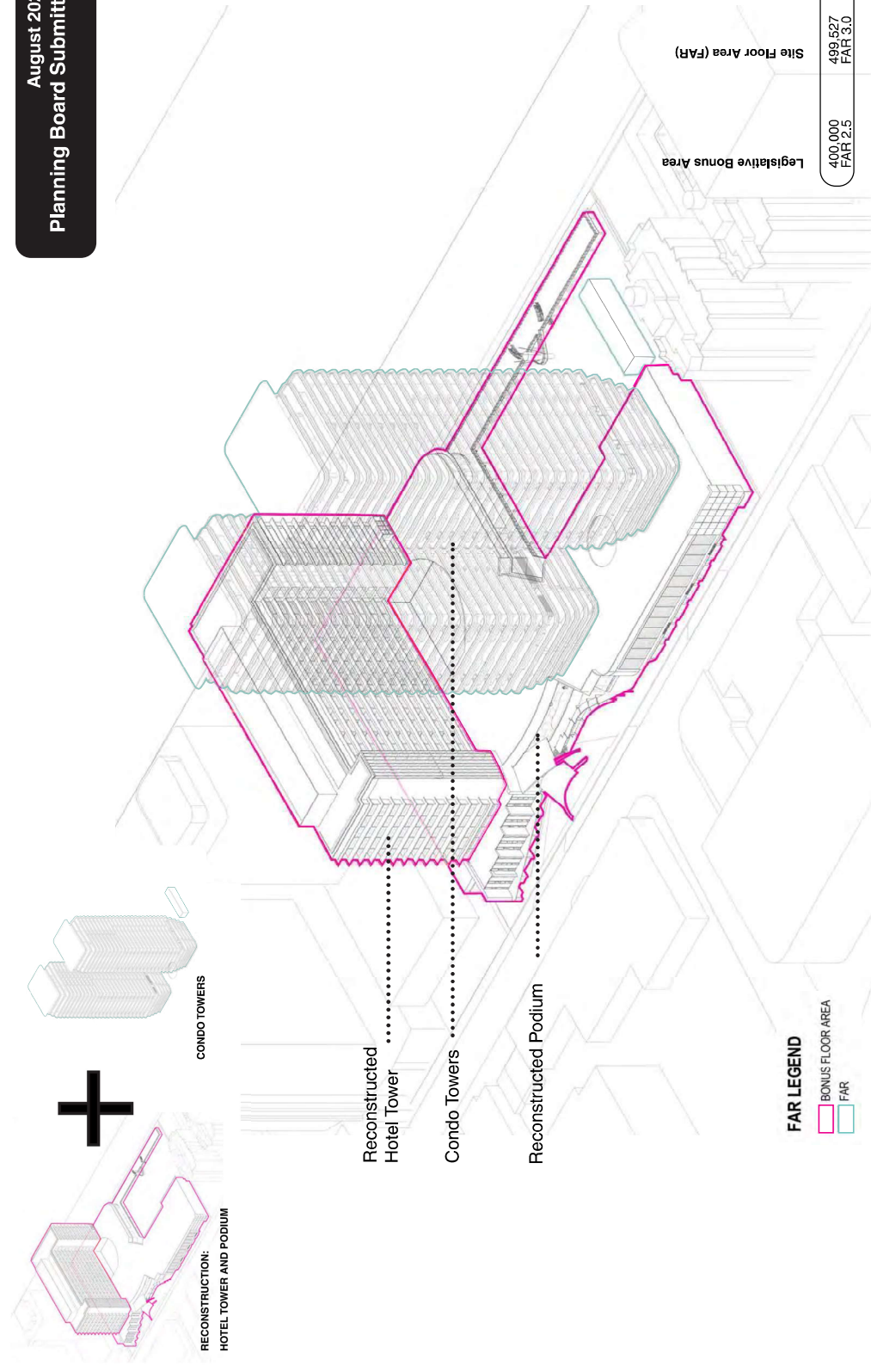


East elevations - Historic Microfilm - Melvin Grossman, 1957



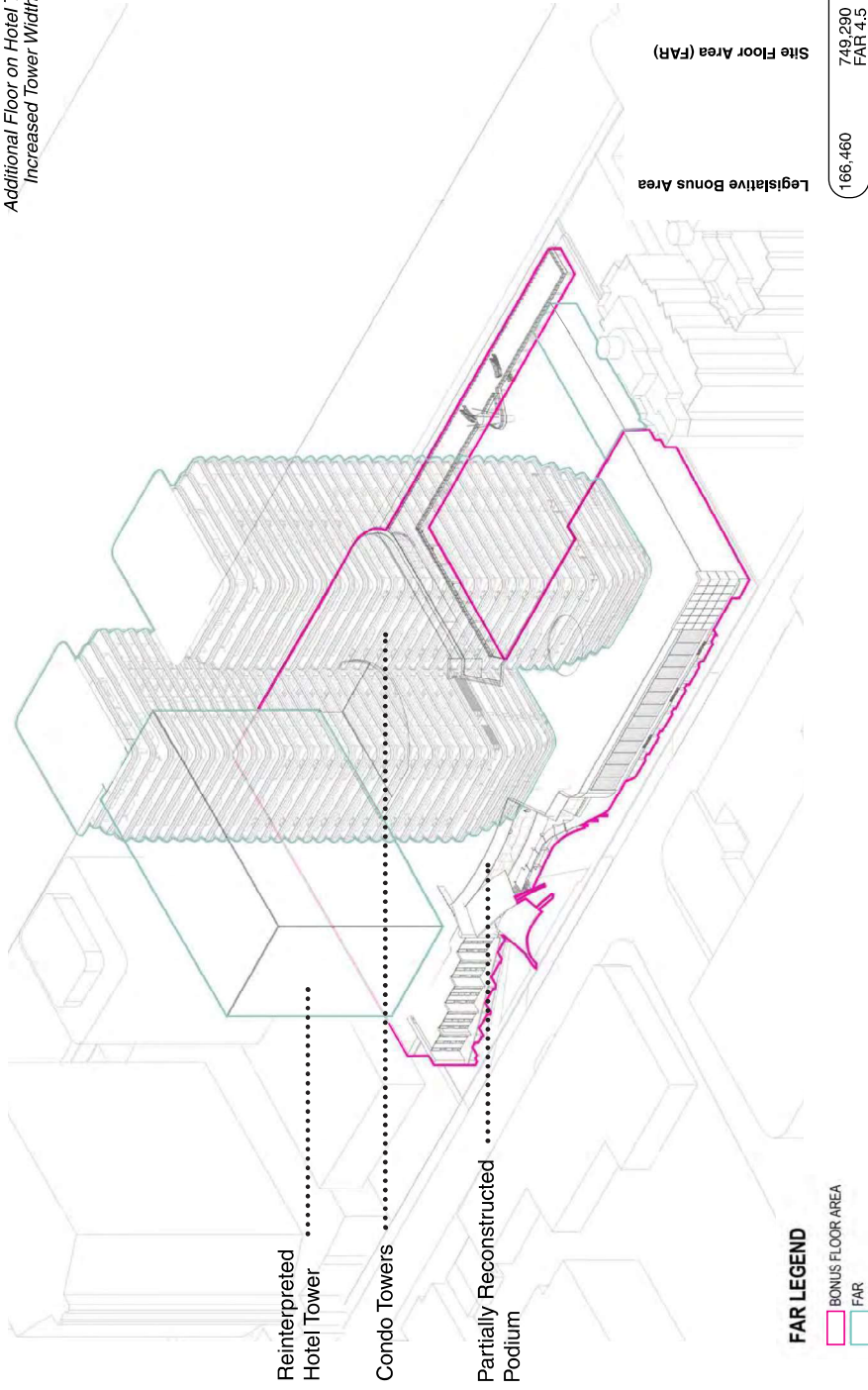
1957
Historic Deauville Hotel





February 4, 2025
 Planning Board Submittal

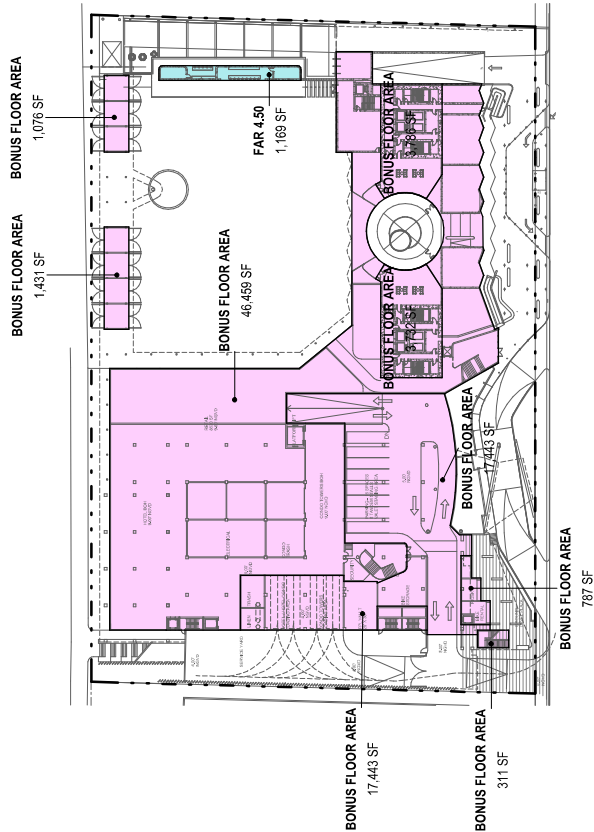
50' Tower East Setback
 Additional Podium Bonus Floor Area
 Additional Floor on Hotel Tower
 Increased Tower Width ~5 ft



FAR LEGEND

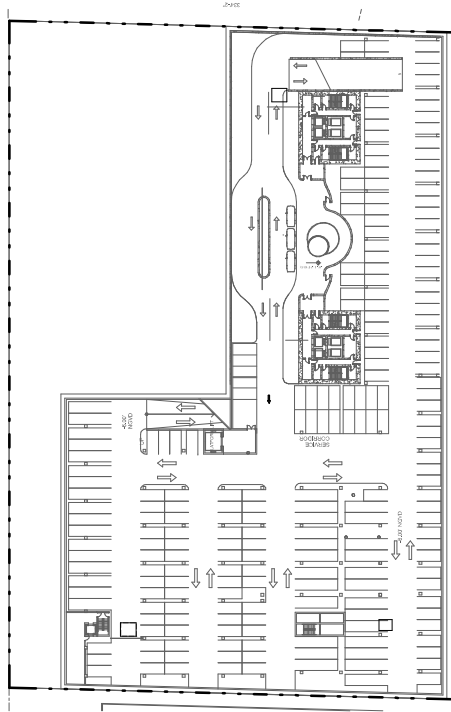
BONUS FLOOR AREA

FAR 4.50



2 FAR DIAGRAM - LEVEL 01

1" = 80'-0"

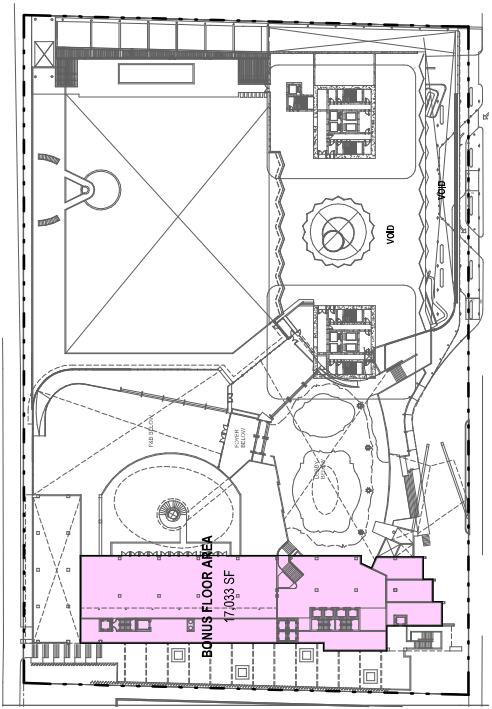


1 FAR DIAGRAM - BASEMENT

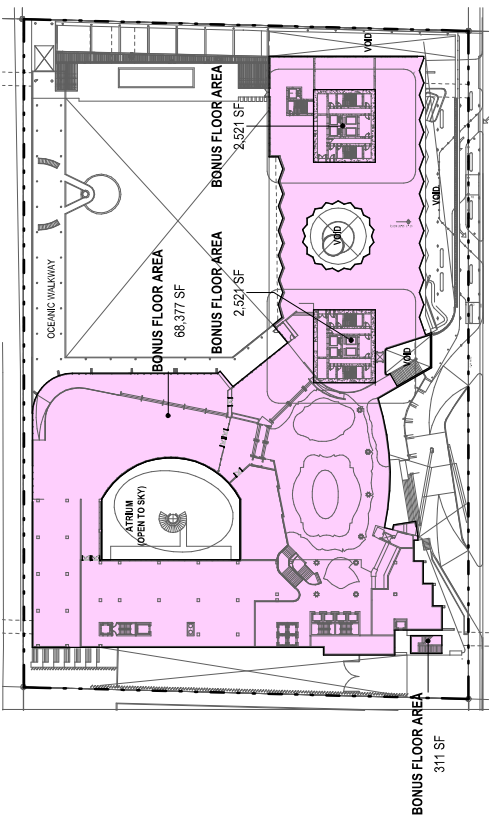
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



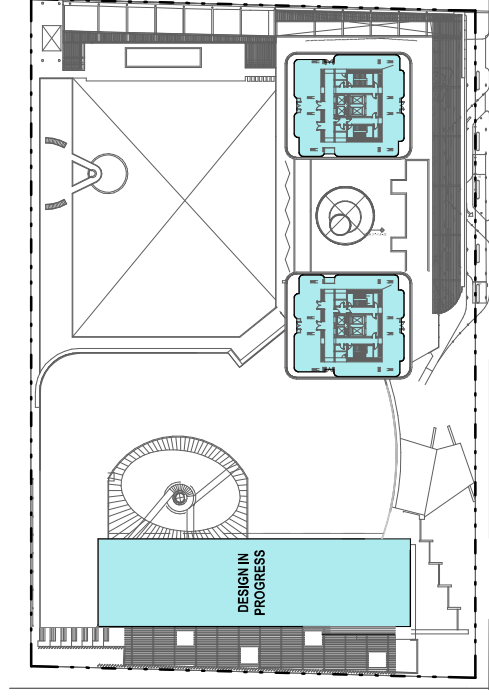
2 FAR DIAGRAM - LV03 MEZZANINE
1" = 80'-0"



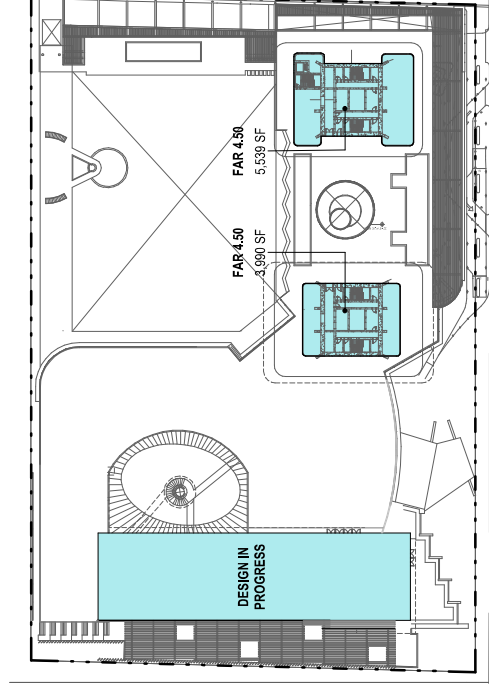
1 FAR DIAGRAM - LV02 LOBBY
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



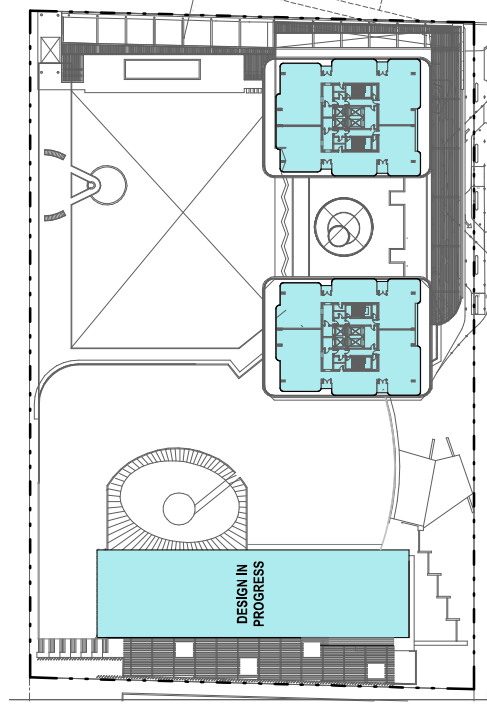
2 FAR DIAGRAM - LV05 SPA HOTEL
1" = 80'-0"



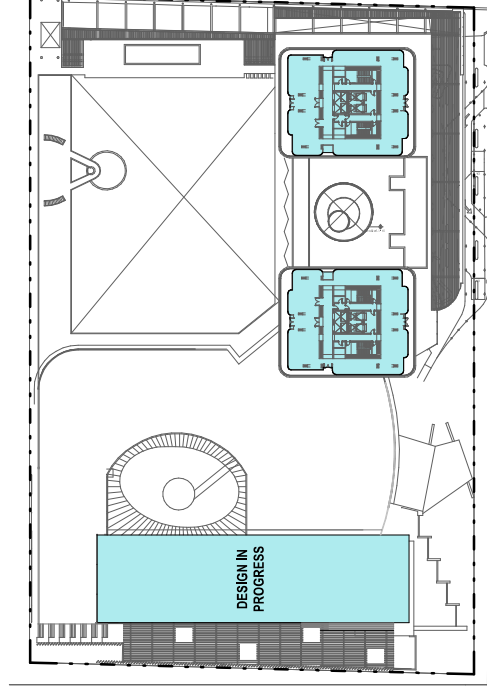
1 FAR DIAGRAM - LV04 AMENITIES
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



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

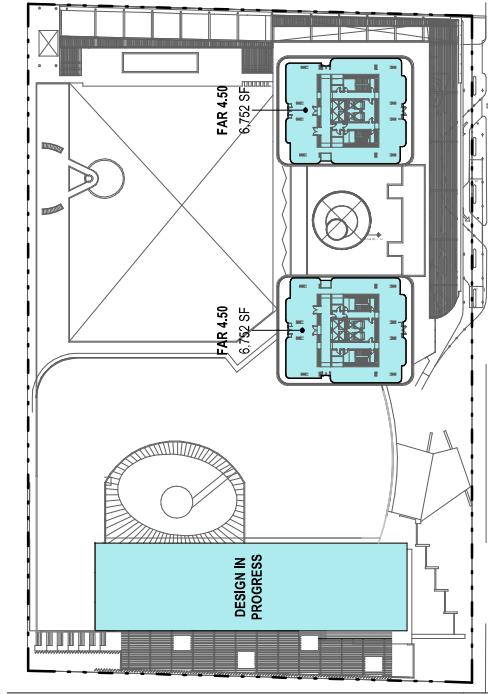


1 FAR DIAGRAM - TYPICAL LEVEL HOTEL
1" = 80'-0"

FAR LEGEND

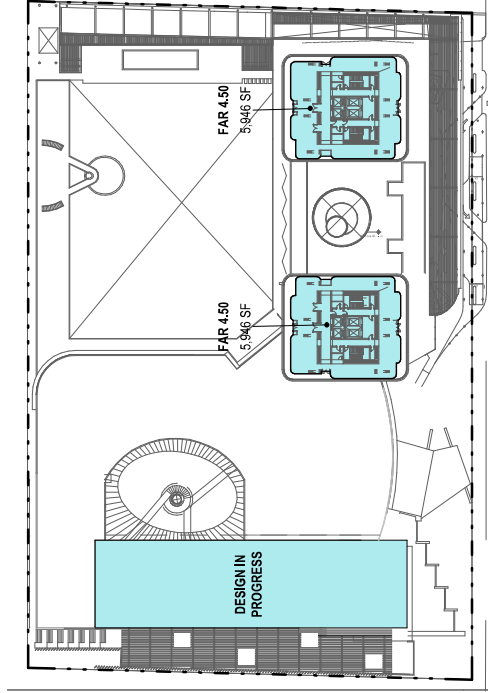
BONUS FLOOR AREA

FAR 4.50



2 FAR DIAGRAM - LV06 RESIDENTIAL

1" = 80'-0"

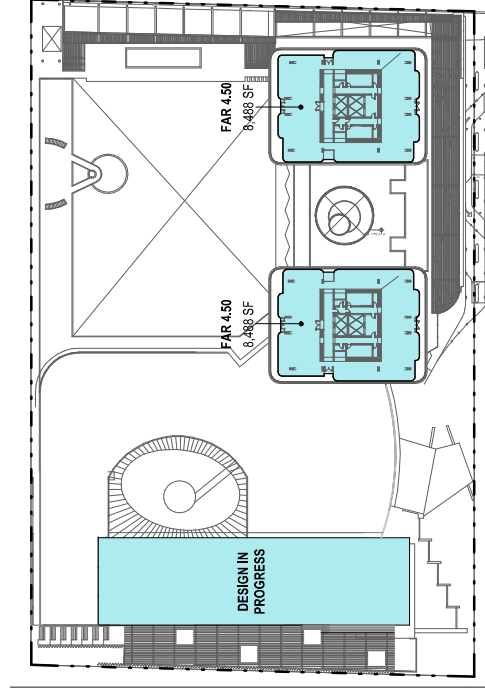


1 FAR DIAGRAM - LV05 RESIDENTIAL

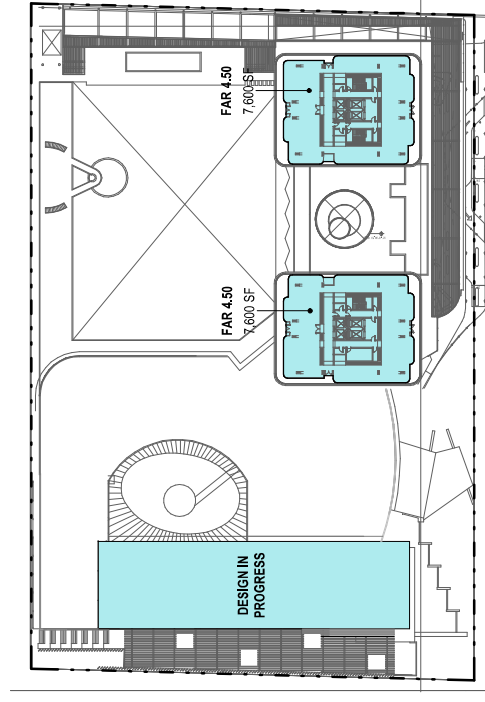
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



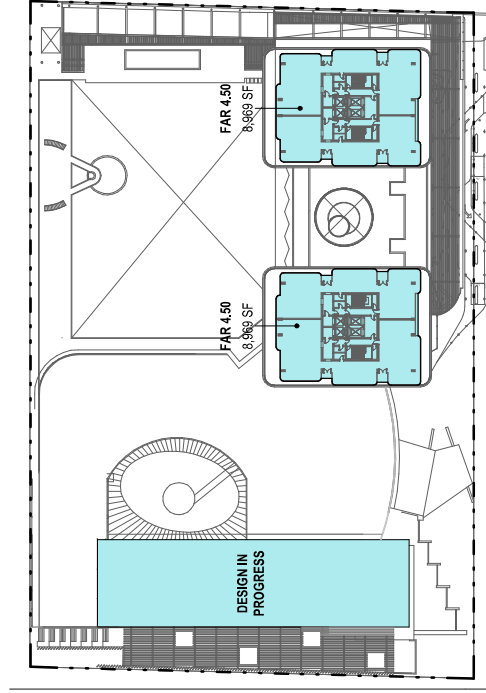
2 FAR DIAGRAM - LV 08 RESIDENTIAL
1" = 80'-0"



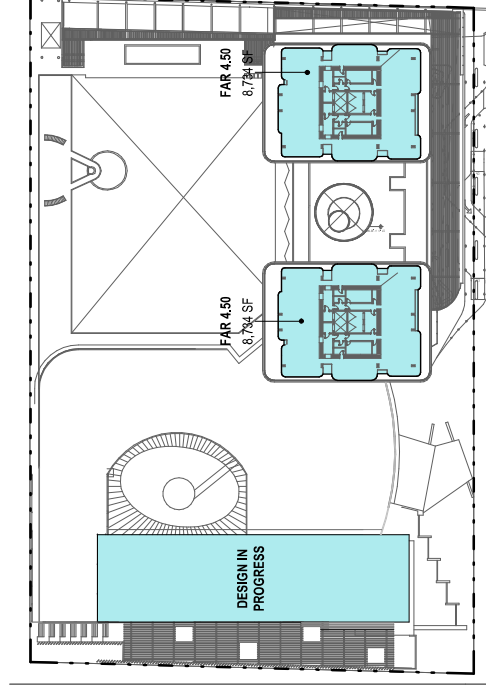
1 FAR DIAGRAM - LV 07 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



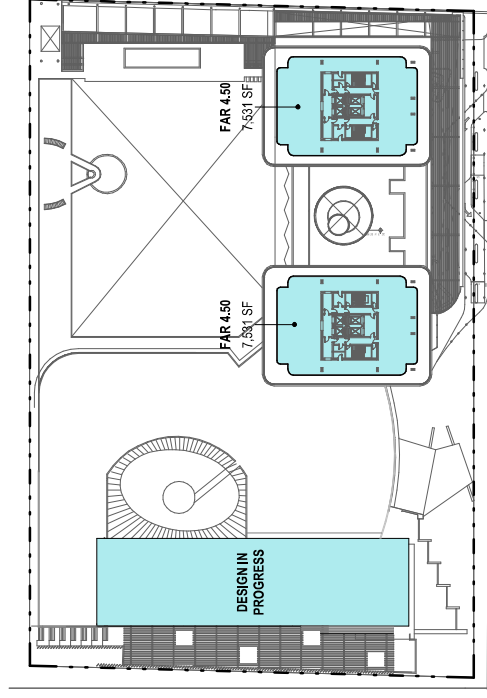
2 FAR DIAGRAM - LV10-LV24TH RESIDENTIAL
1" = 80'-0"



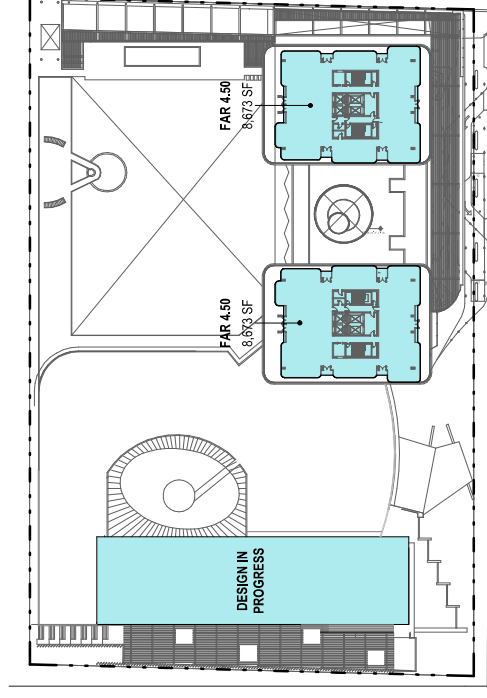
1 FAR DIAGRAM - LV09 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



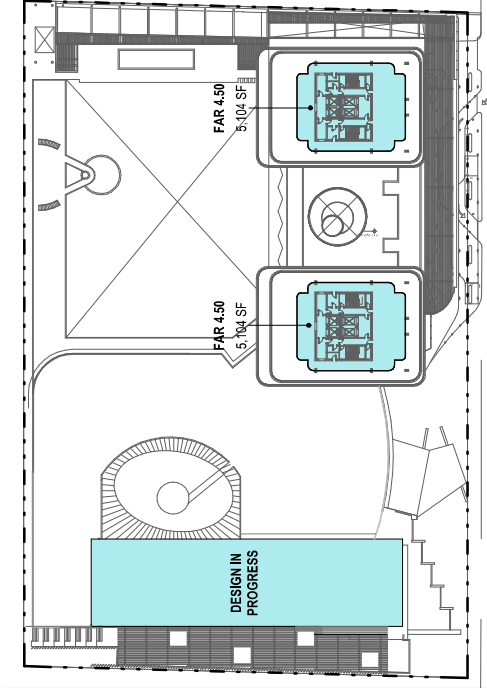
2 FAR DIAGRAM - LV33 RESIDENTIAL
1" = 80'-0"



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

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50

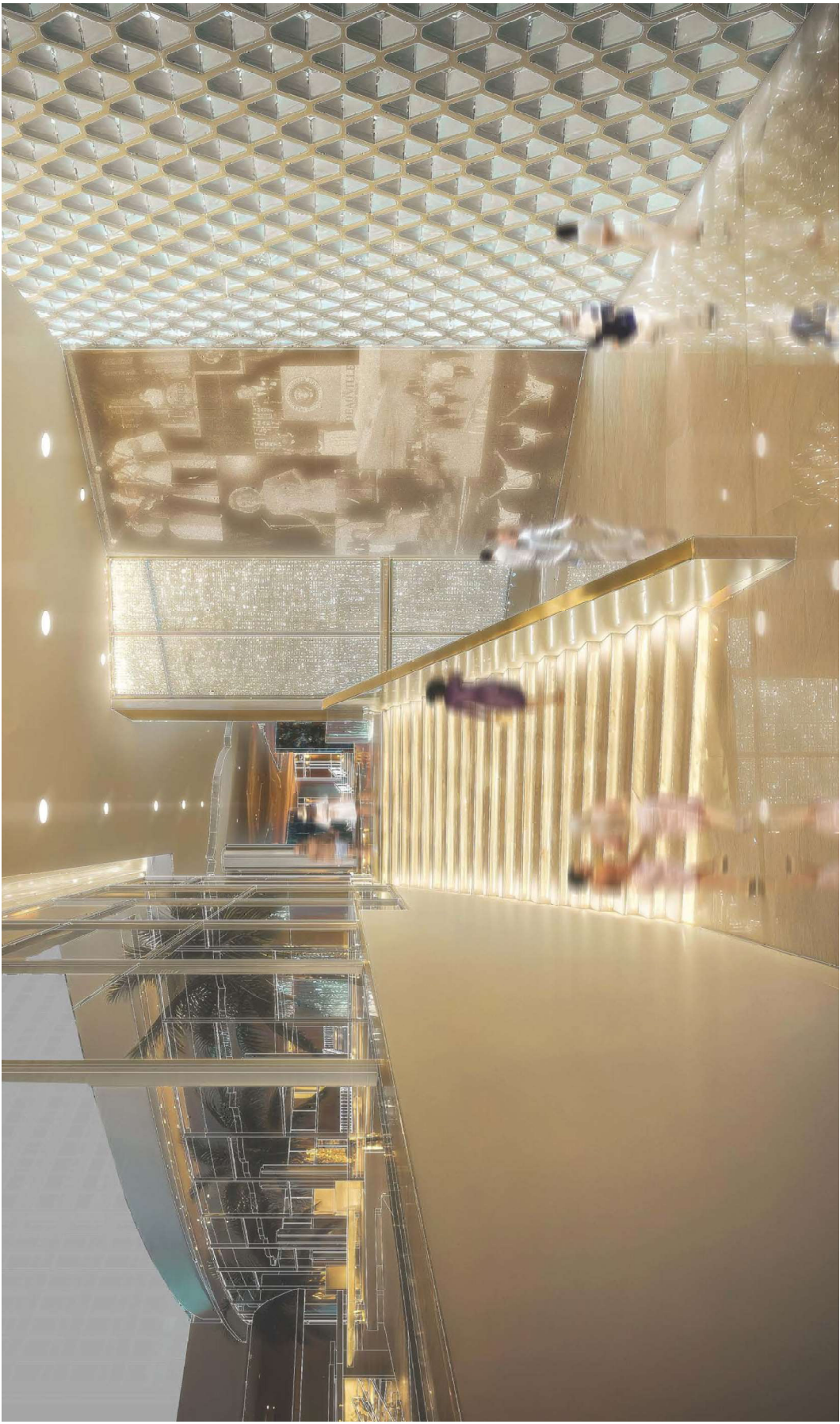


1 FAR DIAGRAM - LV34 RESIDENTIAL

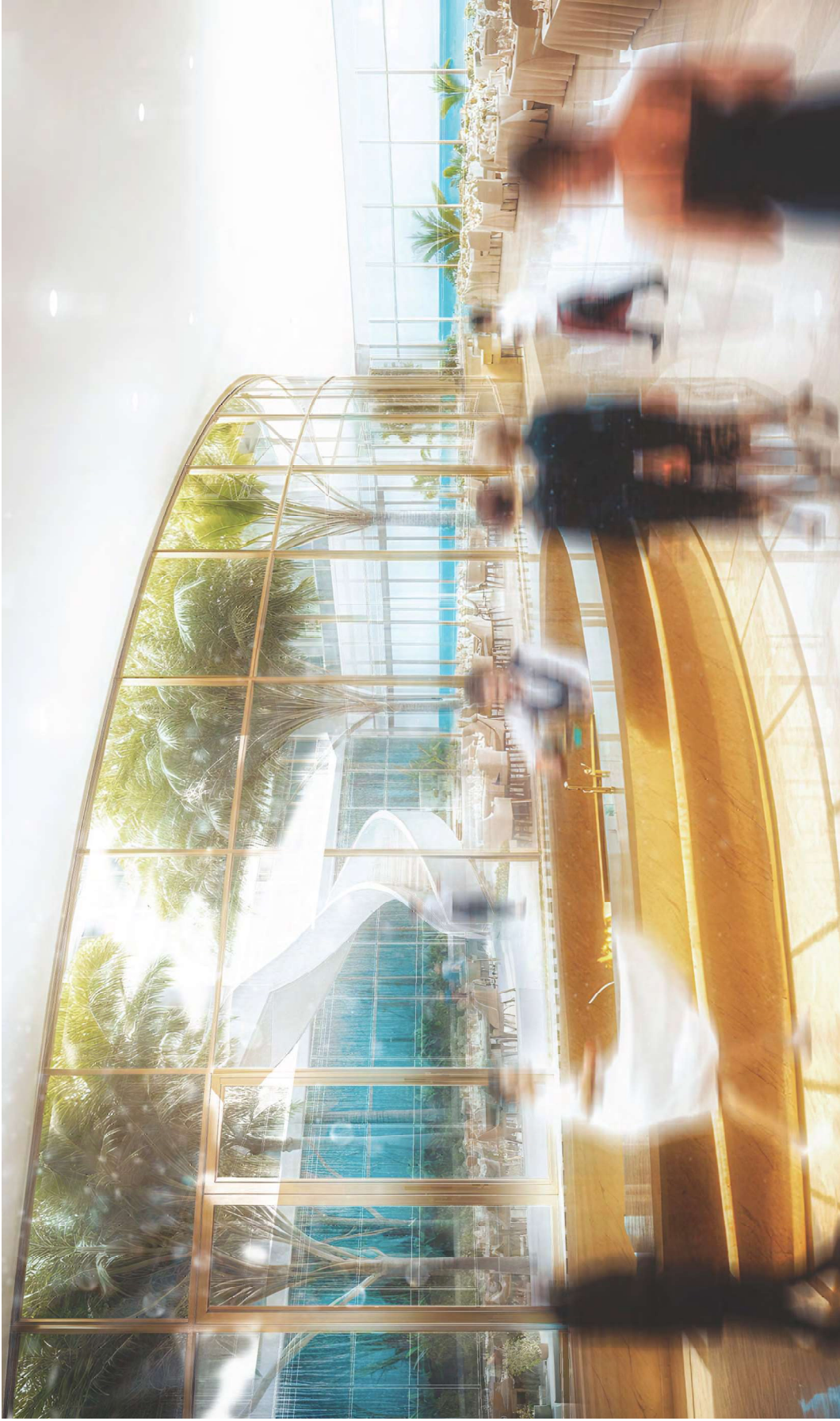
1" = 80'-0"

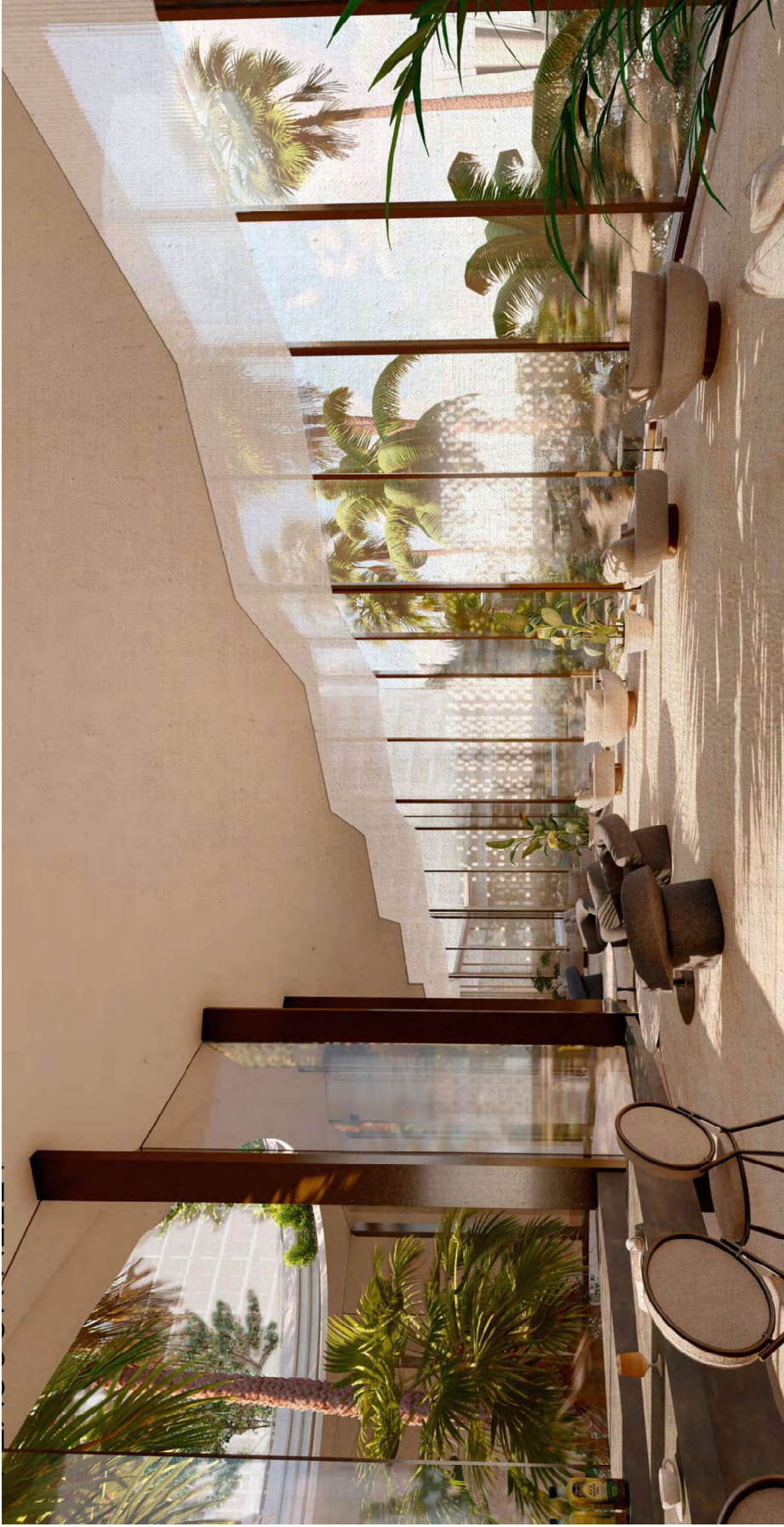






Grand Stair from Collins Ave to Lobby







North Ground Level Plaza



North Beach Path (Elevated)



North Beach Path (Elevated)



Beach Walk

