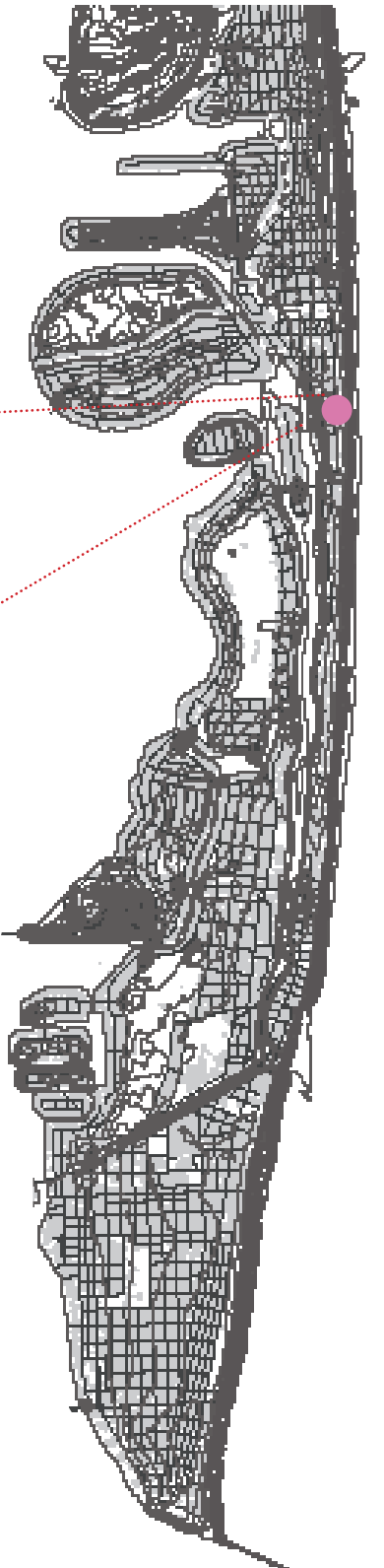
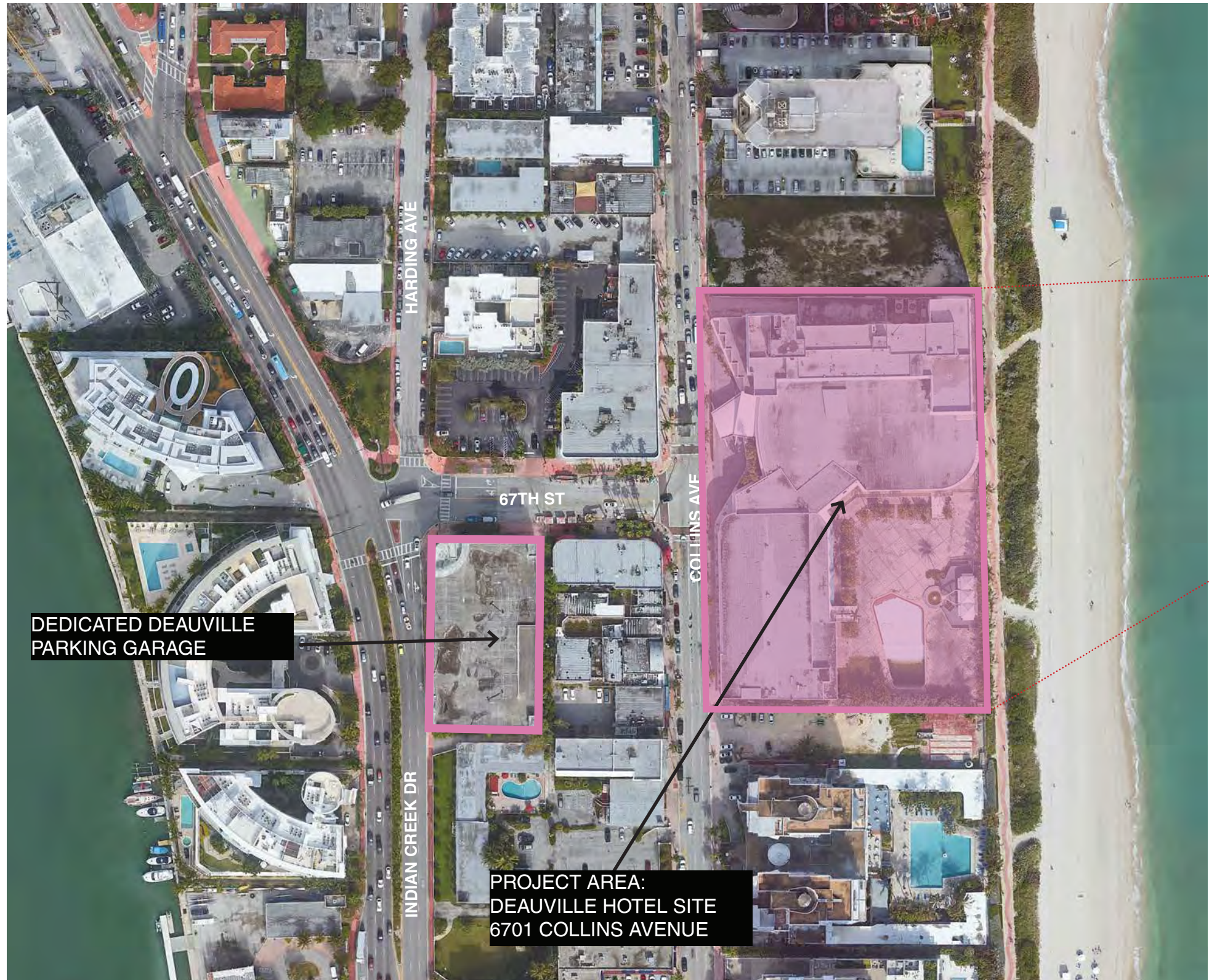
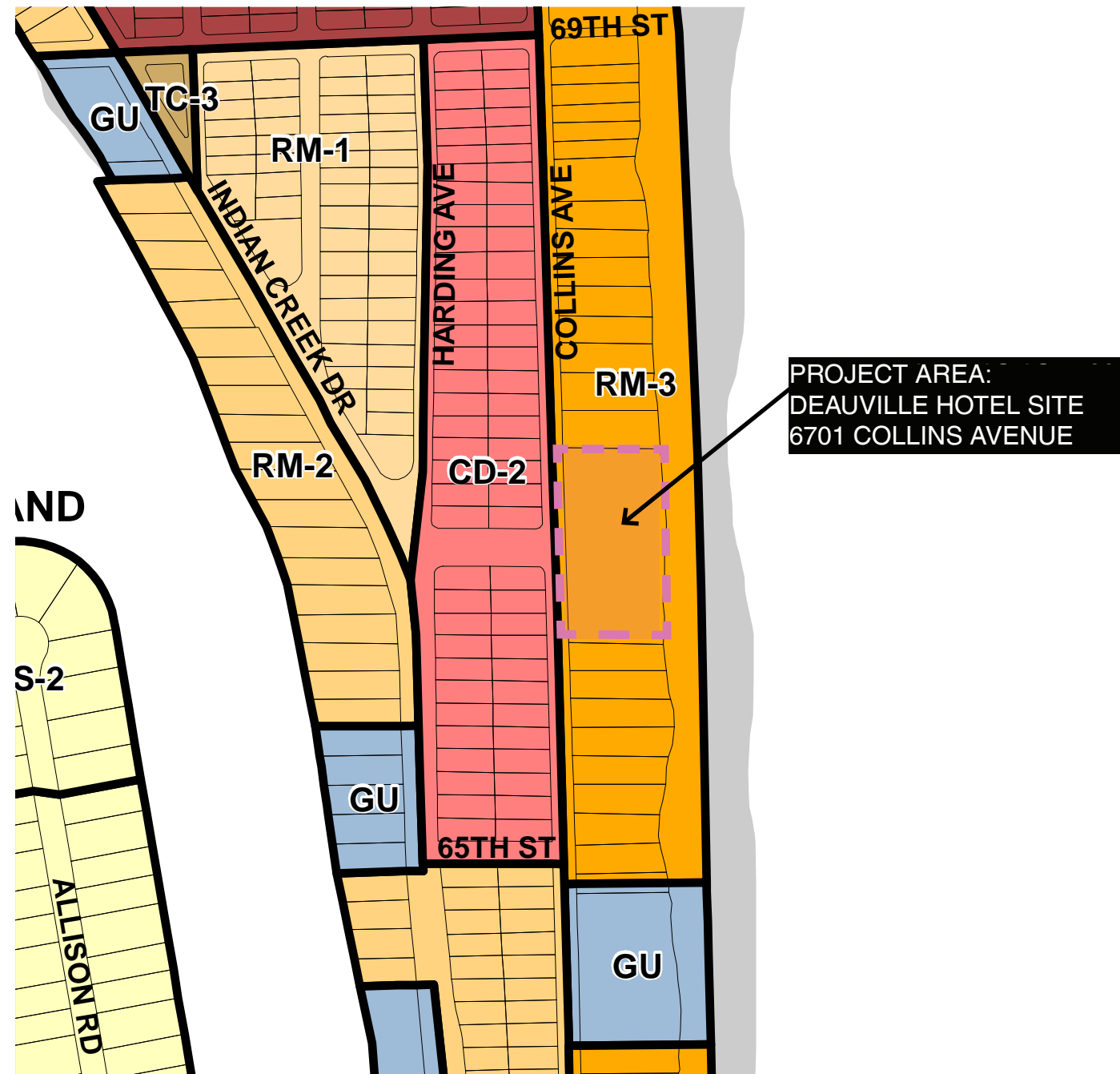


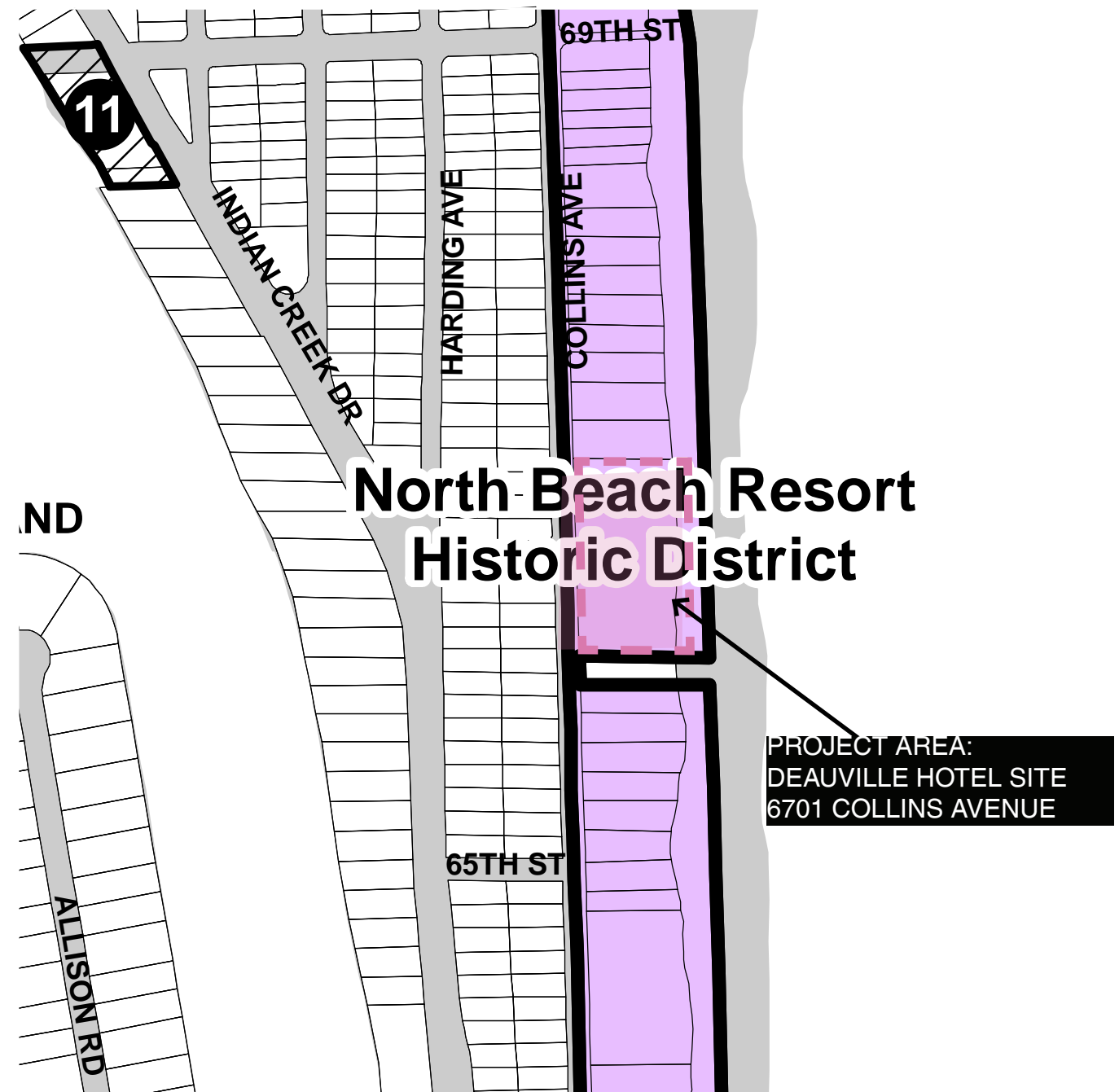
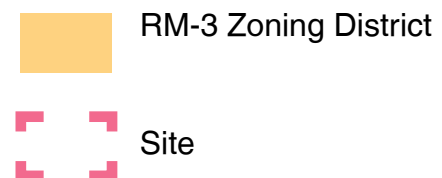


January 17, 2025
The Deauville
6701 Collins Avenue
Second Submittal
LDR Amendment | PB24-0693
Comprehensive Plan | PB24-0708

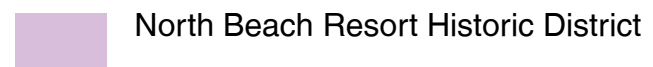


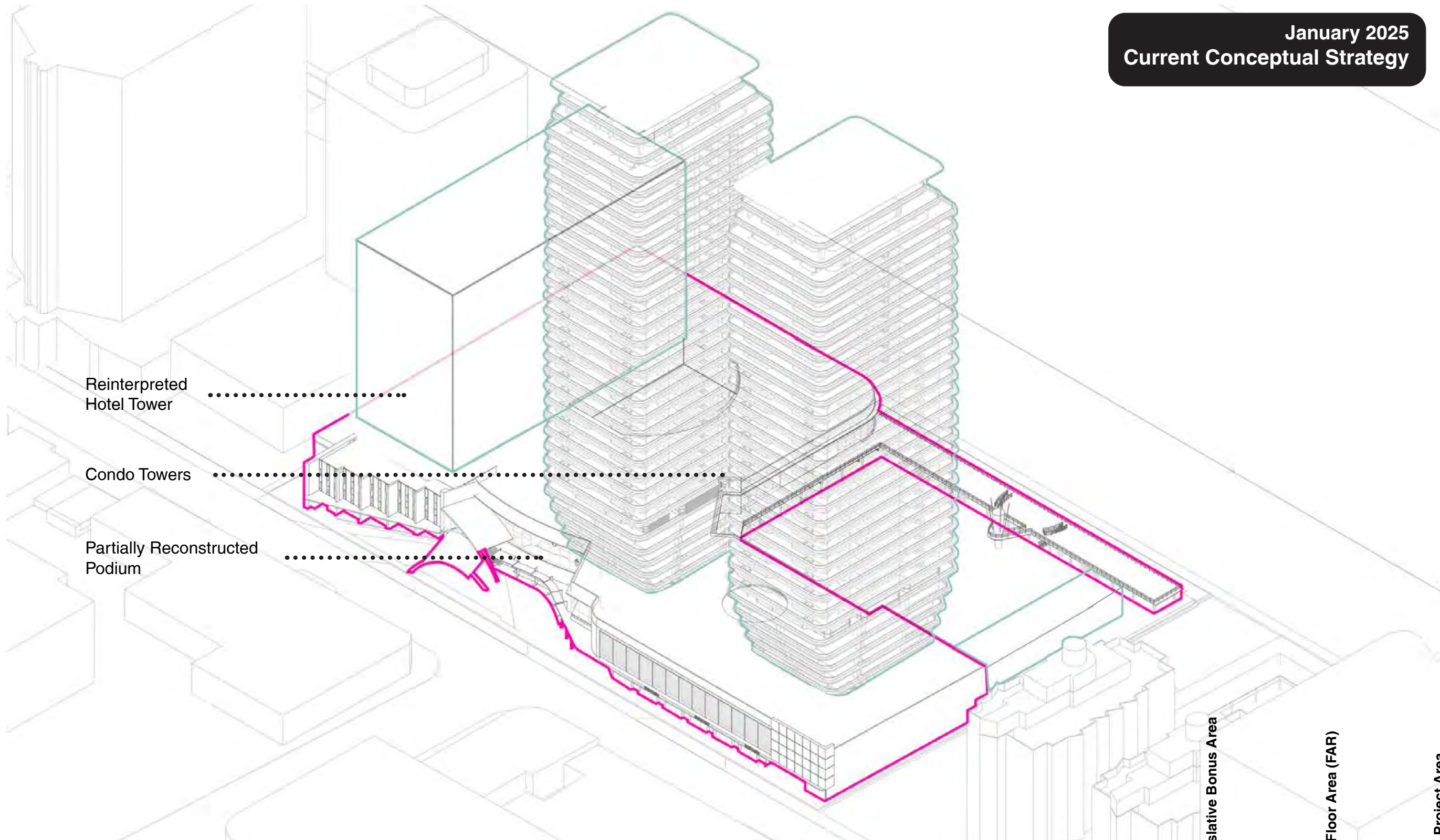


ZONING MAP



HISTORIC DISTRICT MAP





Reinterpreted
Hotel Tower

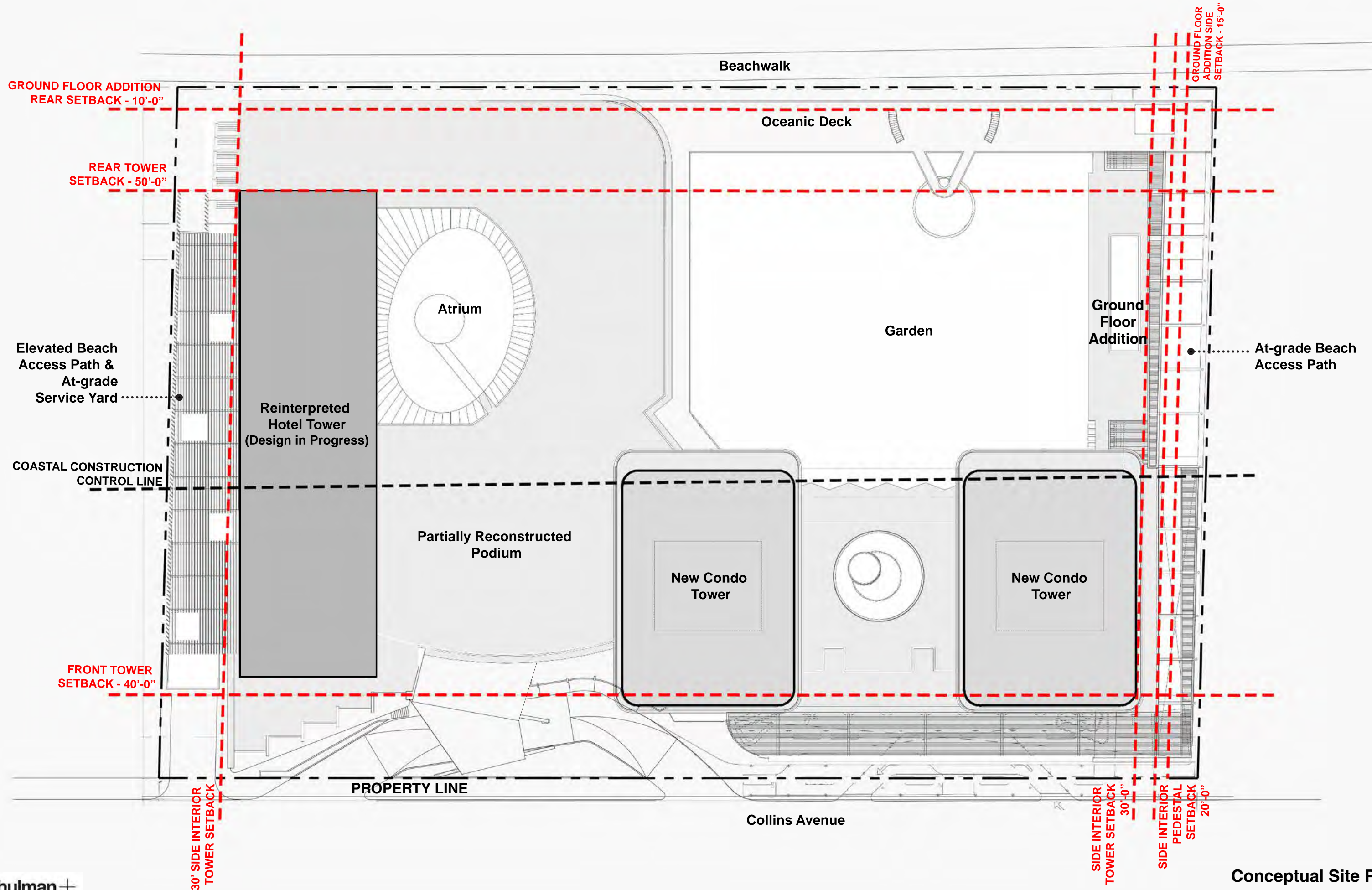
Condo Towers

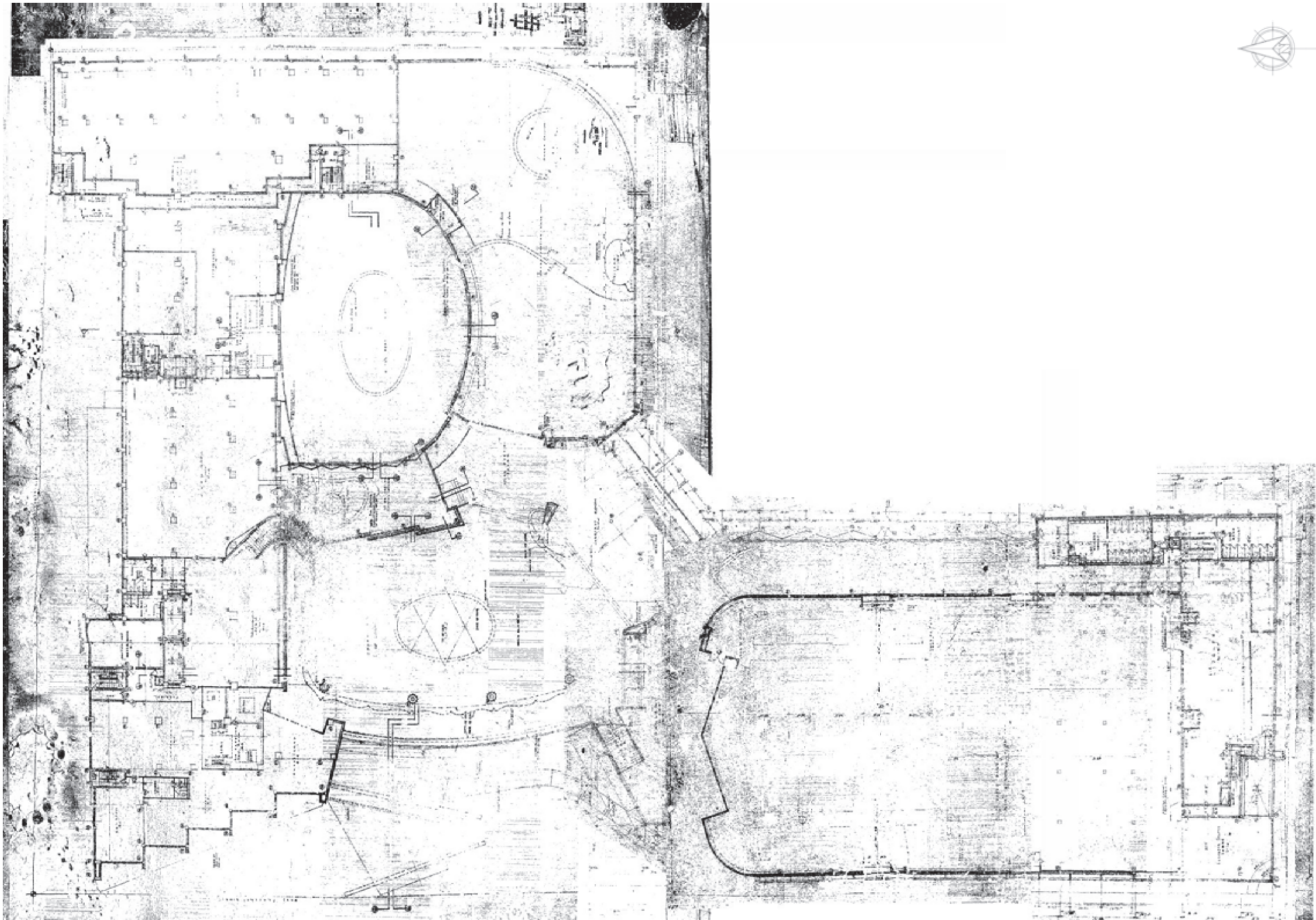
Partially Reconstructed
Podium

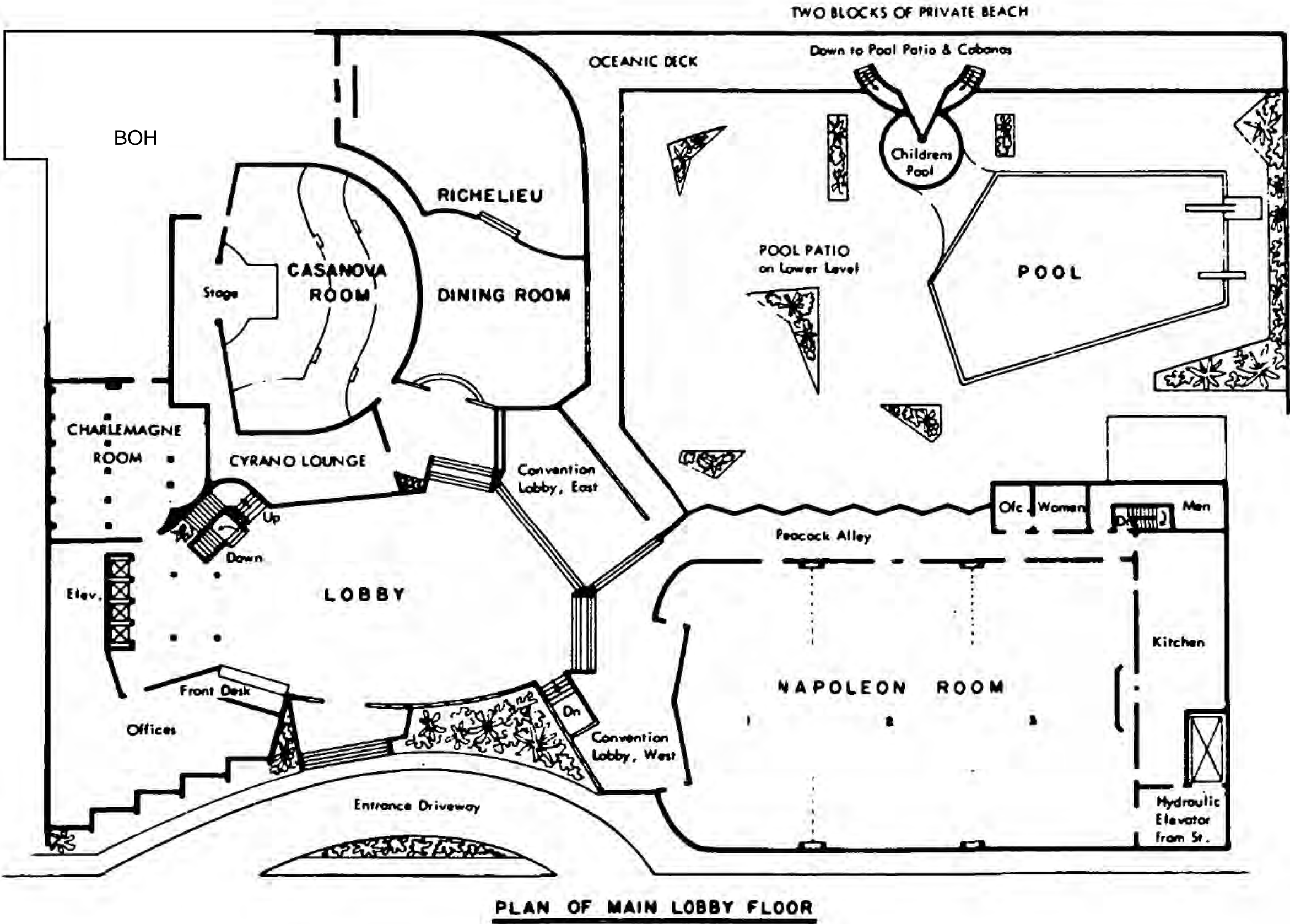
FAR LEGEND

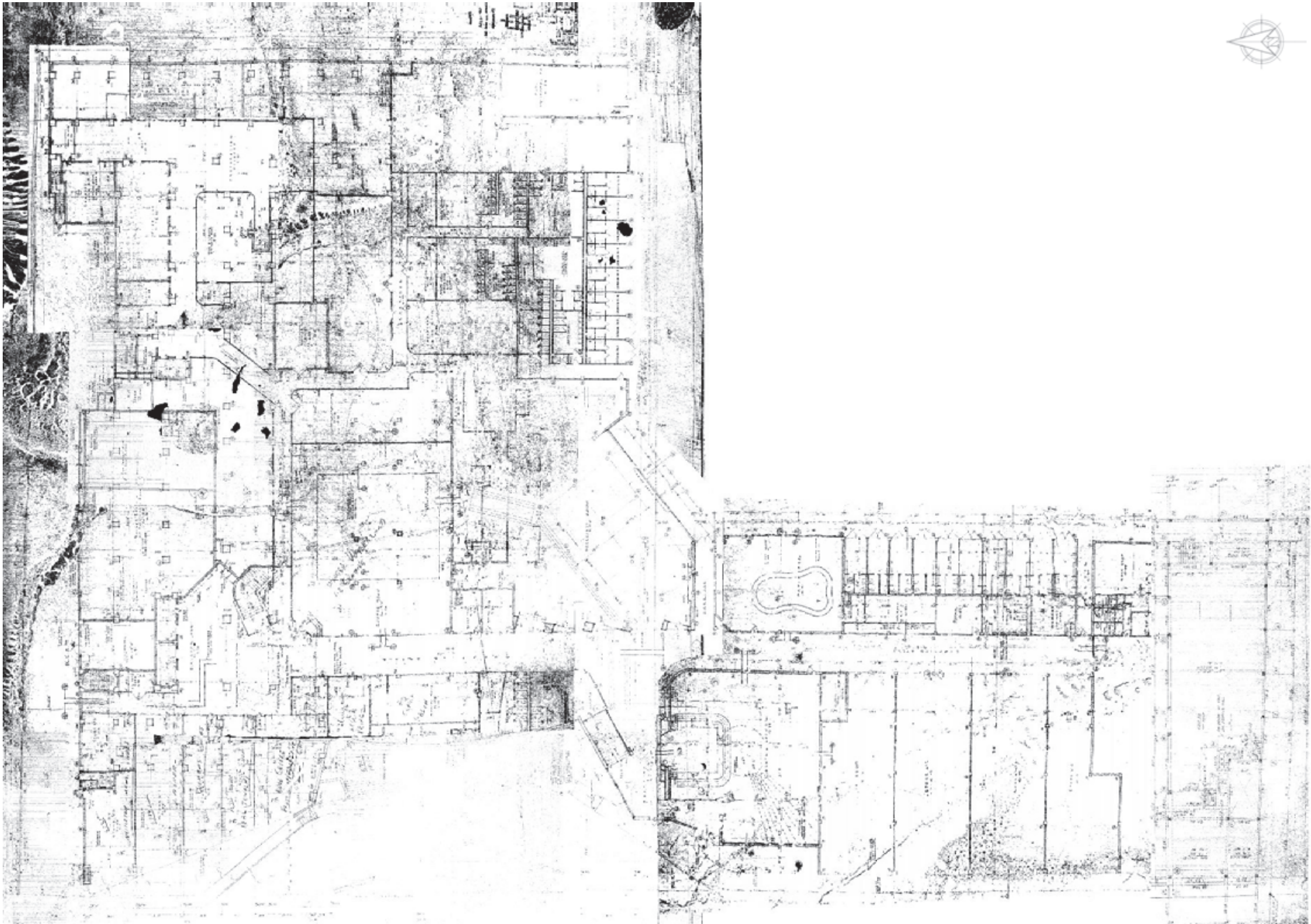
- BONUS FLOOR AREA
- FAR

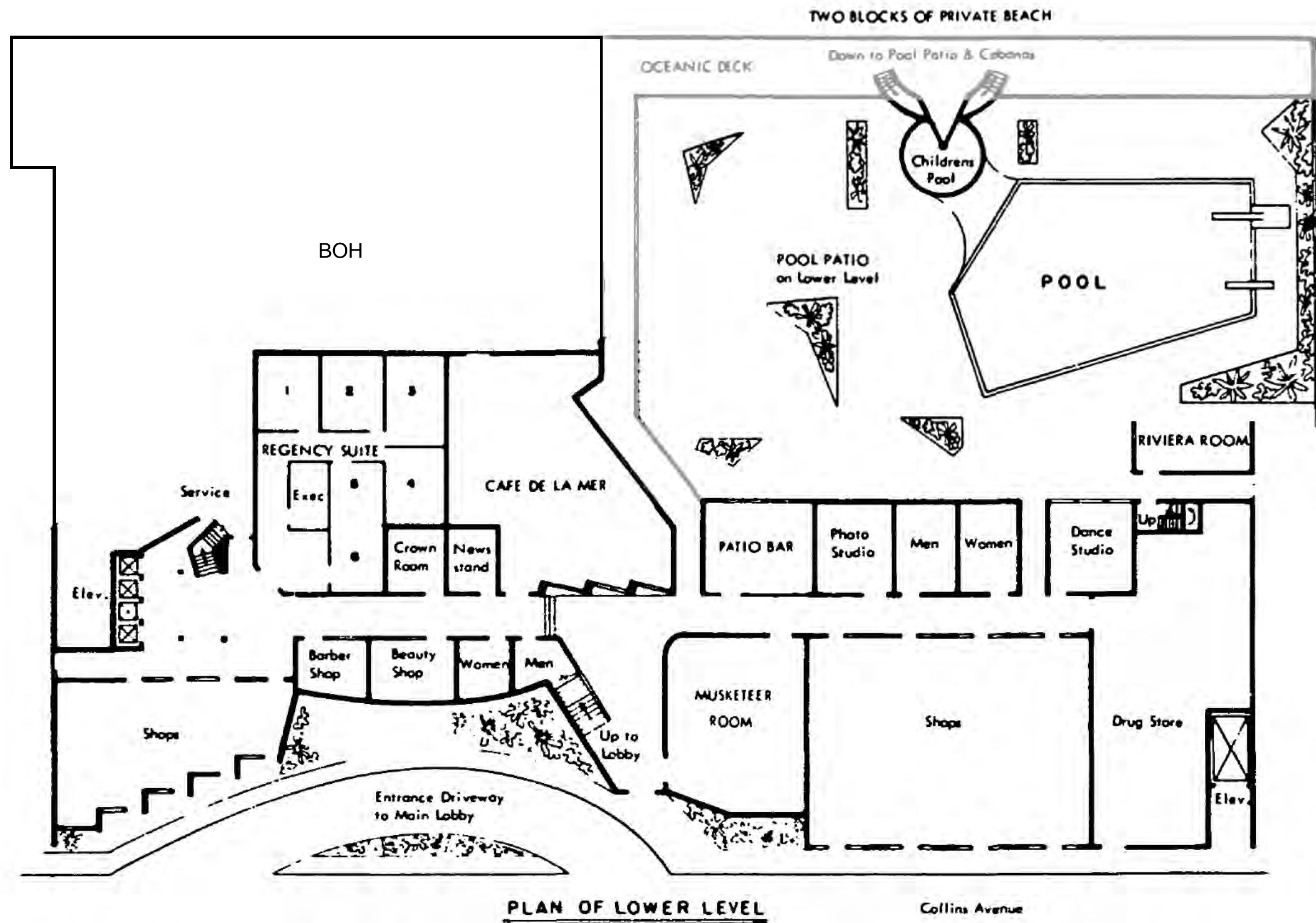
Legislative Bonus Area	Site Floor Area (FAR)	Total Project Area	Site Floor Area (FAR)
166,460	749,290 FAR 4.5	915,750	

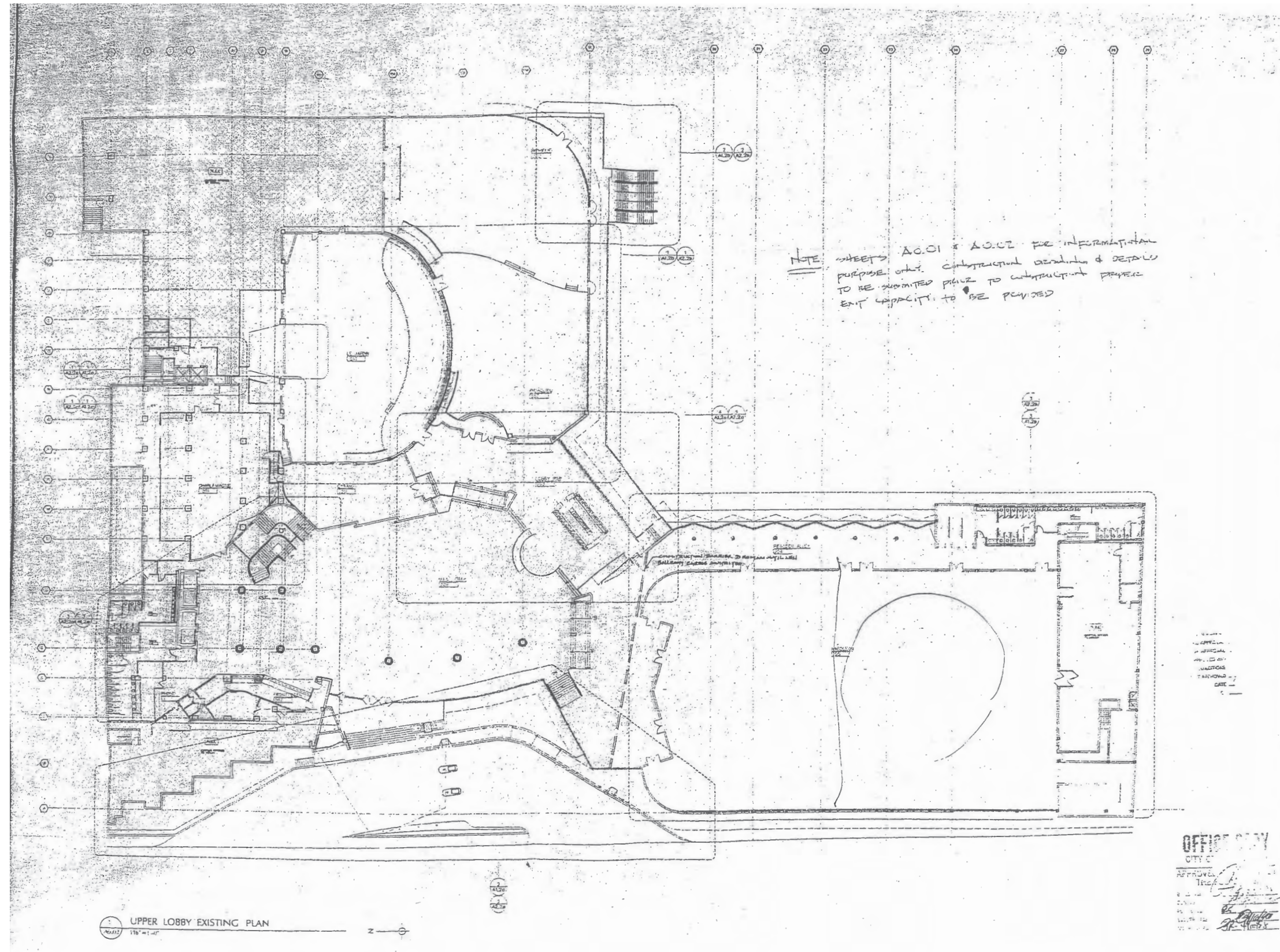


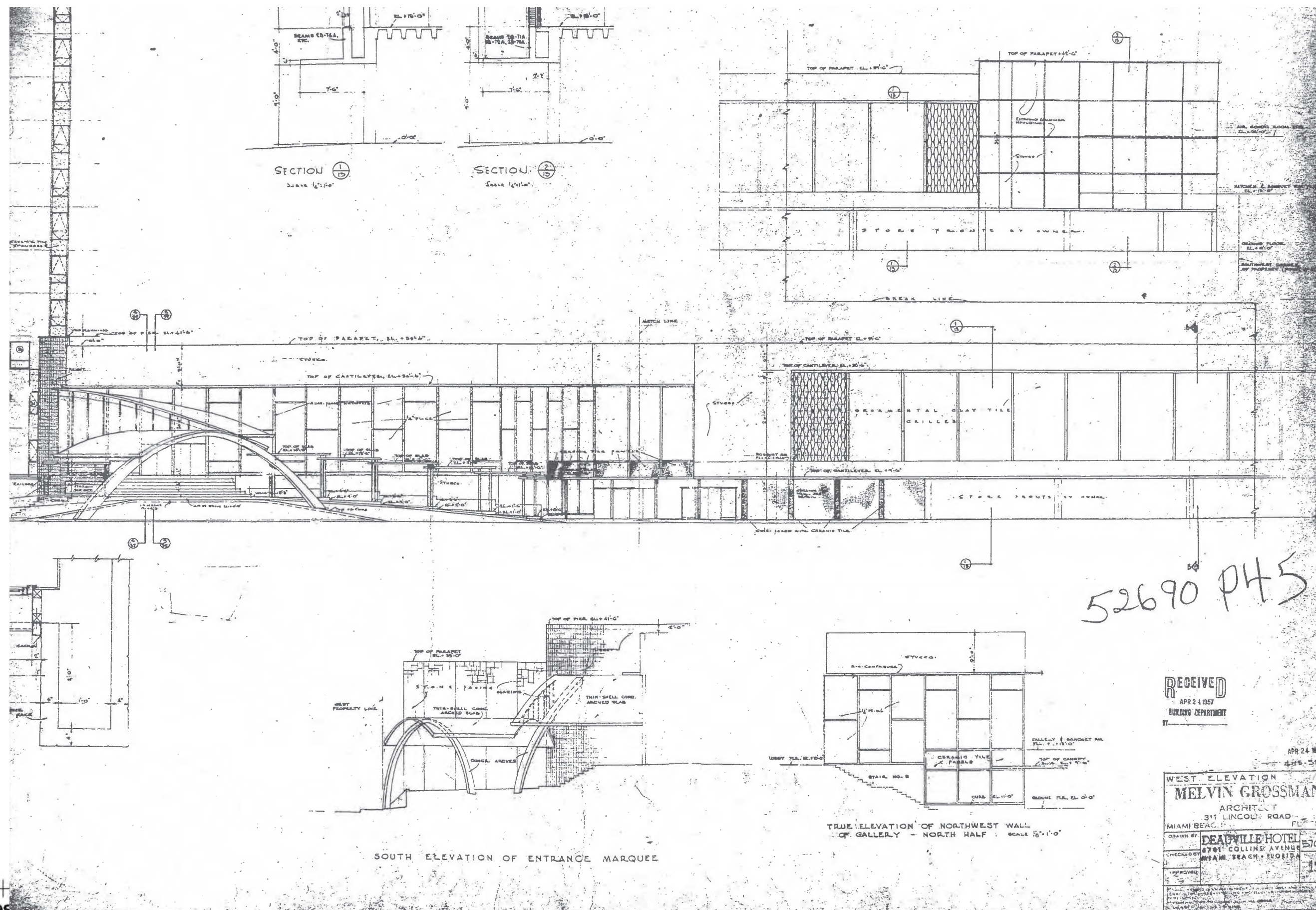


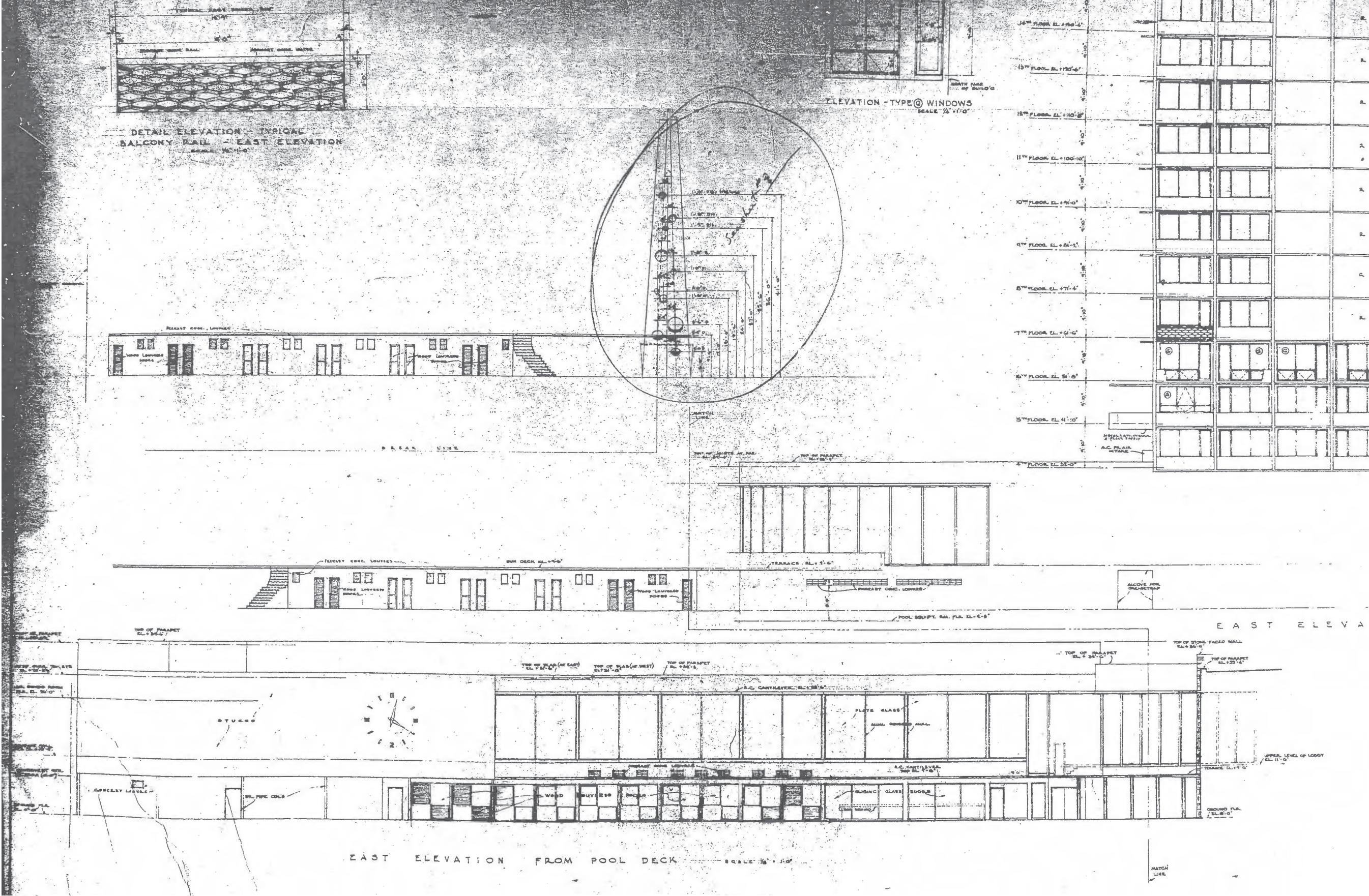




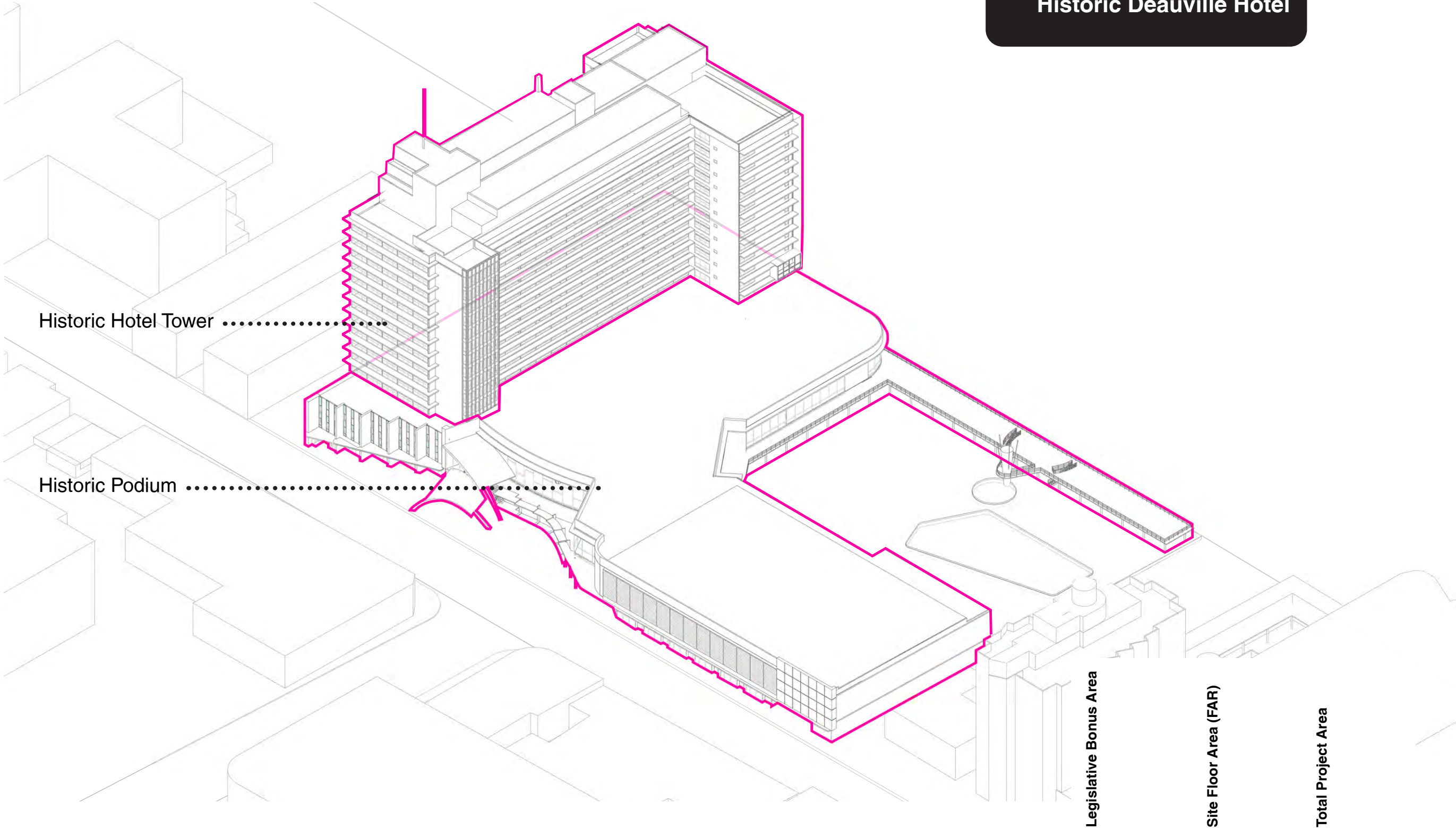




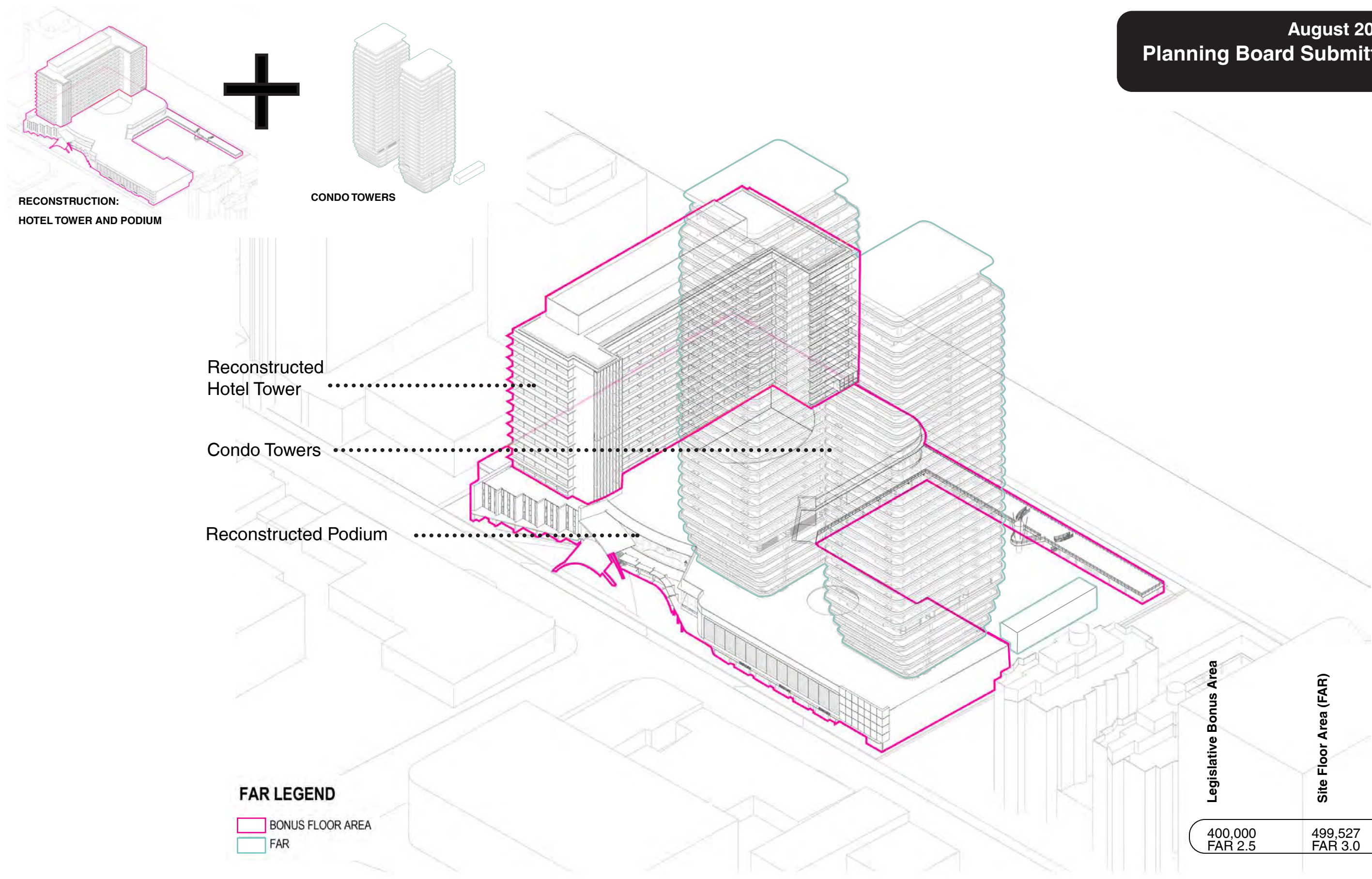




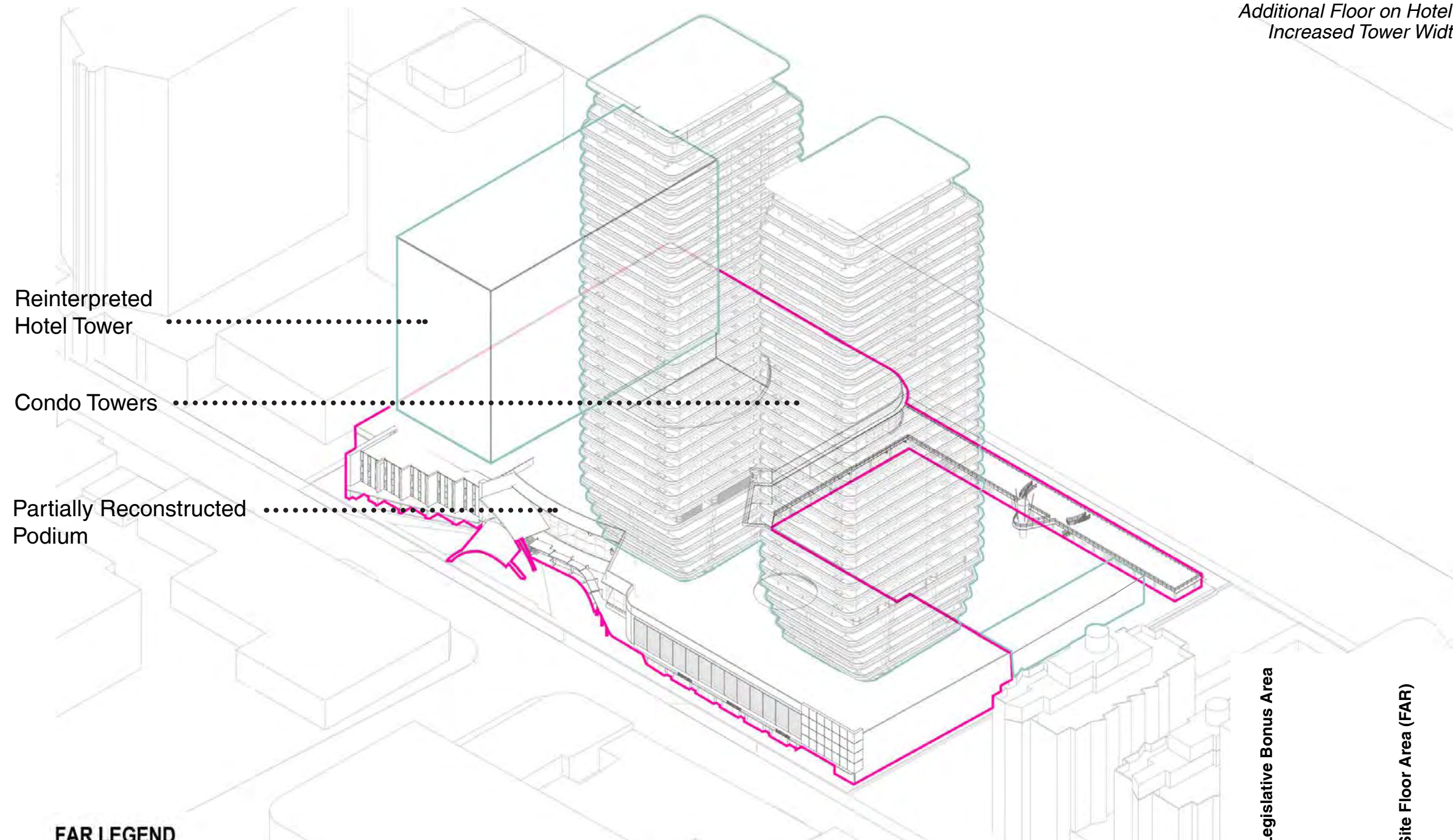
1957
Historic Deauville Hotel



516,241



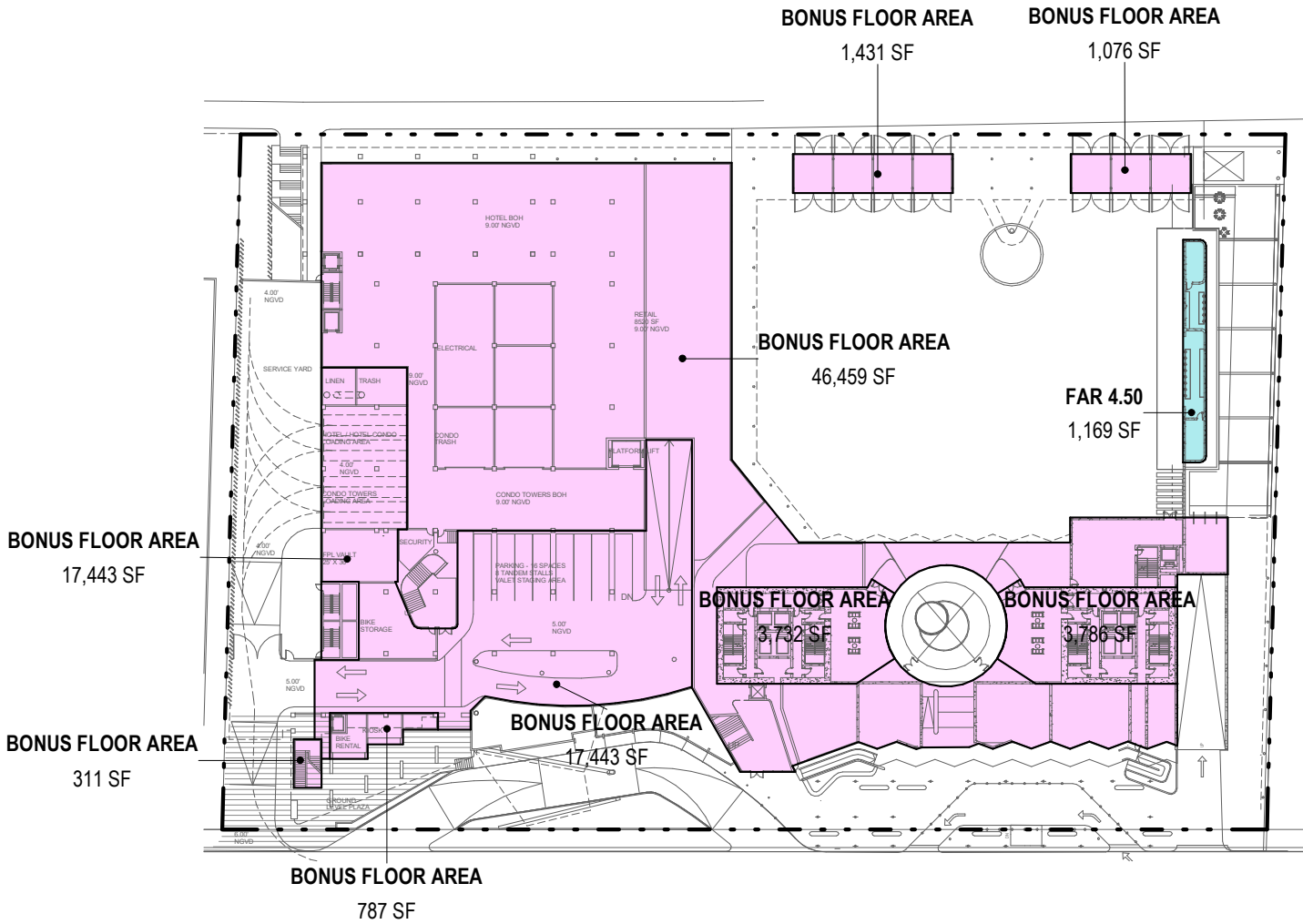
50' Tower East Setback
Additional Podium Bonus Floor Area
Additional Floor on Hotel Tower
Increased Tower Width ~5 ft



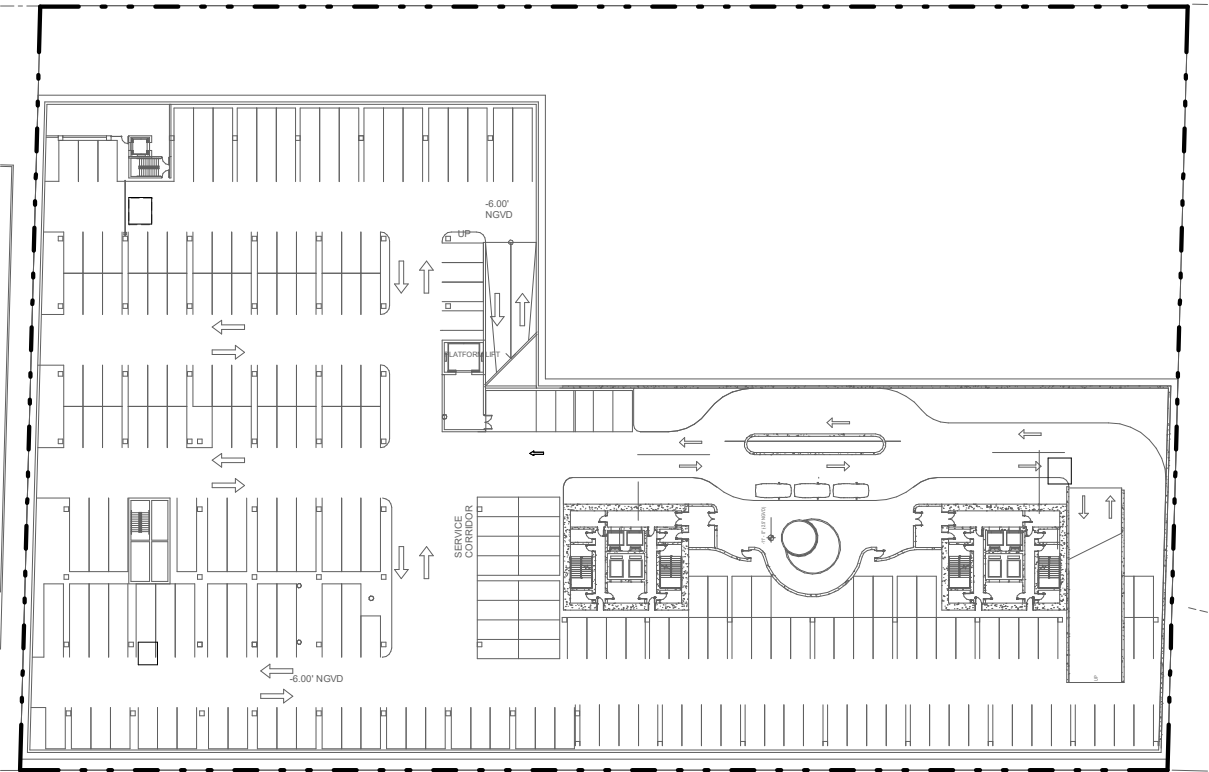
166,460	749,290 FAR 4.5	915,750
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FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



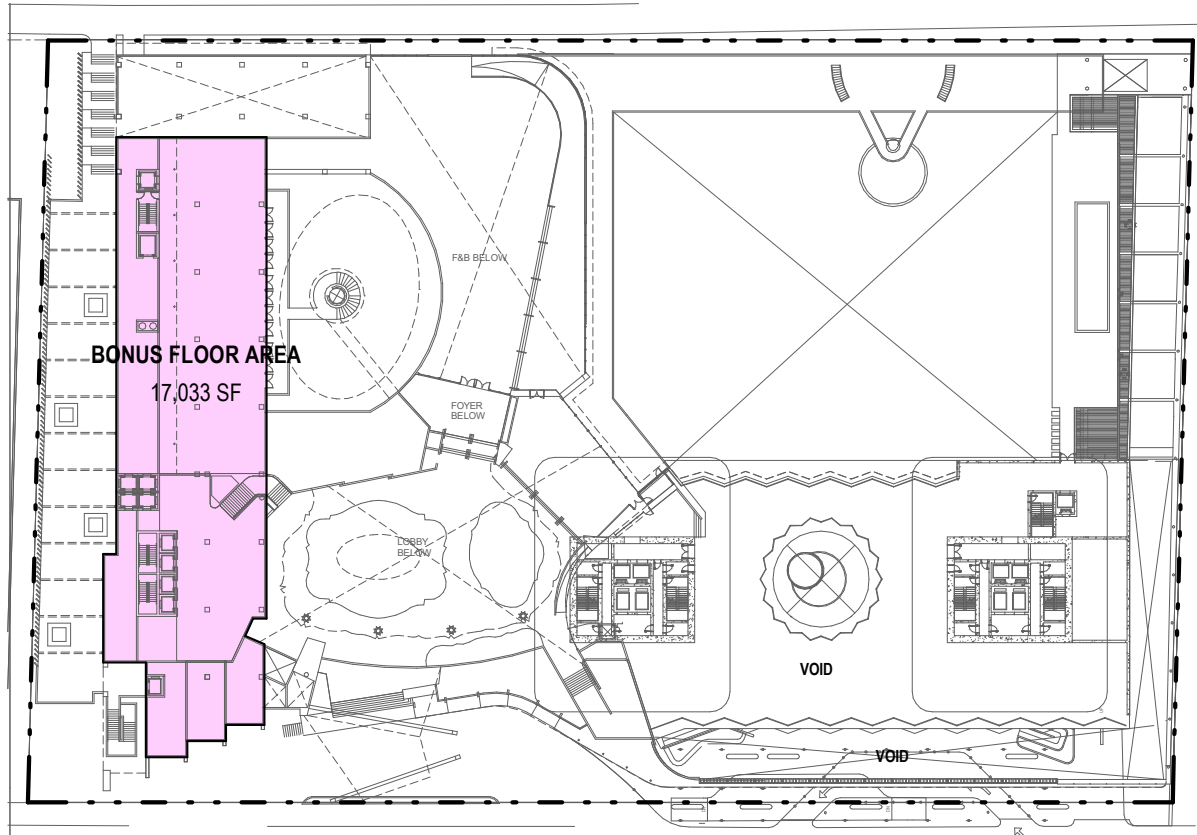
2 FAR DIAGRAM - LEVEL 01
1" = 80'-0"



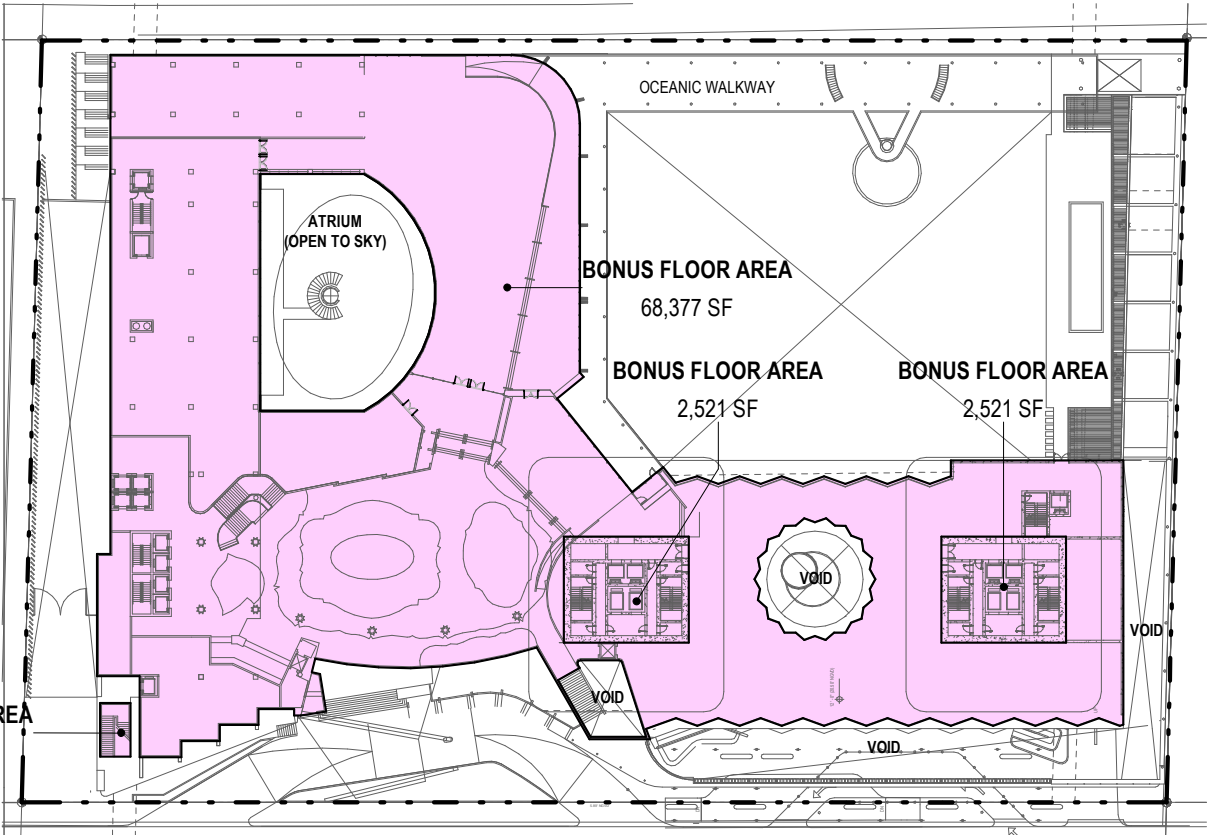
1 FAR DIAGRAM - BASEMENT
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



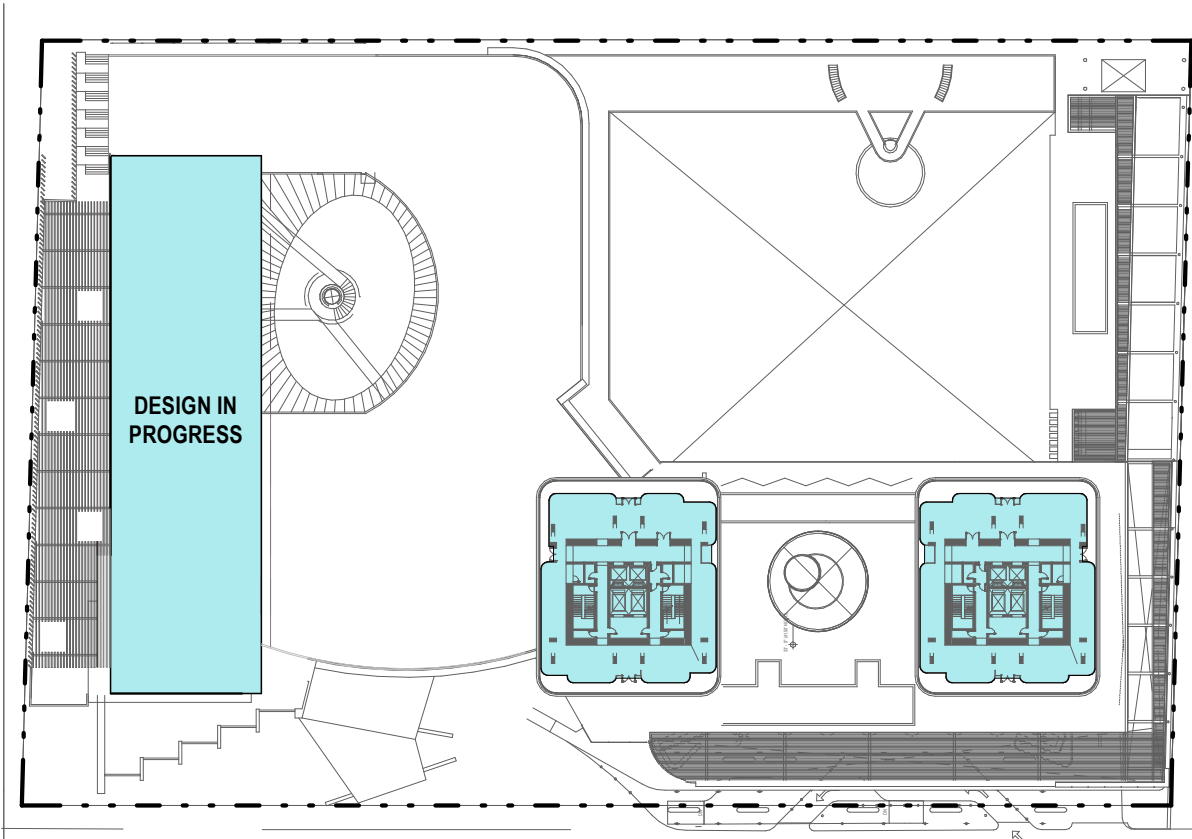
2 FAR DIAGRAM - LV03 MEZZANINE
1" = 80'-0"



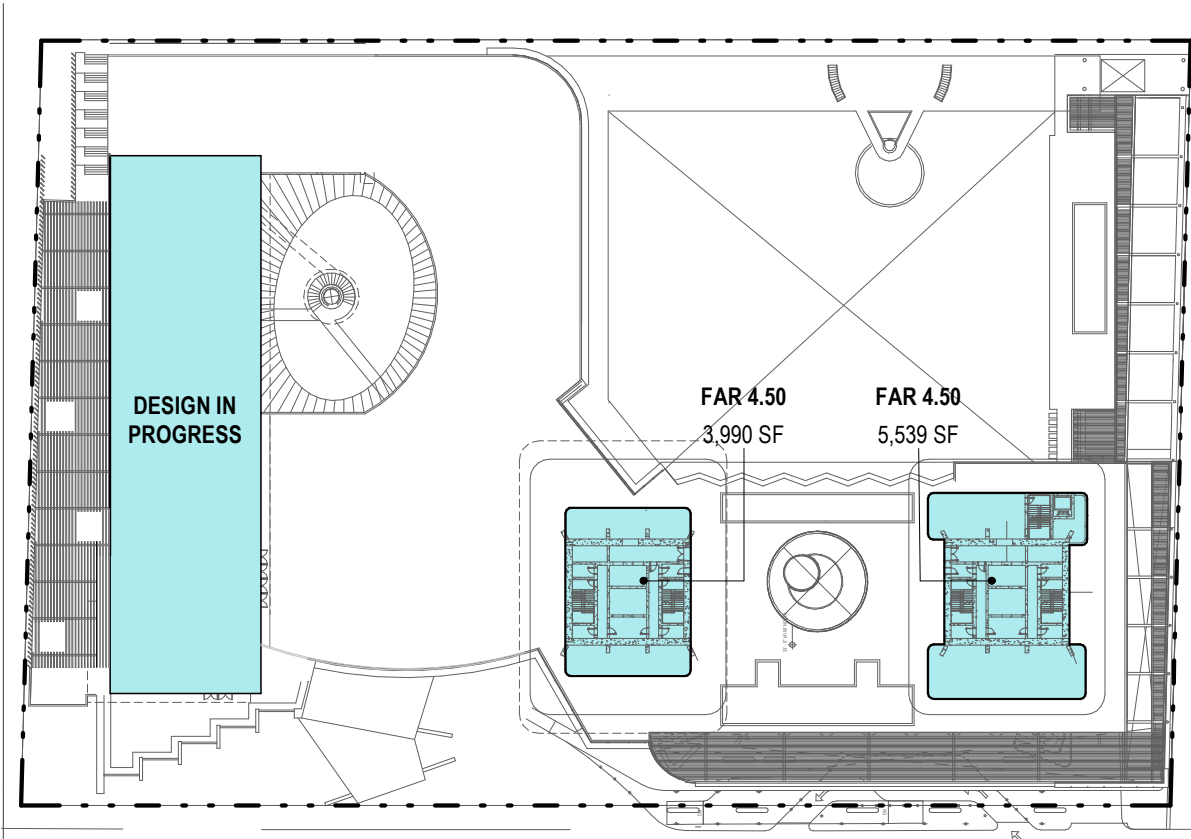
1 FAR DIAGRAM - LV02 LOBBY
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



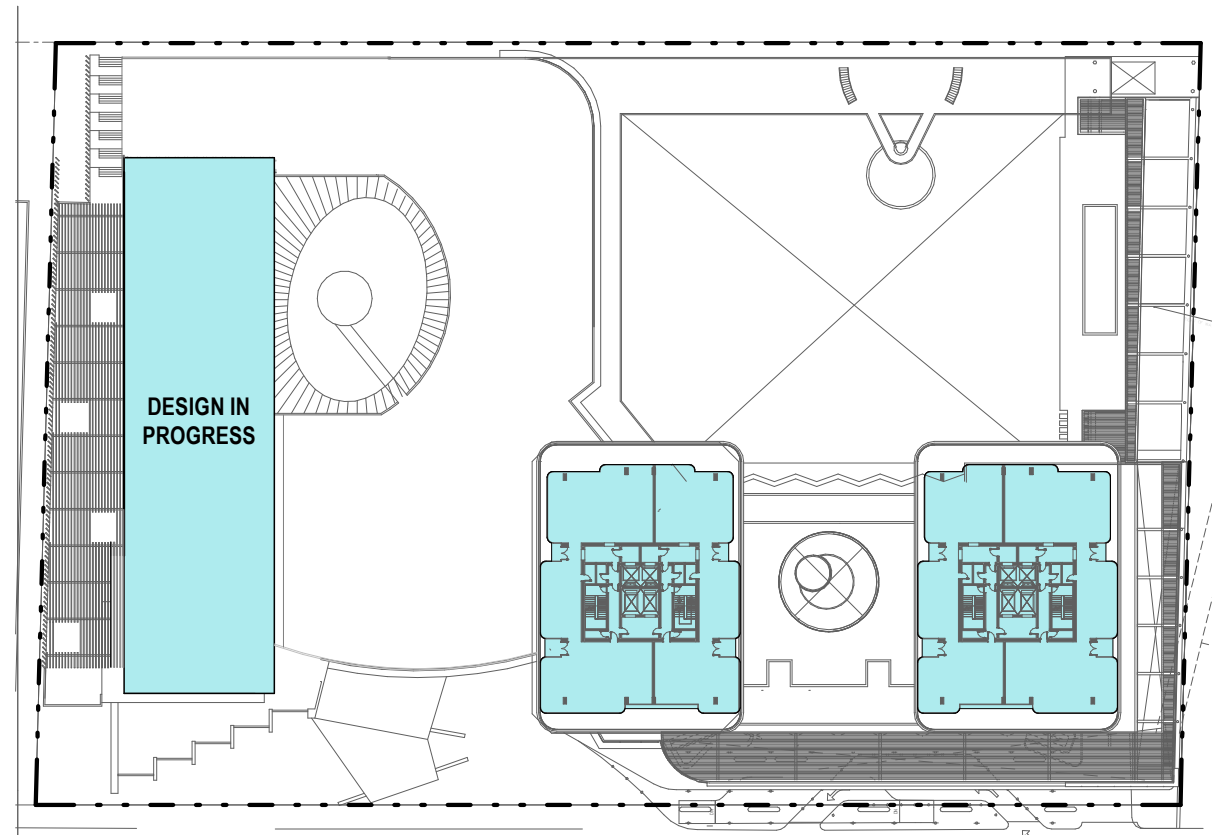
2 FAR DIAGRAM - LV05 SPA HOTEL
1" = 80'-0"



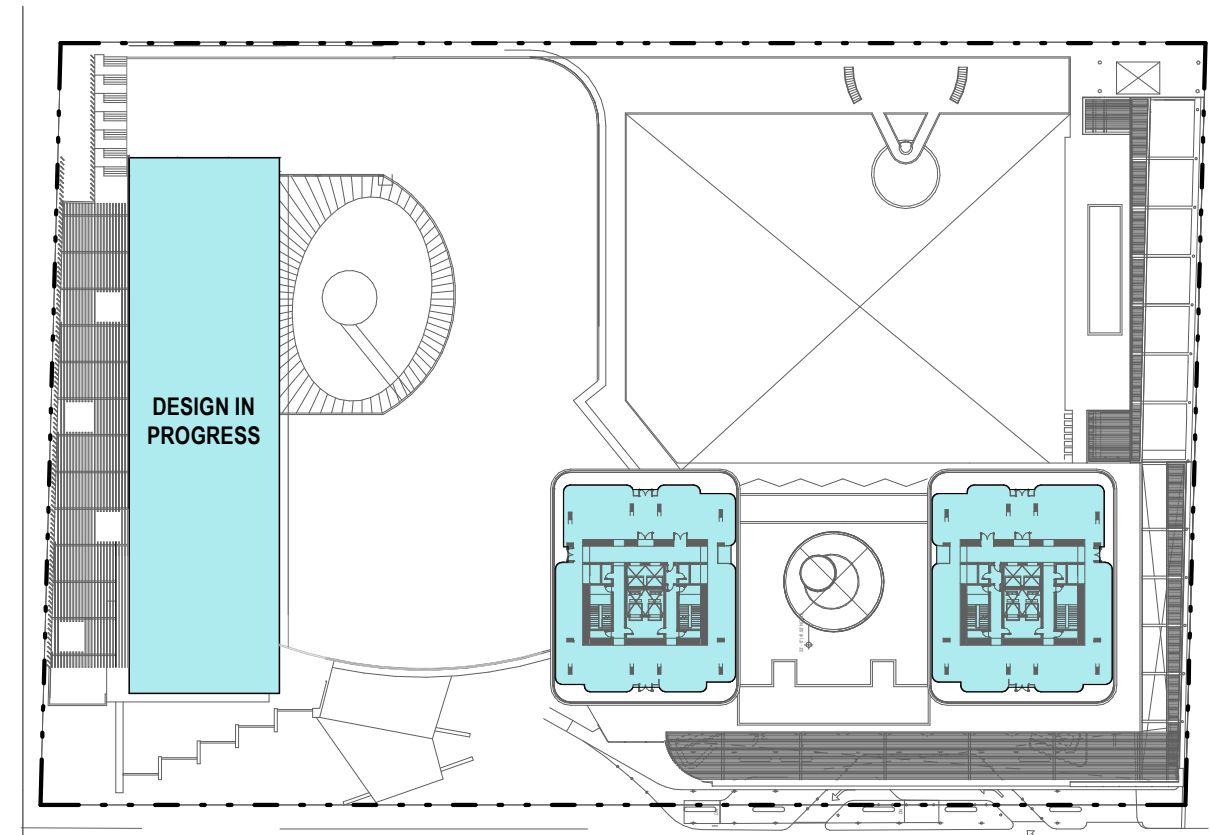
1 FAR DIAGRAM - LV04 AMENITIES
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



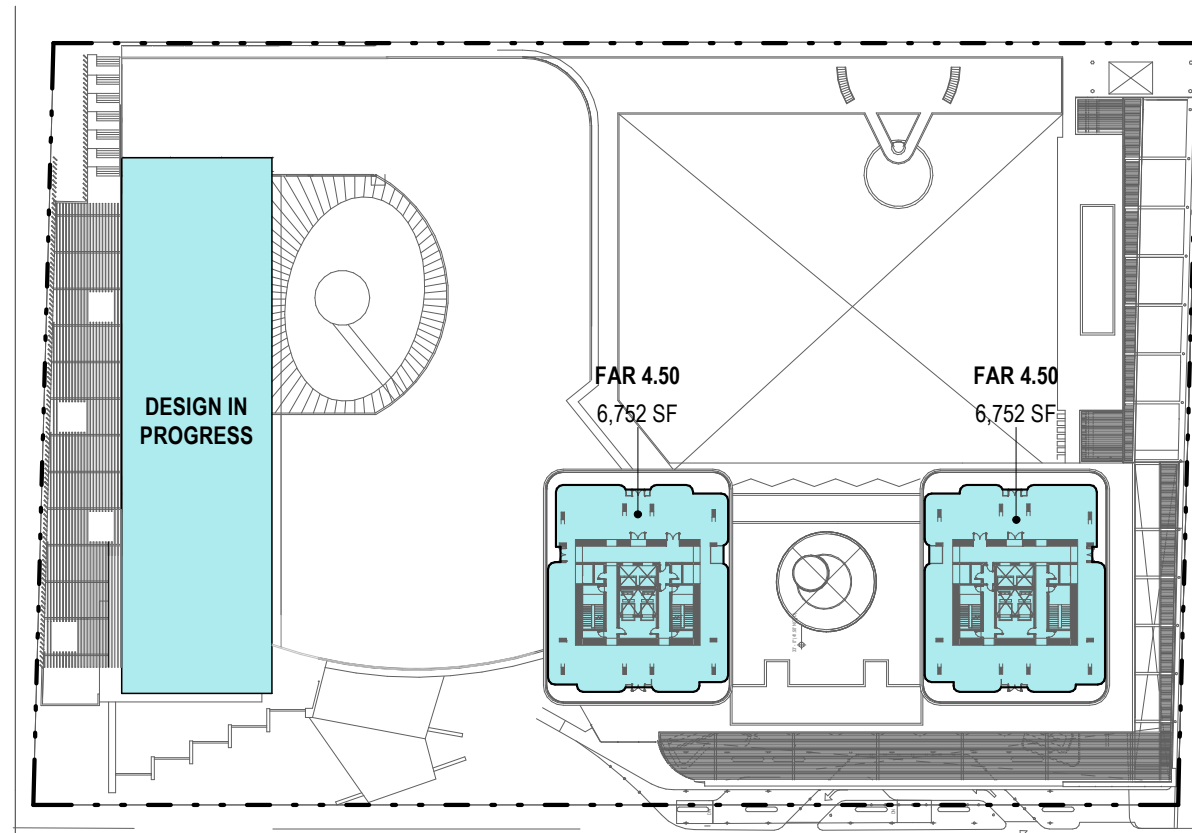
2 FAR DIAGRAM - ROOFTOP HOTEL
1" = 80'-0"



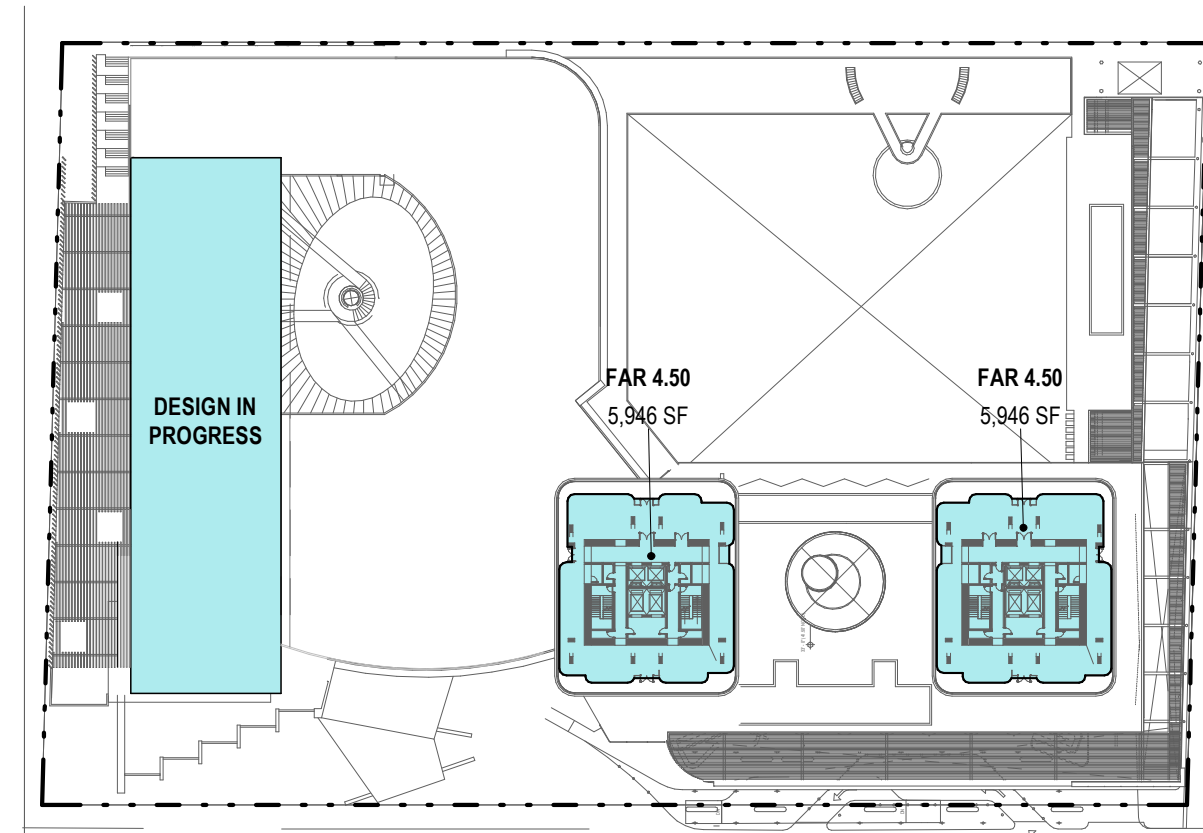
1 FAR DIAGRAM - TYPICAL LEVEL HOTEL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



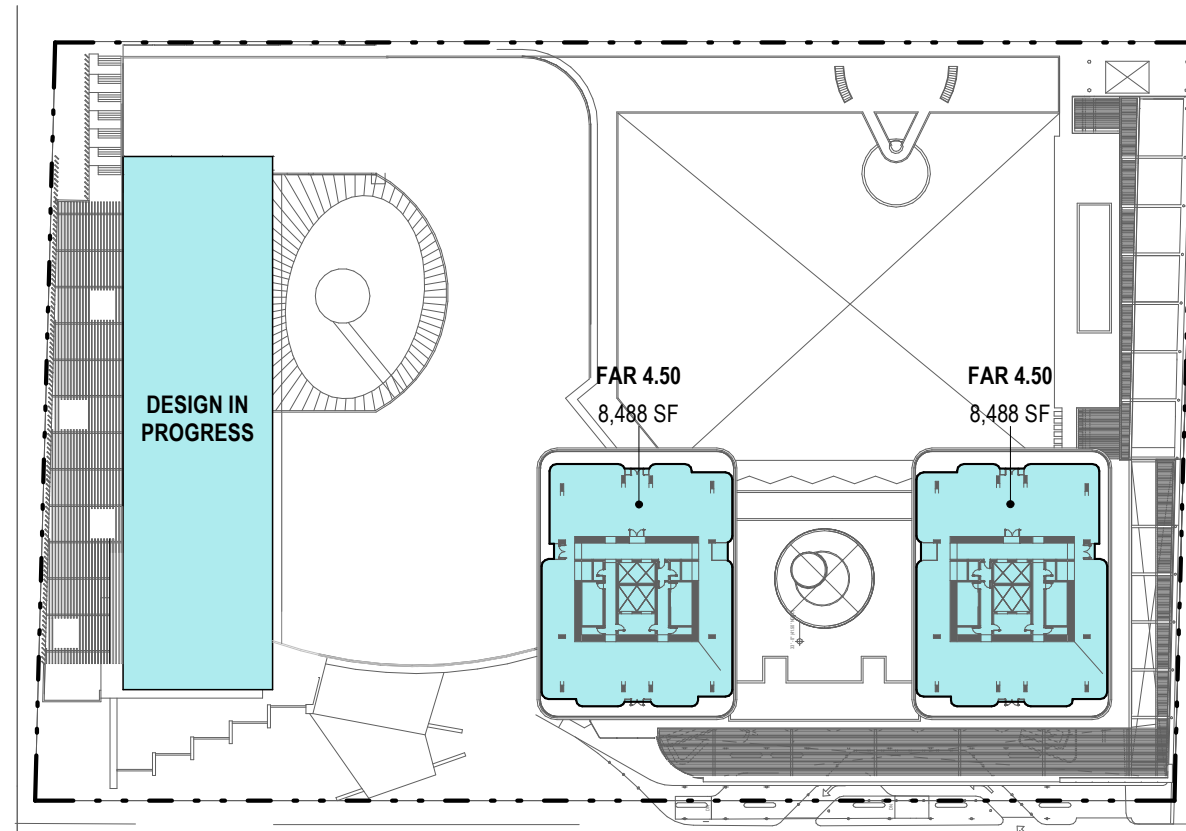
2 FAR DIAGRAM - LV06 RESIDENTIAL
1" = 80'-0"



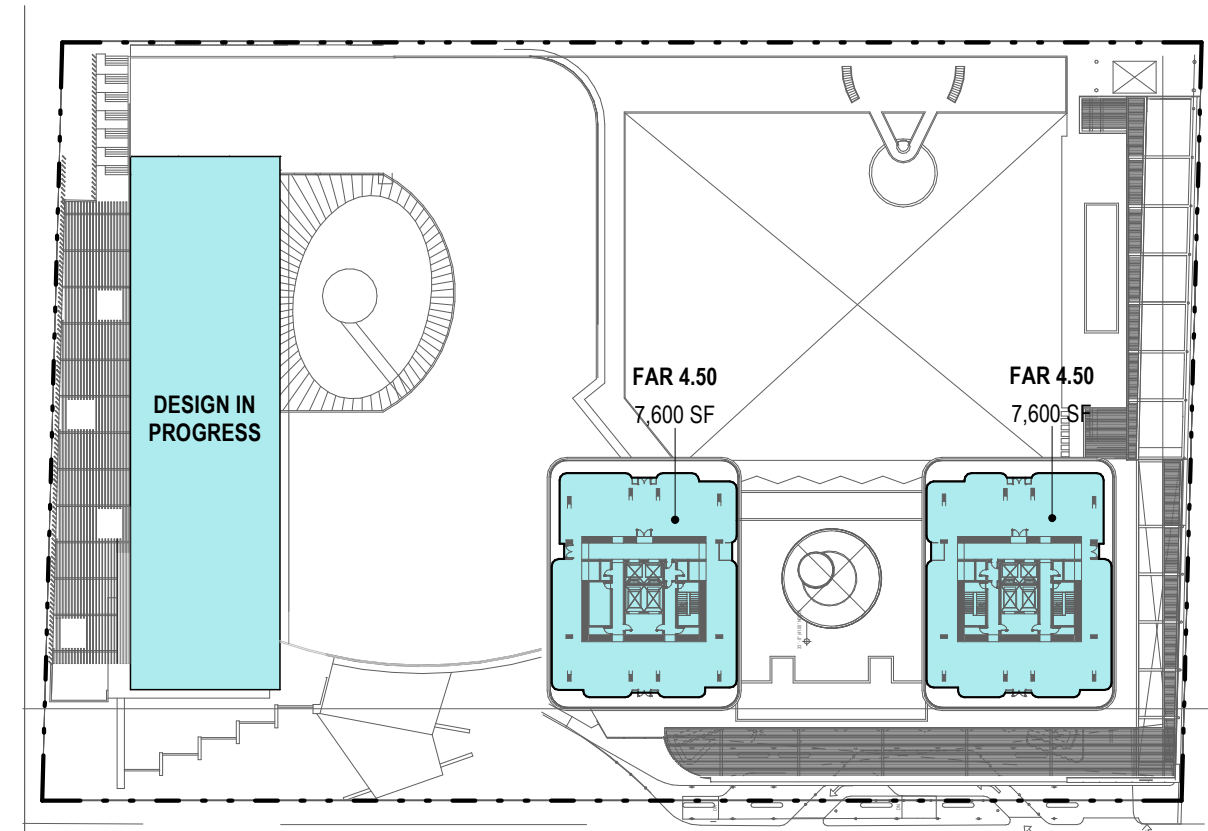
1 FAR DIAGRAM - LV05 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



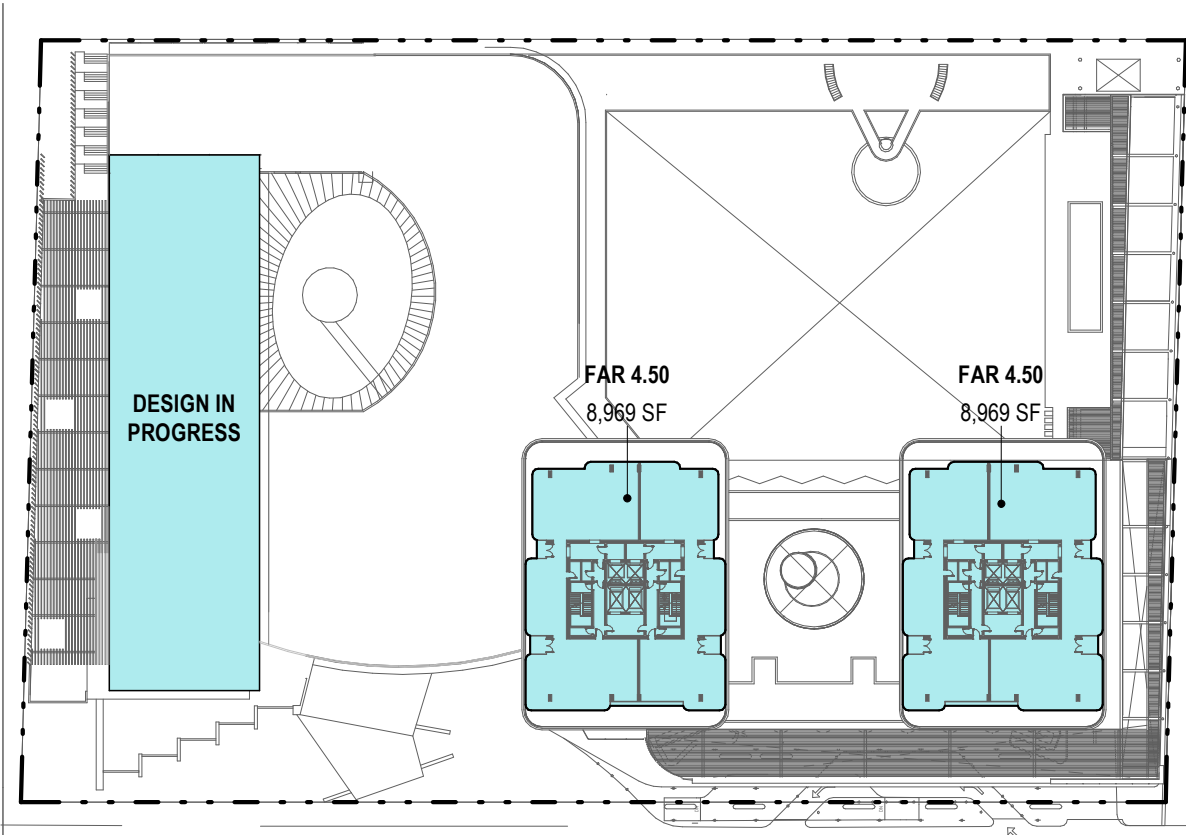
2 FAR DIAGRAM - LV 08 RESIDENTIAL
1" = 80'-0"



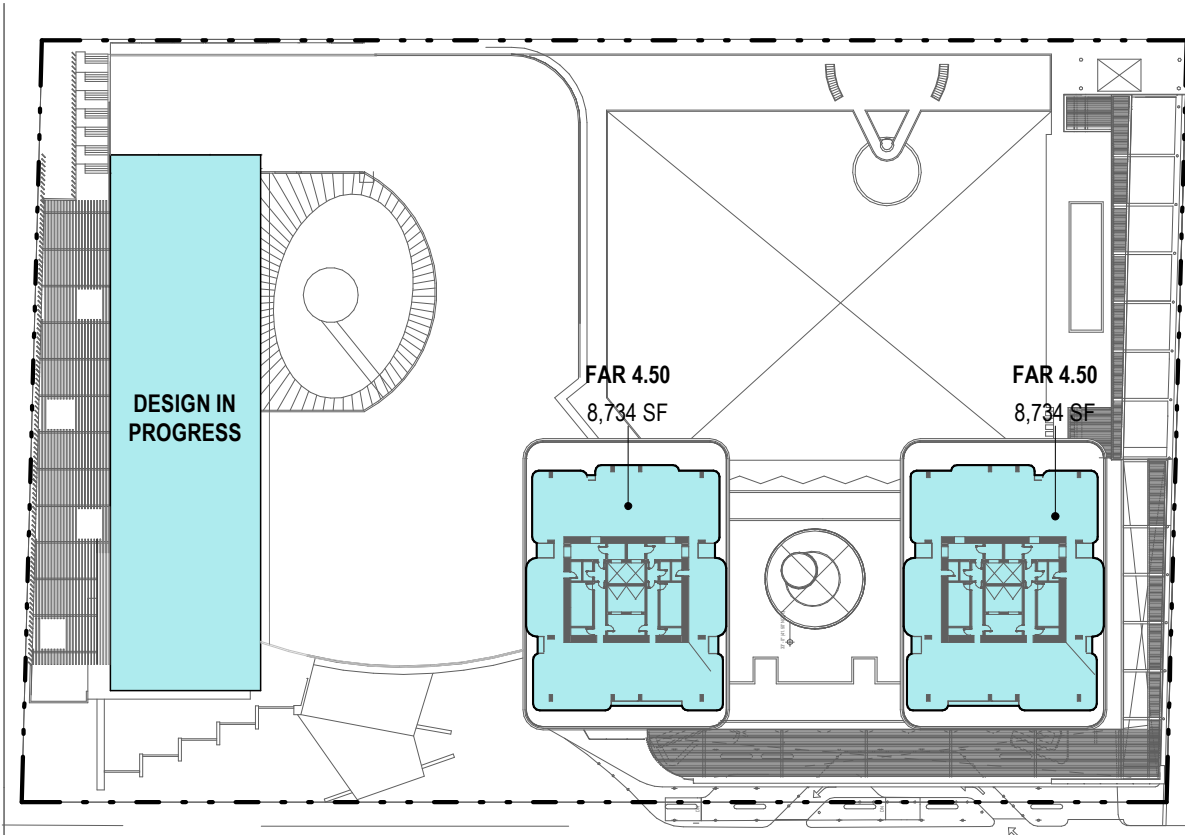
1 FAR DIAGRAM - LV 07 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



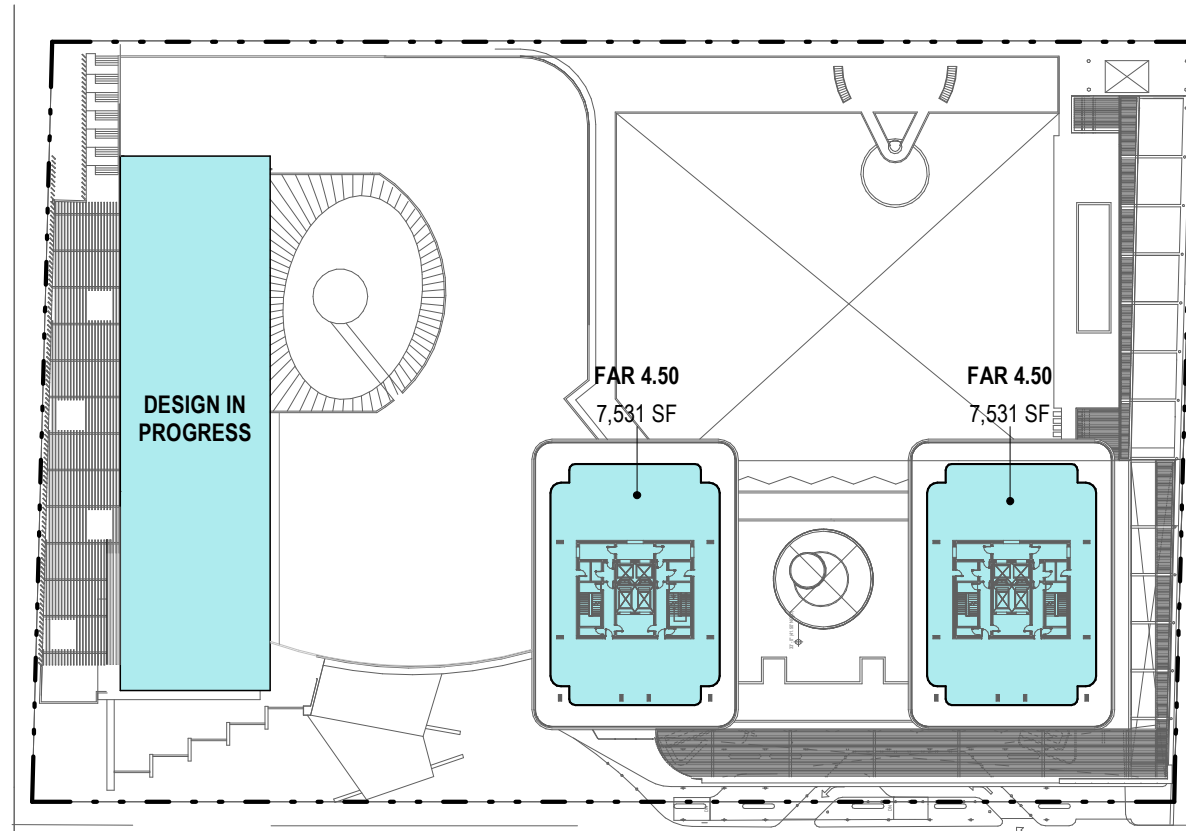
2 FAR DIAGRAM - LV10-LV24TH RESIDENTIAL
1" = 80'-0"



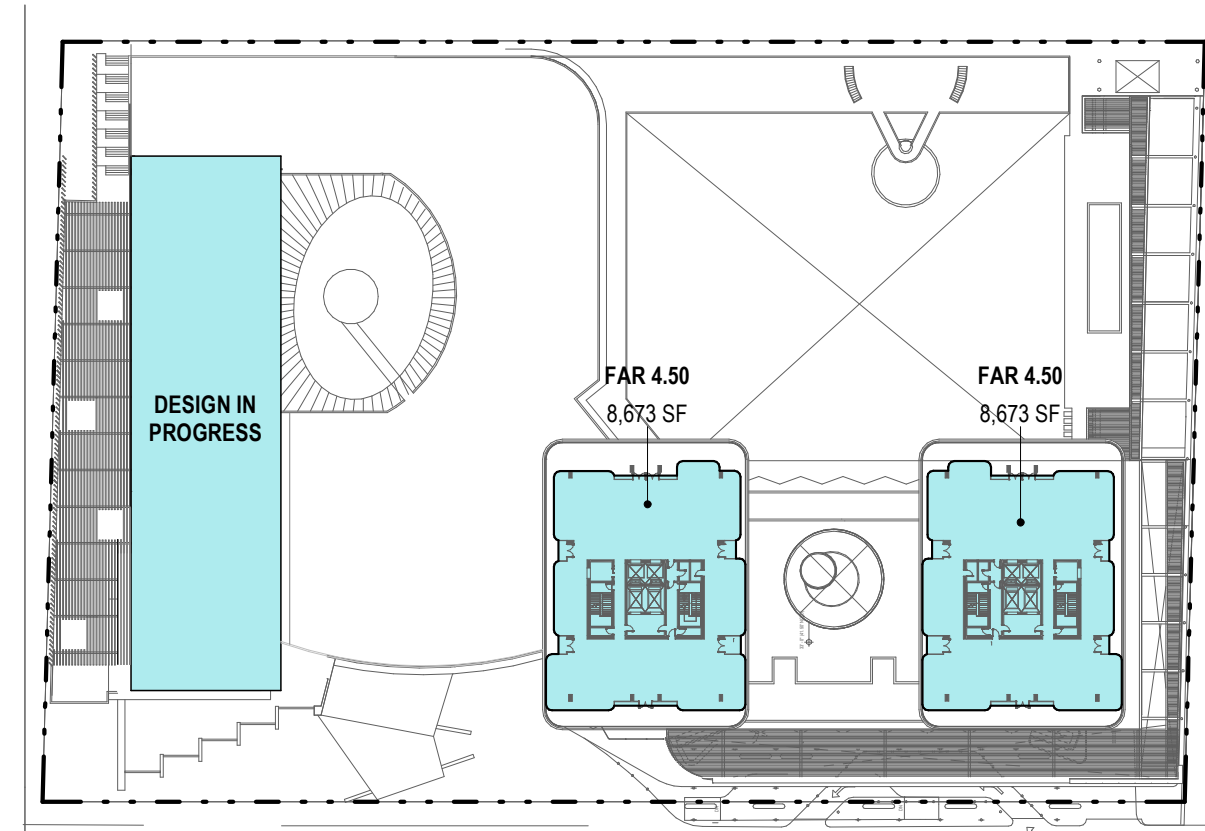
1 FAR DIAGRAM - LV09 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



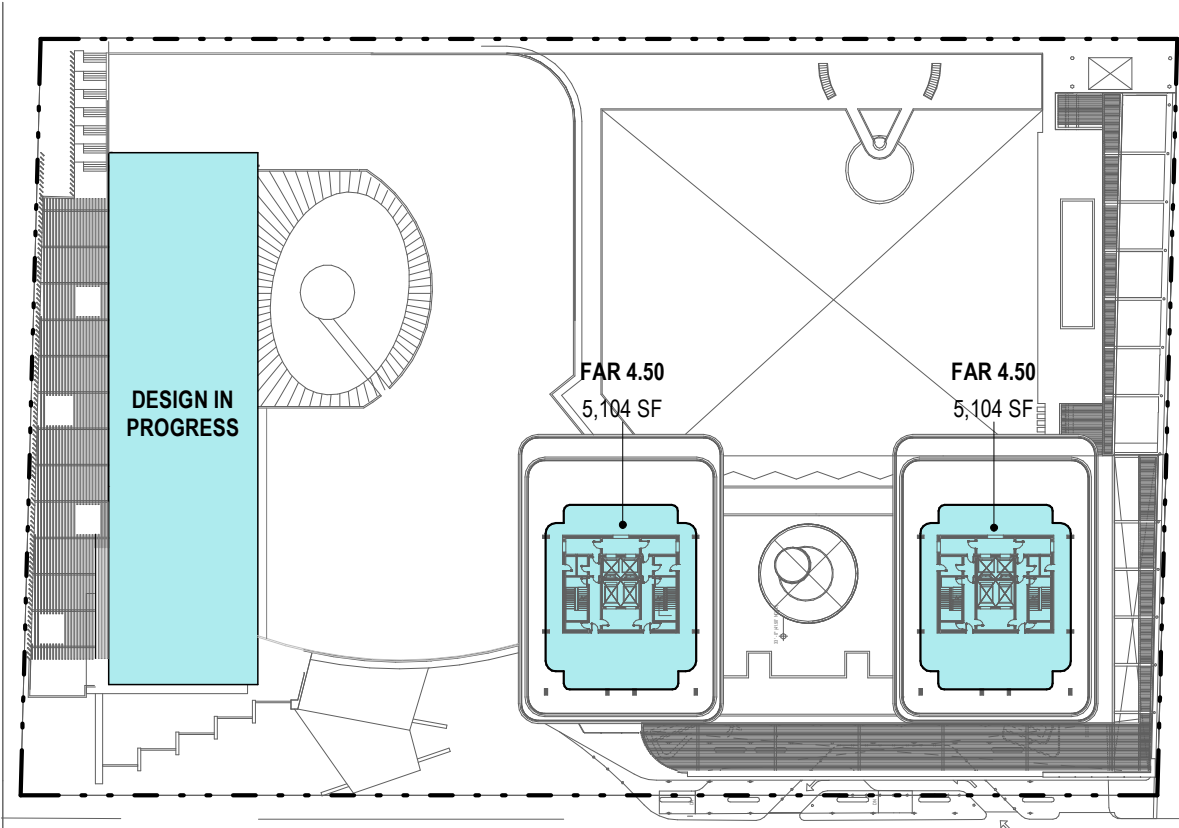
2 FAR DIAGRAM - LV33 RESIDENTIAL
1" = 80'-0"



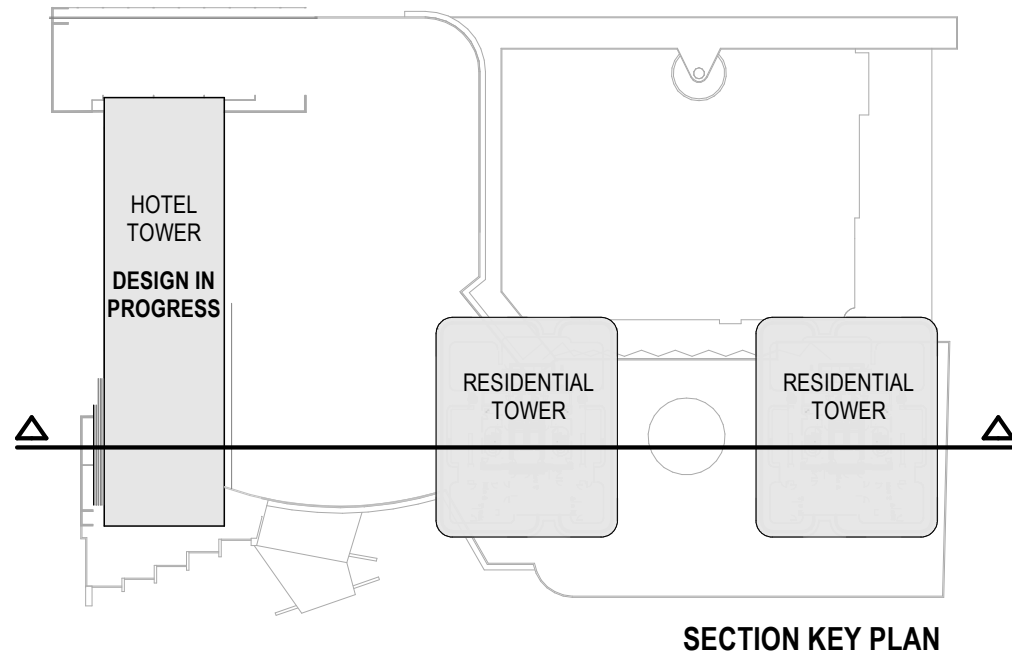
1 FAR DIAGRAM - LV25-LV32TH RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



1 FAR DIAGRAM - LV34 RESIDENTIAL
1" = 80'-0"

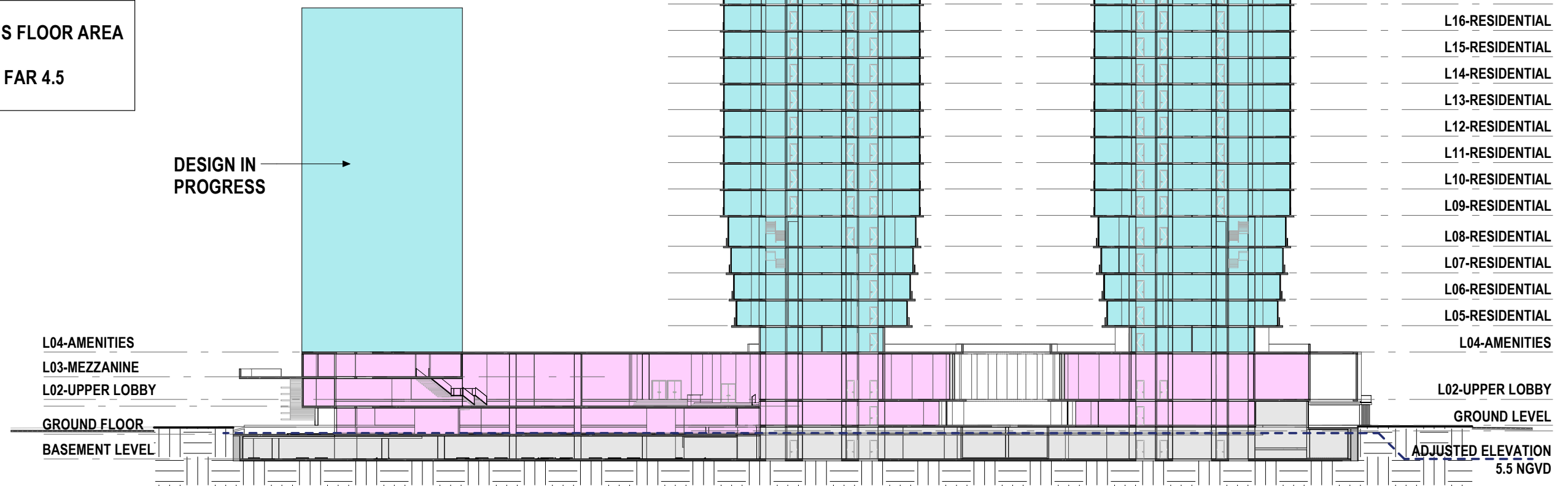


NOTE: BUILDING HEIGHT SHALL BE 400FT. MAXIMUM MEASURED FROM
DESIGN FLOOD ELEVATION TO ROOF LEVEL

1 PROPOSED FAR - SECTION DIAGRAM

1" = 50'-0"

AREA LEGEND	
	BONUS FLOOR AREA
	AREA FAR 4.5



		NORTH TOWER AREA .		SOUTH TOWER AREA .		ROOF	TOTAL RESIDENTIAL AREA .	
		LEVEL	AREA (FAR 4.5)	LEVEL	AREA (FAR 4.5)		LEVEL	AREA (FAR 4.5)
		L34-RESIDENTIAL	5,104 SF	L34-RESIDENTIAL	5,104 SF	LEVEL 34	L34-RESIDENTIAL	10,208 SF
		L33-RESIDENTIAL	7,531 SF	L33-RESIDENTIAL	7,531 SF	LEVEL 33	L33-RESIDENTIAL	15,062 SF
		L32-RESIDENTIAL	8,673 SF	L32-RESIDENTIAL	8,673 SF	LEVEL 32	L32-RESIDENTIAL	17,345 SF
		L31-RESIDENTIAL	8,673 SF	L31-RESIDENTIAL	8,673 SF	LEVEL 31	L31-RESIDENTIAL	17,345 SF
		L30-RESIDENTIAL	8,673 SF	L30-RESIDENTIAL	8,673 SF	LEVEL 30	L30-RESIDENTIAL	17,345 SF
		L29-RESIDENTIAL	8,673 SF	L29-RESIDENTIAL	8,673 SF	LEVEL 29	L29-RESIDENTIAL	17,345 SF
		L28-RESIDENTIAL	8,673 SF	L28-RESIDENTIAL	8,673 SF	LEVEL 28	L28-RESIDENTIAL	17,345 SF
		L27-RESIDENTIAL	8,673 SF	L27-RESIDENTIAL	8,673 SF	LEVEL 27	L27-RESIDENTIAL	17,345 SF
		L26-RESIDENTIAL	8,673 SF	L26-RESIDENTIAL	8,673 SF	LEVEL 26	L26-RESIDENTIAL	17,345 SF
		L25-RESIDENTIAL	8,673 SF	L25-RESIDENTIAL	8,673 SF	LEVEL 25	L25-RESIDENTIAL	17,345 SF
		L24-RESIDENTIAL	8,969 SF	L24-RESIDENTIAL	8,969 SF	LEVEL 24	L24-RESIDENTIAL	17,938 SF
		L23-RESIDENTIAL	8,969 SF	L23-RESIDENTIAL	8,969 SF	LEVEL 23	L23-RESIDENTIAL	17,938 SF
		L22-RESIDENTIAL	8,969 SF	L22-RESIDENTIAL	8,969 SF	LEVEL 22	L22-RESIDENTIAL	17,938 SF
		L21-RESIDENTIAL	8,969 SF	L21-RESIDENTIAL	8,969 SF	LEVEL 21	L21-RESIDENTIAL	17,938 SF
		L20-RESIDENTIAL	8,969 SF	L20-RESIDENTIAL	8,969 SF	LEVEL 20	L20-RESIDENTIAL	17,938 SF
		L19-RESIDENTIAL	8,969 SF	L19-RESIDENTIAL	8,969 SF	LEVEL 19	L19-RESIDENTIAL	17,938 SF
		L18-RESIDENTIAL	8,969 SF	L18-RESIDENTIAL	8,969 SF	LEVEL 18	L18-RESIDENTIAL	17,938 SF
		L17-RESIDENTIAL	8,969 SF	L17-RESIDENTIAL	8,969 SF	LEVEL 17	L17-RESIDENTIAL	17,938 SF
		L16-RESIDENTIAL	8,969 SF	L16-RESIDENTIAL	8,969 SF	LEVEL 16	L16-RESIDENTIAL	17,938 SF
		L15-RESIDENTIAL	8,969 SF	L15-RESIDENTIAL	8,969 SF	LEVEL 15	L15-RESIDENTIAL	17,938 SF
		L14-RESIDENTIAL	8,969 SF	L14-RESIDENTIAL	8,969 SF	LEVEL 14	L14-RESIDENTIAL	17,938 SF
		L13-RESIDENTIAL	8,969 SF	L13-RESIDENTIAL	8,969 SF	LEVEL 13	L13-RESIDENTIAL	17,938 SF
		L12-RESIDENTIAL	8,969 SF	L12-RESIDENTIAL	8,969 SF	LEVEL 12	L12-RESIDENTIAL	17,938 SF
		L11-RESIDENTIAL	8,969 SF	L11-RESIDENTIAL	8,969 SF	LEVEL 11	L11-RESIDENTIAL	17,938 SF
		L10-RESIDENTIAL	8,969 SF	L10-RESIDENTIAL	8,969 SF	LEVEL 10	L10-RESIDENTIAL	17,938 SF
		L09-RESIDENTIAL	8,734 SF	L09-RESIDENTIAL	8,734 SF	LEVEL 09	L09-RESIDENTIAL	17,468 SF
		L08-RESIDENTIAL	8,488 SF	L08-RESIDENTIAL	8,488 SF	LEVEL 08	L08-RESIDENTIAL	16,977 SF
		L07-RESIDENTIAL	7,600 SF	L07-RESIDENTIAL	7,600 SF	LEVEL 07	L07-RESIDENTIAL	15,200 SF
		L06-RESIDENTIAL	6,752 SF	L06-RESIDENTIAL	6,752 SF	LEVEL 06	L06-RESIDENTIAL	13,504 SF
		L05-RESIDENTIAL	5,946 SF	L05-RESIDENTIAL	5,946 SF	LEVEL 05	L05-RESIDENTIAL	11,892 SF
		L04-AMENITIES	3,990 SF	L04-AMENITIES	5,539 SF	LEVEL 04	L04-AMENITIES	9,529 SF
		TOTAL AREA	258,062 SF	TOTAL AREA	259,611 SF		TOTAL AREA	517,673 SF
		PODIUM AREA .					TOTAL FLOOR AREA PROPOSED .	
		AREA TYPE	BONUS FLOOR AREA	AREA (FAR 4.5)	TOTAL AREA		FAR TYPE	TOTAL AREA
		L03-MEZZANINE					BONUS FLOOR AREA	166,460 SF
		BONUS FLOOR AREA	17,033 SF	0 SF	17,033 SF		FAR 4.50	749,290 SF
			17,033 SF	0 SF	17,033 SF		TOTAL AREA	915,750 SF
		L02-LOBBY					FAR CALCULATION	
		BONUS FLOOR AREA	73,730 SF	0 SF	73,730 SF		LOT AREA	166,509 SF
			73,730 SF	0 SF	73,730 SF		FAR 4.5 (MAX. ALLOWED)	749,290 SF
		GROUND LEVEL NORTH						
		BONUS FLOOR AREA	75,697 SF	0 SF	75,697 SF			
		FAR 4.50	0 SF	1,169 SF	1,169 SF			
			75,697 SF	1,169 SF	76,866 SF			
		TOTAL AREA	166,460 SF	1,169 SF	167,629 SF			



Historic Arrival/Drop Off Area















