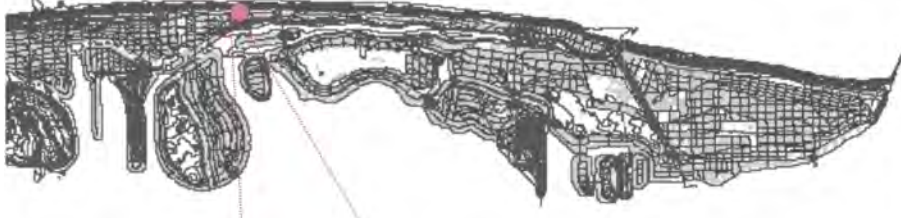




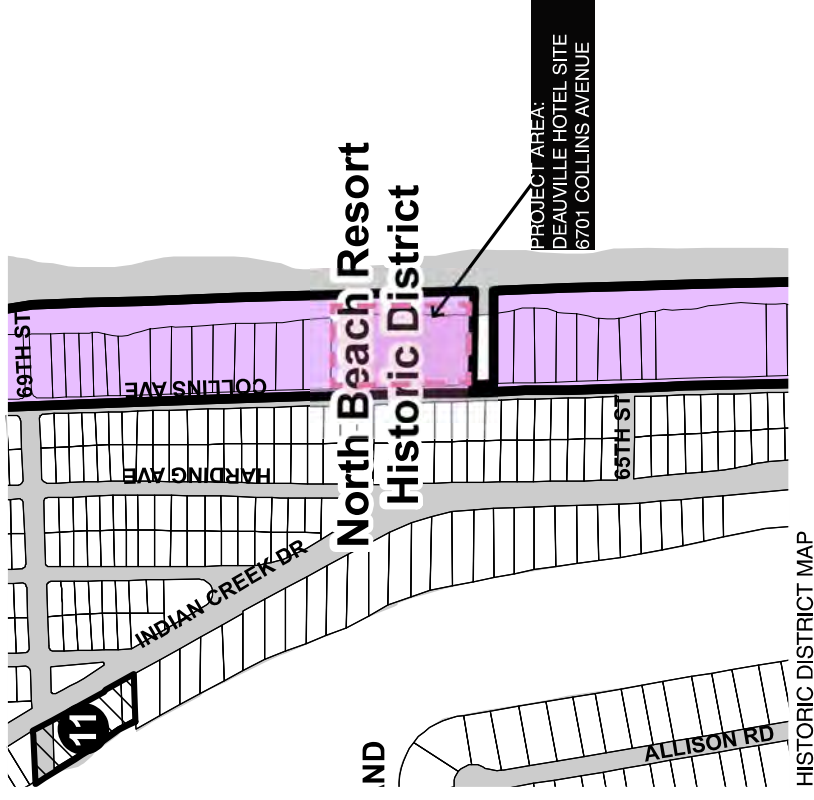
January 17, 2025
The Deauville
6701 Collins Avenue
Second Submittal
LDR Amendment | PB24-0693
Comprehensive Plan | PB24-0708



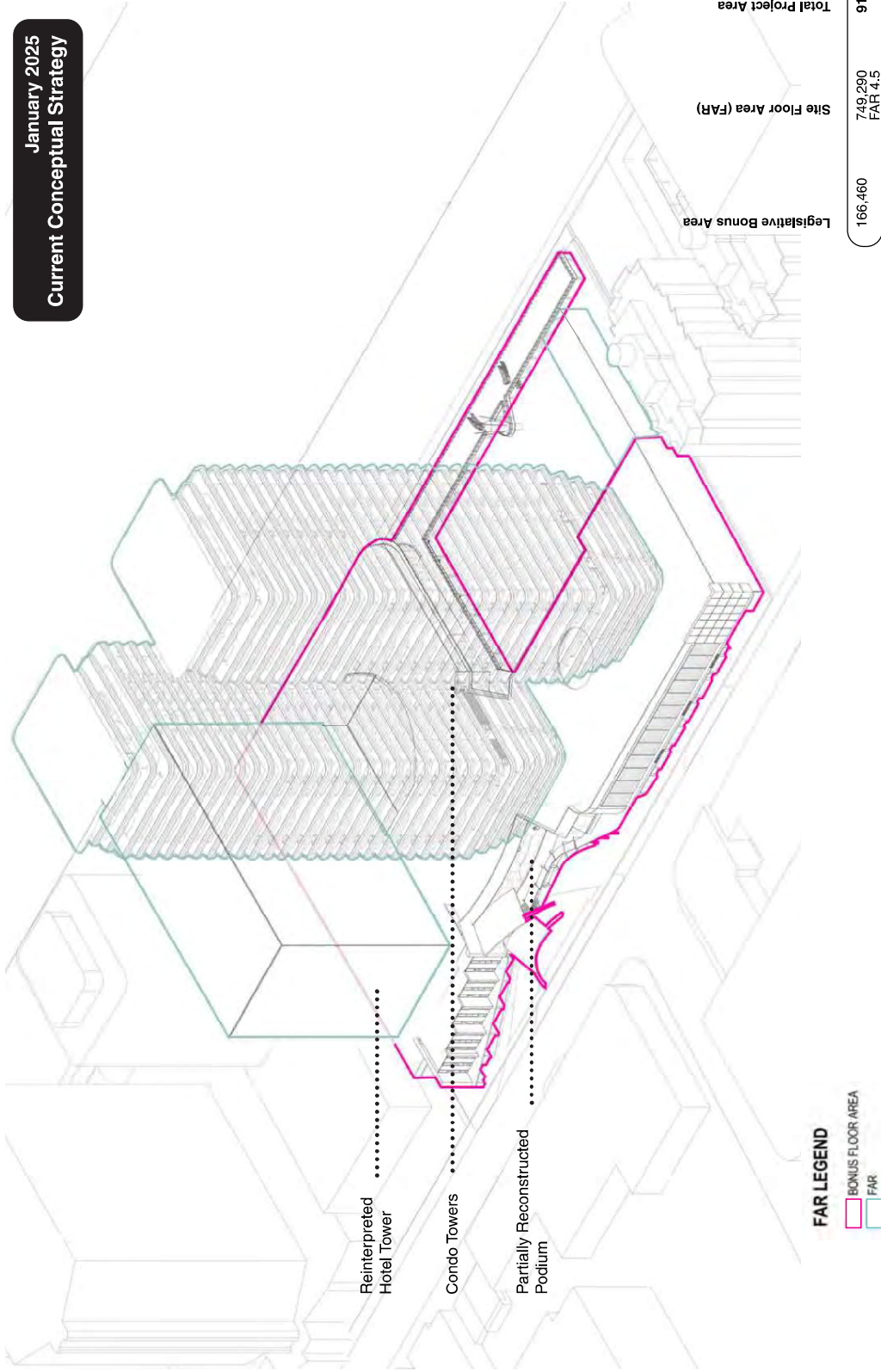


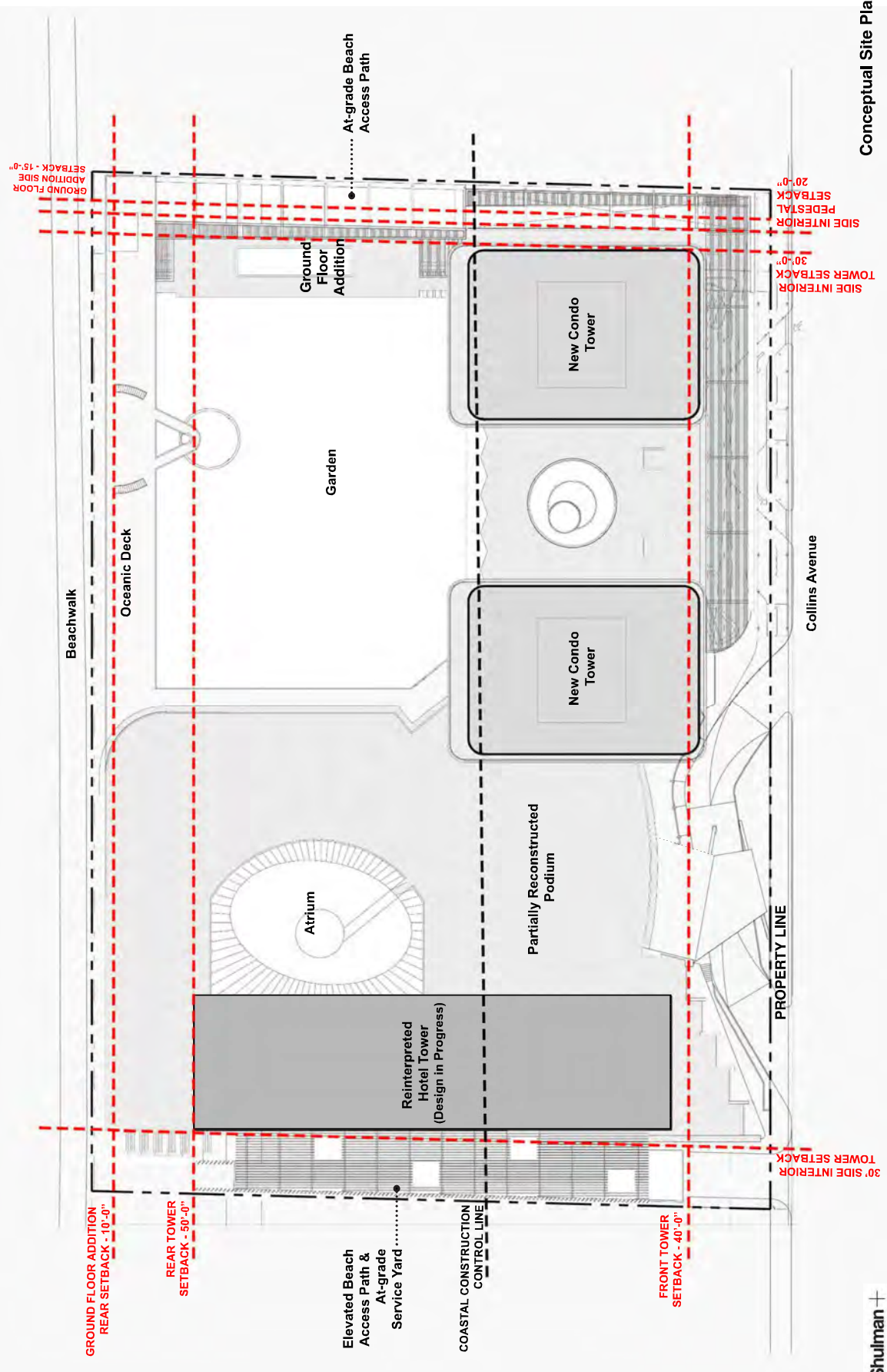
RM-3 Zoning District

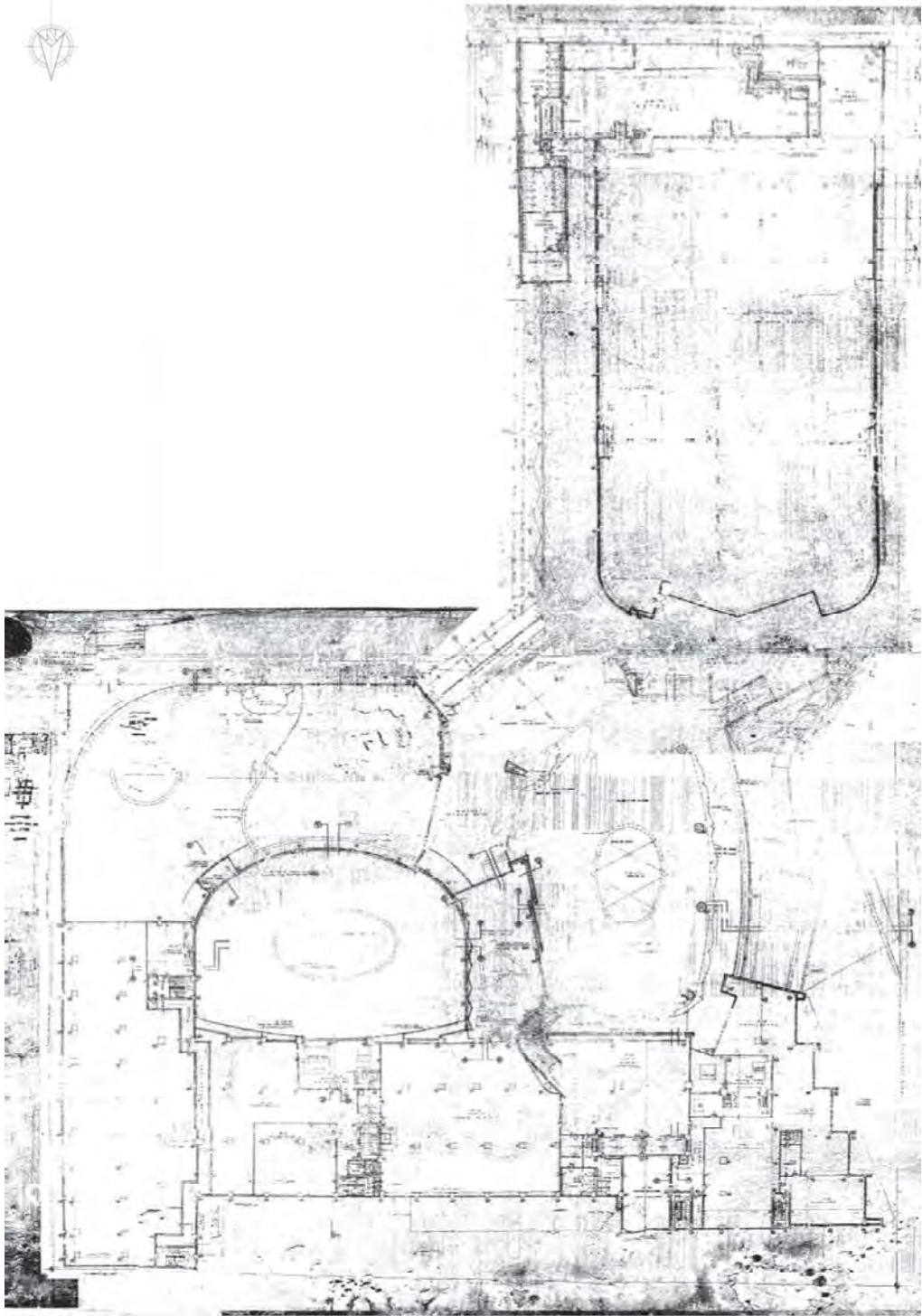
Site

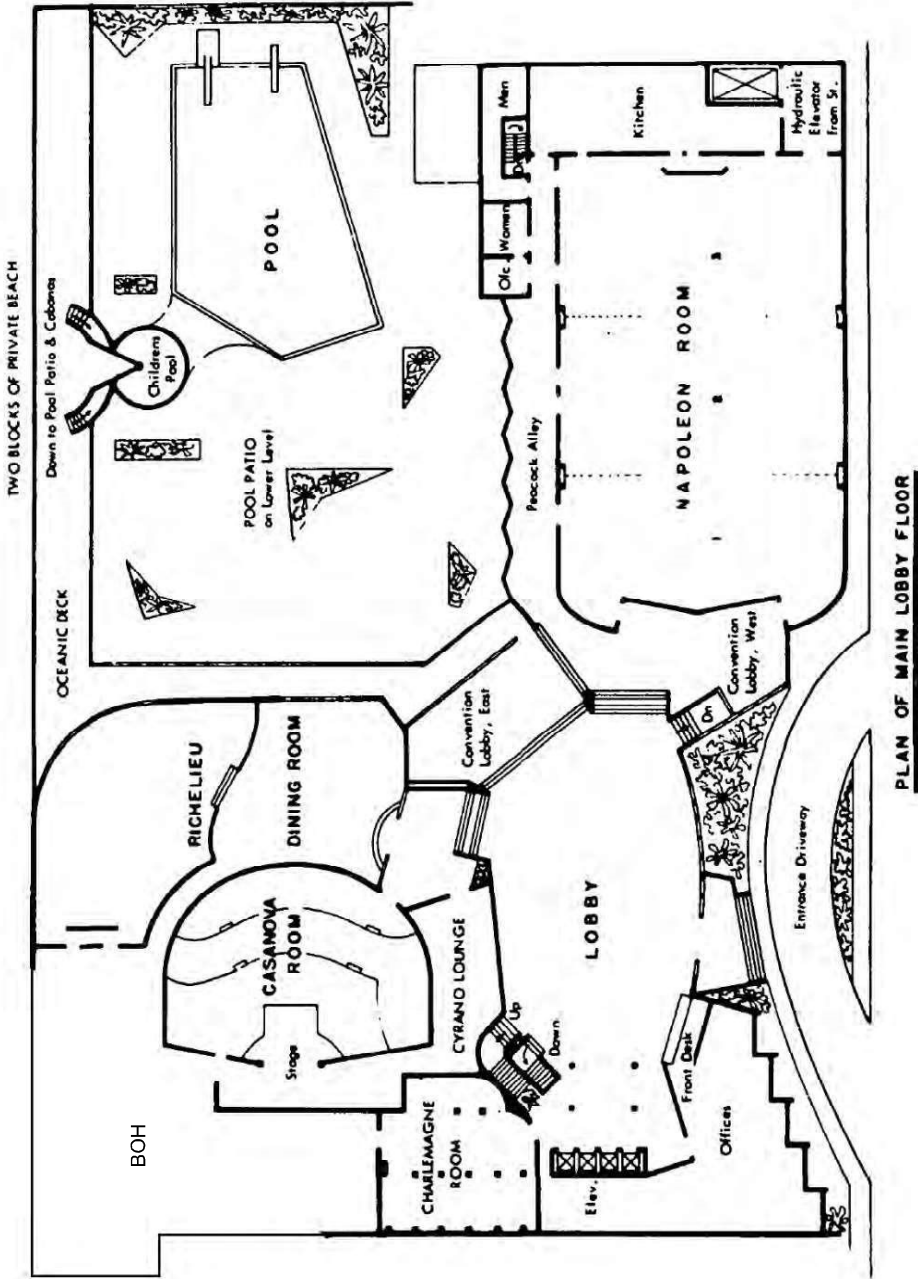


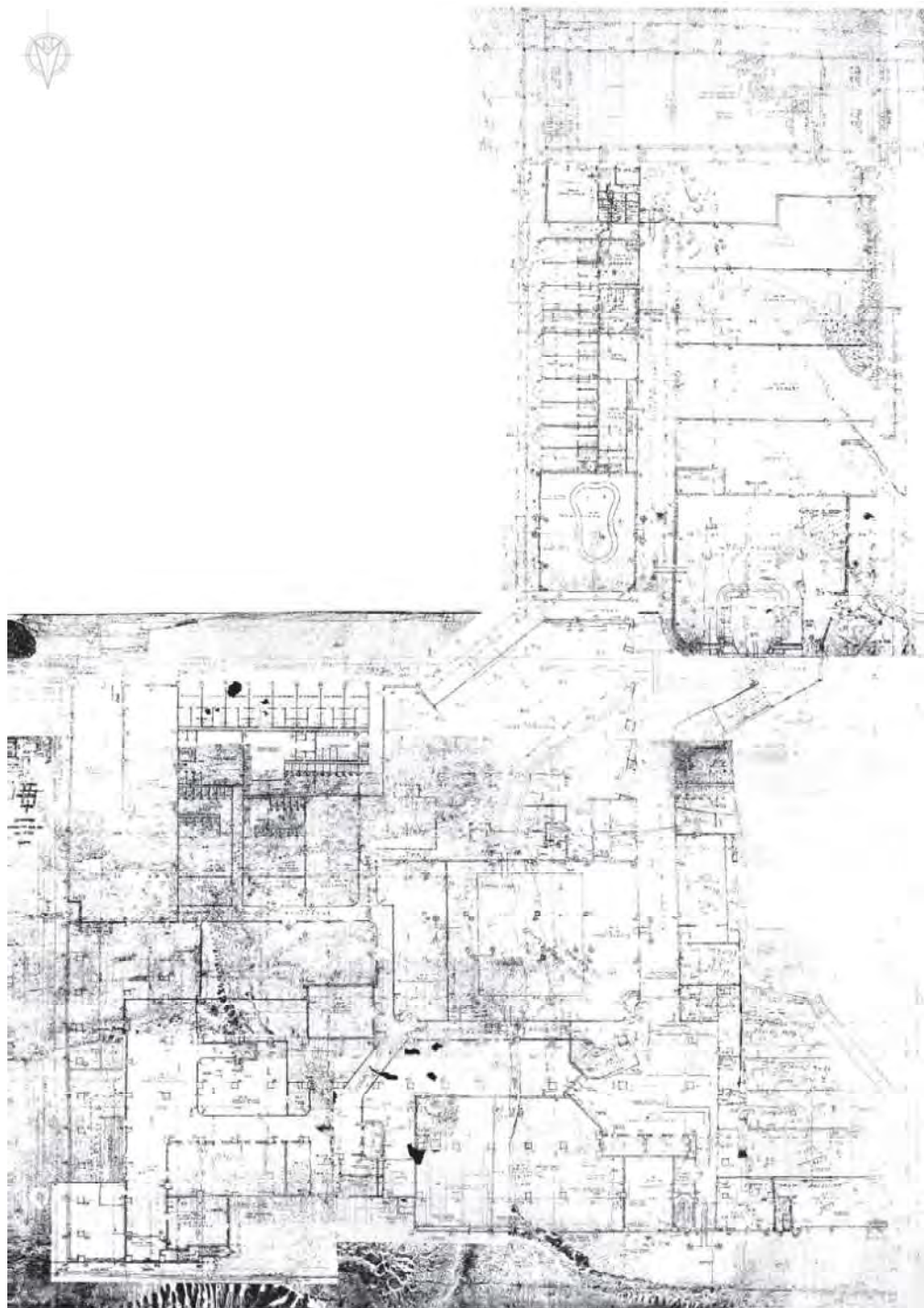
North Beach Resort Historic District

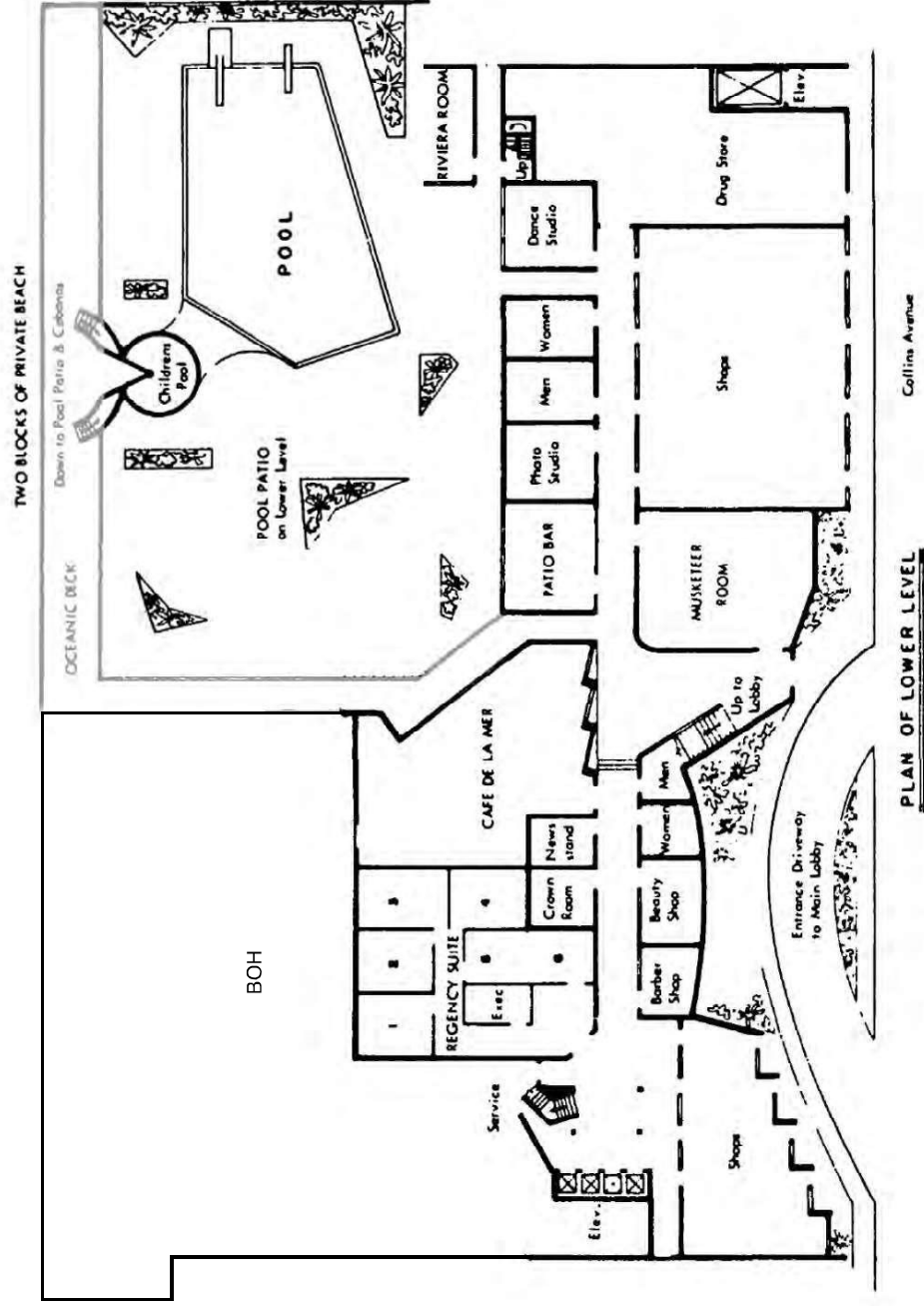








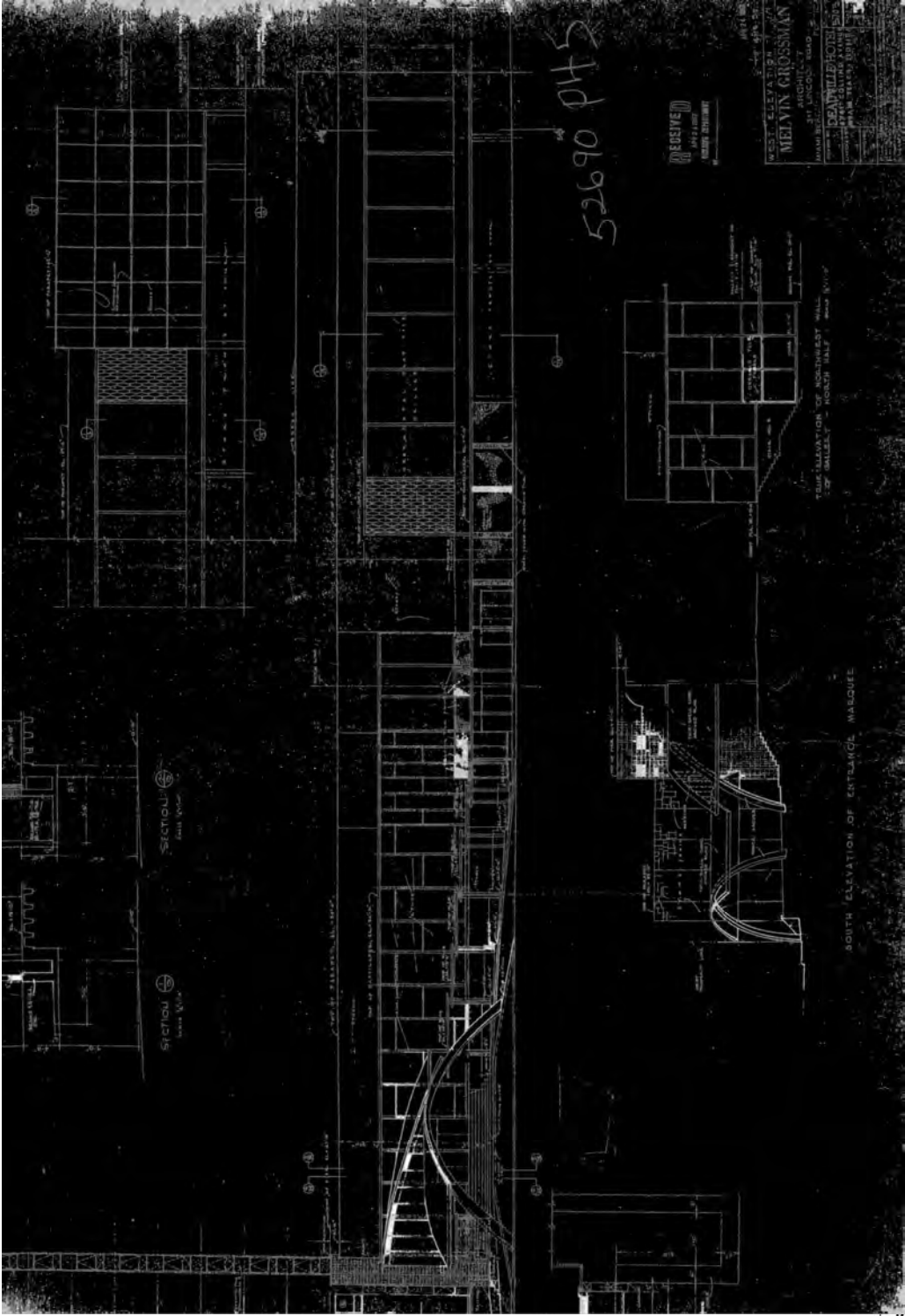




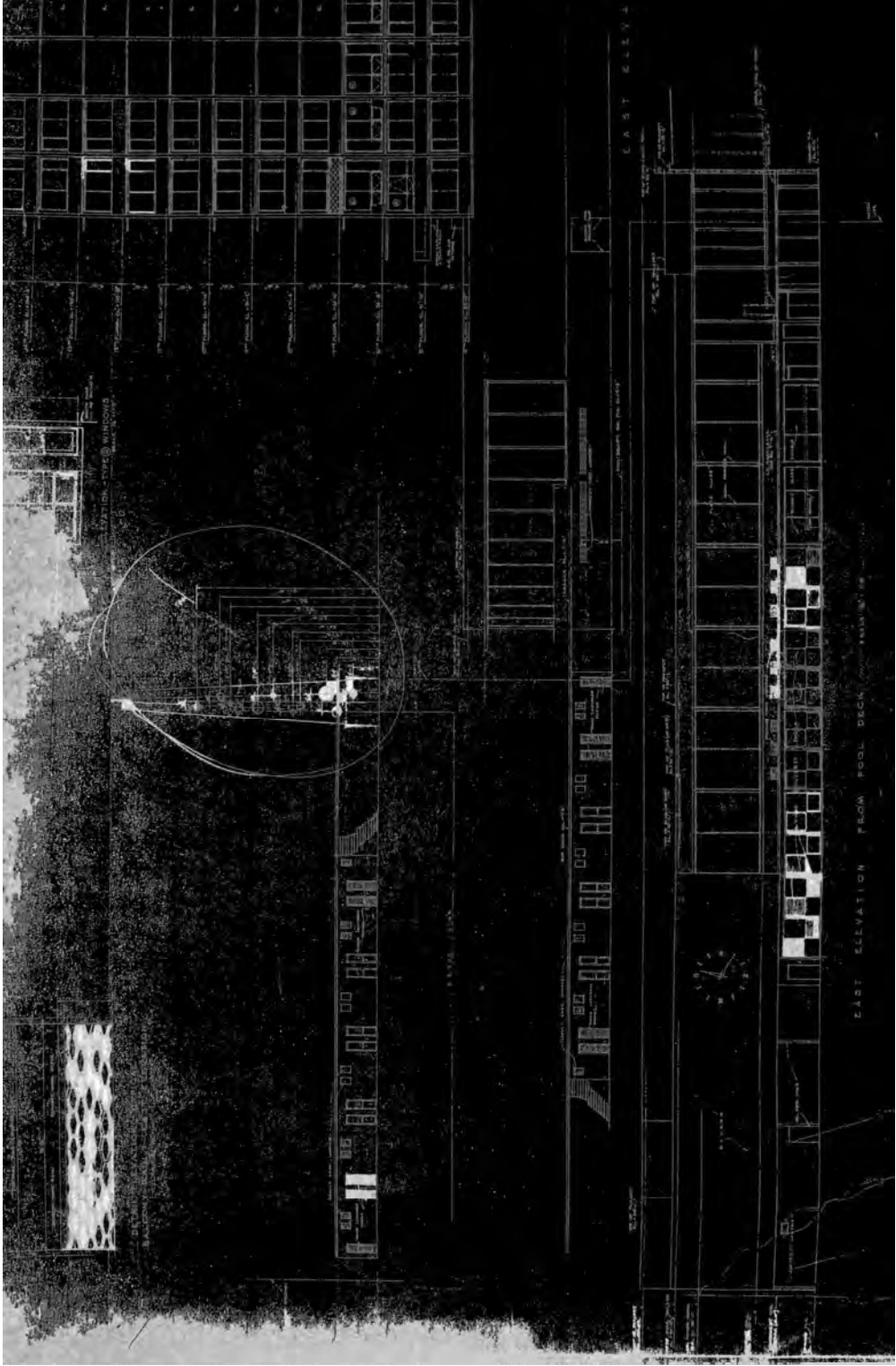
Lobby - Historic Microfilm - courtesy City of Miami Beach



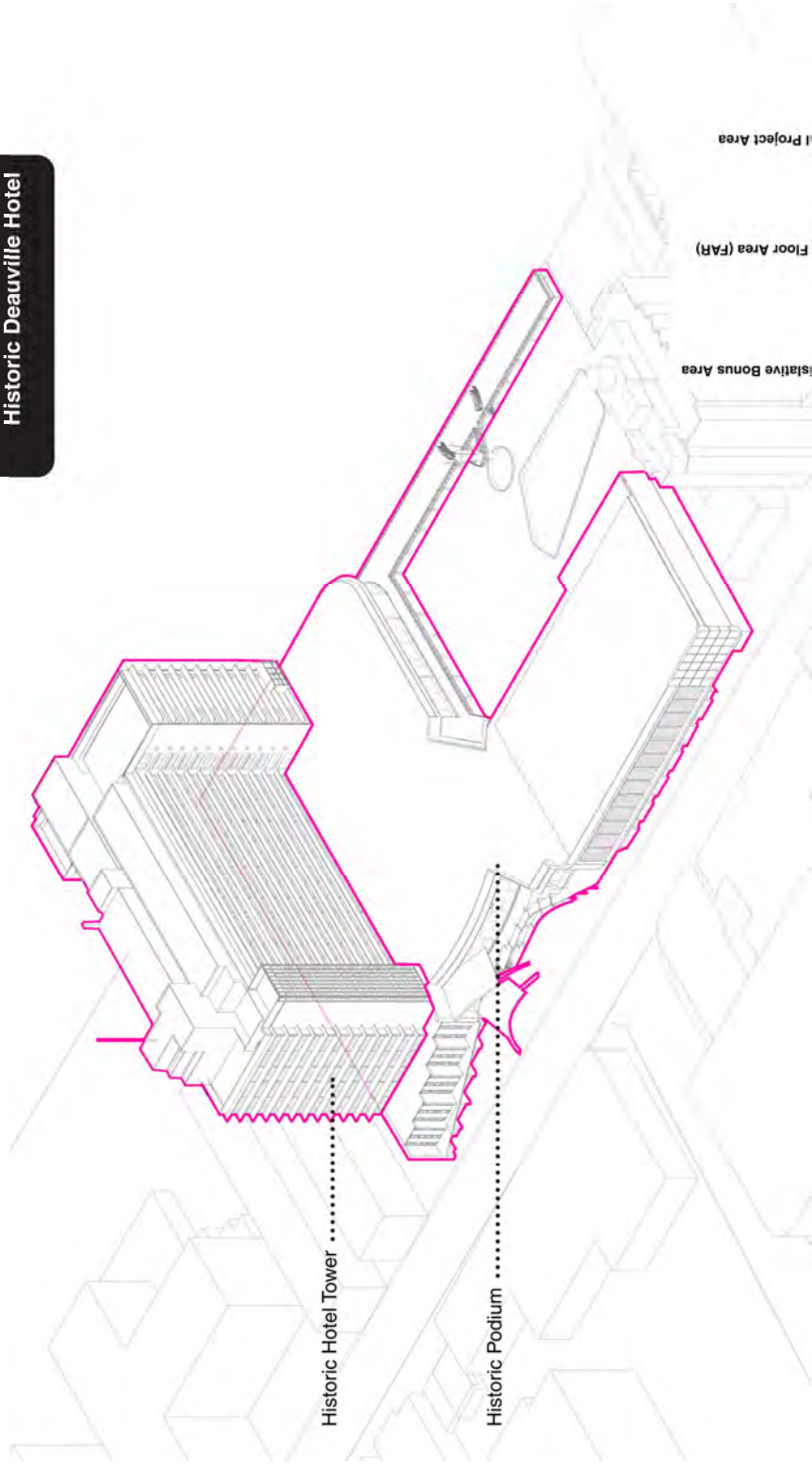
West elevations - Historic Microfilm - Melvin Grossman, 1957

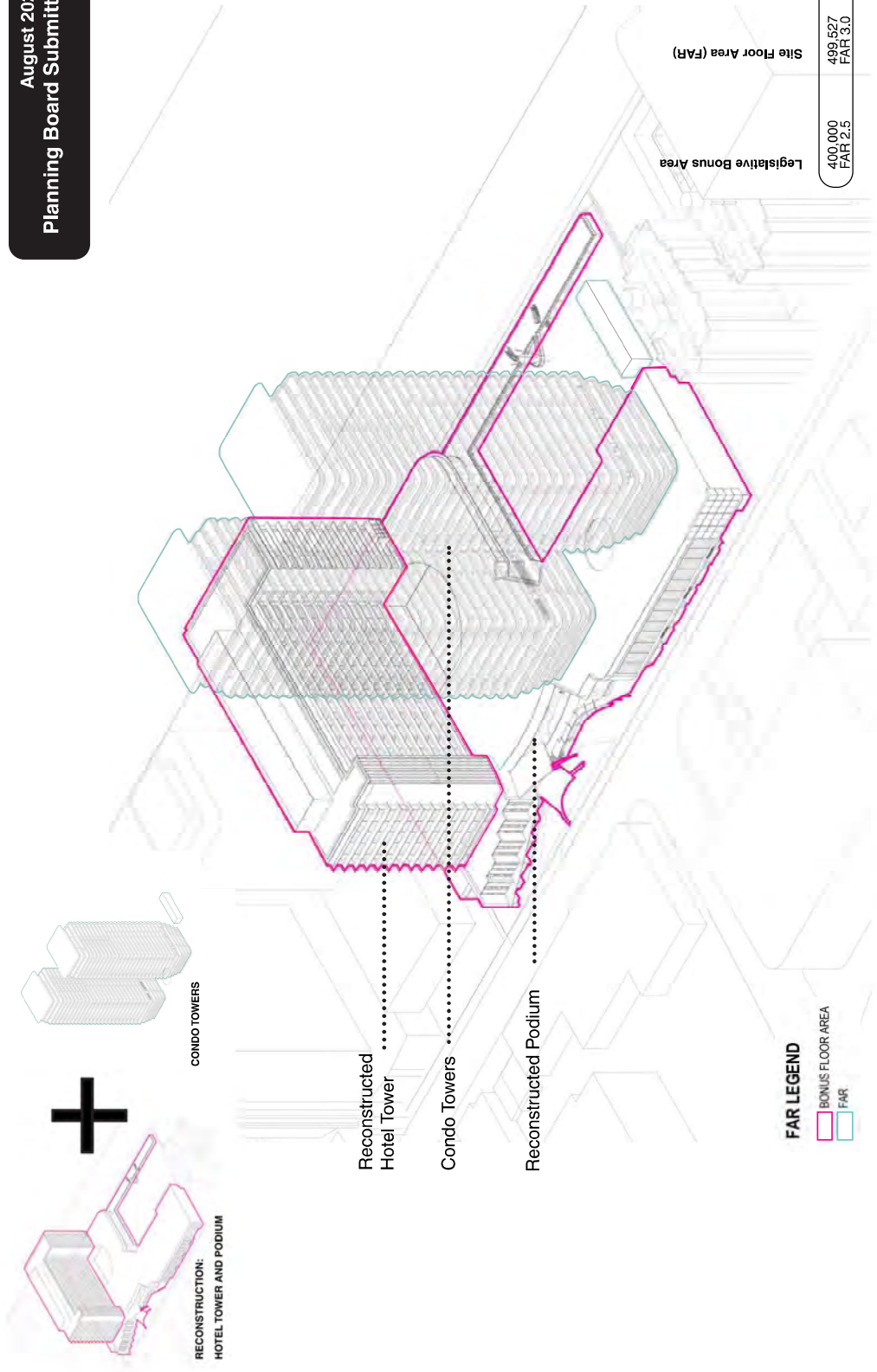


East elevations - Historic Microfilm - Melvin Grossman, 1957



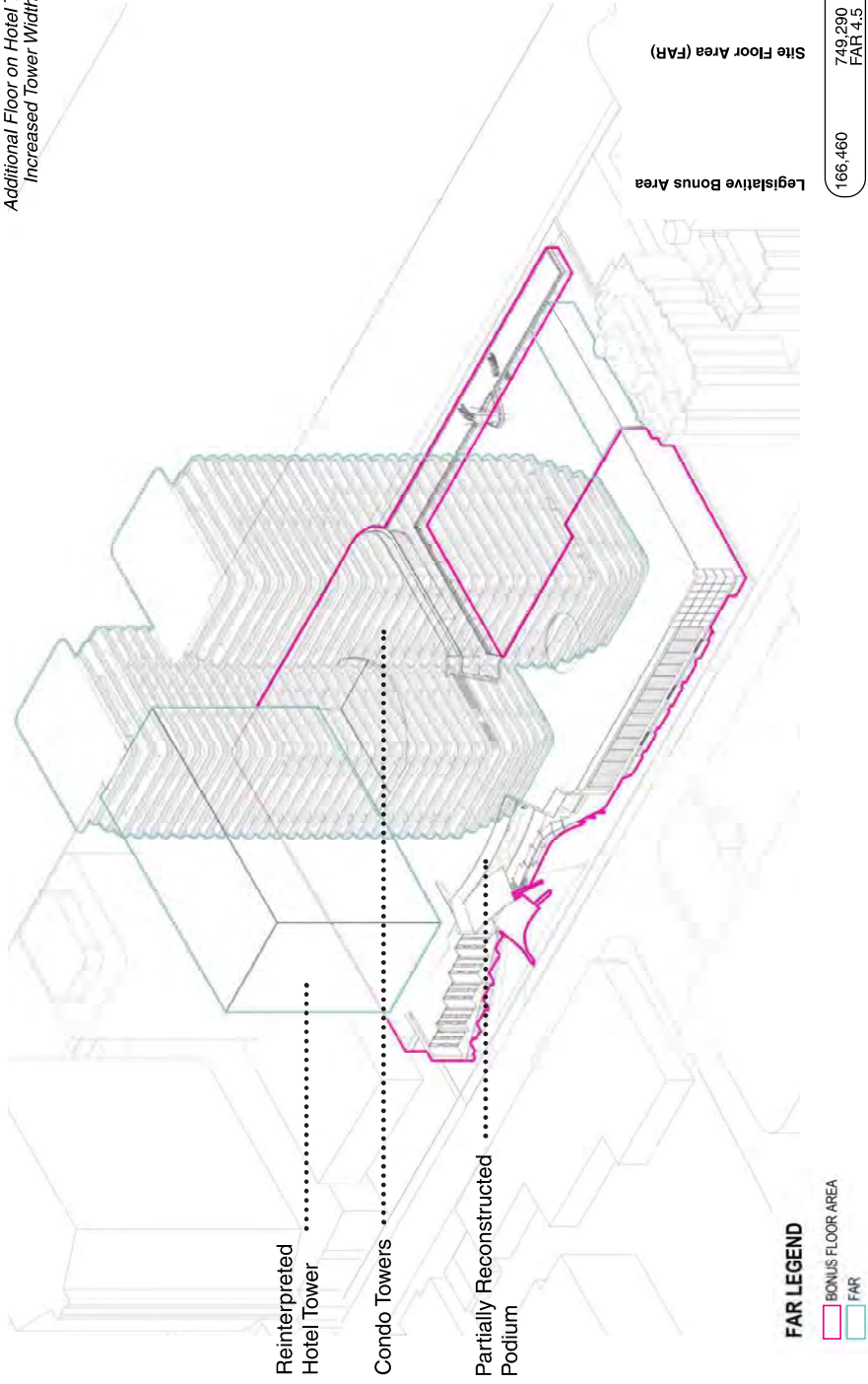
1957
Historic Deauville Hotel





February 4, 2025
Planning Board Submittal

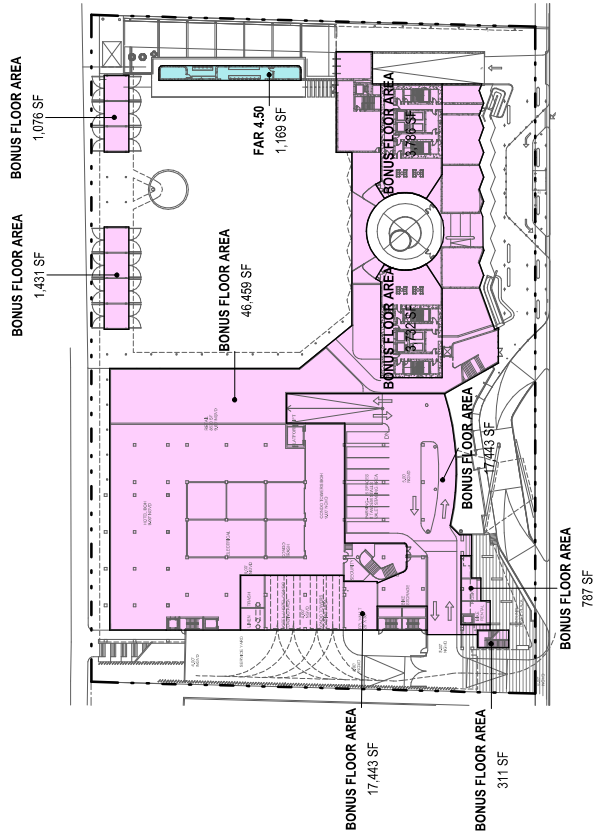
50' Tower East Setback
 Additional Podium Bonus Floor Area
 Additional Floor on Hotel Tower
 Increased Tower Width ~5 ft



FAR LEGEND

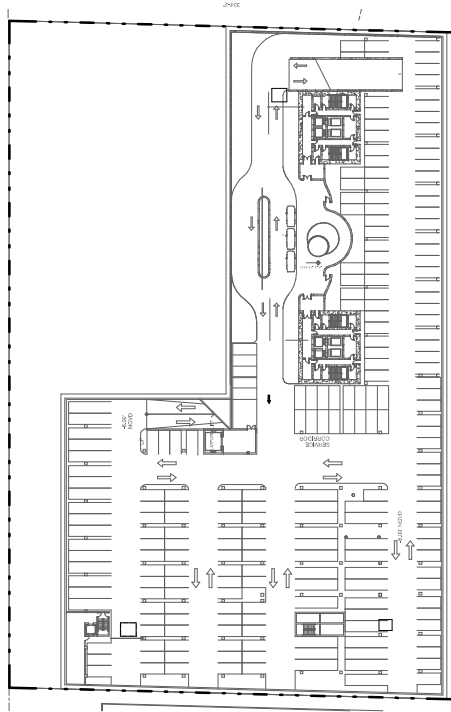
BONUS FLOOR AREA

FAR 4.50



2 FAR DIAGRAM - LEVEL 01

1" = 80'-0"

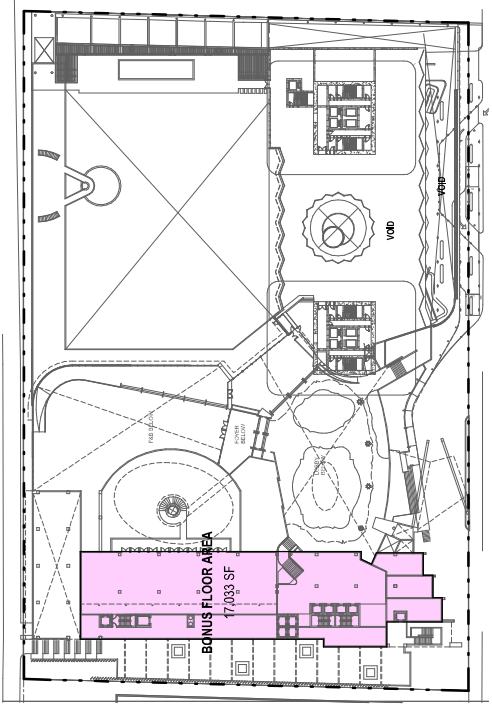


1 FAR DIAGRAM - BASEMENT

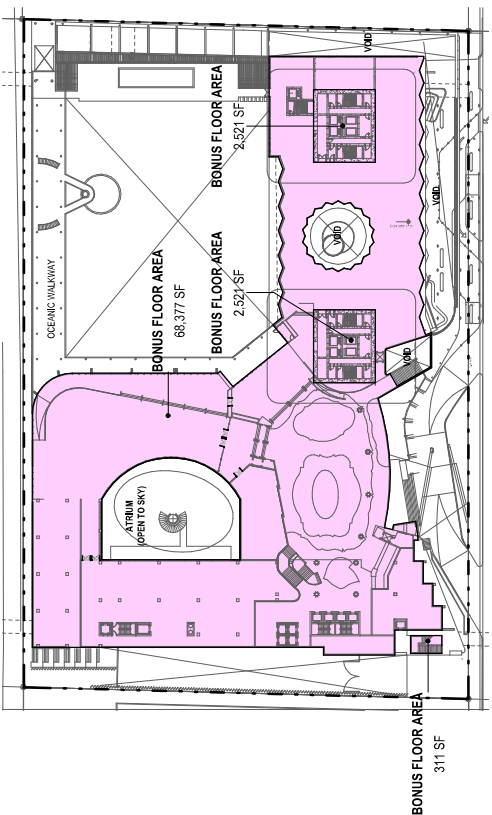
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



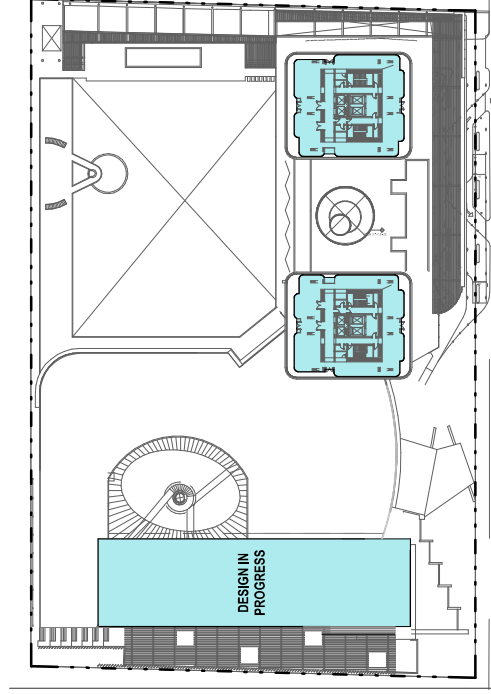
2 FAR DIAGRAM - LV03 MEZZANINE
1" = 80'-0"



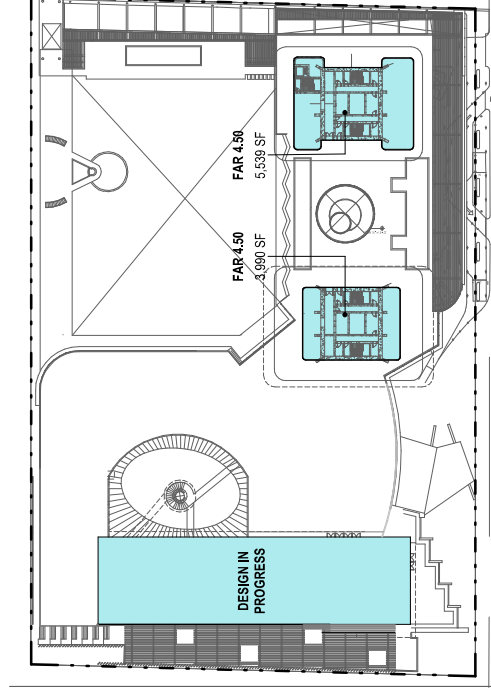
1 FAR DIAGRAM - LV02 LOBBY
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



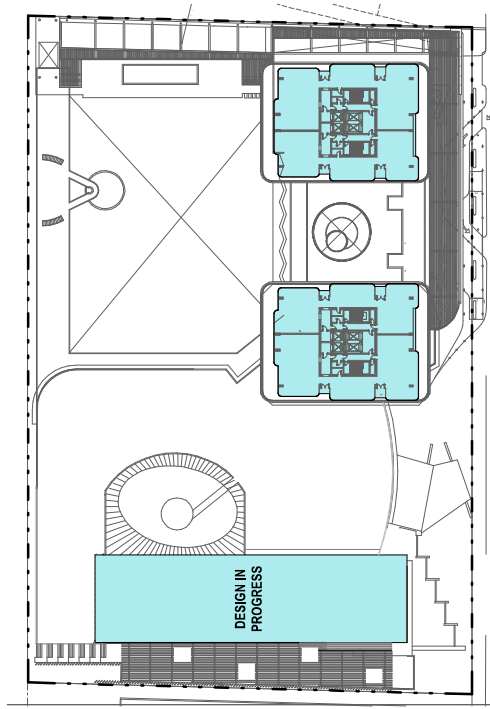
2 FAR DIAGRAM - LV05 SPA HOTEL
1" = 80'-0"



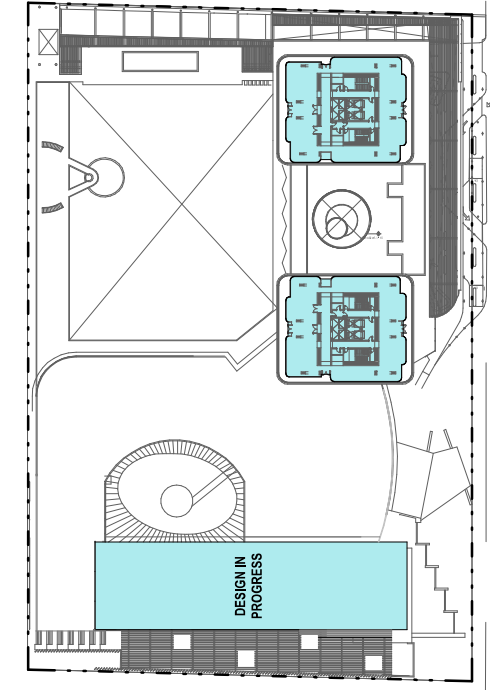
1 FAR DIAGRAM - LV04 AMENITIES
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



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

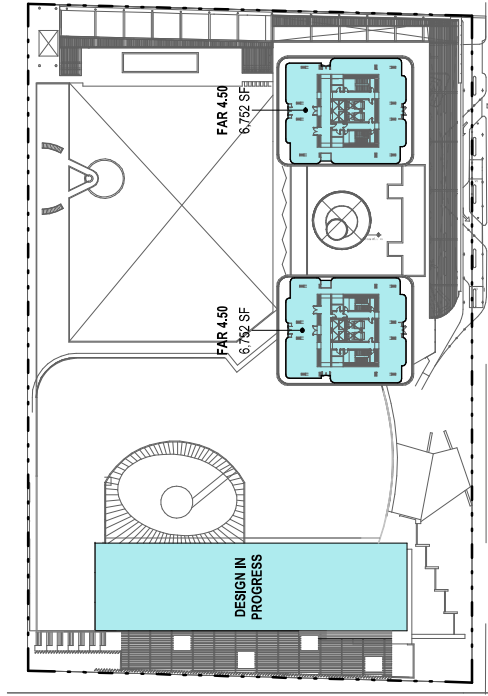


1 FAR DIAGRAM - TYPICAL LEVEL HOTEL
1" = 80'-0"

FAR LEGEND

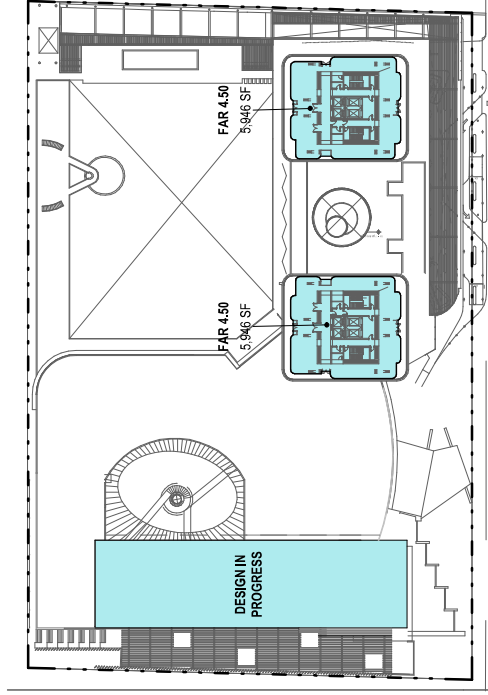
BONUS FLOOR AREA

FAR 4.50



2 FAR DIAGRAM - LV06 RESIDENTIAL

1" = 80'-0"

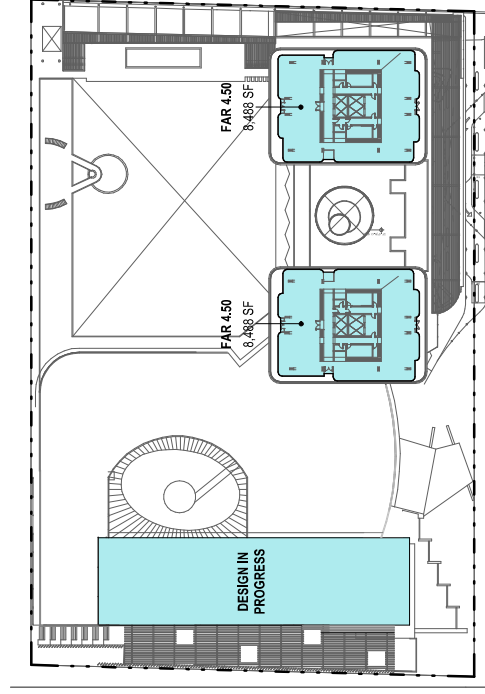


1 FAR DIAGRAM - LV05 RESIDENTIAL

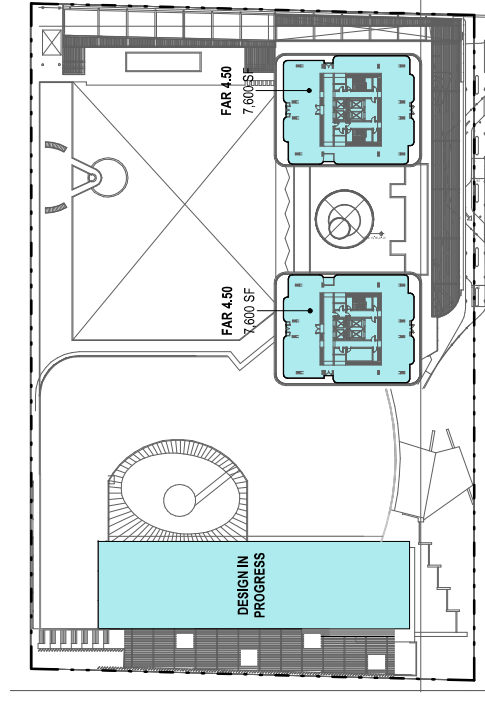
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



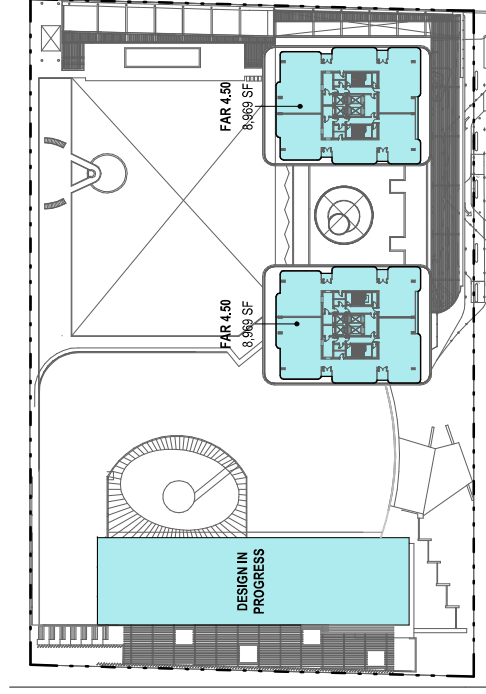
2 FAR DIAGRAM - LV 08 RESIDENTIAL
1" = 80'-0"



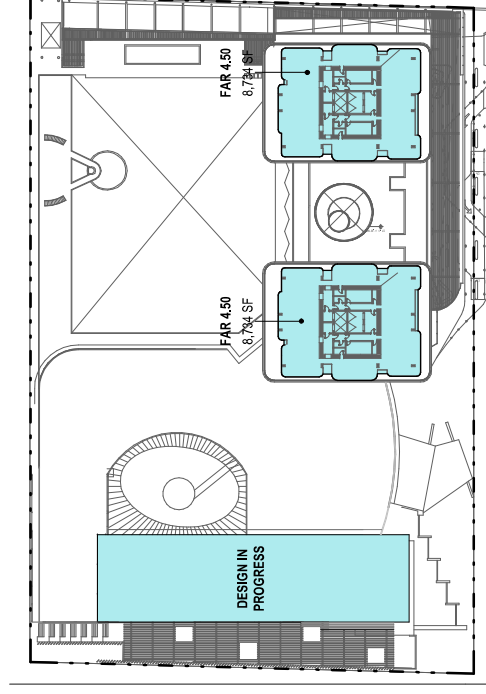
1 FAR DIAGRAM - LV 07 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



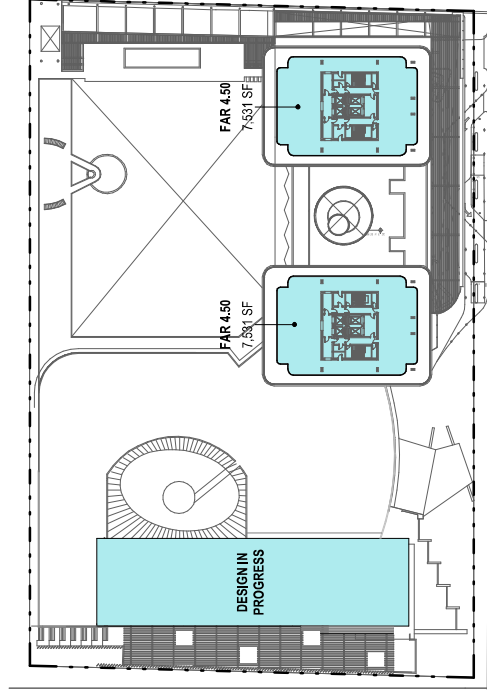
2 FAR DIAGRAM - LV10-LV24TH RESIDENTIAL
1" = 80'-0"



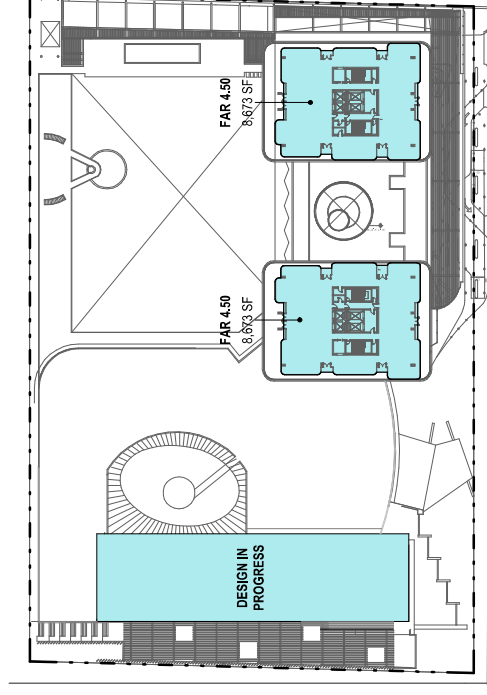
1 FAR DIAGRAM - LV09 RESIDENTIAL
1" = 80'-0"

FAR LEGEND

- BONUS FLOOR AREA
- FAR 4.50



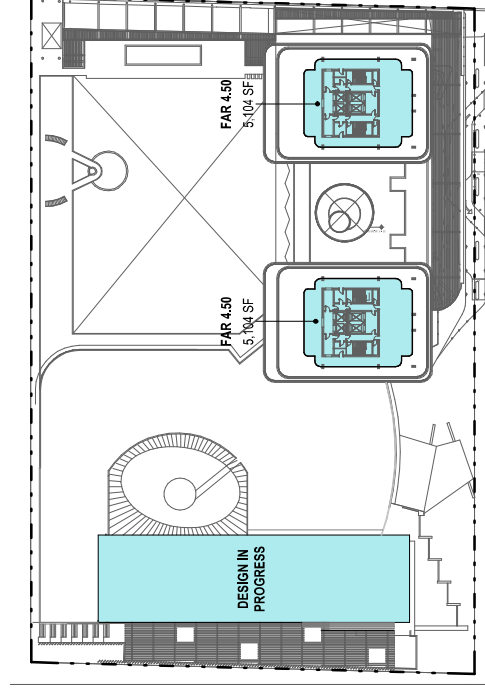
2 FAR DIAGRAM - LV33 RESIDENTIAL
1" = 80'-0"



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

FAR LEGEND

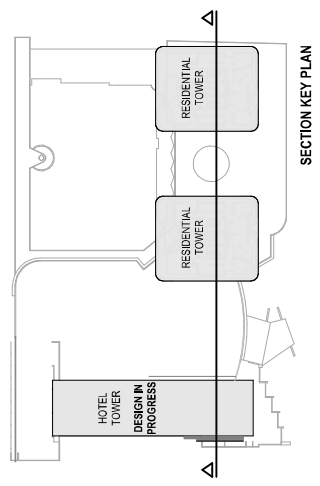
- BONUS FLOOR AREA
- FAR 4.50



1 FAR DIAGRAM - LV34 RESIDENTIAL

1" = 80'-0"

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

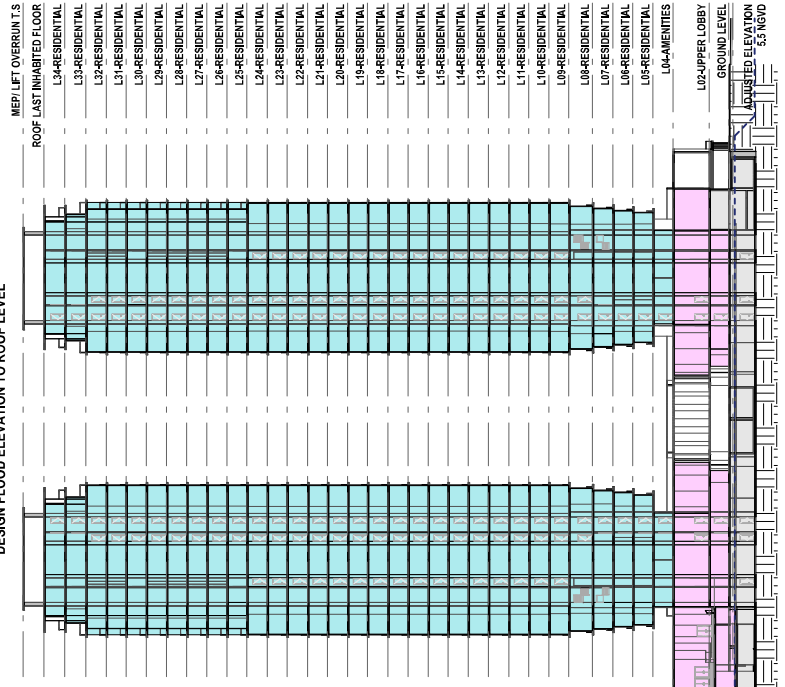
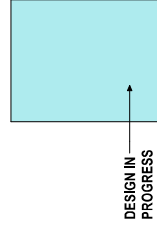


SECTION KEY PLAN

1 PROPOSED FAR - SECTION DIAGRAM

1" = 50'-0"

AREA LEGEND	
	BONUS FLOOR AREA
	AREA FAR 4.5



MEP LIFT OVERBRUN T.S.

ROOF LAST INHABITED FLOOR

- L34-RESIDENTIAL
- L33-RESIDENTIAL
- L32-RESIDENTIAL
- L31-RESIDENTIAL
- L30-RESIDENTIAL
- L29-RESIDENTIAL
- L28-RESIDENTIAL
- L27-RESIDENTIAL
- L26-RESIDENTIAL
- L25-RESIDENTIAL
- L24-RESIDENTIAL
- L23-RESIDENTIAL
- L22-RESIDENTIAL
- L21-RESIDENTIAL
- L20-RESIDENTIAL
- L19-RESIDENTIAL
- L18-RESIDENTIAL
- L17-RESIDENTIAL
- L16-RESIDENTIAL
- L15-RESIDENTIAL
- L14-RESIDENTIAL
- L13-RESIDENTIAL
- L12-RESIDENTIAL
- L11-RESIDENTIAL
- L10-RESIDENTIAL
- L09-RESIDENTIAL
- L08-RESIDENTIAL
- L07-RESIDENTIAL
- L06-RESIDENTIAL
- L05-RESIDENTIAL
- L04-AMENITIES

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

L02-UPPER LOBBY

GROUND LEVEL

ADJUSTED ELEVATION 5.5 NGVD



DEAUVILLE HOTEL & RESIDENCES

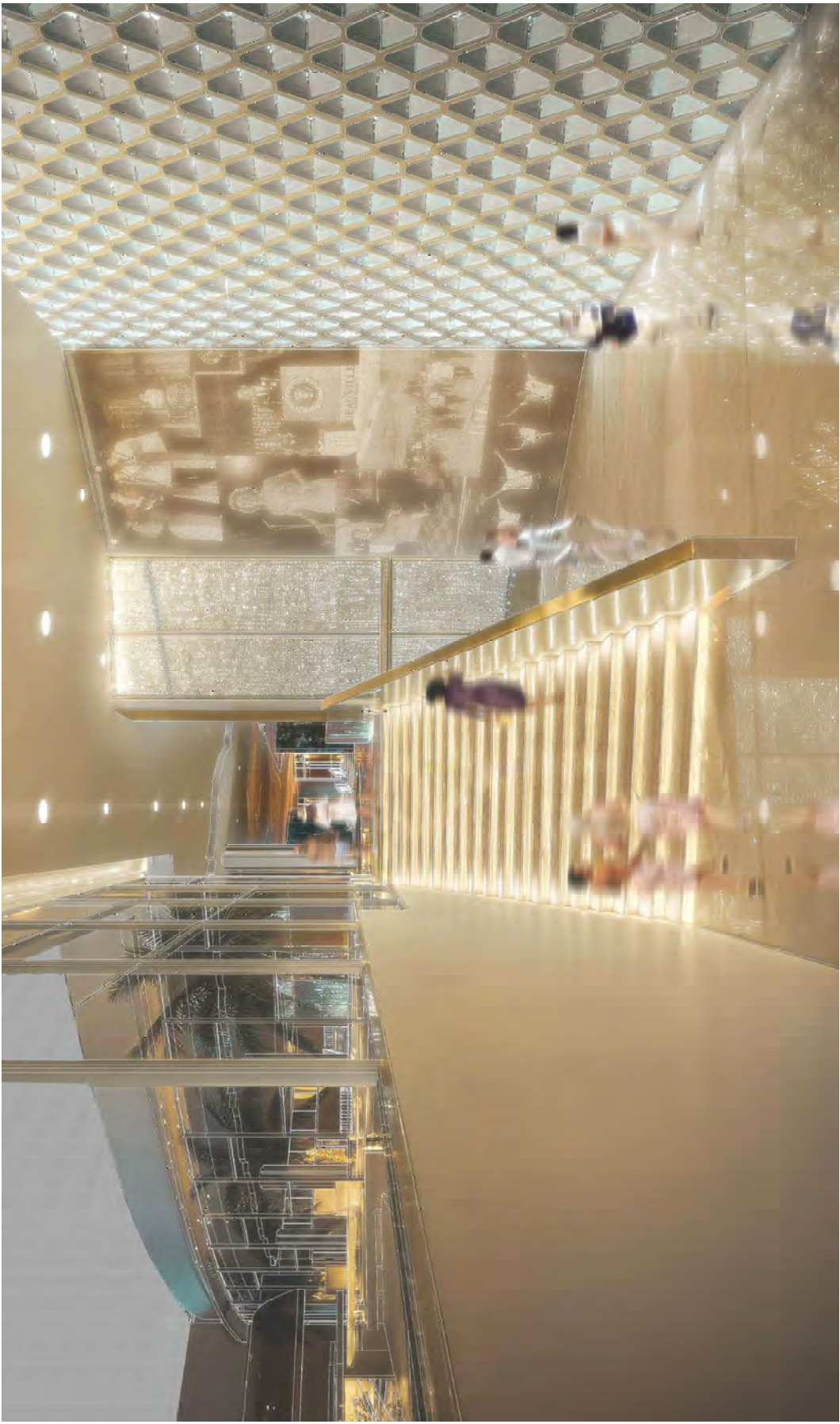
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A10

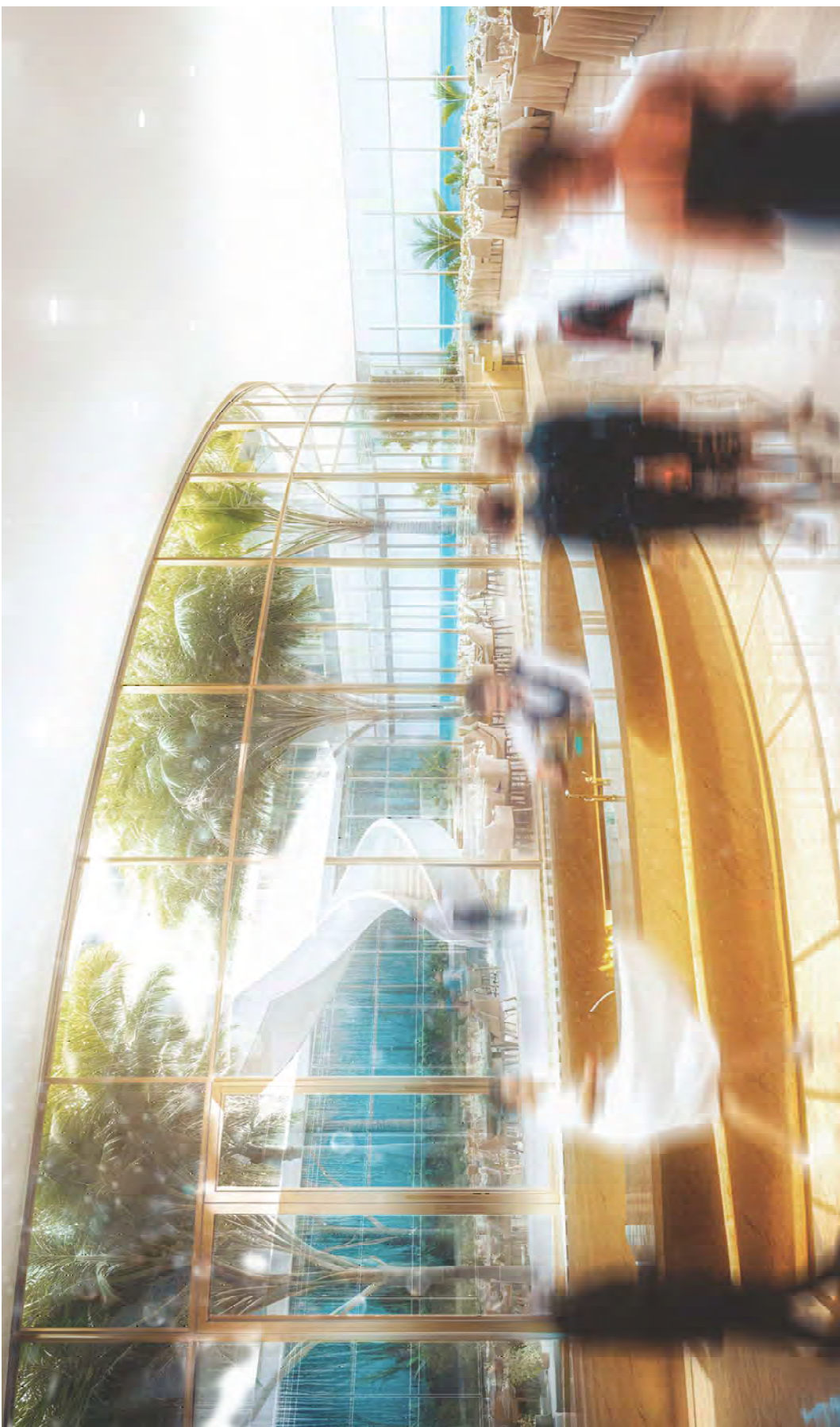
11/12/2025

SCALE: As indicated





Grand Stair from Collins Ave to Lobby







North Ground Level Plaza



**Shulman +
Associates**

North Beach Path (Elevated)

The Deauville - Second Submittal PB24-0693, PB24-0708

2025 0117

p32



North Beach Path (Elevated)



Beach Walk

