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REGULATORY EXHIBITS

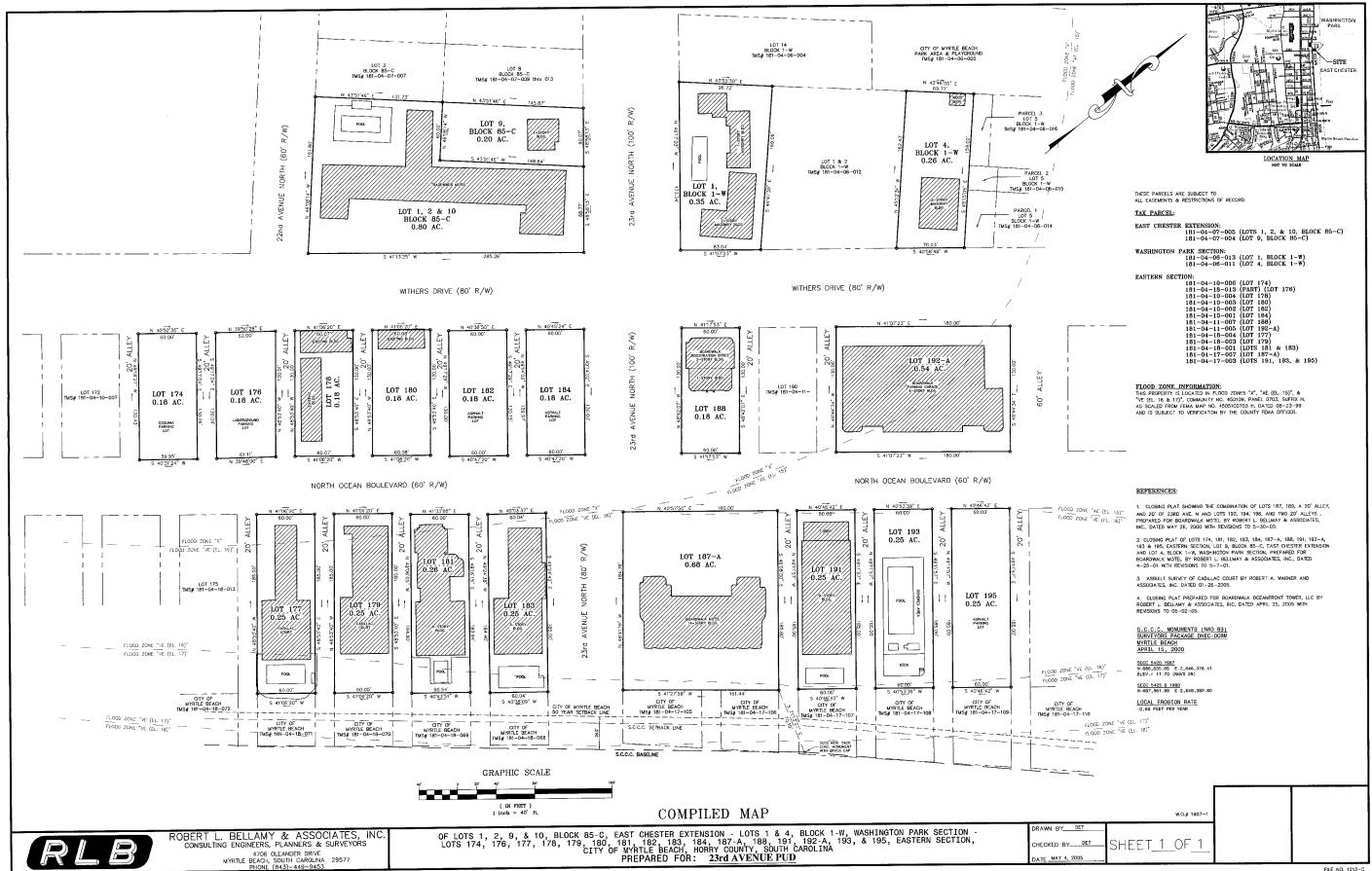
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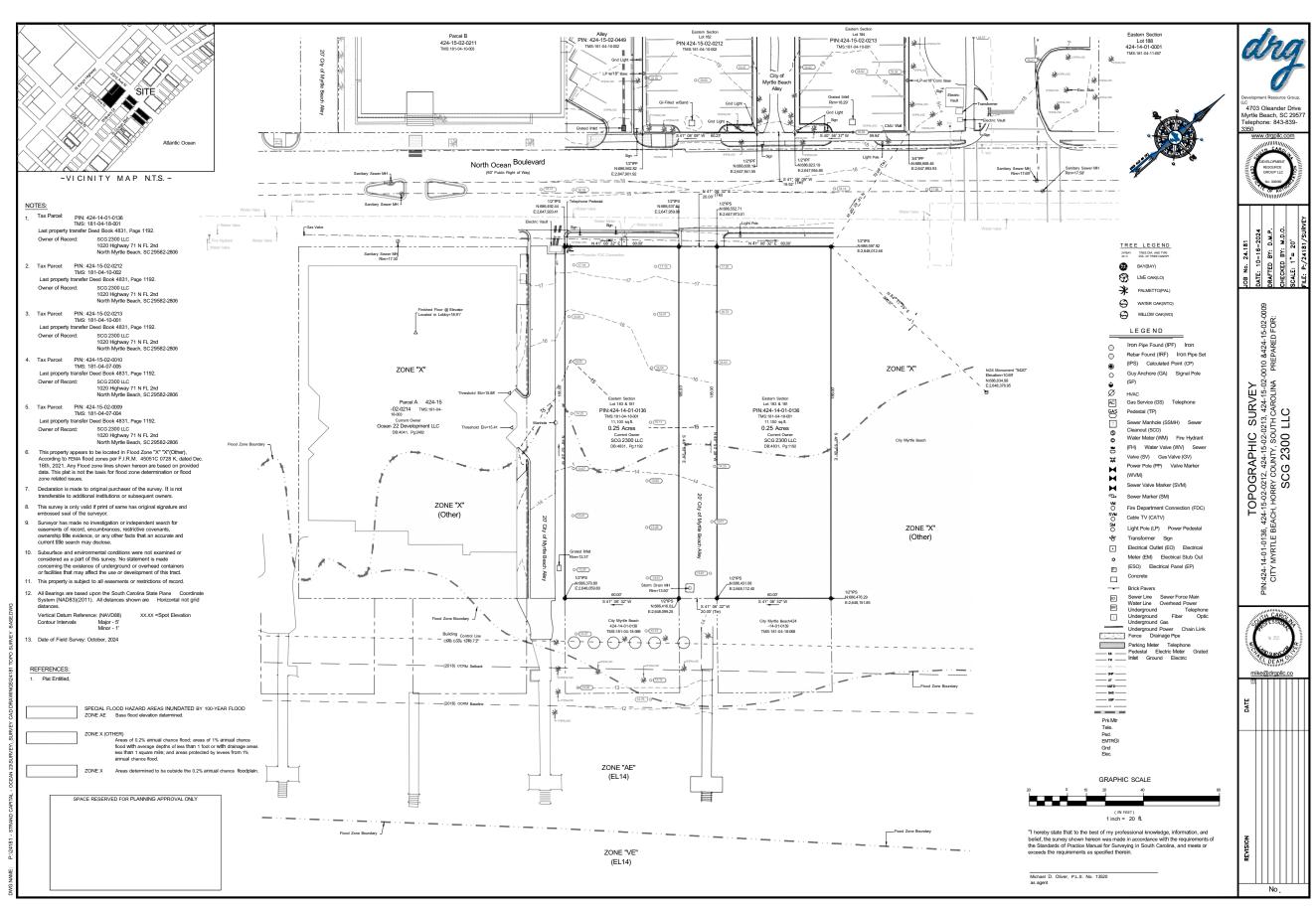
MAY 2005 SURVEY





OCTOBER 2024 SURVEY





PUD

KE

EXISTING LOTS TO BE INCORPORATED INTO 23RD AVENUE PLANNED UNIT DEVELOPMENT

PROPOSED PUD LOT

AREA

PHASE

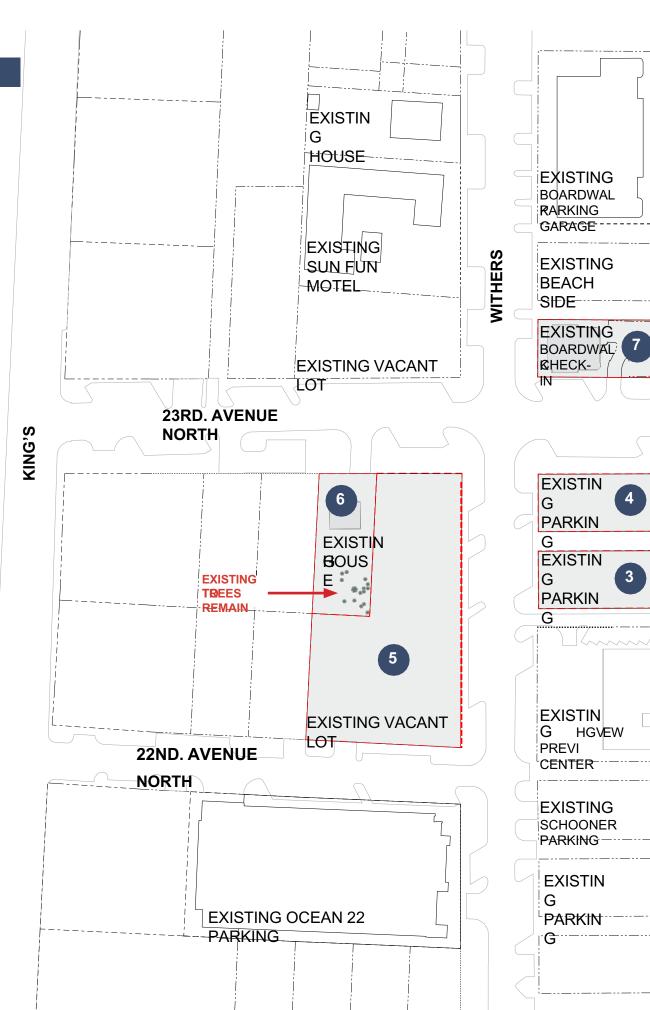
- 1 LOT 11,112 SF | .26 1 Acres
- 2 LOT 11,089 SF | .25
- 2 Acres 3 LOT 7,805 SF | .18
- 3 Acres
- 4 LOT 7,799 SF | .18 4 Acres
- 5 LOT 34,792 SF | .80
- 5 Acres
- 6 8,753 SF | .20 Acres

PHASE

LOT 7,800 SF | .18 7 Acres

Acres

7 Acres 8 LOT 8 29,185 SF | .67





ATLANTIC OCEAN

END + BEACH ACCESS

EXISTING 20'
ALLEY

EXISTING 20'
ALLEY

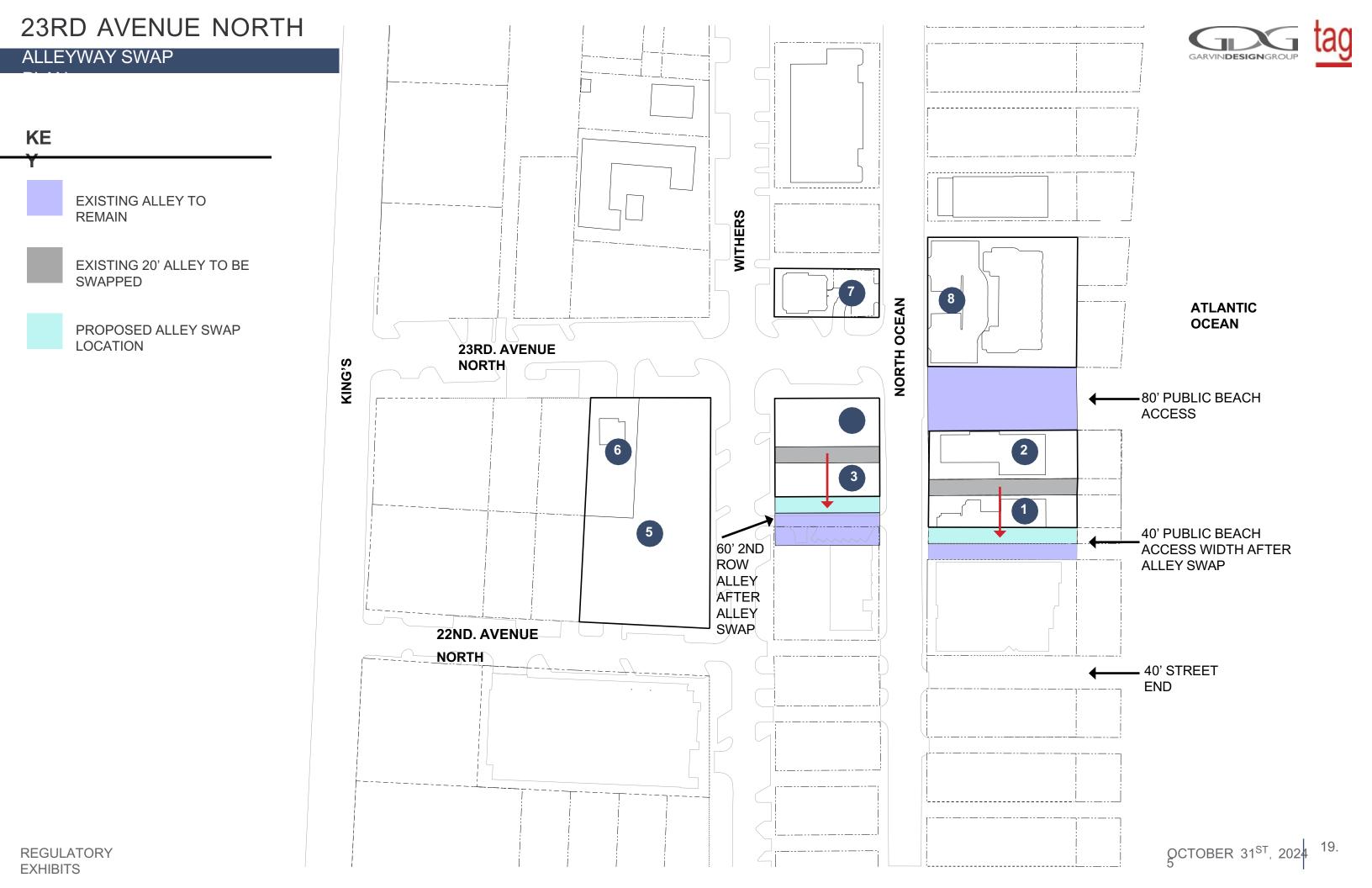
EXISTIN
G
OCEAN

40' STREET

EXISTING SCHOONER

EXISTING SAILFISH

REGULATORY EXHIBITS



SITE PLAN

SITE/PROJECT

DATA



Use: Branded Timeshare Height: 253'

Density: 227 Units

Building Setbacks: 0' 23rd Ave N and Ocean Boulevard;* 5' South Park Area,

20' Ocean Front

SECOND ROW LOTS 3 + 4

Use: Gated valet parking lot. Hatched area indicates future retail/commercial space.

Height: N/A Density: N/A Building Setbacks: 5'

THIRD ROW LOT A*

*LOT A is not part of 23rd Ave PUD (remains part of 21st Ave PUD) Use: Parking

Garage

Height: 56'-1" Density: N/A Building Setbacks: 5'

6 THIRD ROW LOTS 6 + 7

Use: Gated parking lot. Hatched area indicates future retail/commercial space.

Height: N/A Density: N/A Building Setbacks: 5'

PHASE

SECOND ROW LOT 8

Use: Existing Check-In Building Height: Existing Density: Existing

Building Setbacks:

Existing

OCEANFRONT LOT 9

Use: Existing

Condominium Height:

Existing

Density: Existing

Building Setbacks:
*0' setbacksfram Ocean Boulevard will
incorporate required City sidewalk easement at

ground level REGULATORY **EXHIBITS**





OPEN SPACE





BUILDING COVERAGE



PRIVATE OPEN SPACE



PUBLIC OPEN SPACE

LOTS 1-

6: COMBINED LOT AREA OF LOTS 1-6: 81,726 sf

BUILDING COVERAGE OF LOTS 1-6: 19,003 sf (23%)

TOTAL PUD OPEN SPACE* OF LOTS 1-6: 72,203 sf (87%)

LOTS 1-2:

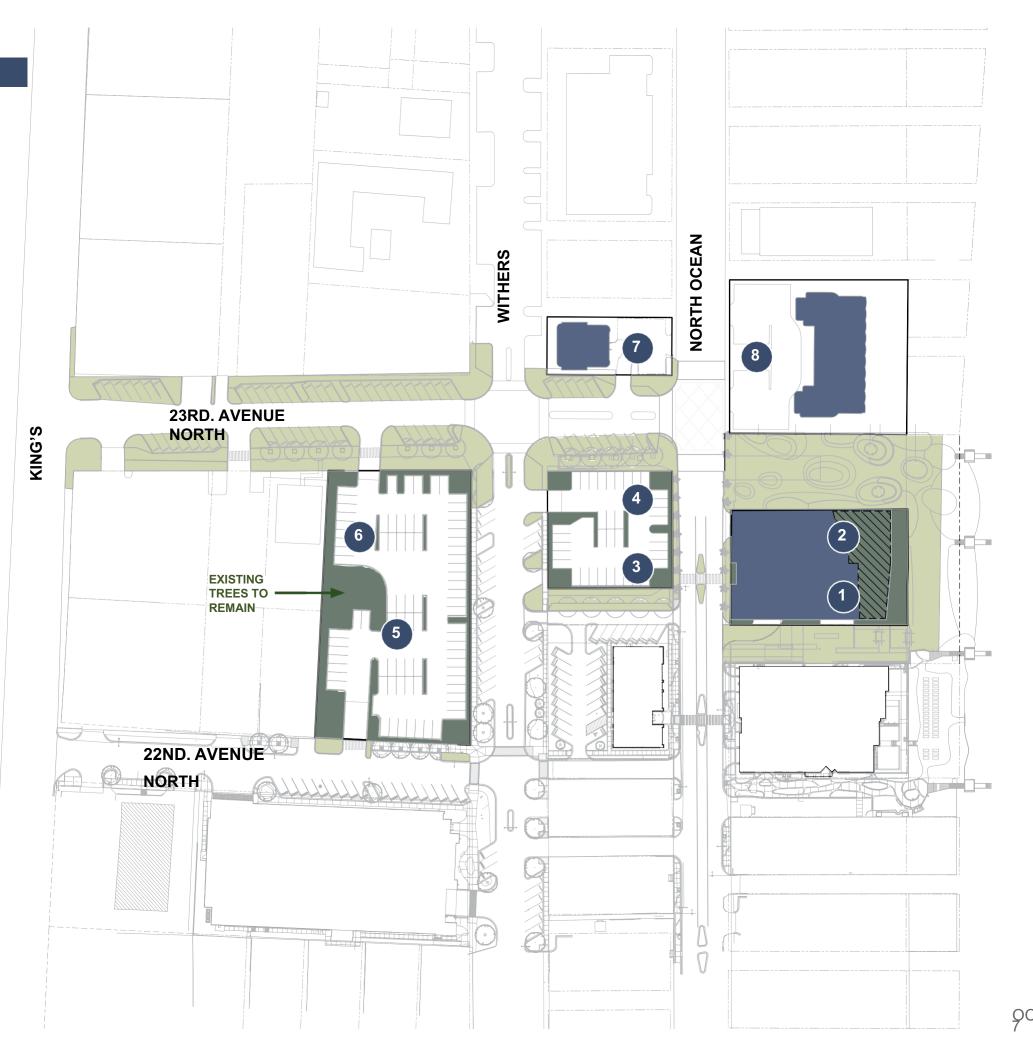
COMBINED LOT AREA OF LOTS 1-2: 22,091 sf

BUILDING COVERAGE OF LOTS 1-2: 19,003 sf(86%)

TOTAL PUD OPEN SPACE* OF LOTS 1-2: 7,146 sf (32%)

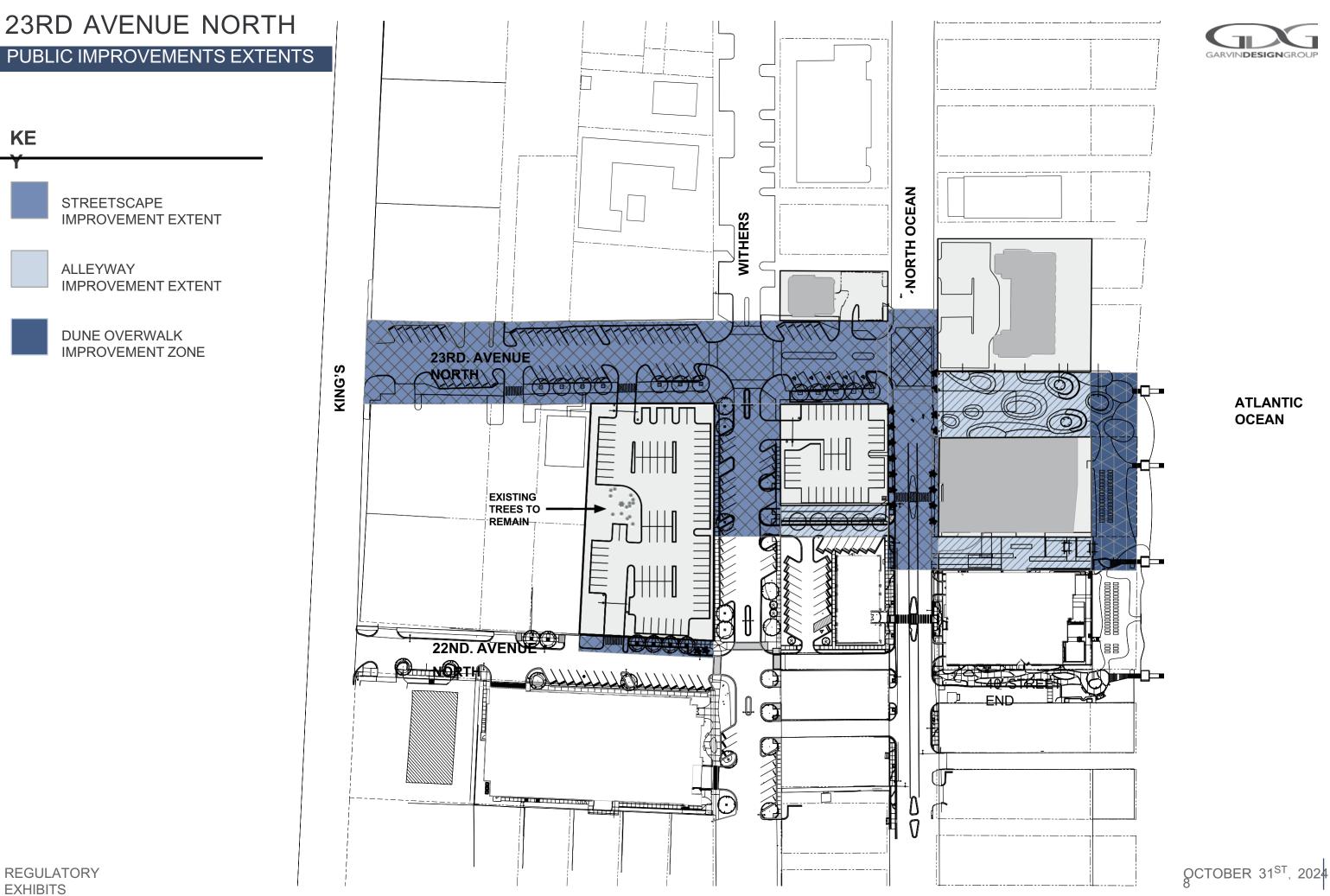
*Open space square footage includes new tower 21st floor rooftop amenity space open to sky

REGULATORY EXHIBITS

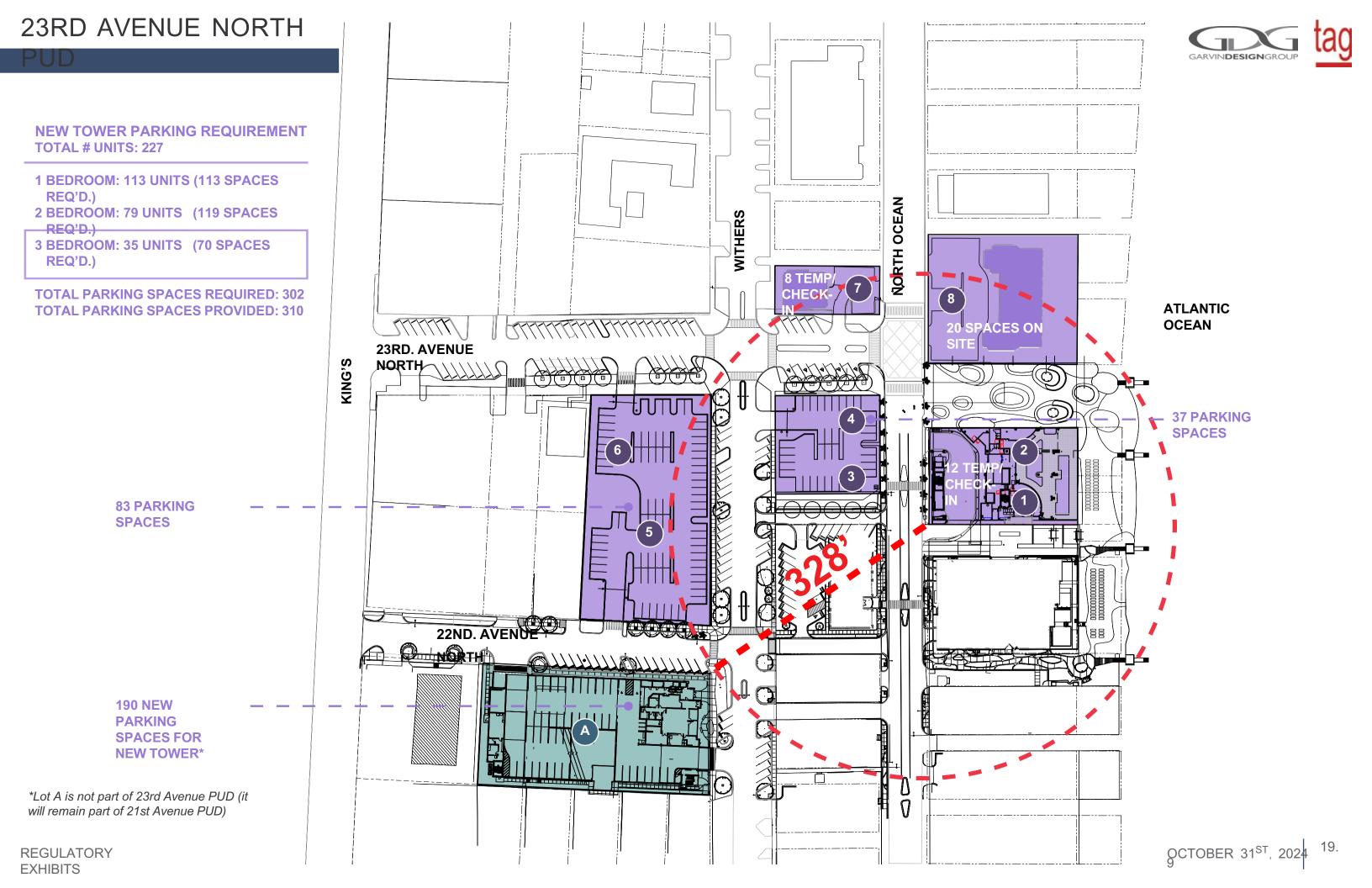




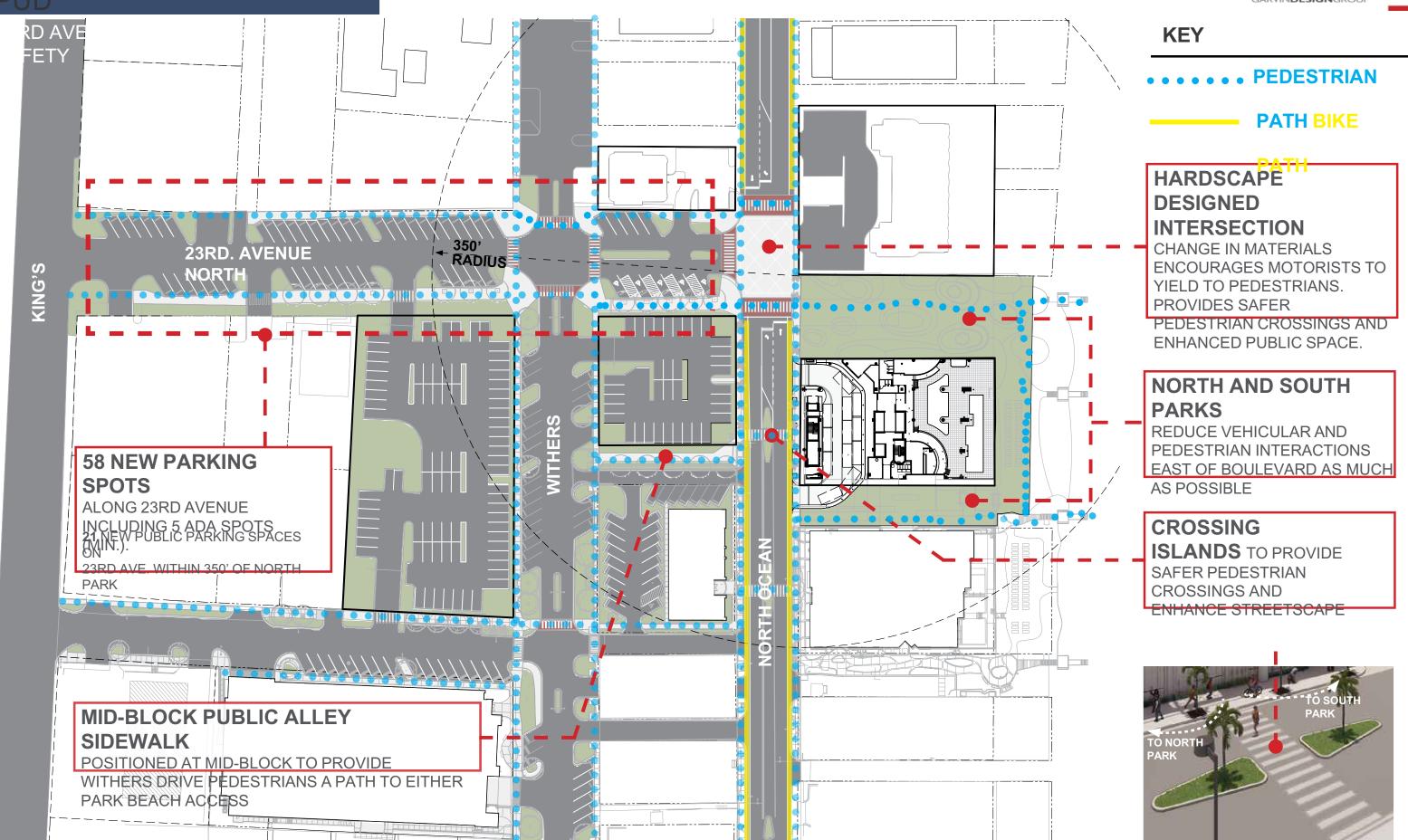
ATLANTIC OCEAN











OCTOBER 31ST, 2024

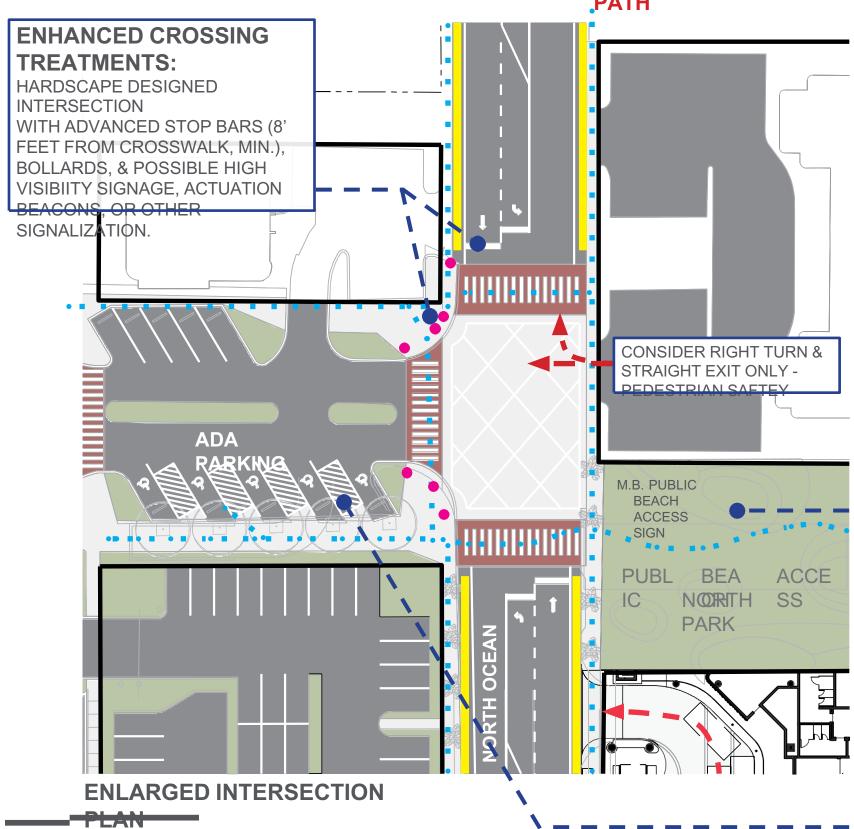
PEDESTRIAN SAFETY



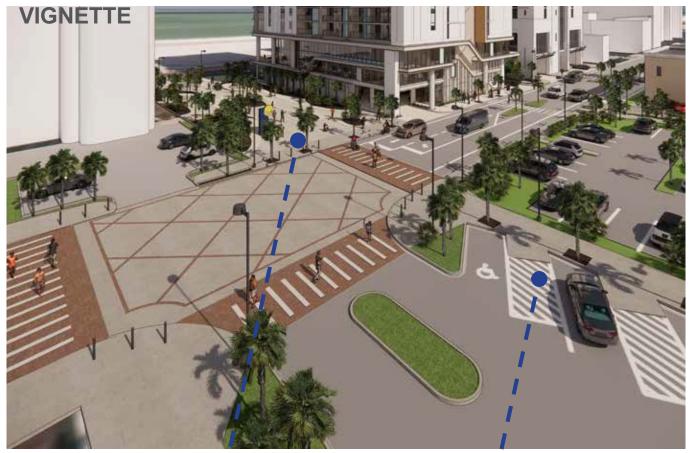


VEHICLE PEDESTRIAN PATH P4NTERSECTION

BIKE PATH



KE



PUBLIC BEACH ACCESS GATEWAY

80'-WIDE 23RD AVENUE LANDMARK PEDESTRIAN GATEWAY PARK TO GRAND STRAND. ELIMINATION OF VEHICULAR/ PEDESTRIAN INTERACTIONS EAST OF OCEAN BOULEVARD. TO ENCOURAGE POSITIVE INTERACTIONS AND A SENSE OF COMMUNITY, THE PARK MAY HOST BEACH ACCESS SIGNAGE, BIKE PARKING, PUBLIC SEATING

& FVFNT STRUCTURES.

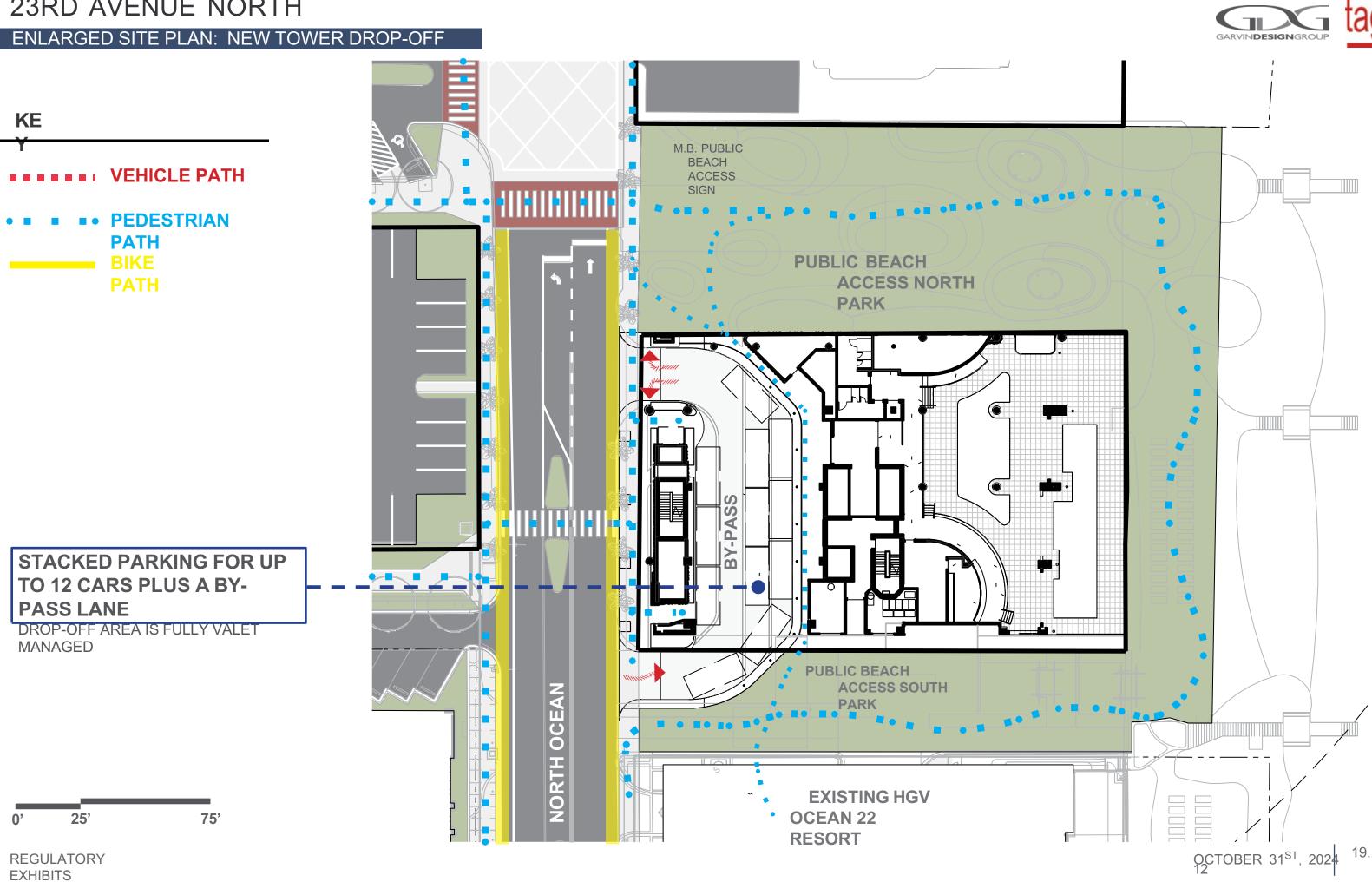
PIRIORITOY/AIGCESSIADDA/BLIC PARKING

WITH HARDSCAPE PLAZA CROSSING. **BOLLARDS OR OTHER BARRIES AT** RADIUS CURBS CAN PREVENT CARS

FROM ENTERING THE PEDESTRIAN SPACE.

25'

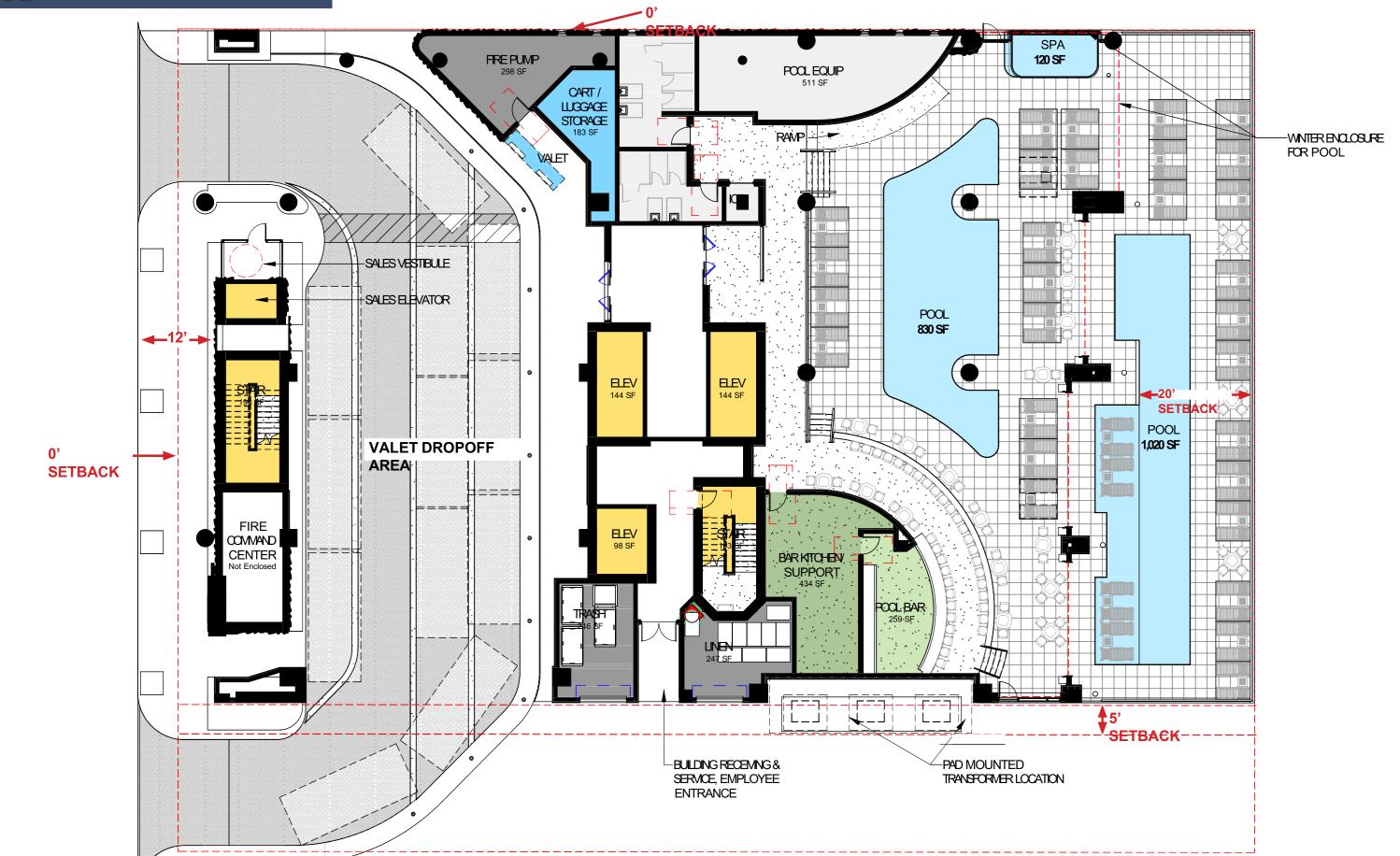
75'



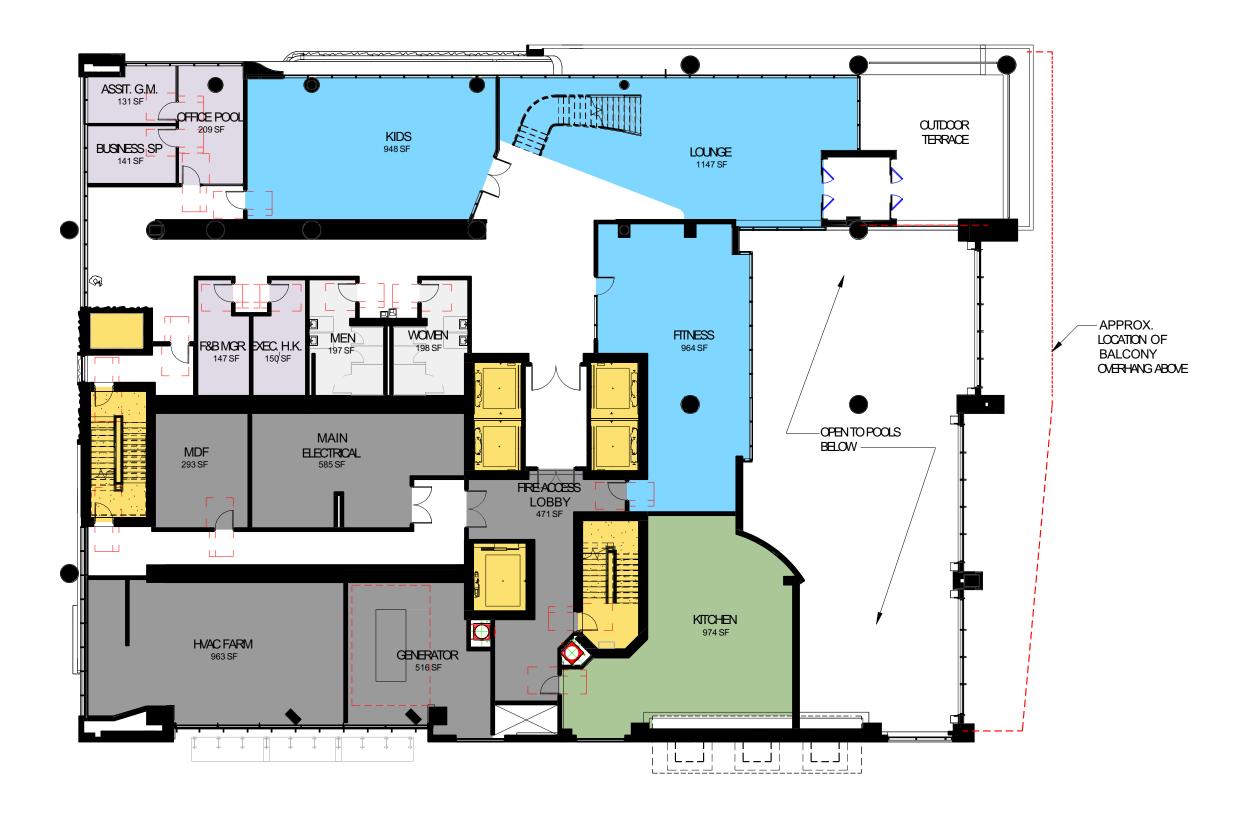
REGULATORY

EXHIBITS



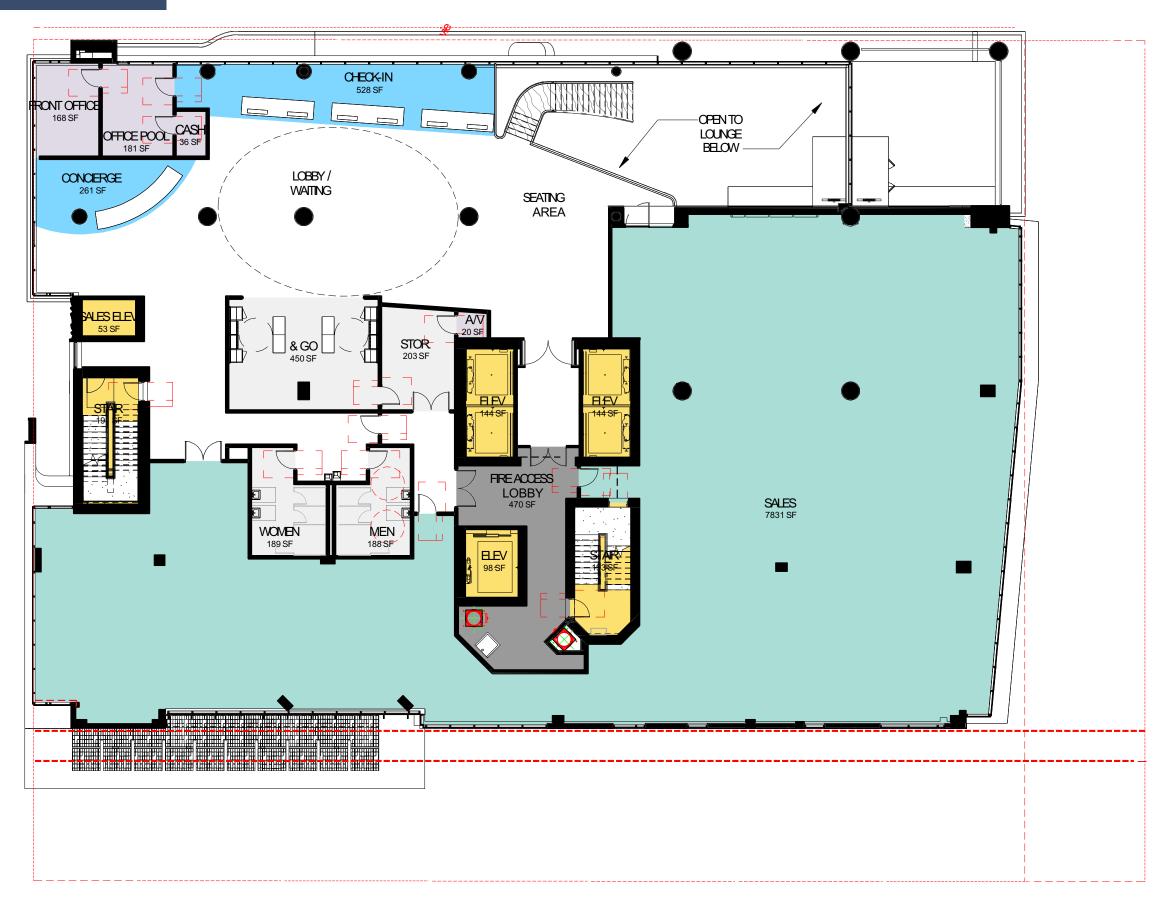




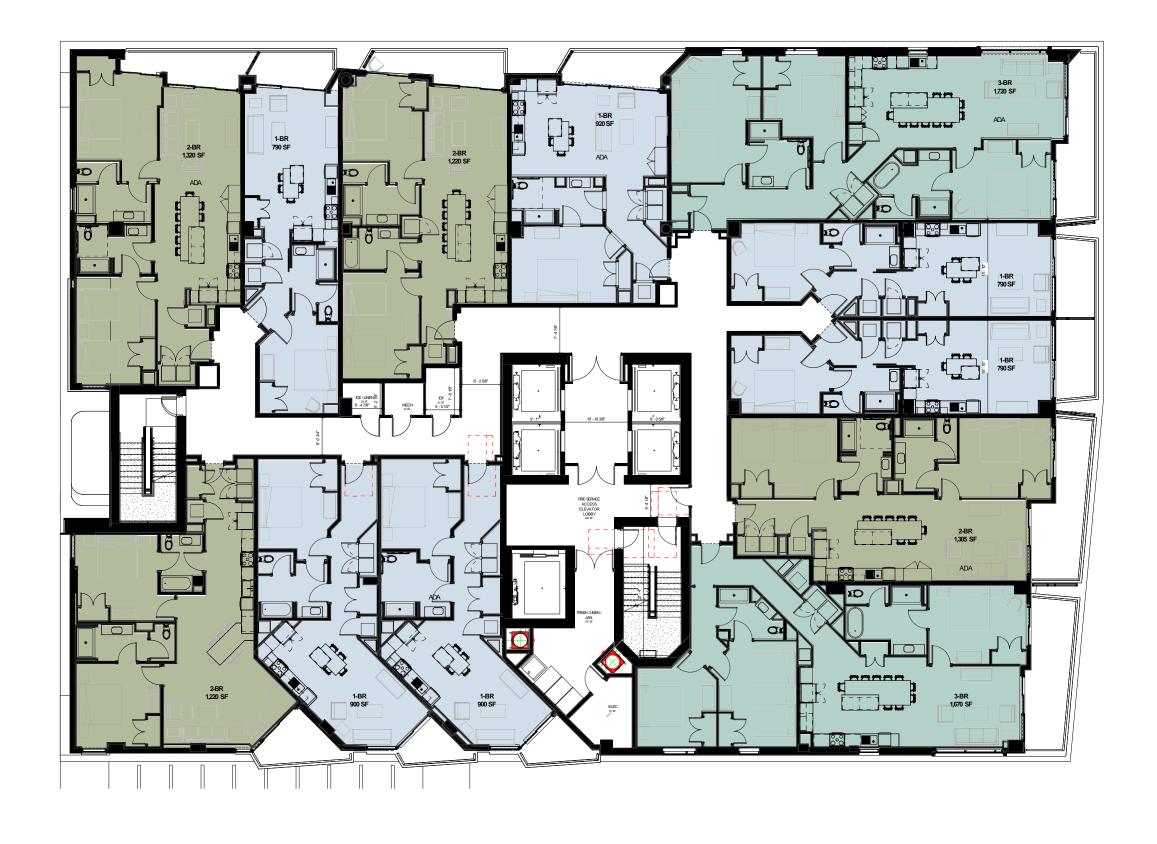


NEW TOWER SECOND FLOOR PLAN

















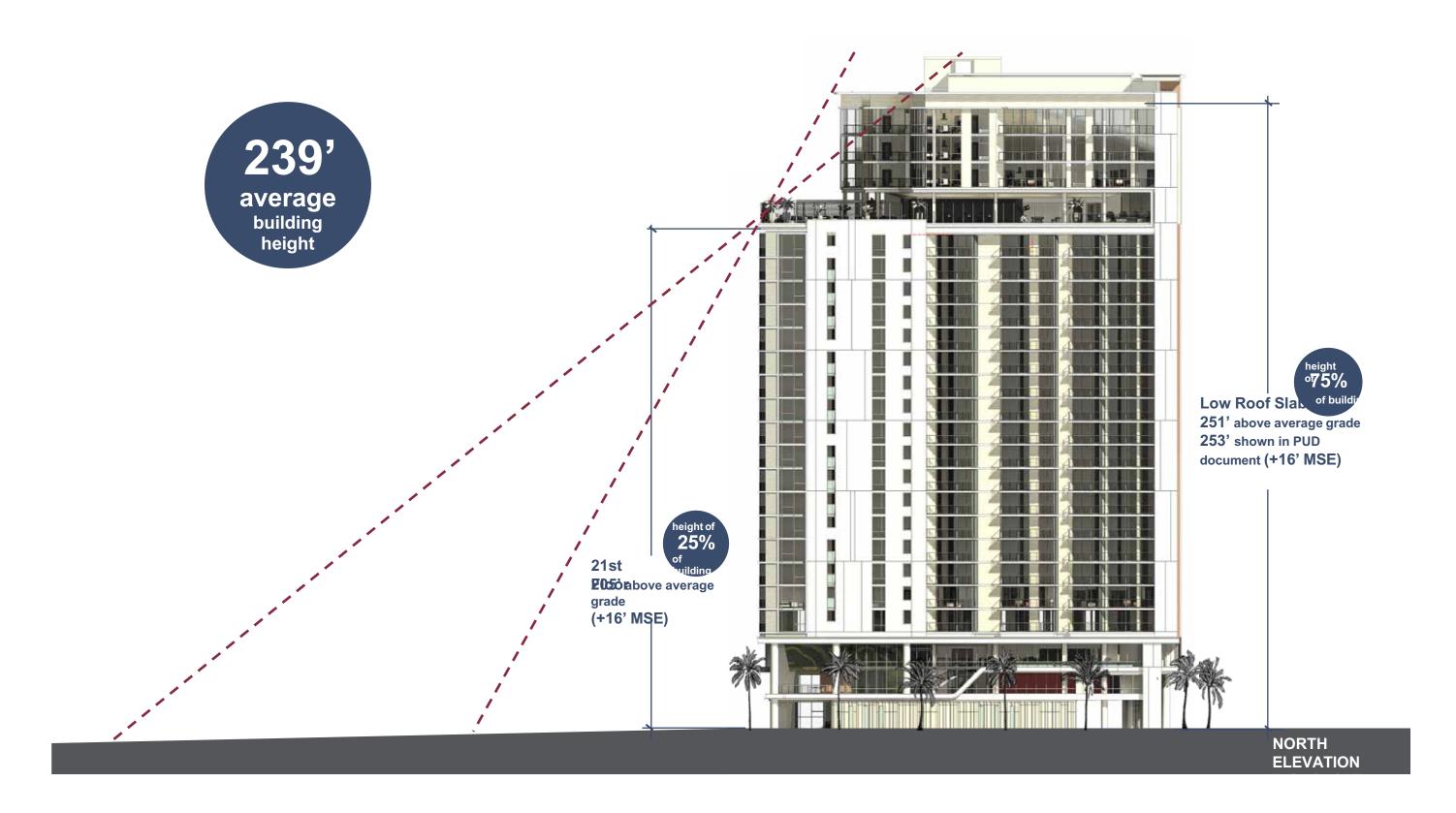




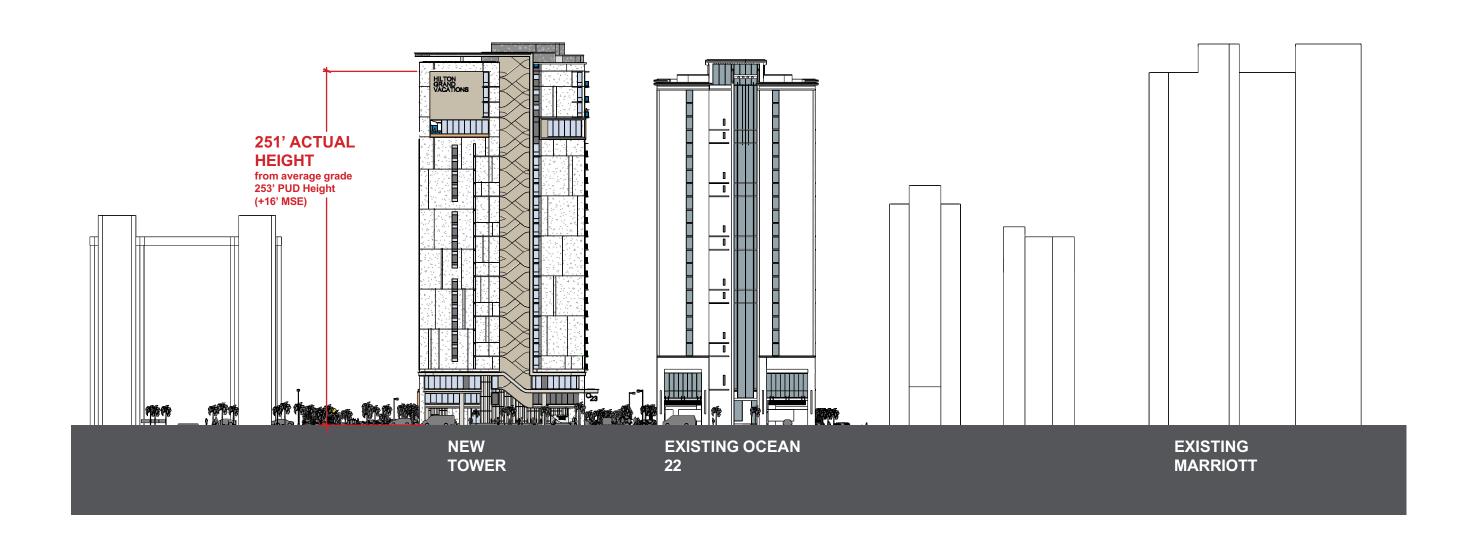










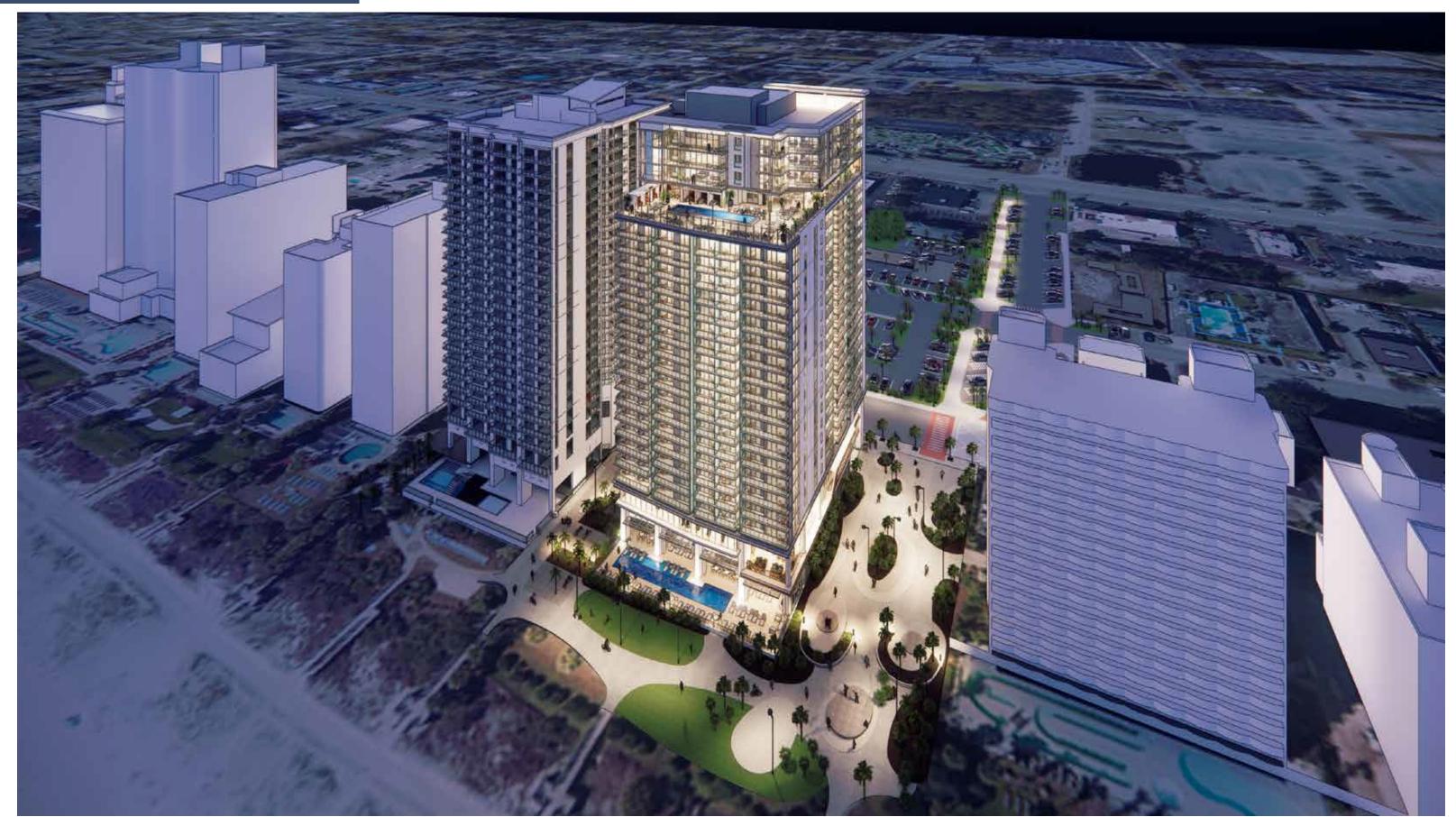


NEW TOWER SUN STUDY

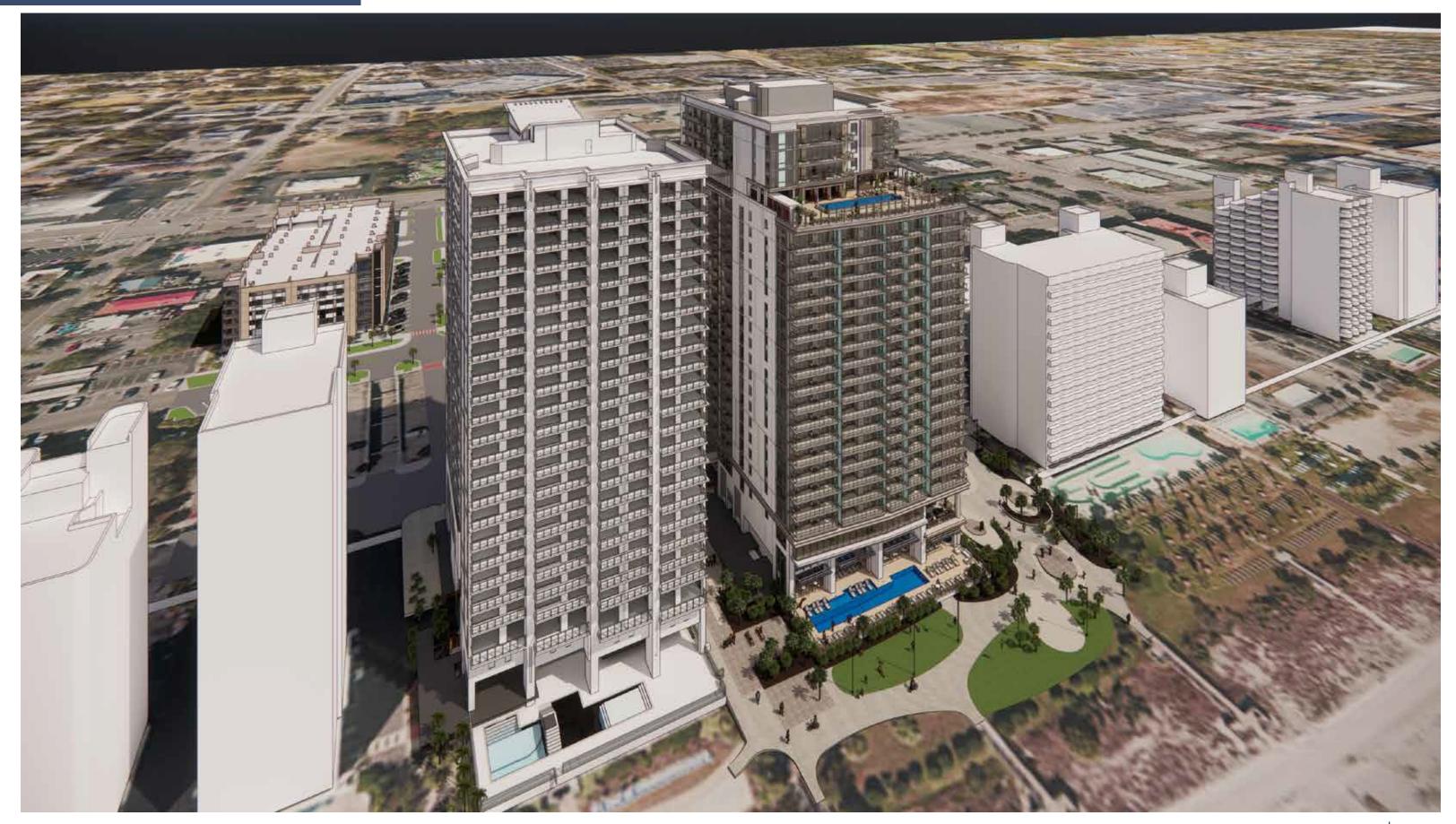












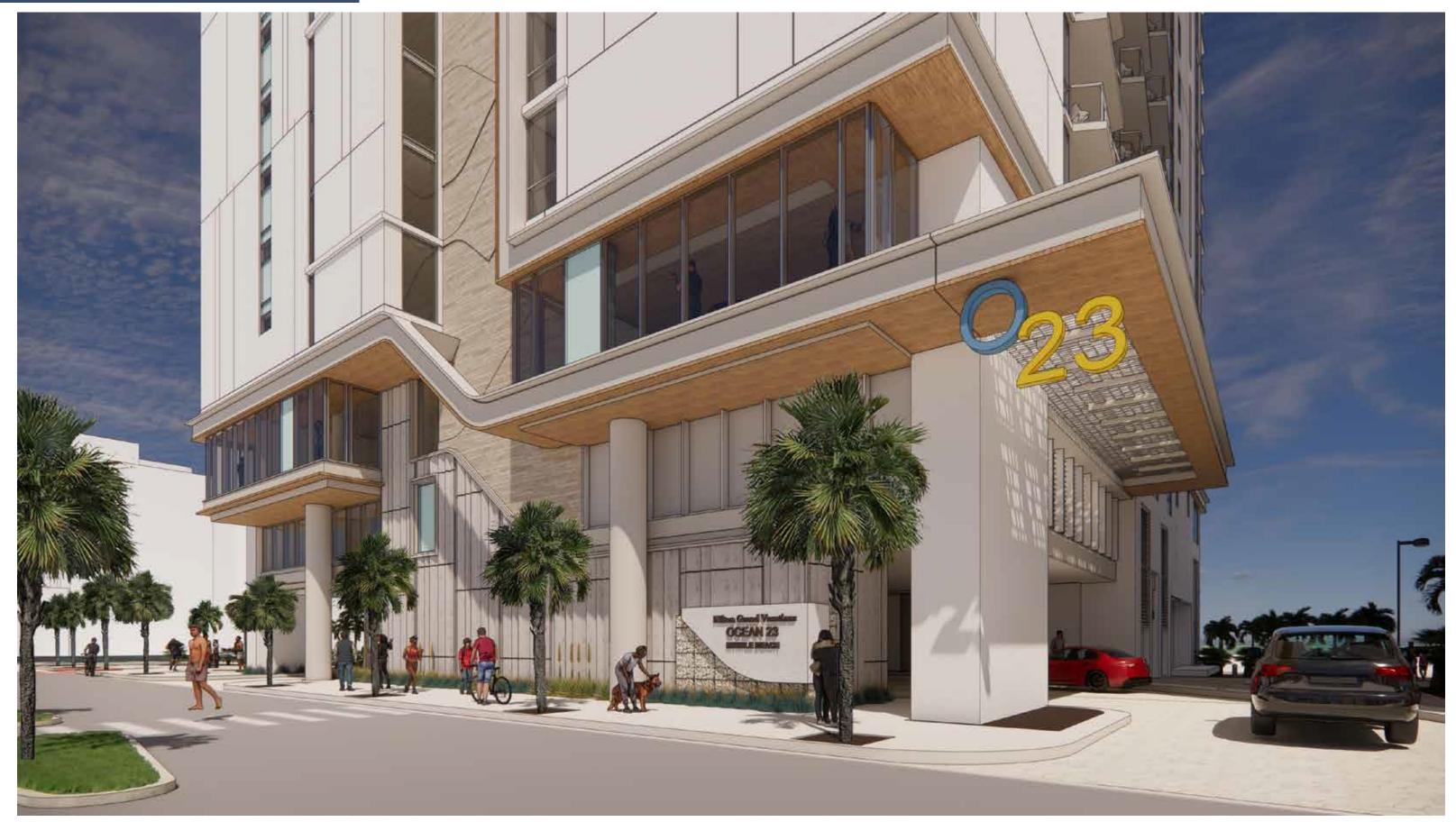
























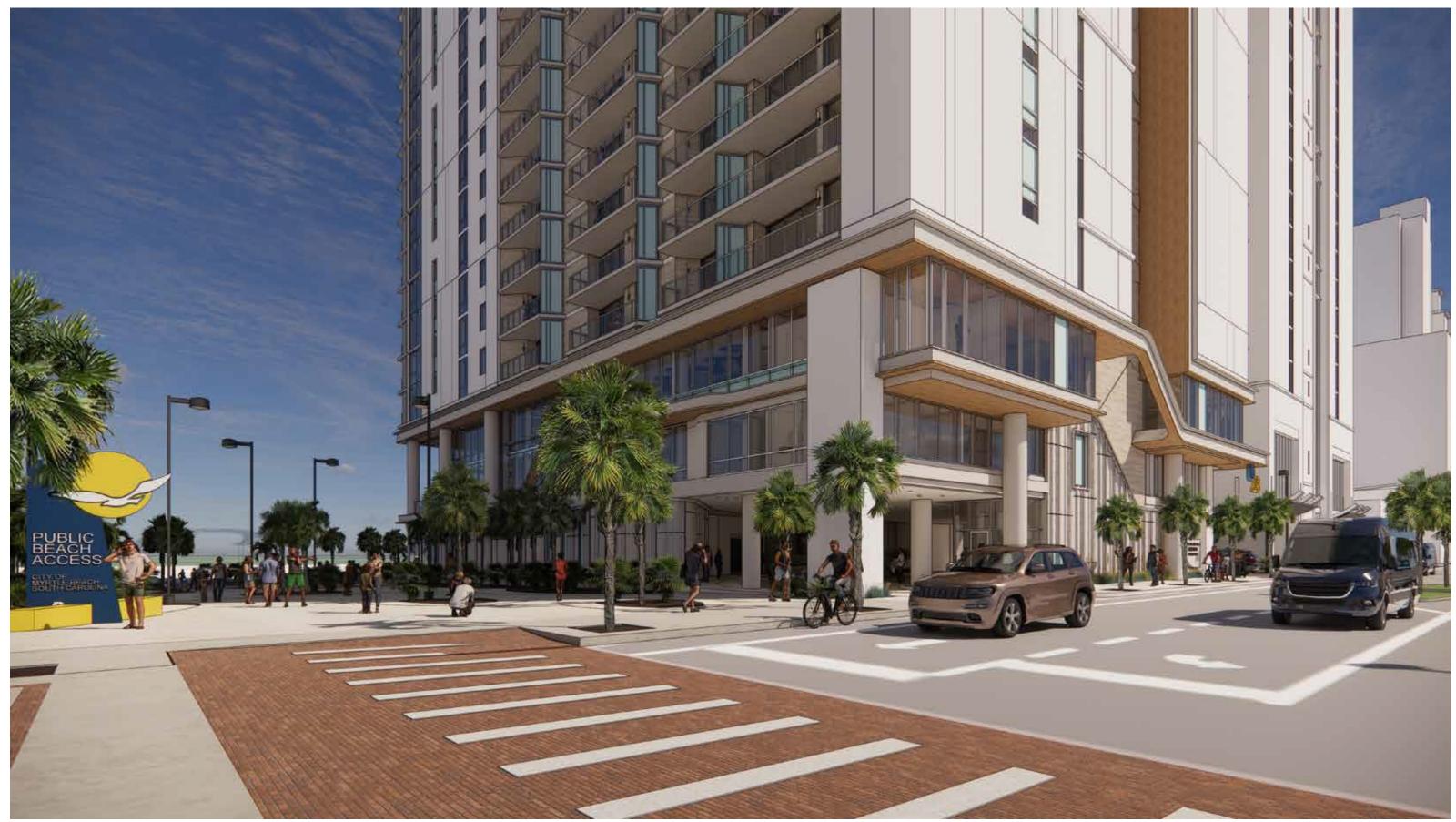








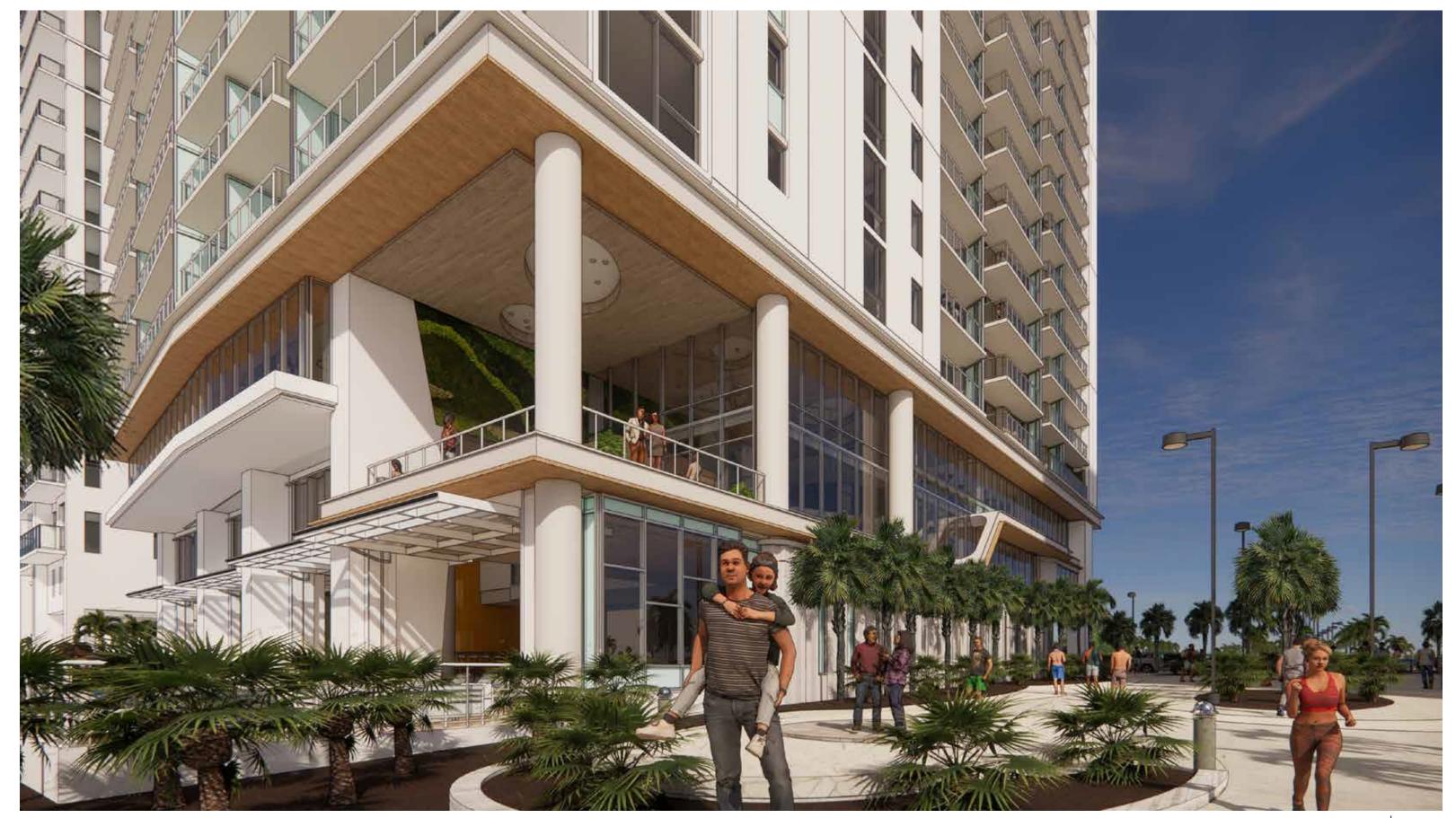












NEW TOWER 3D VIEWS





REGULATORY EXHIBITS

PARKING GARAGE 3D VIEW







