

LAND USE STUDY

ZONING: CCC
ADJACENT DEVELOPMENT ZONE: RM-2
FEMA: FLOOD ZONE EL+8
FAR REQ'D: 2.75 MAX
BUILDING HEIGHT: 100' MAX

PROPOSED BUILDING OCCUPANCY: A-3 ASSEMBLY
EXISTING FLOOR AREA: 1,717 SF
PROPOSED NEW FLOOR AREA: 6,460 SF
TOTAL FLOOR AREA: 8,177 SF
SITE AREA: 72,826 SF (1.672 ACRES)
FAR: 0.11

RM-2 LOT STANDARDS:
MIN LOT AREA - 7,000 SF
MIN LOT WIDTH - 50 FT
MIN SIZE - NEW CONSTRUCTION - 550 SF

SETBACK REQUIREMENTS FOR RM-2:
FRONT SETBACK - 20'
SIDE, INTERIOR - 10' MIN OR 8% OF LOT WIDTH
SIDE, STREET FACING - 10' MIN OR 8% OF LOT WIDTH
- TOTAL SIDE YARDS MIN 16% WIDTH
REAR SETBACK - 10% LOT DEPTH MIN

PROVIDED SETBACKS:
FRONT SETBACK - 22'-6 1/2"
SIDE, INTERIOR - 277'-6" (AVERAGE WIDTH)
SIDE STREET FACING - 0'-0"
REAR SETBACK - 0'-0 1/2"
ALLOWED PROJECTIONS INTO YARD: 5' FOR ADA WALKWAYS
- 25% MAX FOR ROOF OVERHANGS

PARKING ANALYSIS - MIAMI BEACH PARKING DISTRICT 1:

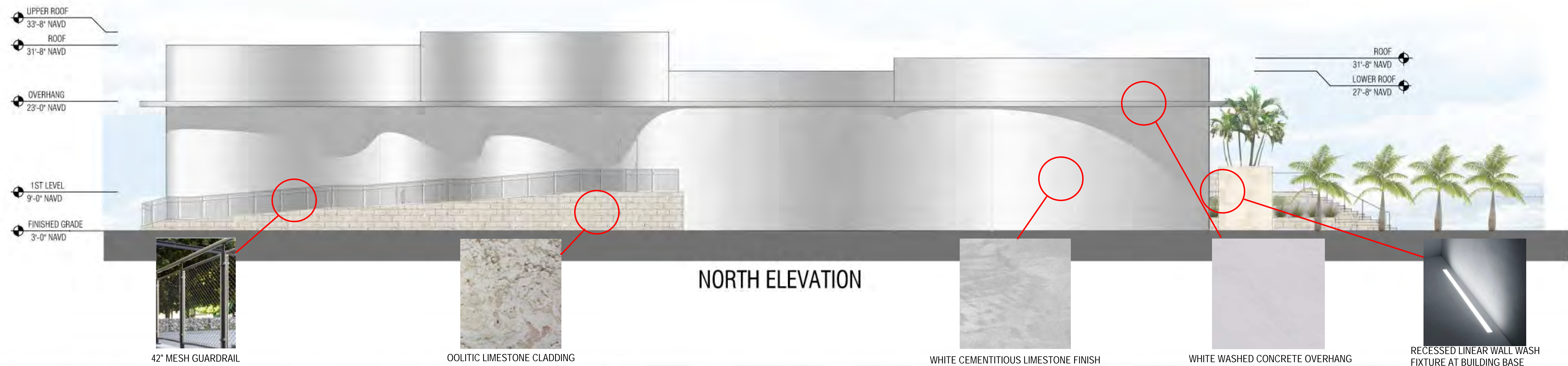
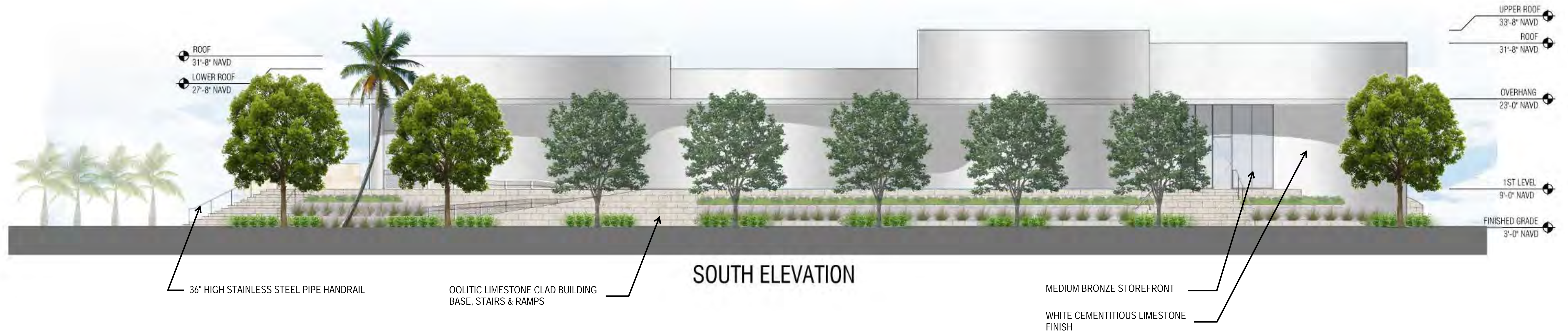
NEW CCC REQUIRED PARKING:
AUDITORIUM USE: 1 SPACE PER 1,000 SF AVAILABLE FOR SEATING
1 SPACE / 3,085 SF = 4 ADDITIONAL PARKING SPACES
ACCESSIBLE SPACES - 1 REQUIRED (FOR 1-25 SPACES)

NEW CCC PROVIDED PARKING:
0 SPACES PROVIDED

EXISTING ONSITE PARKING:
30 SPACES INCLUDING 2 ACCESSIBLE SPACES
5 DEDICATED TO THE MEMORIAL, 25 PUBLIC PARKING

DISPLACED PARKING RELOCATION SHALL BE PROPOSED UNDER A SEPARATE STREET IMPROVEMENT PERMIT PACKAGE, AND IS NOT INCLUDED IN THIS REVIEW SUBMISSION





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THE HOLOCAUST MEMORIAL CENTER - DRB SUBMITTAL

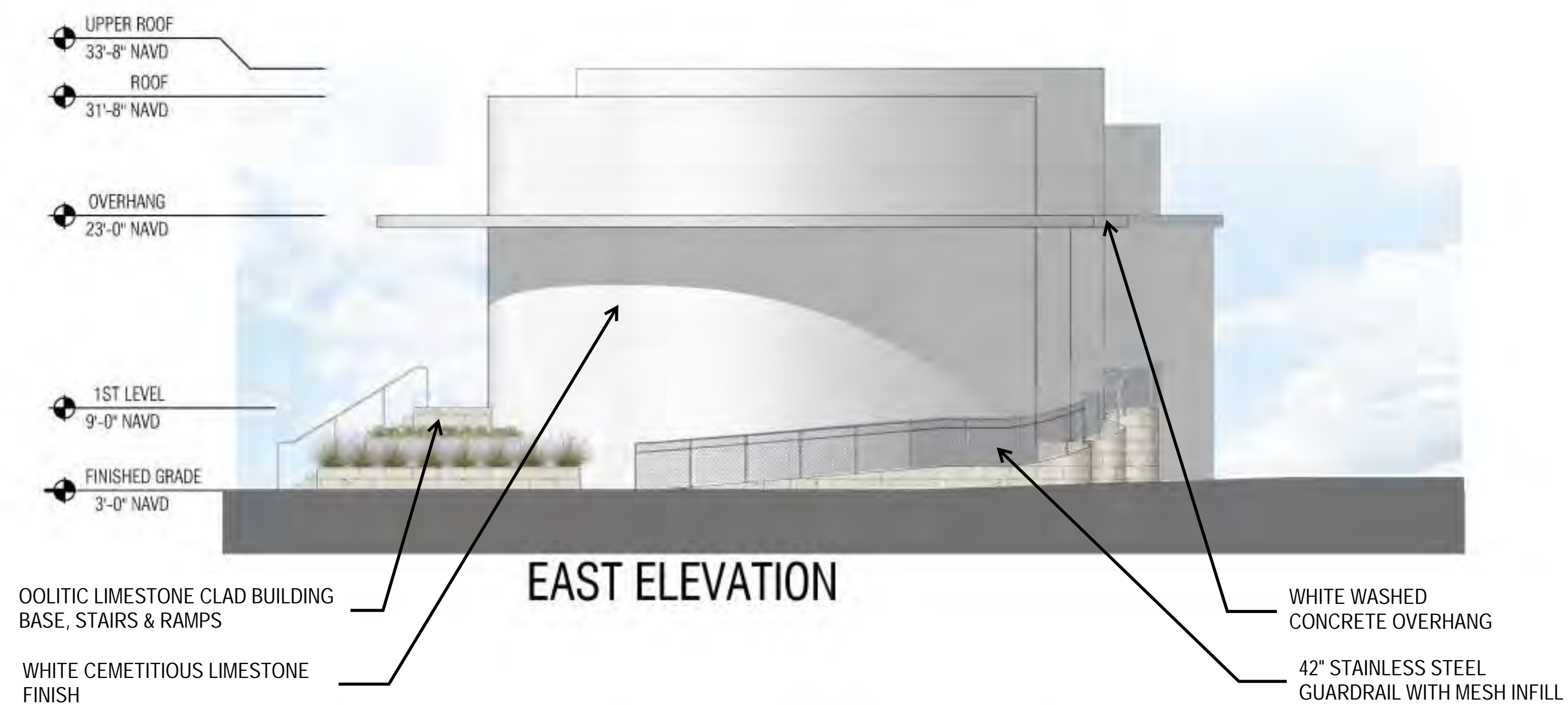
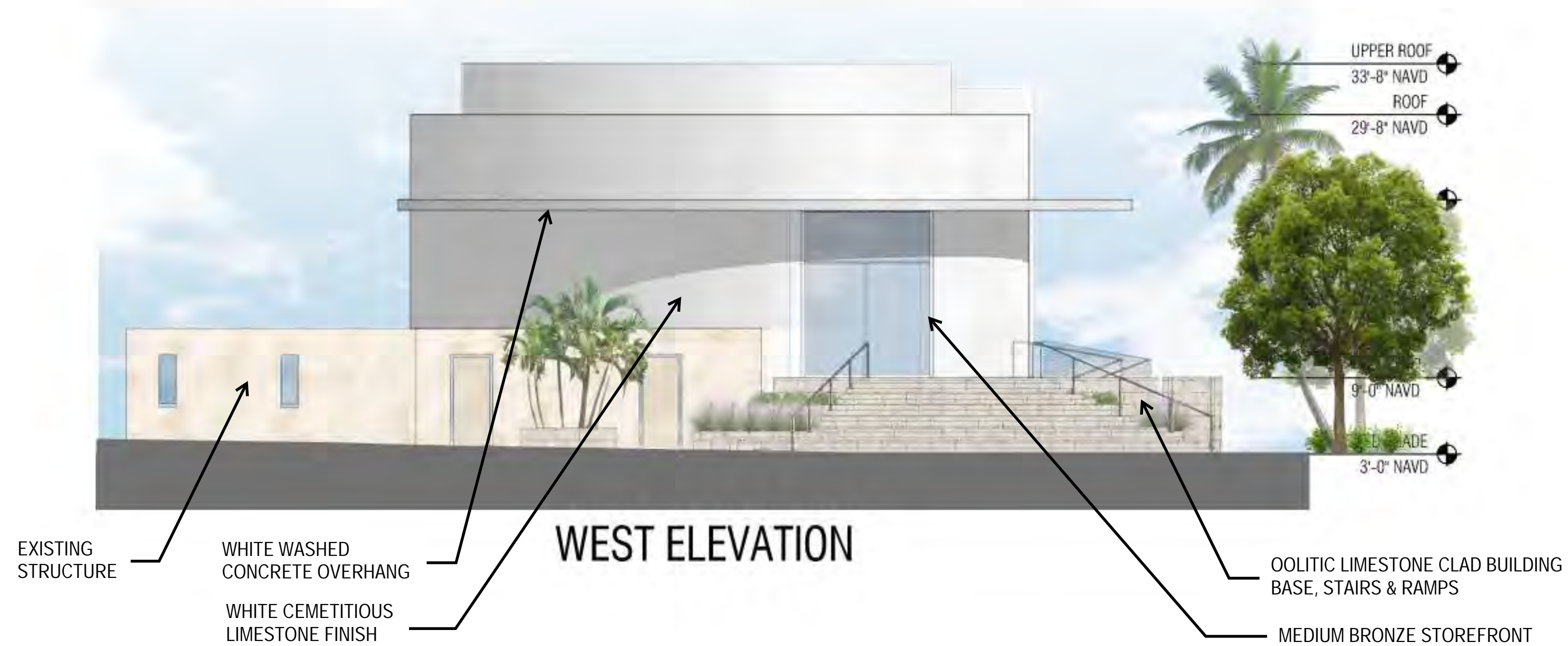
1933-1945 Meridian Avenue, Miami Beach, FL 33139

DRAWING: EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"

DATE: December 2, 2021

A-20



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1933-1945 Meridian Avenue, Miami Beach, FL 33139

DRAWING: AERIAL RENDERING WITH STREET TREES
 SCALE:
 DATE: December 2, 2021

A-41

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DRAWING: AERIAL RENDERING SOUTH WITH STREET TREES
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A-43





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DRAWING: RENDERING - DAY VIEW WITH STREET TREES

SCALE:

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DRAWING: RENDERING - NIGHT VIEW

SCALE:

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DRAWING: RENDERING - NIGHT VIEW WITH STREET TREES

SCALE:

DATE: December 2, 2021

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