THE HOHAUSER HOTEL

1030 6th Street, Miami Beach, Florida

HISTORIC PRESERVATION BOARD FINAL SUBMISSION

August 8th, 2022



Scope of Work

- Restoration of two Historic 2-story structures and the adjoining courtyard.
- Demolition of I Contributing 2-story structure on the south side of the lot with Partial Reconstruction.
- New construction of a 7-story Hotel
- 62 units in new proposed building and 14 units in existing buildings.



7500 NE 4th Cour Studio 102 Miami, FL 33138

2237

PROJECT:

THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:

COVER SHEET

JENNIFER McCONNEY FLORIDA LIC# AR9304ALL DRAWINGS AND WRITTEN MATERIAL APPEARIN
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DATE:	08/08/2022



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PROJECT:

THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:

RENDERINGS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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VIEW FACING SOUTH ON 6TH STREET





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THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

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THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:

RENDERINGS

JENNIFER McCONNEY FLORIDA LIC# AR9:

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SCALE

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SHEET NUMBER

VIEW INTO COURTYARD FACING SOUTH ON 6TH STREET



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2 RENDERINGS A2.02 AERIALS A3.03 WEST ELEVATION A2.03 ACMOMETRIC VIEWS OF SITE A3.03A WEST ELEVATION A3.03 ACMOMETRIC VIEWS OF SITE A3.03A WEST ELEVATION A0.04 SITE PHOTO LOCATIONS A4.01 SECTION A NORTH-SOUTH A2.05 SITE PHOTOS A5.00 EXISTING FAR & GROSS DIAGRAMS A2.00 SITE PHOTOS A5.01 F.A.R. AREA DIAGRAMS A2.03 SITE PHOTOS A5.01 F.A.R. AREA DIAGRAMS A2.03 SITE PHOTOS A5.02 GROSS DIAGRAMS A5.03 ZONING DIAGRAM A2.04 SITE PHOTOS A5.04 VARIANCE DIAGRAM A2.05 SITE PHOTOS A5.05 PERSPECTIVE COMPARISON A2.01 SITE PHOTOS A5.06 PERSPECTIVE COMPARISON A2.01 SITE PHOTOS A5.06 PERSPECTIVE COMPARISON A2.01 SURROUNDING BUILDING PHOTOS A2.02 ARCHIVE PHOTOS A2.03 EXISTING SITE ELEVATIONS A2.04 SURROUNDING BUILDING PHOTOS A2.05 EXISTING SITE ELEVATIONS A2.06 EXISTING BUILDING PHOTOS A2.07 PROPOSED BUILDING PHOTOS A2.08 EXISTING BUILDING PHOTOS A2.09 PROPOSED BUILDING PHOTOS A2.00 PROPOSED BUILDING PHOTOS A2.00 PROPOSED BUILDING PHOTOS A2.01 EXISTING SITE ELEVATIONS A2.02 EXISTING BUILDING DEMOLITION ELEVATIONS A2.03 EXISTING BUILDING DEMOLITION ELEVATIONS A2.04 EVEL 3 PLAN A2.05 EXISTING BUILDING DEMOLITION ELEVATIONS A2.06 EXISTING BUILDING DEMOLITION ELEVATIONS A2.07 EXISTING BUILDING DEMOLITION ELEVATIONS A2.08 EXISTING BUILDING DEMOLITION ELEVATIONS A2.09 PROPOSED SITE PLAN A2.00 LEVEL 3 PLAN A2.00 LEVEL 5 FLAN A2.00 LEVEL 5 PLAN		SURVEY	A3.01A	SOUTH ELEVATION
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A0.12 SITE PHOTO LOCATIONS A0.13 SURROUNDING BUILDING PHOTOS A0.14 SURROUNDING BUILDING PHOTOS A0.15 SURROUNDING BUILDING PHOTOS A0.15 SURROUNDING BUILDING PHOTOS L1.00 LEVEL 1 LANDSCAPE PLAN A0.16 SURROUNDING BUILDING PHOTOS L2.00 PLANT LIST, LANDSCAPE NOTES AND DE A0.17 SURROUNDING BUILDING PHOTOS L3.00 EXISTING TREE SURVEY AND DISPOSITIO A0.18 SURROUNDING BUILDING PHOTOS A0.18 SURROUNDING BUILDING PHOTOS A0.19 SURROUNDING BUILDING PHOTOS A0.20 ARCHIVE PHOTOS A0.30 CONCEPTUAL IMAGES A0.30 CONCEPTUAL IMAGES A0.31 CONCEPTUAL IMAGES A0.32 PROPOSED BUILDING MASSING A1.00 EXISTING LOCATION PLAN A1.01 EXISTING SITE ELEVATIONS A1.02 PROPOSED SITE ELEVATIONS A1.03 DEMOLITION SITE PLAN A1.04 DEMOLITION SITE PLAN A1.05 EXISTING BUILDING DEMOLITION ELEVATIONS A1.06 EXISTING BUILDING 3 DEMOLITION ELEVATIONS A1.07 EXISTING BUILDING 3 DEMOLITION ELEVATIONS A1.08 EXISTING BUILDING 3 DEMOLITION ELEVATIONS A1.09 PROPOSED SITE PLAN A2.00 LEVEL 2 PLAN A2.01 LEVEL 1 PLAN A2.02 LEVEL 2 PLAN A2.04 LEVEL 5 PLAN A2.06 LEVEL 5 POLAN A2.06 LEVEL 8 POOL DECK PLAN	A0.10	SITE PHOTOS	A5.04	VARIANCE DIAGRAM
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A0.14 SURROUNDING BUILDING PHOTOS A0.15 SURROUNDING BUILDING PHOTOS L1.00 LEVEL 1 LANDSCAPE PLAN A0.16 SURROUNDING BUILDING PHOTOS L2.00 PLANT LIST, LANDSCAPE NOTES AND DE A0.17 SURROUNDING BUILDING PHOTOS L3.00 EXISTING TREE SURVEY AND DISPOSITIO A0.18 SURROUNDING BUILDING PHOTOS L3.01 EXISTING TREE CHART, MITIGATION SUN A0.19 SURROUNDING BUILDING PHOTOS A0.20 ARCHIVE PHOTOS A0.20 ARCHIVE PHOTOS A0.30 CONCEPTUAL IMAGES A0.31 CONCEPTUAL IMAGES A0.32 PROPOSED BUILDING MASSING A1.00 EXISTING LOCATION PLAN A1.01 EXISTING SITE ELEVATIONS A1.02 PROPOSED SITE ELEVATIONS A1.03 DEMOLITION PLAN BUILDINGS 1-2 A1.05 EXISTING BUILDING DEMOLITION ELEVATIONS A1.06 EXISTING BUILDING 3 DEMOLITION ELEVATIONS A1.07 EXISTING BUILDING 3 DEMOLITION ELEVATIONS A1.08 EXISTING BUILDING 3 DEMOLITION ELEVATIONS A2.00 PROPOSED SITE PLAN A2.01 LEVEL 1 PLAN A2.02 LEVEL 2 PLAN A2.03 LEVELS 3 TO PLAN A2.04 LEVEL 5 PLAN A2.05 LEVELS 6 TO 7 PLAN A2.06 LEVELS 6 TO 7 PLAN A2.06 LEVELS 6 TO 7 PLAN A2.07 LEVEL 8 POOL DECK PLAN	A0.12	SITE PHOTO LOCATIONS	A6.06	PARKING DETAIL
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A2.06 LEVEL 8 POOL DECK PLAN	A2.04			
	A2.06			
A2.07 LEVEL 9 ROOF PLAN	A2.06			
	A2.07	LEVEL 9 ROOF PLAN		



COVER SHEET& INDEX, LANDSCAPE LEGEND

PLANT LIST, LANDSCAPE NOTES AND DETAILS

EXISTING TREE SURVEY AND DISPOSITION PLAN

EXISTING TREE CHART, MITIGATION SUMMARY, NOTES, DETAILS

7500 NE 4th Court Studio 102 Miami, FL 33138

2237

PROJECT:

THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:

INDEX

08/08/2022

	PARKING CALCULATIONS	
Hotel units in new construction	51 units X 0.5 parking space	26 P.S
	Restaurant is located inside historic	
RESTAURANT/CAFÉ	structure and historic courtyard space	0 P.S
ALTERNATIVE PARKING (reduction	10 parking spaces of required parking *	
up to 50% of required parking)	5 bike rackes/parking space	MINUS 10 P.S
FEE in lieu of providing parking spaces.		
Sec. I 30- I 32(a,b)	15 parking spaces	
	TOTAL	16 P.S

17 uni

10 unit

10 uni

10 unit

8 units

0 unit

65 units

GUEST ROOMS PER LEVEL

Level I

Level 2

Level 3

Level 4

Level 5

Level 6

Level 7

TOTAL

RESTAURAN	T/CAFÉ			structure and his	toric cou
ALTERNATIVI up to 50% of r			- 1	10 parking spaces 5 bike rackes/park	
EE in lieu of p Sec.130-132(a	roviding pa		es.	15 parking spaces	
Unit Number	300-335sf	335+ sf Level		t of Existing Bldg	Area
101	I I				315 S 300 S
103	Į.				300 S
104	- I	1			300 S
XX					
107		1			336 S 387 S
XX					
XX					
XX XX					
XX					
115 116	1	ı		yes	336 S 307 S
117	'	1		yes yes	516 S
Floor Total			units		3,433 SI
201	1	Level	2		314 S
202	I				300 S
203 204	I I				300 S
205		1			390 S
206 207		l I			369 S
208	I				300 S
209 210	I I				300 S
211	1	1		ves	314 S 435 S
212		1		yes yes	379 S
214		1		yes	350 S 379 S
215 216		I I		yes yes	350 S
Floor Total			units	yes	435 S
rioor i otai		Level			5,905 SI
301	Į.				315 S
302 303					300 S
304 305	I	1			300 S
XX		<u>'</u>			336 S
307 308	1	ı			336 S
309	İ				300 S
310	<u> </u>				300 S
Floor Total			units		3,102 SI
401	1	Level	4		315 S
402	l l				300 S
403 404	I				300 S
405		ı			336 S
XX 407		1			336 S
408	1				300 S
409 410	I I				300 S
411	I				315 S
Floor Total		10 Level	units 5		3,102 SI
501	I				315 S
502 503	I				300 S
504	i				300 S
505 XX		ı			336 S
507		ı			336 S
508 509	I	-			300 S
510	I				300 S
511 Floor Total	I	10	units		315 S
7.001 TOTAL		Level			5,152 31
602		I			396 S 300 S
603 604					300 S
605		ı			336 S
XX 607		ı			336 S
608	I				300 S
609 610	I	ı			300 S
Floor Total			inits		2,664 SI
		Level	,		
Floor Total		0 1	ınits		0 SI
Grand Subtotal	41 units	24 units		14 units	42,616 SI

MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

INDEX

A0.00

A0.01

A0.02

A0.03

A0.04

A0.05

A0.06

A0.07

A0.08

A0.09

A0.10

A0.20

A0.30

A0.31

A0.32

A1.00

A1.01

A1.02 A1.03

A1.04

A1.05 A1.06

A1.07

A1.08

A2.00

A2.01

A2.02

A2.03

A2.04

A2.06

A2.07

A2.08

A3.00

A3.01

A3.02

A3.03 A4.01

A4.02

A5.01

A5.02

L2.00

L3.00

L.301

COVER SHEET

SURVEY 1 RENDERINGS

2 RENDERINGS

3 RENDERINGS

SITE PHOTOS

ARCHIVE PHOTOS

CONCEPTUAL IMAGES

CONCEPTUALIMAGES

EXISTING LOCATION PLAN

EXISTING SITE ELEVATIONS PROPOSED SITE ELEVATIONS

DEMOLITION SITE PLAN

DEMOLITION ELEVATIONS

DEMOLITION ELEVATIONS

PROPOSED SITE PLAN

LEVEL 7 POOL DECK PLAN

LEVEL 8 ROOF PLAN

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION WEST ELEVATION

SECTION N-S

SECTION E-W

F.A.R. AREA DIAGRAM

GROSS DIAGRAMS

ZONING DIAGRAM

VARIANCE DIAGRAM

PERSPECTIVE COMPARISON

LANDSCAPE PLAN RENDERING

ROOF DECK LANDSCAPE PLAN

LEVEL 3 LANDSCAPE PLAN

GROUND LEVEL LANDSCAPE PLAN

COVER SHEET& INDEX, LANDSCAPE LEGEND

PLANT LIST, LANDSCAPE NOTES AND DETAILS

EXISTING TREE SURVEY AND DISPOSITION PLAN

EXISTING TREE CHART, MITIGATION SUMMARY, NOTES, DETAILS

LEVEL 1 PLAN

LEVEL 2 PLAN

LEVEL 3 PLAN

LEVEL 6 PLAN

LEVEL 4-5 PLAN

AERIALS

INDEX AND DATA

AXONOMETRIC VIEWS OF SITE

SITE PHOTO LOCATIONS

SITE PHOTO LOCATIONS SURROUNDING BUILDING PHOTOS

SURROUNDING BUILDING PHOTOS

SURROUNDING BUILDING PHOTOS SURROUNDING BUILDING PHOTOS

SURROUNDING BUILDING PHOTOS

SURROUNDING BUILDING PHOTOS SURROUNDING BUILDING PHOTOS

PROPOSED BUILDING MASSING

DEMOLITION PLAN BUILDINGS 1-2

EXISTING BUILDING 3 DEMOLITION ELEVATIONS

EXISTING BUILDING 3 DEMOLITION ELEVATIONS

ITE M#	Zoning Information					
I	Address:	1030-1050 6 Street, Mian	ni Beach FL 33139			
2	Board and File numbers:	HPB20-0420.	HPB20-0420.			
3	Folio number(s):	02-4203-009-7860				
4	Year constructed:	1938	Zoning District:	CPS-2 w/ RPS-3 setbacks		
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	4.25' NGVD		
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	15,000 SF		
7	Lot Width	150'-0"	Lot Depth:	100'-0"		
8	Minimum Unit Size	300SF	Average Unit Size:	N/A		
9	Existing User	Residential Multi-Family	Proposed Use:	Hotel		

	Maximum	Existing	Proposed	Deficiencies
0 Height	75'-0"	N/A	62'-8"	
I Number of Stories	N/A	2	6	-
2 FAR	2.0	N/A	2.0	-
3 FLOOR AREA Square Fo	ootage 30,000 SF	N/A	29,629 SF	-
4 Square Footage by use	N/A	N/A	N/A	-
5 Number of Units Resider	ntial N/A	N/A	0	-
6 Number of Units Hotel	N/A	15	65	-
7 Number of Seats	N/A	N/A	80	-
8 Occupancy Load	N/A	N/A		-
-	•	<u>'</u>	•	•

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (NORTH):	5'-0"	N/A	N/A	-
20	Rear Setback (SOUTH):	5'-0"	N/A	N/A	-
21	Side Setback interior (alley) (EAST):	5'-0"	N/A	0'	-
22	Side Setback facing Lennox Ave (WEST):	5'-0"	N/A	N/A	-
	Pedestal LEVEL I (RPS-3)				
23	Front Setback (NORTH):	5'-0"	10'-2"	10'-2"	-
24	Rear Setback (SOUTH):	10'-0"	10'-1"	I'-0" (VARIANCE REQUIRED)	9'-0"
25	Side Setback interior (alley) (EAST):	7'-6"	5'-1"	5'-0"	2' - 6"
26	Side Setback facing Lennox Ave (WEST):	5'-0"	5'-5"	5'-0"	-
	Tower (RPS-3)				
27	Front Setback (NORTH):	50'-0"	N/A	58'-6"	-
28	Rear Setback (SOUTH):	15'-0"	N/A	I'-0" (VARIANCE REQUIRED)	14'-0"
29	Side Setback Interior (alley) (EAST):	14'-6"	N/A	5'-0" (VARIANCE REQUIRED)	9'-6"
30	Side Setback facing Street (WEST):	12'-0"	N/A	5'-0" (VARIANCE REQUIRED)	7'-0"
	Parking	Required	Existing	Proposed	Deficiencies

	Parking	Required	Existing	Proposed	Deficiencies
3 I	Parking District	I	I	I	-
		0.5 P.S. PER UNIT TILL			
32	Total # of parking spaces	100	N/A	0	-
		51 NEW			Fee in lieu of providing
	# of parking spaces required	CONSTRUCTION	N/A	0	parking. Sec. 130-132. (a,b)
33		UNITSX0.5 SPACE=25P.S.			See parking chart.
34	Parking Space Dimensions	8.5' X 18'		N/A	-
35	Parking Space Configurations (45°.60°.90°.Parallel)	90 DEGREE		N/A	-
36	ADA Spaces	0	N/A	0	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	22'	N/A	N/A	
39	Valet Drop off and pick up	111'	N/A	N/A	
10	Loading zones and Trash collection areas	3	0	3	Waiver required
					ALLOWS FOR A
		25 p.s.*I 5%=4 BIKE			REDUCTION OF 10
4 I	Bike Racks (15% of required parking)	RACKS REQUIRED	N/A	50 BIKE RACKS	PARKING SPACES
					•
	D + + C + D	Doguino d	Essistin -	Dunnand	Definionnian

(· - · · · · · · · · · · · · · ·				
Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
Restaurants, Cares, Bars, Lounges,	Required	Existing	Proposed	Denciencies
Type of use	N/A	RESIDENTIAL	HOTEL/COMMERCIAL	-
Total # of Seats	N/A	N/A	80	-
Total # of Seats per venue	N/A	N/A	80	•
Total Occupant Content	N/A	N/A	N/A	•
Occupant content per venue (Provide a				
separate chart for a breakdown calculation)	N/A	N/A	N/A	-
Is this a contributing building?	YES			
Located within a Local Historic District?	YES			

Notes: If not applicable write N/A All other data information may be required and presented like the above format. * SEE PARKING REQUIREMENTS (A)

7500 NE 4th Court Studio 103 Miami, FL 33138

2010

PROJECT:

THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:

INDEX AND DATA

JENNIFER McCONNEY FLORIDA LIC# AR9304

SCALE: CHECK: IMcG 12/14/2020 DATE:

A0.01

SHEET NUMBER

FINAL HPB DECEMBER 14th, 2020 - 8

	PARKING CALCULATIONS	
Hotel Units in new construction (76 -14 = 62 (within Historic Building)	62 units x 0.5 parking space	31 P.S.
restaurant/café	I space / 4 seats - I seat / 2 units 38 seats - 38 (0,5*76)	0 P.S.
(reduction up to 50% of required parking)	5 long term bike racks = -1 ps 15 parking spaces x 5 = 75 bike racks	MINUS 15 P.S.
	TOTAL	16 P.S.
		9 parking spaces provided on site 7 parking spaces FEE in lieu of parking see Sec. 130-132

Building height	70'-1"	or 85 I"	
10% of height	7'-1"	or 85"	
To	wer Setbacks Calcu	lations	
East Tower Setback	Pedestal+10% height	7'-6" + 7'-1"=	14'-7"
West Tower Setback	Pedestal+10% height	5'-0" + 7'-1"=	12'-1"

Unit Number	300-335sf	335+ sf	Part of Existing Bldg	Area
		Level	1	
101	I		yes	317 S
102	I		yes	317 S
103	/5		-	0 S
104	-		-	0 S
105			yes	313 S
106			yes	317 S
107	I		yes	317 S
108	I I		yes	313 S
Floor Total			inits	1,894 SI
		Level	2	
201		1		400 S
202	I			300 S
203	I.			300 S
204		I		385 S
205		Ī		385 S
206	I			300 S
207	I			300 S
208		I		400 S
209	II.		yes	300 S
210	1		yes	306 S
211	I.		yes	306 S
212	I		yes	300 S
213	ľ		yes	300 S
214	I)		yes	306 S
215	Į.		yes	306 S
216	I		yes	300 S
Floor Total		16	units	5,194 SI
		Level	3	
301	- 1			300 S
302	I I			300 S
303	f			300 S
304	f.			300 S
305	-27	1		352 S
306	I.			317 S
307	I			317 S
308		I		352 S
309	F	-		300 S
310	F			300 S
311	Ī			300 S
312	I			300 S
Floor Total		12	units	3,738 SI

GUEST ROOMS PER LEVEL				
Level I	6 units			
Level 2	16 units			
Level 3	12 units			
Level 4	12 units			
Level 5	10 units			
Level 6	10 units			
Level 7	10 units			
TOTAL	76 units			

All other data information may be required and presented like the above format * SEE PARKING REQUIREMENTS (A)

		Level	4		
401	- 1			300 SF	Height
402	i i			300 SF	Number of Stories
	<u>'</u>				FAR
403				300 SF 300 SF	FLOOR AREA Square Footage
404	I.				Square Footage by use
405		I		352 SF	Number of Units Residential
406	l l			317 SF	Number of Units Hotel
407	L			317 SF	Number of Seats
408		I		352 SF	Occupancy Load
409	L			300 SF	Setbacks
410	L			300 SF	At Grade Parking:
411	I			300 SF	Front Setback (NORTH):
412	ľ			300 SF	Rear Setback (SOUTH):
Floor Total		12	units	3,738 SF	Side Setback interior (alley) (EAS
		Level	5	,	Side Setback facing Lennox Ave (
FOL	ſ	Level		300 55	
501				300 SF	Pedestal LEVEL I (RPS-3)
502	<u> </u>			300 SF	Front Setback (NORTH):
503	I	-		300 SF	Rear Setback (SOUTH):
504		I		352 SF	Side Setback interior (alley) (EAS
505	I.			317 SF	Side Setback facing Lennox Ave (
506	I.			317 SF	T (DD0.0)
507		I		352 SF	Tower (RPS-3)
508	L			300 SF	Front Setback (NORTH):
509	I.			300 SF	Rear Setback (SOUTH): Side Setback Interior (alley) (EAS
510	T.			300 SF	Side Setback facing Street (WEST
Floor Total		10	units	3,138 SF	* Variances Granted under HPB2
AND AND SERVICE		Level		10211 1011 11111	
601	- 1	Level		300 SF	Parking
602	- i			300 SF	Parking District
					Total # of poulding appear
603	I.			300 SF	Total # of parking spaces
604		I		352 SF	# of parking spaces required
605	l l			317 SF	# of parking spaces required
606	I			317 SF	Parking Space Dimensions
607		I		352 SF	Parking Space Configurations
608	I.			300 SF	(45°,60°,90°,Parallel)
609	L			300 SF	ADA Spaces
610	l.			300 SF	Tandem Spaces
Floor Total		10	units	3,138 SF	B
		Level	7		Drive Aisle Width Valet Drop off and pick up
701	1			300 SF	Loading zones and Trash collection
702	<u> </u>			300 SF	
	-i			300 SF	
703	<u> </u>	1			Bike Racks (15% of required park
704		I		352 SF	* Waiver Granted under HPB20-
705	<u> </u>			317 SF	
706	I			317 SF	Restaurants, Cafes, Bars, L
707		1		352 SF	Turneture
708	1			300 SF	Type of use
709	ĺ			300 SF	Total # of Seats Total # of Seats per venue
710	[300 SF	Total Occupant Content
Floor Total		10	units	3,138 SF	Occupant content per venue (Pr
Grand Subtotal	62 units	14 units	14 units	47,956 SF	separate chart for a breakdown of
Ratio	81.58%	18.42%			le this a contributing building
Grand Total	76 un				Is this a contributing building? Located within a Local Historic D
		-			a Local Filotofic D

Address:	1030-1050 6 Street, Mian	1030-1050 6 Street, Miami Beach FL 33139			
Board and File numbers:	HPB22-0536 (MODIFICA	HPB22-0536 (MODIFICATION OF HPB20-0420)			
Folio number(s):	02-4203-009-7860	02-4203-009-7860			
Year constructed:	1938	Zoning District:	CPS-2 w/ RPS-3 setbacks		
Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	4.25' NGVD		
Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	15,000 SF		
Lot Width	150'-0"	Lot Depth:	100'-0"		
Minimum Unit Size	300SF	Average Unit Size:	N/A		
Existing User	Residential Multi-Family	Proposed Use:	Hotel		

Existing

N/A

N/A

N/A

N/A

12

N/A

N/A

N/A

Proposed

70'-1"

2.0

29,629 SF

N/A

0

76

40

Maximum

75'-0"

N/A

2.0

30,000 SF

N/A

N/A

N/A

N/A

N/A



7500 NE 4th Court Studio 102 Miami, FL 33138

2237

Deficiencies

PROJECT:

					THE HOHAUSER
Setbacks	Required	Existing	Proposed	Deficiencies	
At Grade Parking:					
Front Setback (NORTH):	5'-0"	N/A	N/A		
Rear Setback (SOUTH):	5'-0"	N/A	N/A		
Side Setback interior (alley) (EAST):	5'-0"	N/A	5'-0"		
Side Setback facing Lennox Ave (WEST):	5'-0"	N/A	5'-0"		
Pedestal LEVEL I (RPS-3)					1030 6th Street Miami Beach, FL 33139
Front Setback (NORTH):	5'-0"	10'-2"	10'-2"	-	
Rear Setback (SOUTH):	10'-0"	10'-1"	I'-0" (VARIANCE GRANTED) *	9'-0"	DRAWING:
Side Setback interior (alley) (EAST):	7'-6"	5'-0	5'-0" (VARIANCE GRANTED) *	2' - 6"	Bio (VVIII VG.
Side Setback facing Lennox Ave (WEST):	5'-0"	5'-5"	5'-0"	-	
Tower (RPS-3)					
Front Setback (NORTH):	50'-0"	N/A	50'-2"	-	
Rear Setback (SOUTH):	15'-0"	N/A	I'-0" (VARIANCE GRANTED) *	14'-0"	
Side Setback Interior (alley) (EAST):	14'-7"	N/A	16'-0"	-	
Side Setback facing Street (WEST):	12'-1"	N/A	16'-0"		
* Variances Granted under HPB20-0420					PROJECT DATA

Parking	Required	Existing	Proposed	Deficiencies
Parking District	I	1	- 1	-
	0.5 P.S. PER UNIT TILL			
Total # of parking spaces	100	N/A	9	-
	62 NEW			Fee in lieu of providing
# of parking spaces required	CONSTRUCTION	N/A	9	parking. Sec. 130-132. (a,b)
	UNITSX0.5 SPACE=3 I P.S.			See parking chart.
Parking Space Dimensions	8.5' X 18'		8.5 X 18	-
Parking Space Configurations	90 DEGREE		N/A	-
(45°,60°,90°,Parallel)	70 DEGREE			
ADA Spaces	0	N/A	1	-
Tandem Spaces	N/A	N/A	N/A	
			12' (TWO-WAY DRIVEWAY)	
Drive Aisle Width	22'	N/A	PER SEC. 142-695c	
Valet Drop off and pick up	I.P.	N/A	N/A	
Loading zones and Trash collection areas	3	0	2*	WAIVER GRANTED
Bike Racks (15% of required parking)	25 - *1 50/- 4 DU/ 5	N/A	75 BIKE RACKS	ALLOWS FOR A
	25 p.s.*15%=4 BIKE			REDUCTION OF 15
	RACKS REQUIRED			PARKING SPACES
* Waiver Granted under HPB20-0420				
		F1-41	Downward	D.G.tt

Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
Type of use	N/A	RESIDENTIAL	HOTEL/COMMERCIAL	-
Total # of Seats	N/A	N/A	38	-
Total # of Seats per venue	N/A	N/A	38	-
Total Occupant Content	N/A	N/A	N/A	-
Occupant content per venue (Provide a				
separate chart for a breakdown calculation)	N/A	N/A	N/A	<u>L</u>
Is this a contributing building?	YES / NO	-		
Located within a Local Historic District?	YES			

SCALE: CHECK: JMcG 08/08/2022 DATE:

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FINAL HPB AUGUST 8th, 2022 - 9





1030 6th Street Miami Beach, FL 33139

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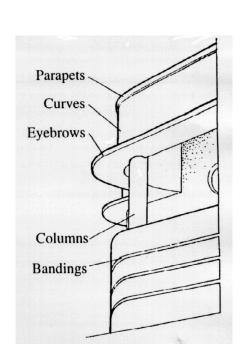
2010

PROJECT:

THE HOHAUSER

CONCEPTUAL **IMAGES**





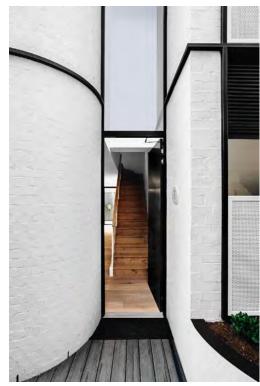


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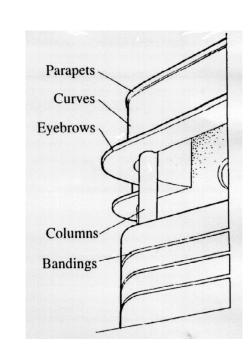
1030 6th Street Miami Beach, FL 33139

DRAWING:

CONCEPTUAL IMAGES









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2010

PROJECT:

THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:







CONCEPTUAL **IMAGES**

JMcG DATE: 12/14/2020













2237

PROJECT NUMBER

PROJECT:

THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:







CONCEPTUAL IMAGES

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SCALE:

CHECK: JMcG
DATE: 08/08/2022
SHEET NUMBER





2010

PROJECT:

THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:

BUILDING MASSING VIEW FACING SOUTHEAST

BUILDING MASSING VIEW FACING SOUTH



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTHWEST

PROPOSED BUILDING MASSING

INNIER MCONNEY FLORIDA LICIA ARBOSAN.

DENNINGIS AND WINTEN MITEMA. APPEARNE.

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REO S'TUDIO NEVER AGAL'HETETURE, INC. AND MAY

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ENPRES. MACHITECTURE, INC. (c) 2020

CALE:

HECK: JMCG

12/14/2020



2237

PROJECT:

THE HOHAUSER

1030 6th Street Miami Beach, FL 33139

DRAWING:





BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTH



BUILDING MASSING VIEW FACING SOUTHEAST



BUILDING MASSING VIEW FACING SOUTHWEST

PROPOSED BUILDING MASSING

JMcG

08/08/2022





THE HOHAUSER

1030 6th Street

EXISTING LOCATION

JENNIFER McCONNEY FLORIDA LIC# AR9304

JMcG 08/08/2022

