

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: August 9, 2016

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: HPB0516-0033, Discussion – Ocean Drive sidewalk café umbrella and furnishings design guidelines.

BACKGROUND

In May, 2015, Mayor Levine appointed the Ocean Drive Task Force. The purpose of the Task Force was to review conditions on Ocean Drive and make recommendations to the Mayor and City Commission regarding improvements to enhance the experience of those who visit Ocean Drive.

The Task Force set a goal of preparing recommendations that would aid in making Ocean Drive a better experience for visitors, as well as a place that residents would be comfortable visiting and returning regularly. In addition, the Task Force sought to do this while keeping in mind the on-going concerns of Ocean Drive business operators and their needs.

The Task Force met a total of ten (10) times between June 2015 and November 2015 to discuss relevant issues, as well as meet with experts, residents, business owners, property owners, and City officials. The Task Force discussed a number of issues including, but not limited to, the following:

- Sidewalk cafés;
- ~~Lummus Park activation;~~
- Visibility of police officers;
- Noise in the area;
- The dimensions of the sidewalks;
- Appropriateness of City codes and compliance with the Code;
- Issues related to homeless in the area.

The issue pertaining to sidewalk café conditions was of great importance to the task force and the Chair created an "Umbrella and Appearance" Subcommittee. This sub-committee met a total of six times to fully investigate issues such as umbrella design, common code compliance issues, sidewalk café furniture, as well as the interaction between pedestrians and sidewalk cafés, and the available space for each. The sub-committee made recommendations to the full

Task Force that were discussed and became the basis for many of the recommendations in the Task Force's final report.

On January 13, 2016, the Final Report of the Mayor's Ocean Drive Task Force, including recommendations for consideration, was presented to the Mayor and City Commission. The Commission referred further discussion of the recommendations of the task force to the Land Use and Development Committee and requested that the Committee present its findings to the City Commission by March 9, 2016.

On February 3, 2016, the Land Use and Development Committee (LUDC) discussed the Final Report of the Mayor's Ocean Drive Task Force and transmitted a favorable recommendation for most of the Ocean Drive Task Force proposals to the full Commission. These recommendations include the transfer of aesthetic review of sidewalk café permits to the Planning Department and development of a City-specified low profile umbrella design.

On March 9, 2016, the Mayor and City Commission accepted the recommendation of the LUDC.

On July 12, 2016, the Historic Preservation Board reviewed a draft of the Ocean Drive Sidewalk Café Design Guidelines prepared by the Planning Department and recommended further development of umbrella and furniture criteria to include more varied shapes, sizes and types. The Board also recommended that the City Commission explore possible amendments to the Sidewalk Café Ordinance to allow for greater flexibility with regard to permitted planter materials and the ability to zip umbrellas together. Additionally, the Board requested to have a member of the Mayor's Ocean Drive Task address the Board at the August 9, 2016 meeting.

ANALYSIS

Attached is a revised draft of the Ocean Drive Sidewalk Café Design Guidelines. These draft guidelines address all major components associated with sidewalk cafes, including umbrellas, furniture, landscaping, lighting and portable fixtures. Staff is seeking the input of the Historic Preservation Board, prior to finalizing the proposed guidelines.

Since the July 12, 2016 HPB meeting, the Planning Department has further developed and refined the proposed guidelines. The modifications outlined below address onsite conditions as well as comments from the City's Public Works Department, Code Compliance, Police Department, Parking Department, Environment & Sustainability Department and City Manager's Office.

- Sidewalk Café Plan and Layout section was added.
 - Analysis of existing conditions reveals that the width of the sidewalk located on the west side of Ocean Drive is 14'-6". The east side of the sidewalk contains coconut palms spaced between 20' and 50' on center, valet stands and a loading and unloading area for hotel guests. Staff is recommending that the sidewalk café seating area be shifted to the west, in order to allow for an unobstructed pedestrian path along the east side, as recommended by the Mayor's Ocean Drive Task Force, while leaving a 3'-0" wide area for valet and guest loading activities. This modification would allow for a total sidewalk café seating width of 6'-6", and could accommodate approximately 24 seats and adequate serving space for a typical sidewalk café with a linear frontage of 50'. This number may

- vary based on the unique characteristics of each property.
- At the request of Public Works and Code Compliance, seat orientation has been limited to north-south in order to prevent seats from encroaching into the pedestrian path.
- Umbrellas
 - In order to provide an efficient seating plan within the sidewalk café area, the following modifications are proposed:
 - Allow for rectangular umbrellas in addition to the square umbrellas.
 - Eliminate the minimum 1'-0" distance separation requirement for arrangements that do not exceed 3 square umbrellas. Arrangements in excess of this should have a minimum separation of 2'-6" (30 inches).
 - Single and dual cantilever umbrellas have been removed from the umbrella type options. The single center mast type will provide for the most efficient covered seating plan. In order to avoid encroachment into the pedestrian path, the maximum umbrella canopy size has been modified to be 6'-6" by 6'-6" square.
 - Changes to the Umbrella Anchor guidelines have been included to be consistent with the 6'-6" square umbrellas.
 - As recommended by the Public Works Department, bolting of umbrella bases into the sidewalk shall not be permitted.
- Planters
 - After receiving input from the City's Police Department and Code Compliance, the guidelines have been modified to not allow the use of planters within the Ocean Drive sidewalk café zone.
- Lighting
 - Options have been expanded to include other types of battery powered table light fixtures that are compliant with the Florida Department of Environmental Protection regulations.

Further, it is important to note that the Planning Department is continuing to work with other City Departments to incorporate guidelines for the following:

- Guidelines for the introduction of a walkable, ADA compliant surface within the coconut palm tree pits.
- Guidelines for valet stands that address design, signage, size and location.

CONCLUSION

Staff recommends that the HPB discuss the item and provide recommendations for the City Commission to consider.

TM/DJT

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OCEAN DRIVE SIDEWALK CAFÉ DESIGN GUIDELINES



Prepared by the Planning Department, Revised August 2016

TABLE OF CONTENTS

Background	3
General Information & Sidewalk Café Elements	4
Sidewalk Café Layout.....	5
Umbrellas	6-8
Awnings.....	9
Tables	10
Chairs.....	11
Menu Boards	12
Table Lighting.....	13
Prohibited Fixtures & Furnishings.....	14-15
Valet Stands.....	16
Greenspace Management.....	17

BACKGROUND

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GENERAL INFORMATION

Sidewalk cafes contribute to a vibrant urban culture and make Miami Beach's streets more dynamic places to walk, socialize and dine. Sidewalk cafes are temporary dining areas that occupy a portion of the public right-of-way. This document is a guide to creating temporary sidewalk cafes that are safe and attractive to restaurant patrons and pedestrians. The City of Miami Beach encourages the use of durable and high-quality outdoor furnishings to increase the safety and comfort of residents and visitors of sidewalk cafes. The diagrams in this document illustrate examples of acceptable and unacceptable sidewalk café furnishings.

Restaurant and café owners who offer sidewalk cafes shall comply with these guidelines, which are applicable in the MXE zoning districts on Ocean Drive from 5th Street to 15th Street. These guidelines are intended to complement, but not replace, the existing Sidewalk Café Ordinance.

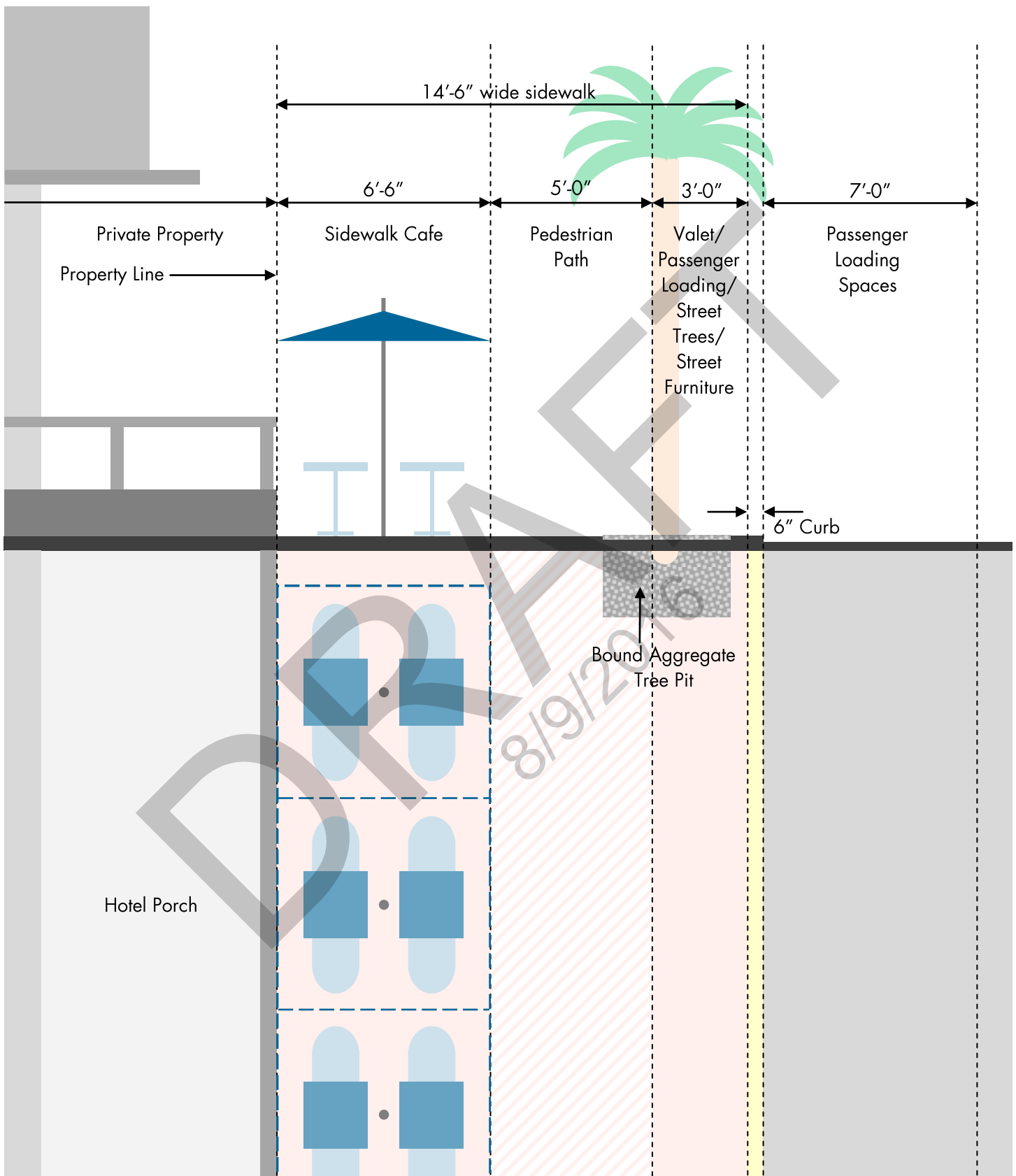
SIDEWALK CAFÉ ELEMENTS

Allowable sidewalk café elements along Ocean Drive between 5th and 15th Streets include: tables, chairs, umbrellas, menu display, and heaters. Due to the limited area of the sidewalk café zone and safety and maintenance concerns, planters shall not be allowed within the sidewalk café area.

Sidewalk café operators are required to maintain a clear pedestrian path of a minimum of 5'-0" at all times. In areas of higher pedestrian activity or in conditions that require the need for additional clearance, a pedestrian path greater than 5'-0" may be required. No sidewalk café furnishings shall be permitted to encroach into the required clear pedestrian path. All services provided to patrons of the sidewalk café and all patron activity shall occur within the designated sidewalk café area, and shall not encroach on the required clear distance for pedestrian passage at any time.

All furnishings permitted must be free-standing, matching, clean and free of fading, corrosion, dents, tears and chipped paint. Furnishings must be constructed of durable materials, manufactured for commercial outdoor use. Café furnishings may not be tied or otherwise secured to trees, light posts, street signs, fire hydrants or any public street furniture.

SIDEWALK CAFÉ LAYOUT



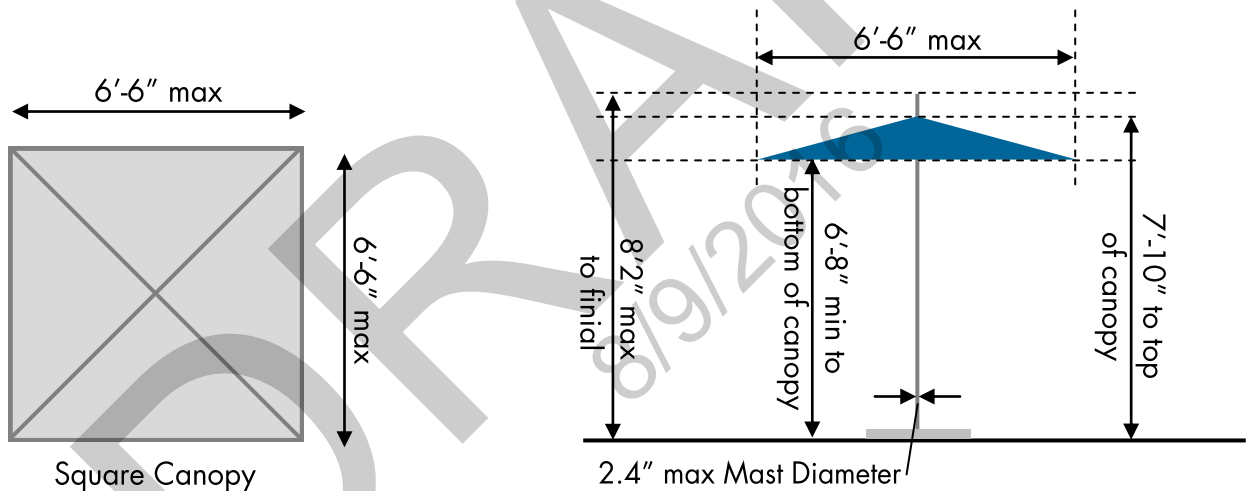
UMBRELLAS

Umbrellas may be used to provide shade for sidewalk café patrons. Umbrellas shall not be permitted to extend over the required pedestrian path. No fixtures shall be attached to the underside of the umbrella. Plastic or other materials may not be fastened, rolled or otherwise attached to umbrella edges in order to create an enclosure.

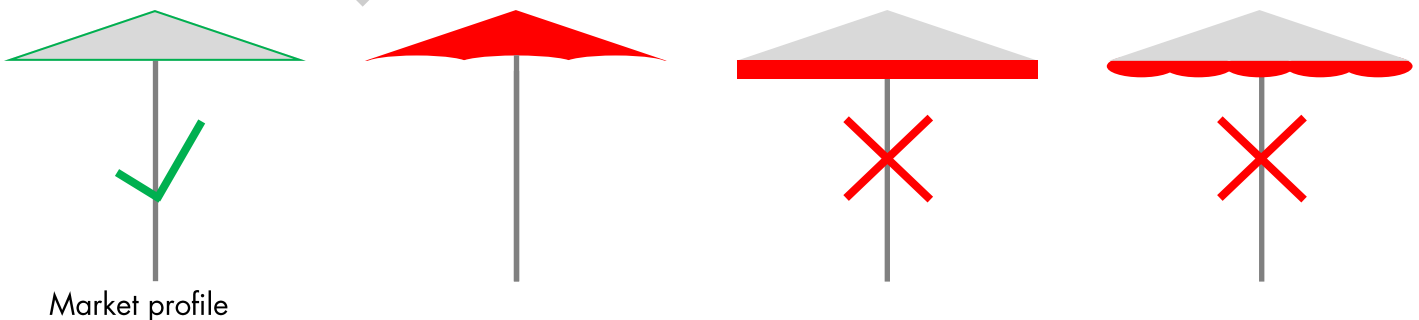
UMBRELLA TYPE—Umbrellas may be of a single center mast type.



UMBRELLA DIMENSIONS

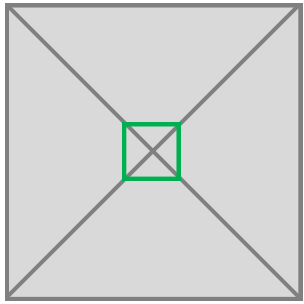


CANOPY PROFILE—Umbrella canopies shall have a market profile. Valences are not permitted.



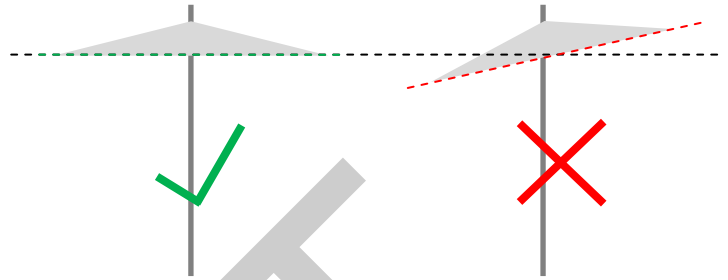
UMBRELLAS continued

CANOPY VENT



Umbrella canopies shall have a maximum of one vent.

CANOPY ANGLE—0 degrees



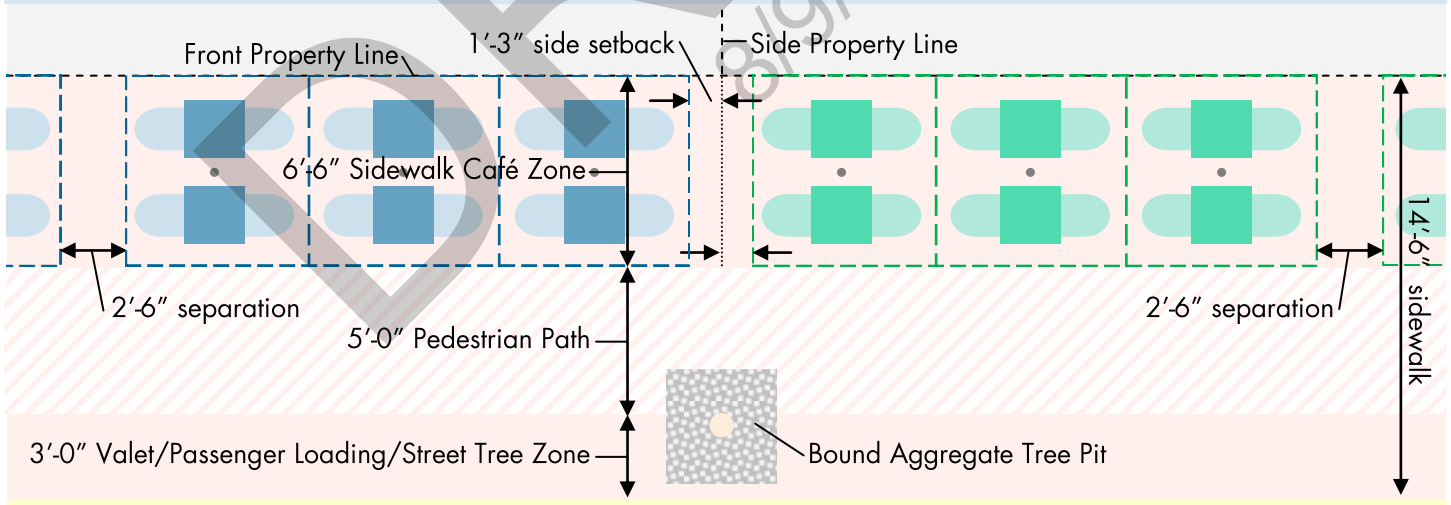
Umbrellas canopies shall not have a tilting option.

UMBRELLA ANCHORS

Umbrellas must be free-standing and shall not be bolted or otherwise permanently attached to the sidewalk. In-ground or plate mounting may be allowed in the event the City Commission approves an amendment to Sec.82 -385(k) of the City Code.

Metal plate anchor —square 30" max, or round 30" diameter max, may be single or double stack plate depending on weight of umbrella.

UMBRELLA TO UMBRELLA SEPARATION



A maximum of 3 umbrellas may be placed without a separation between canopies, otherwise a 2'-6" separation shall be required. Additionally, the edge of an umbrella shall not be closer than 1'-3" from the side property lines, in order to ensure a 2'-6" separation between umbrellas of adjacent sidewalk cafes.

UMBRELLAS continued

CANOPY FABRIC

Umbrella canopies shall consist of a marine grade canvas that is fire-retardant, pressure-treated or manufactured of fire-resistant material. The umbrella canopy canvas fabric shall be one of the following *Sunbrella* brand solid colors or its equivalent. Vinyl fabric shall not be permitted.



4604 - Natural



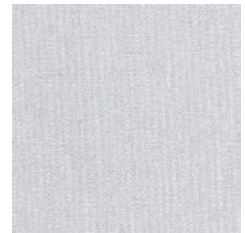
4630 - Cadet Grey



4635 - Buttercup



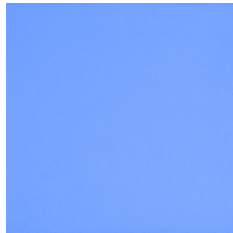
4642 - Oyster



4630 - Silver



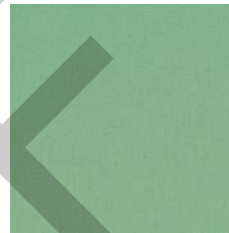
4664 - Sea



4675 - Capri



4685 - Ginkgo



4688 - Basil



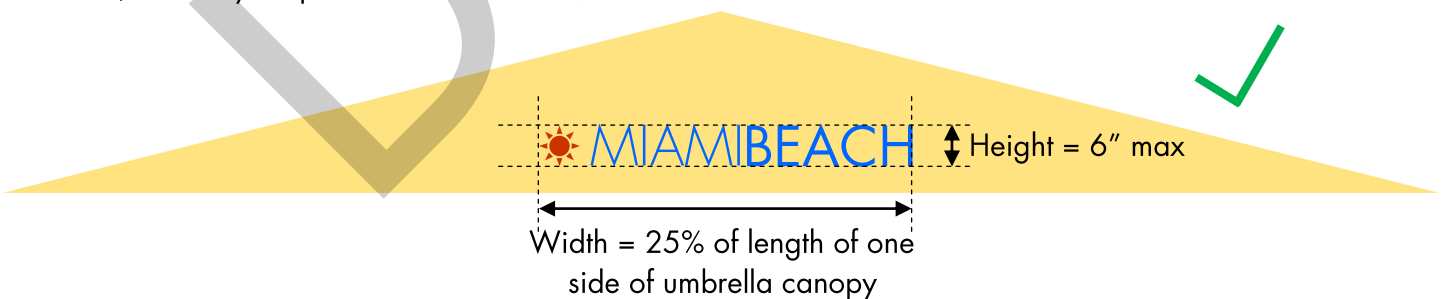
4693 - Pink

UMBRELLA STRUCTURE—materials and finishes

The frame and mast shall consist of marine grade aluminum components. The finish of the structure shall be a polished or brushed natural aluminum, titanium or silver color.

UMBRELLA SIGNAGE REGULATIONS

Umbrella signage shall be limited to the name and/or logo of the sidewalk café business in individual letters that do not exceed 6" in height. The length of the sign shall not exceed 25% of the length of each side of the umbrella, and may be placed on a maximum of 2 sides.



AWNINGS

A café operator may proposed to install a retractable awning attached to a building that extends a maximum of 5'-0" into the right-of-way, in lieu of providing umbrellas. Such awnings shall require a revocable permit subject to the review and approval of the City Commission and shall require a Certificate of Appropriateness subject to the review and approval by the Historic Preservation Board. Awnings shall not be placed in a manner that obscures significant architectural features. In no case, shall an awning project past eastward of the approved sidewalk café area.

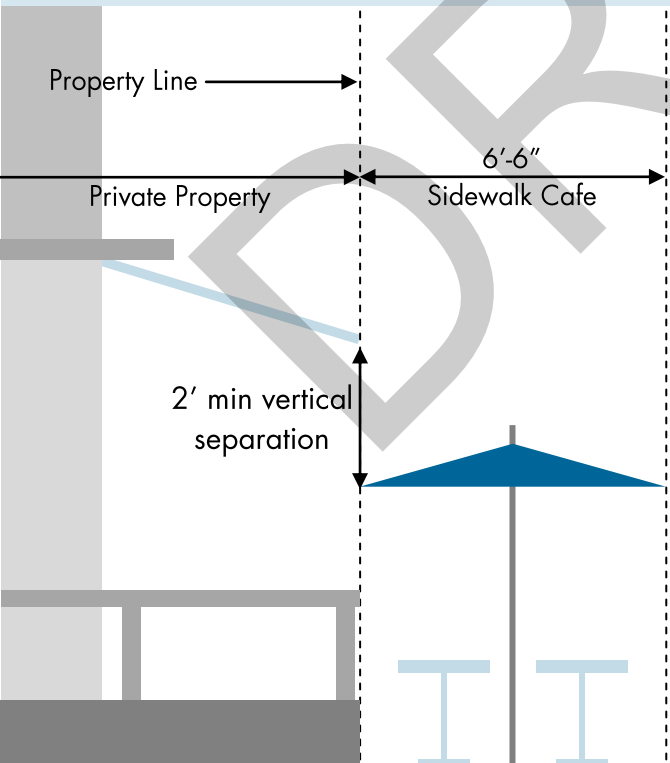
Awnings shall be free of any attachments including but not limited to lighting, electoral wiring, plumbing lines, speakers, fans, heaters, misters, televisions, decorations and gutters.

Awnings shall not extend over any sidewalk café umbrella.

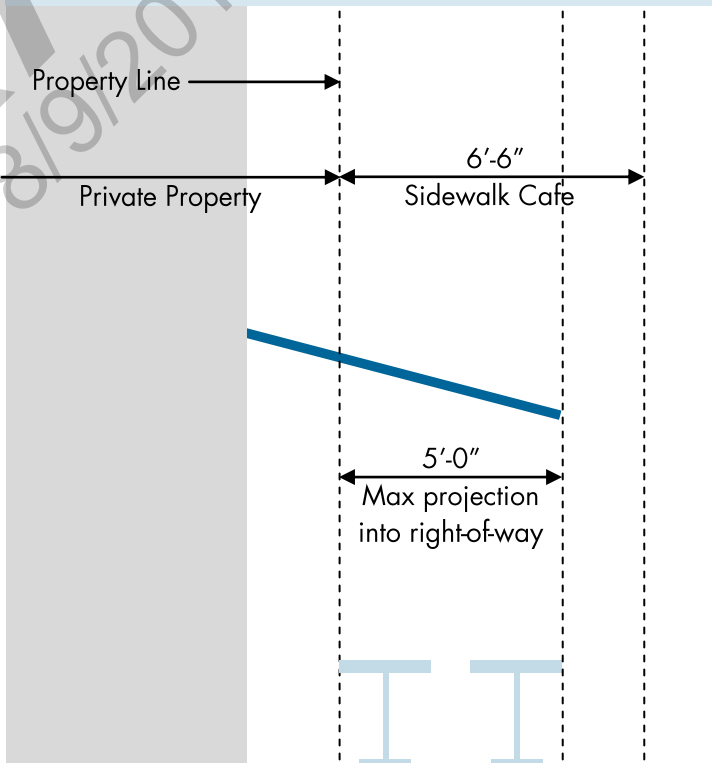
In the event a retractable awning is approved by the City to be placed over sidewalk café seating, the operator shall submit a revised sidewalk café plan.

Sidewalk café umbrellas shall be separated a minimum of 2'-0" vertically from any awning contained entirely within private property.

AWNING & UMBRELLA SEPARATION



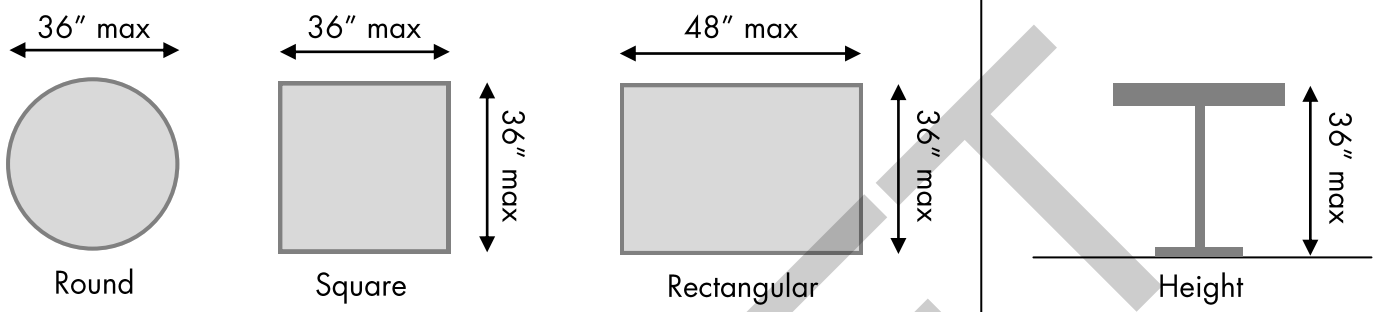
RETRACTABLE AWNING PROJECTING INTO RIGHT-OF-WAY



TABLES

DIMENSIONS

The use of small round or square tables seating two to four people will maximize the number of available tables and will provide flexibility in the café layout. Round tables shall be no larger than 36" in diameter. Square tables shall be no larger than 36" wide and rectangular tables shall be no larger than 36" by 48". Tables shall not be taller than 36". Round or square tables shall seat no more than four people.



MATERIALS AND FINISHES

Tables shall be constructed of metal, high quality recycled plastic or natural or manufactured Stone.



Metal



Metal



Metal & Stone



Wood



Low Quality Plastic



Glass

CHAIRS

DIMENSIONS

Sidewalk café chairs must be compatible with the and not detract from the character of the Ocean Drive/Collins Avenue Local Historic District. All chairs must match and shall be of a commercial grade, manufactured for outdoor commercial use. The seat of the chair shall not exceed 24" in height and the overall dimension of the chair shall not exceed 24" wide x 24" deep x 42" tall. All chairs shall have a north-south orientation in order to prevent encroachment into the pedestrian path.

MATERIALS AND FINISHES

Chairs shall be constructed of metal, or high quality recycled plastic. Upholstered chairs, benches, booths, sofas, or fluorescent or other strikingly bright or vivid colored chairs shall not be permitted.



MENU BOARDS

REQUIREMENTS

One menu board and one specials board shall be permitted, per sidewalk cafe, for every 50 feet of frontage. A menu board allows for the posting of a restaurant's complete menu and specials board allows for the posting of a restaurant's daily specials.

A menu board or specials board shall not exceed 6 square feet in area and the overall height of the board shall not exceed 5'-6" from grade. The boards are not permitted to be internally illuminated and may not be of a sandwich board type design.

MATERIALS AND FINISHES

Menu board and specials boards shall be constructed substantially of metal material.



Sandwich board type



Wood



Internally illuminated

LIGHTING

REQUIREMENTS

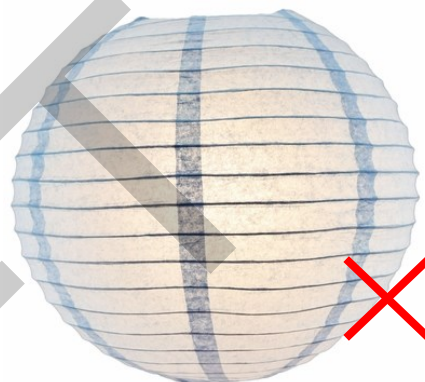
During evening and nighttime hours of operation, sidewalk cafés may require supplemental lighting beyond what is provided by street lights and adjacent storefronts. In some cases, the illumination provided by street lights may also be blocked by trees, by building awnings and canopies, or by umbrellas provided at sidewalk café tables. Light levels at sidewalk cafés may be supplemented with flameless LED votives, or other similar battery powered light on tables only. Lighting is not permitted to be attached to any element of the sidewalk café or any other element within the right-of-way.



Flameless LED votive



Christmas lighting



Lanterns



Festoon lighting



Spot lighting



Rope lighting



Pendant Light or Chandeliers



Floor Lamps



Table Lamps

PROHIBITED FIXTURES AND DEVICES



Fan attached to umbrella



Light attached to umbrella



Artificial plants



Televisions



Speakers



Display of food



Trash receptacles



Electrical wiring or plumbing/
water lines



Umbrella enclosures

PROHIBITED FIXTURES AND DEVICES



Non-menu signage



Miscellaneous furniture



Umbrella clamps



Point of sale stations



Bussing Storage



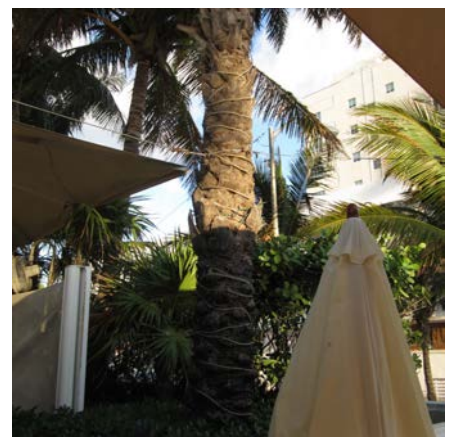
Refrigeration



Excessive decoration



Air-conditioning equipment



Anything attached to trees or street furniture

VALET STANDS

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GREEN SPACE MANAGEMENT

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