

MIAMIBEACH

PARKING SPACE DINING DESIGN GUIDELINES

OCTOBER 1,
2022



Exhibit F

**City of Miami Beach
Public Works Department**

TABLE OF CONTENTS

Background.....3

Program Overview..... 4

Program Goals..... 4

Location Criteria..... 5-6

The Platform..... 7-8

Parking Space Dining Design Elements.....9-13

Parking Space Dining Layout..... 14

DRAFT

BACKGROUND

At present, outdoor dining concessions are allowed (on applicable streets) on up to two contiguous on-street parking spaces in front of a brick and mortar restaurant. This document sets forth applicable design guidelines for these concessions.

DRAFT

PROGRAM OVERVIEW

The City of Miami Beach's Parking Space Dining aims to facilitate the conversion of on-street parking spaces into an extension of restaurant seating areas on a temporary basis for all to enjoy.

PROGRAM GOALS

Reimagine the potential of city streets

Public rights-of-ways make up approximately 25 percent of the city's land area. Parking Space Dining promotes a low-cost, easily implementable approach to public space improvement through projects that energize and reinvent the public realm. They help address the desire and need for increased public open space and wider sidewalks.

Encourage non-motorized transportation

Parking Space Dining encourages walking by providing pedestrian amenities like seating, landscaping and associated enhancements. Parking Space Dining may provide bicycle parking and thus increase the visibility and availability of bicycling in and around Miami Beach.

Encourage pedestrian activity

Parking Space Dining provides pocket spaces for pedestrians to sit and enjoy the outdoors, while also improving walkability.

Support local businesses

Parking Space Dining attracts attention to businesses and provides additional seating that can be used by businesses' patrons. Parking Space Dining could also beautify the street and create a neighborhood destination.

LOCATION CRITERIA

Parking Space Dining for this program must comply with the provisions in these guidelines.

Parking Spaces

Parking Space Dining can be sited along the curb line on streets where on-street parking spaces exist. They can be considered in any location where there are space(s) for on-street parallel, *angled, or perpendicular parking, including unmarked parking spaces. *Parking Space Dining on angled parking spaces will be evaluated on a case-by-case basis for feasibility.

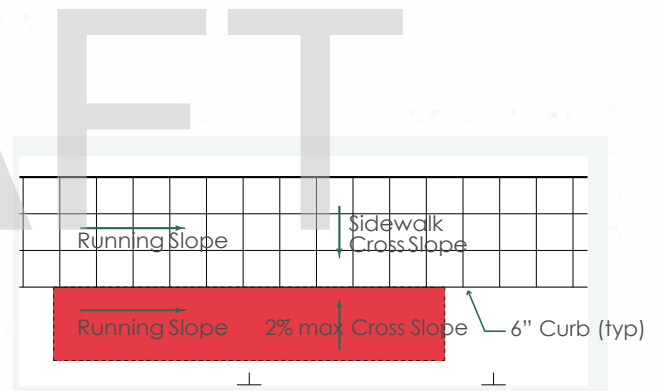
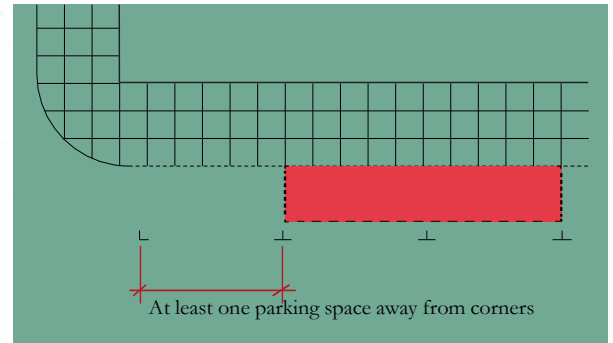
Where an accessible parking space is proposed for a Parking Space Dining location, the relocation of such accessible parking space must be available within the vicinity, and must be reviewed and approved by the Parking Department.

Parking Space Dining platforms must be placed at least one parking space away from corners to maintain sight triangle visibility unless curb configuration, such as large bump-out, allows for safe placement of a Parking Space Dining closest to the corner (evaluated on a case-by-case basis) and in compliance with any applicable Miami Dade County or FDOT requirements for visibility as applicable.

Street Slope

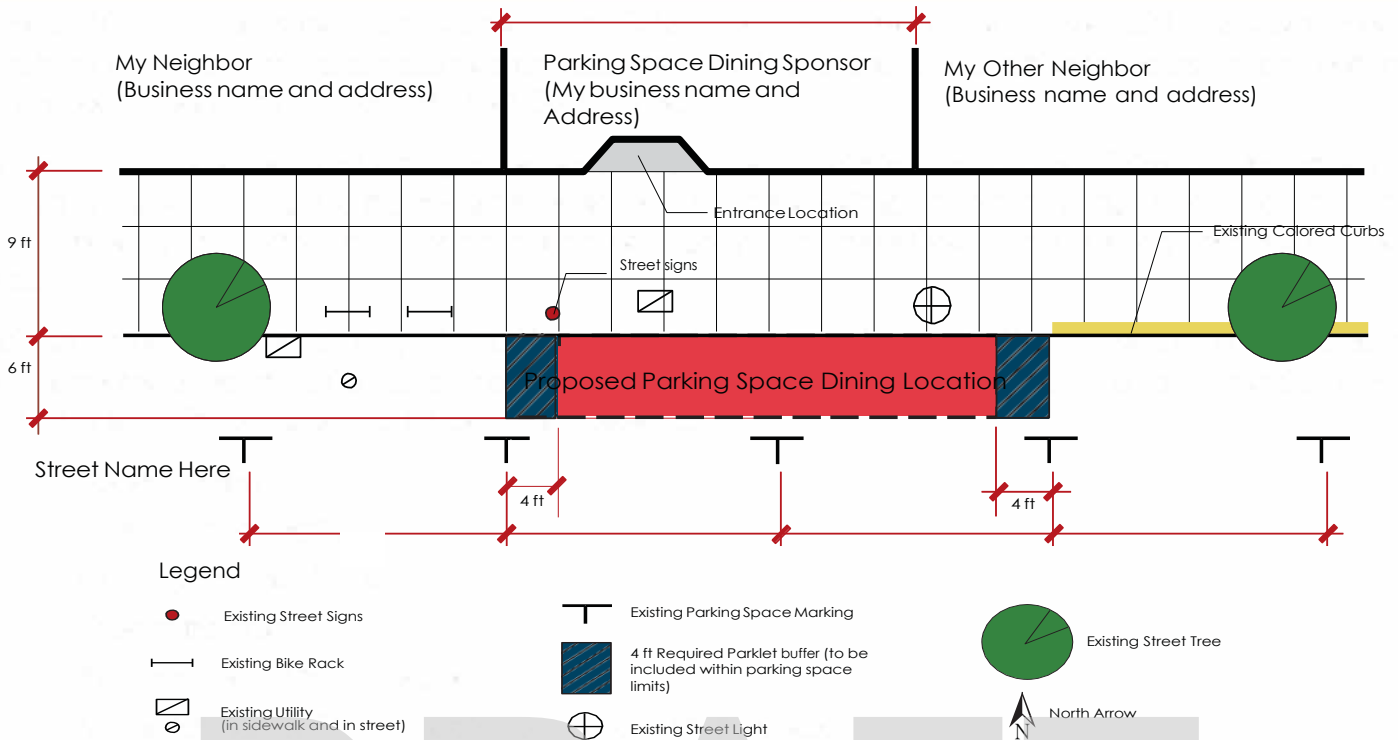
Parking Space Dining platforms must adjust to existing street slope to provide a level surface, not exceeding 2 percent slope in any direction, see platform information below.

Concessionaires must perform their own site assessment to ensure the built platform will meet requirements.



*Running slope to match street/sidewalk grade

LOCATION CRITERIA



Reflective Elements at Corners

Reflective elements are required at the outside corners of all Parking Space Dining. Soft-hit posts are a standard solution deployed at the outside edges; however the city will consider additional reflective elements incorporated in the Parking Space Dining design.

Wheel Stops

For Parking Space Dining in parallel parking spaces, a three-foot wheel stop must be installed one foot from the curb at the edge of the front and back parking spaces. When Parking Space Dining are installed adjacent to parallel parking spaces, wheel stops should be set back four feet from the Parking Space Dining structure. For angled parking spaces and adjacent to driveways, City staff will evaluate to determine the appropriate location for wheel stops. Wheel stops shall be made of recycled rubber/plastic. Additional barriers may be required on perimeter following Miami Dade County or FDOT requirement as applicable.

Site Conditions

The initial site plan must accurately reflect the existing site conditions and include streetscape features like

adjacent bike racks, utility covers, inlets, street poles, existing signs, street trees, tree wells, etc.

Sight Triangle

Parking Space Dining must not interfere with sight triangles. A sight triangle is a triangular shaped portion of land established for unobstructed visibility of motorists entering or leaving a street or driveway intersection. On this portion of land, no stationary or movable element (i.e. vehicles, vehicular maneuvering area, signs, landscaping or objects of any kind, including solid buffers) is permitted to be located between a height of two and one-half (2½) and eight (8) feet above the elevation of the adjoining edge of pavement. An exception to the prohibition is a tree with clear trunk between two and one-half (2½) and eight (8) feet.

Parking Space Identification

A maximum of two (2) on-street parking spaces will be allowed per Parking Space Dining per city block where the restaurant may be located; additional Parking Space Dining per block will be reviewed for approval. The plan needs to show the location of the parking space(s) to be removed and the zone number, if applicable.

THE PLATFORM

The Platform

The platform provides the structural base for the Parking Space Dining. The concessionaire must include plans signed and sealed by a design or construction professional to ensure that the platform will be sturdy and safe. Concessionaires must provide a Hurricane Preparedness Plan to remove or secure the platform during storm events or permit plans must specify the platform to sustain hurricane force winds.

Bolting

Bolting into the street or penetrating the surface of the road is not allowed and any alteration may not be allowed without a restoration plan and an excavation bond posted by the applicant and their contractor. Parking Space Dining may be bolted to the existing curb, with specific restoration requirements.

Platform Surface

The top of the Parking Space Dining platform must be flush with the sidewalk and a maximum slope no greater than 2% in any direction. There shall be a maximum gap of one-half inch between the platform and the sidewalk or otherwise there shall be an accessible transition plate or other approved solution to mitigate gap. In the case of a sloping street (crown of road), platform structure must be designed and built to adjust to such slope to provide a level surface not exceeding 2% slope.

Access for Maintenance

If the platform base is not solid, the space underneath the platform surface must be accessible for maintenance through access panels, removable pavers, etc.

Surface Materials

Platform surface must be pervious high-quality decking and pavers. Finish materials must be wood, composite, masonry. Tiles, rugs, artificial turf will not be permitted. Also loose particles, such as sand or loose stone, are not permitted on the Parking Space Dining; surfaces must be slip-resistant.



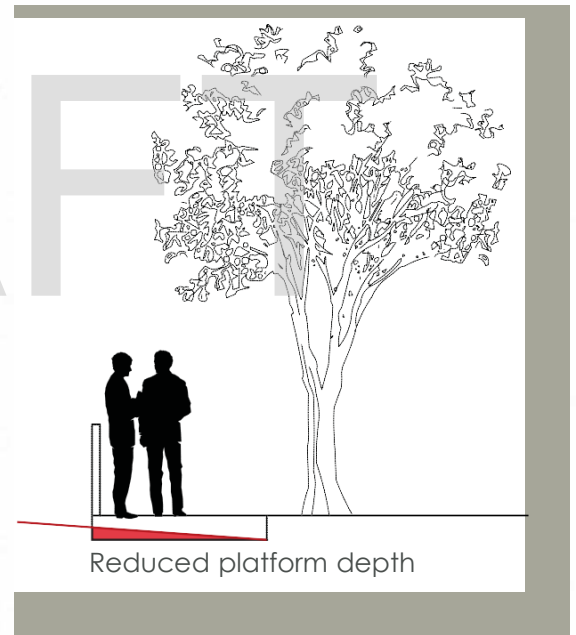
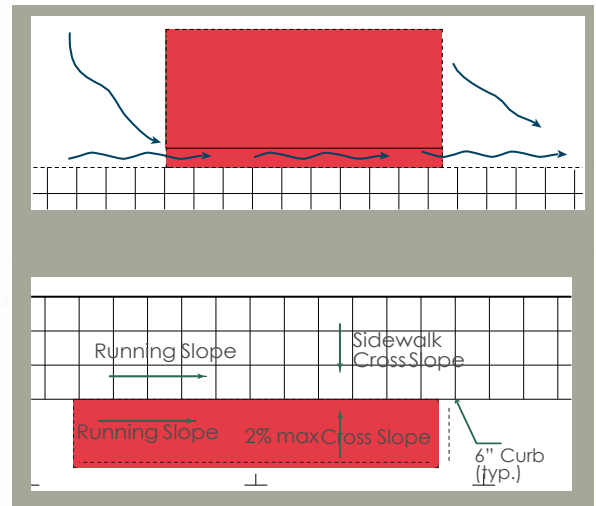
THE PLATFORM

Drainage

The Parking Space Dining platform cannot impede the flow of curbside drainage. Plans must show covers on openings at either end of the Parking Space Dining with screens that allow flow of water but prevent blockage from debris.

Street Crown and Curb Height

Most Miami Beach streets are crowned (parabolic in cross-section) and typically edged with a six-inch high curb. This is to ensure that storm water flows toward the curb and gutter during a rainstorm. The curb is intended to prevent water from flooding the sidewalk and adjacent buildings. This means that the elevation of the street rises further from the curb, effectively reducing the amount of space (thickness) to build the Parking Space Dining platform. Whereas along the curb there may be 6 inches height for your platform structure, such height may be reduced to as little as 2 inches further into the street. Furthermore, both curb heights and street crown heights vary with each street segment. Concessionaires and designers must take field measurements before beginning the design to make sure their proposed platform solution will fit within the allotted space and satisfy all slope and accessibility requirements.



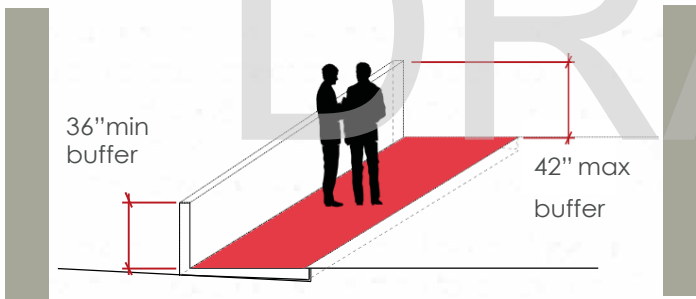
DESIGN ELEMENTS

Buffer the edges

Depending on the location, the Parking Space Dining shall have an edge to buffer the street. This can take the form of planters, railing, cabling, or other approved equivalent buffer. The height shall not exceed 42", and its finish shall be painted metal or clear anodized aluminum, concrete or composite. Scale of the buffer required will vary depending on local context. For example, on some low-traffic streets/sections, a continuous edge may not be required. (If cable railing is used, spacing between cables cannot exceed six inches).

Maintain a Visual Connection to the Street

The Parking Space Dining design should maintain a visual connection to the street. Continuous opaque walls above forty-two inches that block views into the Parking Space Dining from the surrounding streetscape are prohibited. You are allowed to include columns and other vertical elements, for review and approval during contract review.



Furnishings

All furnishings permitted must be free-standing, must all match, remain clean and free of fading, corrosion, dents, tears and chipped paint. Furnishings must be constructed of durable materials, manufactured for commercial outdoor use.

Umbrellas

For Parking Space Dining, if umbrellas are proposed, they shall be center post and not exceed 6 feet by 6 feet with a vertical clearance of 80 inches.

Tables

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 seating layout.

Round tables shall be no larger than 36" in diameter. Square tables shall be no larger than 36" wide and rectangular tables shall seat no more than four people. Tables shall be constructed of metal, high-quality recycled plastic or natural or manufactured stone.

Total of outdoor seating must comply with plumbing requirements and shall provide 5% minimum ADA seating spaces and equivalent seating options as those provided to other patrons.

Chairs

All chairs must be matching and be 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 by 24" deep by 42" tall. Chairs must be constructed of metal, or high-quality recycled plastic. Upholstered chairs, benches, booths, picnic tables or sofas shall not be permitted.

Lighting

During evening and nighttime hours of operation, supplemental lighting beyond what is provided by street lights may be required by operator. Light levels at Parking Space Dining may be supplemented with flameless LED votives, or other similar battery-operated light on tables only. Lighting is not permitted to be attached to any element of the Parking Space Dining or any other element within the right-of-way; it cannot face the street or otherwise affect motorists. Supplemental outdoor lighting must also meet environmental requirements as applicable.

Prohibited items: Speakers, fans, misters, heat lamps.



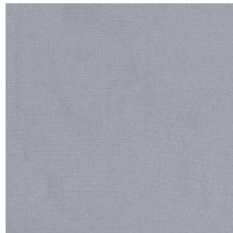
DESIGN ELEMENTS continued

UMBRELLA 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



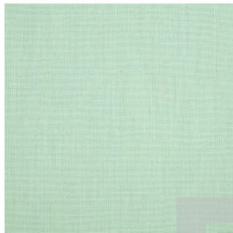
4635 - Buttercup



4642 - Oyster



4630 - Silver



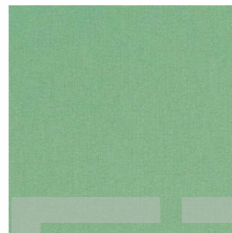
4664 - Sea



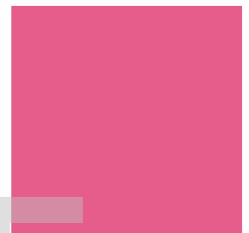
4675 - Capri



4685 - Ginkgo



4688 - Basil



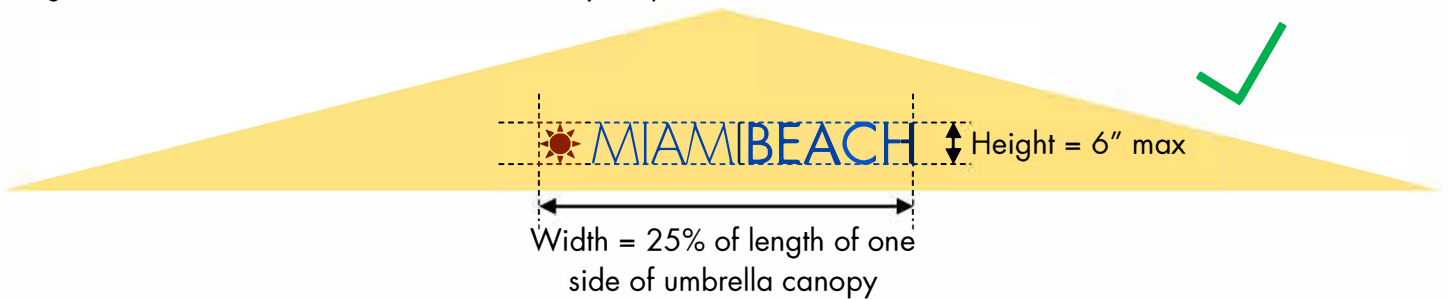
4693 - Pink

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

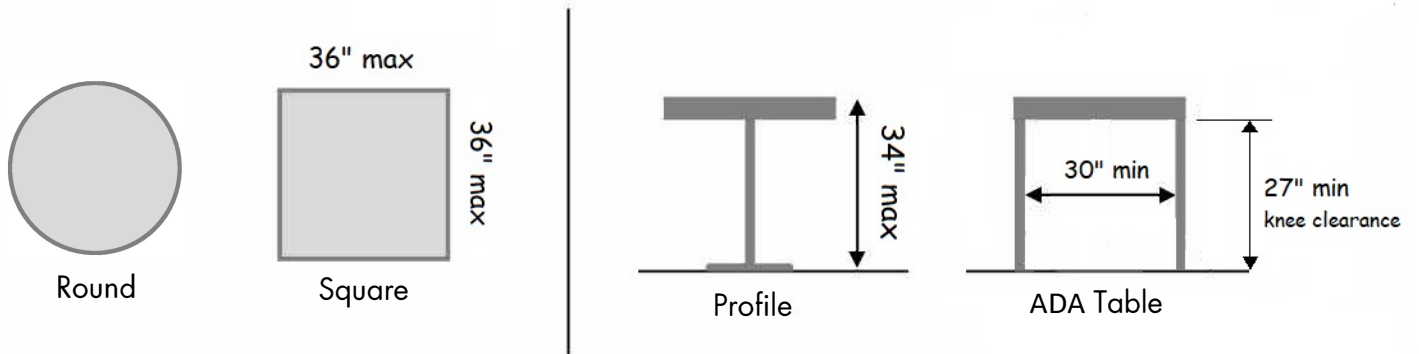
Umbrella signage shall be limited to the name and/or logo of the Parking Space Dining business in individual letters that do not exceed 6" in height. The length of the sign shall not exceed 25% of the length of each side of the umbrella, and may be placed on a maximum of 2 sides.



DESIGN ELEMENTS continued

TABLE TYPES AND 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. Tables shall not be taller than 34".



MATERIALS AND FINISHES (Sample Images)

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



Metal



Metal



Metal & Stone



ADA Table

DESIGN ELEMENTS continued

SEATING DIMENSIONS

Parking Space Dining chairs must match and shall be of a commercial grade, manufactured for out-door 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.

MATERIALS AND FINISHES (Sample Images)

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.



LIGHTING (Sample Images)



Flameless LED votives, or other similar battery/solar powered

DESIGN ELEMENTS continued

MENU BOARD REQUIREMENTS

One menu board and one specials board shall be permitted, per Parking Space Dining. 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.

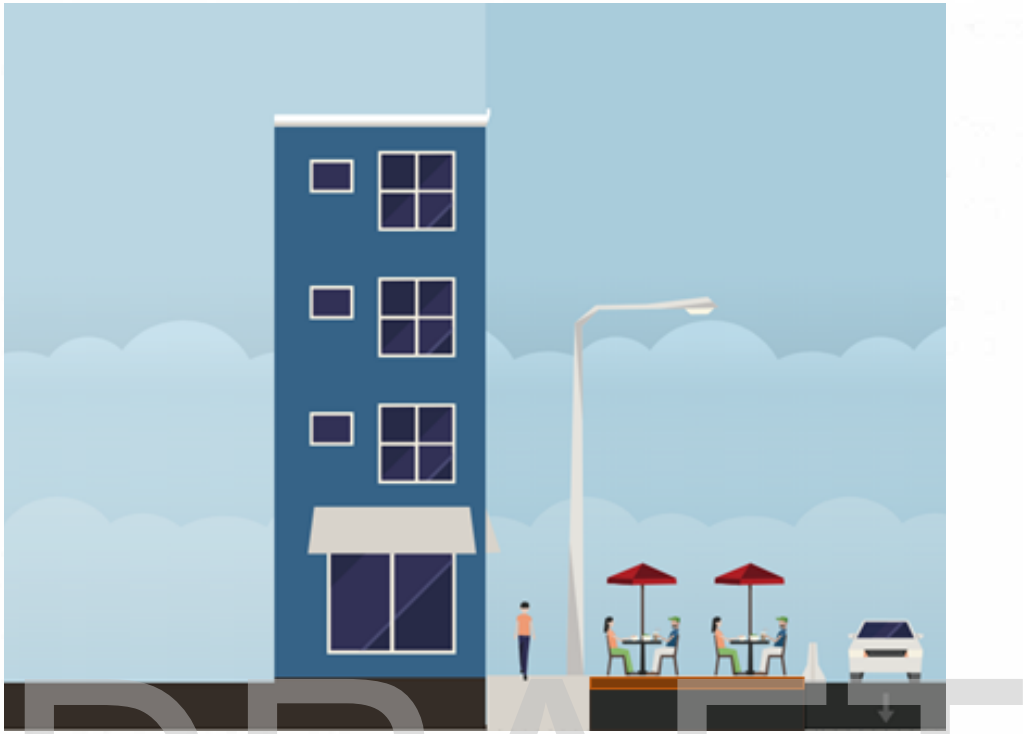
A menu board or specials board shall not exceed 6 square feet in area and the overall height of the board shall not exceed 5'-6" from grade. The boards are not permitted to be internally illuminated and may not be of a sandwich board type design. Menu boards must be placed within Parking Space Dining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

MATERIALS AND FINISHES

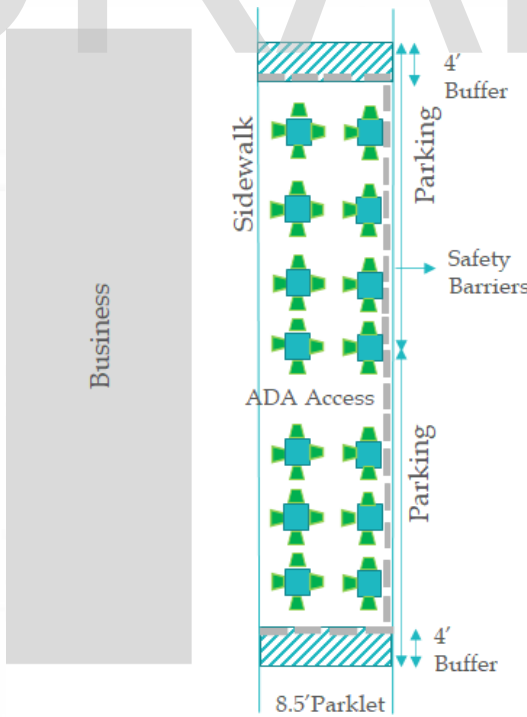
Menu board and specials boards shall be constructed substantially of metal material.



PARKLET LAYOUT



PROFILE VIEW



PLAN VIEW