

MIAMIBEACH

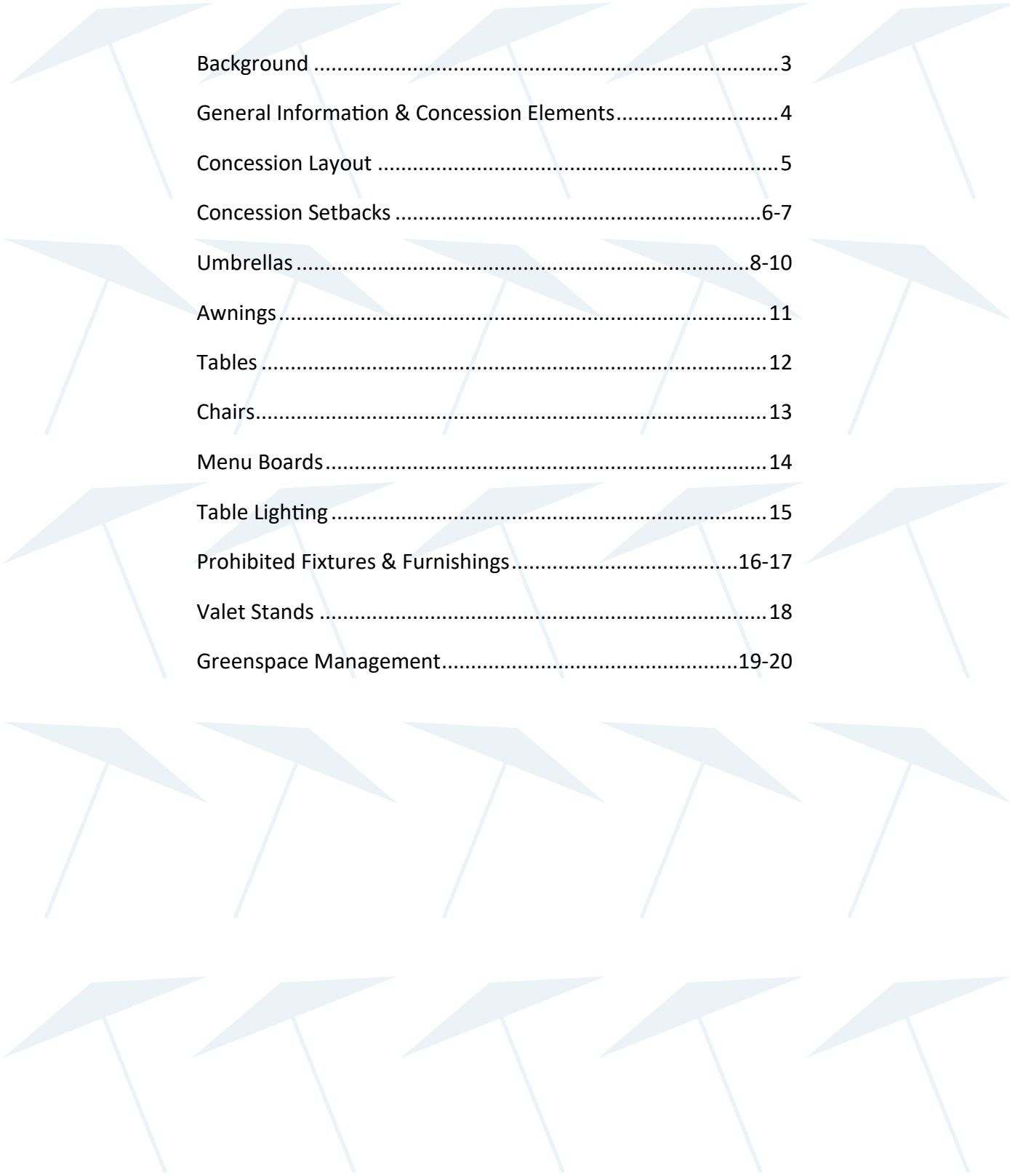
OCEAN DRIVE OUTDOOR DINING CONCESSION DESIGN GUIDELINES

DRAFT



EXHIBIT G

TABLE OF CONTENTS



Background3

General Information & Concession Elements.....4

Concession Layout5

Concession Setbacks6-7

Umbrellas.....8-10

Awnings.....11

Tables.....12

Chairs.....13

Menu Boards.....14

Table Lighting.....15

Prohibited Fixtures & Furnishings.....16-17

Valet Stands18

Greenspace Management.....19-20

BACKGROUND

These design guidelines shall govern outdoor dining concessions from 5th-15th Street on Ocean Drive.

GENERAL INFORMATION

Outdoor dining concessions contribute to a vibrant urban culture and make Miami Beach’s streets more dynamic places to walk, socialize and dine. Concessions are temporary dining areas that occupy a portion of the public right-of-way. This document is a guide to creating temporary concessions 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 concessions. The diagrams in this document illustrate examples of acceptable and unacceptable concession furnishings.

Restaurant and café owners who offer concessions 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 terms of the Concession Agreement.

SIDEWALK CAFÉ ELEMENTS

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

Table and Chair footprint. Except as provided below, all sidewalk elements of a concession must be moved to the west part of the sidewalk, abutting each respective hotel. There must be at least an unobstructed 5’-0” path for pedestrians between the eastern edge of the sidewalk and elements of a sidewalk café. To the extent that moving the furniture would not be feasible due to the layout of a particular property or related factors, furniture does not need to be moved to the west as long as an alternate plan for that area of the sidewalk is approved by the Planning Department and a clear 5’-0” pedestrian path is maintained. No concession furnishings shall be permitted to encroach into the required clear pedestrian path. All services provided to patrons of the concession and all patron activity shall occur within the designated concession 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.

Florida Accessibility Code for Building Construction 2012

226 Dining Surfaces and Work Surfaces

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902.

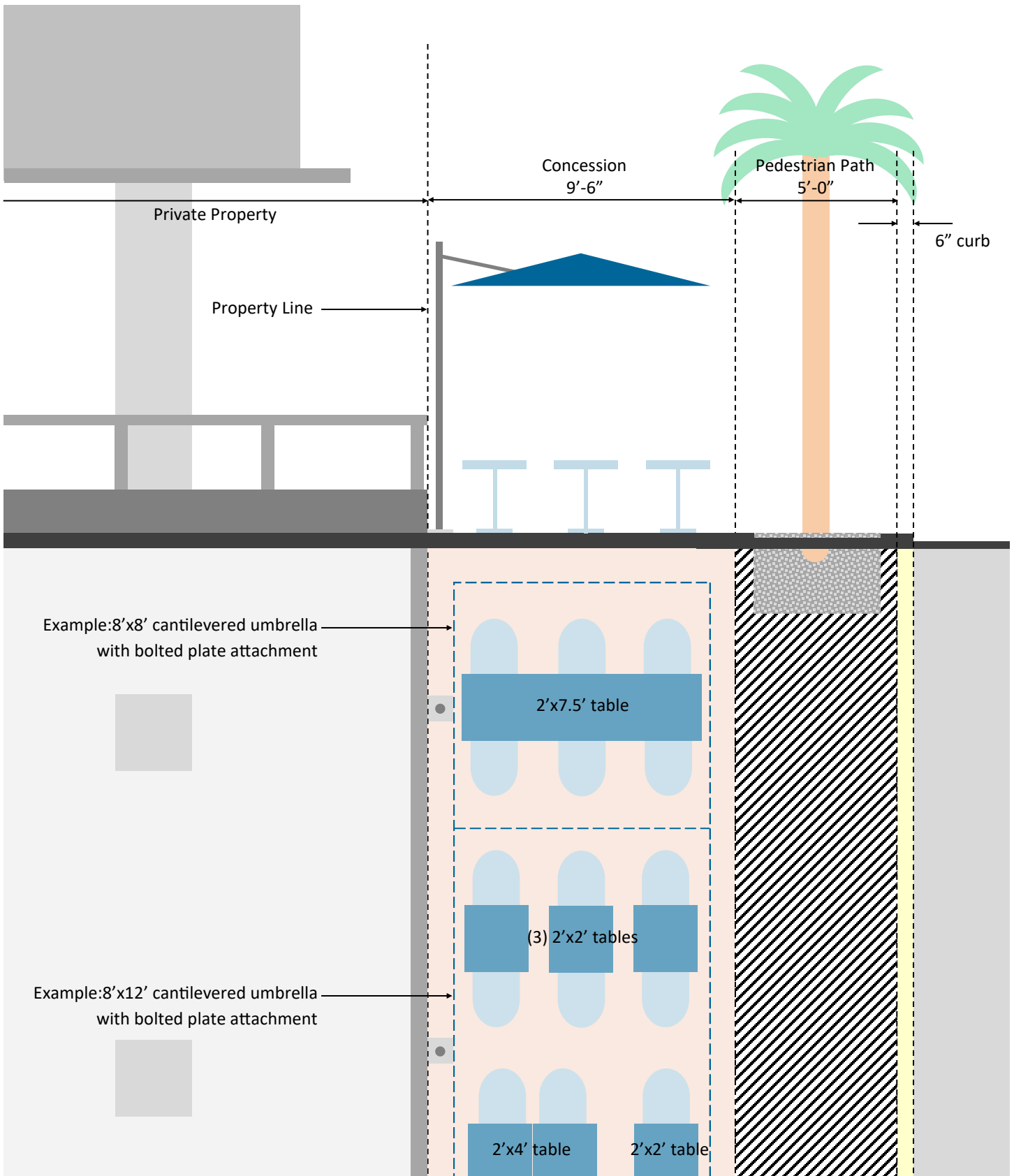
226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

902 Dining Surfaces and Work Surfaces

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

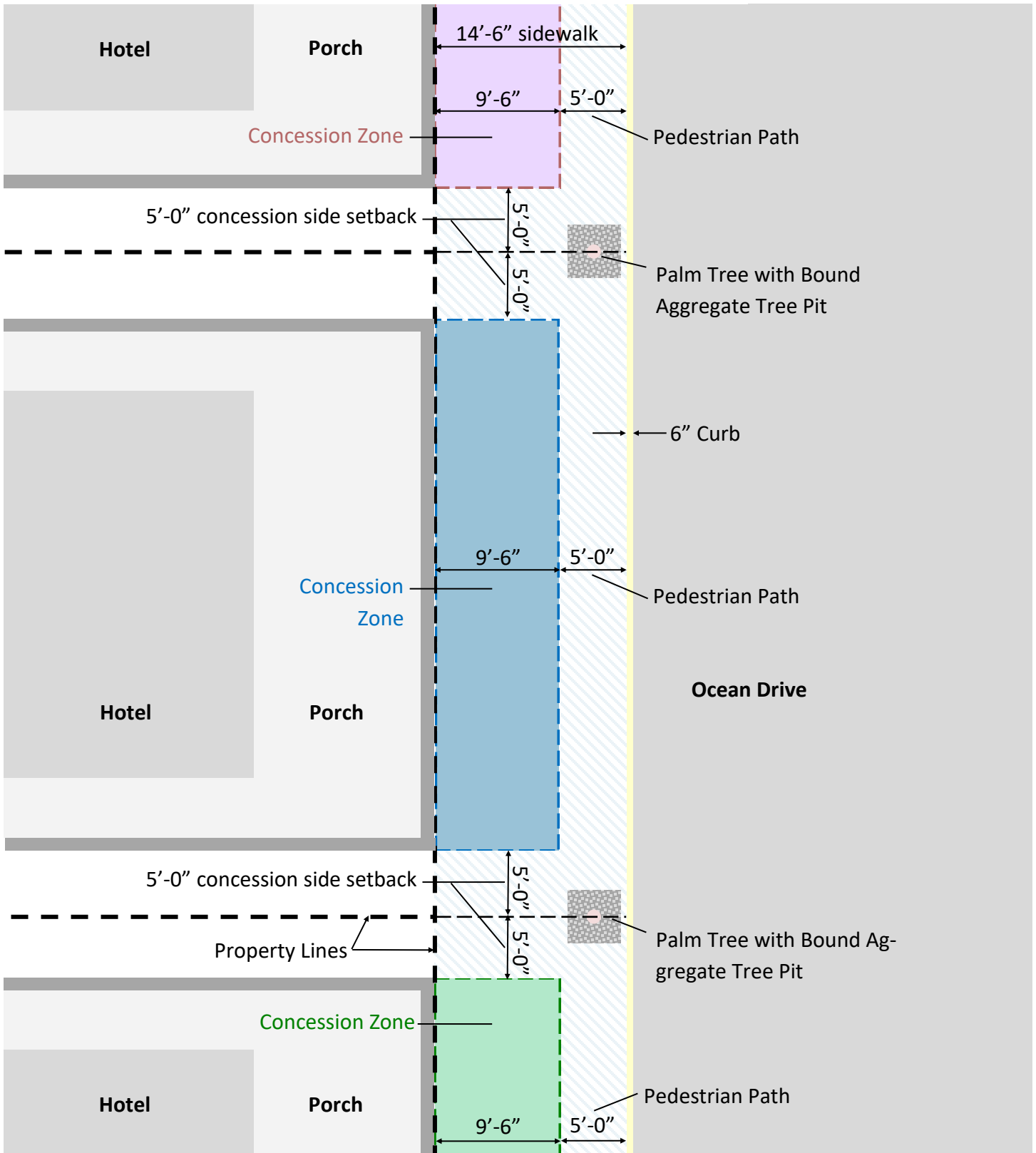
902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

SIDEWALK CAFÉ LAYOUT



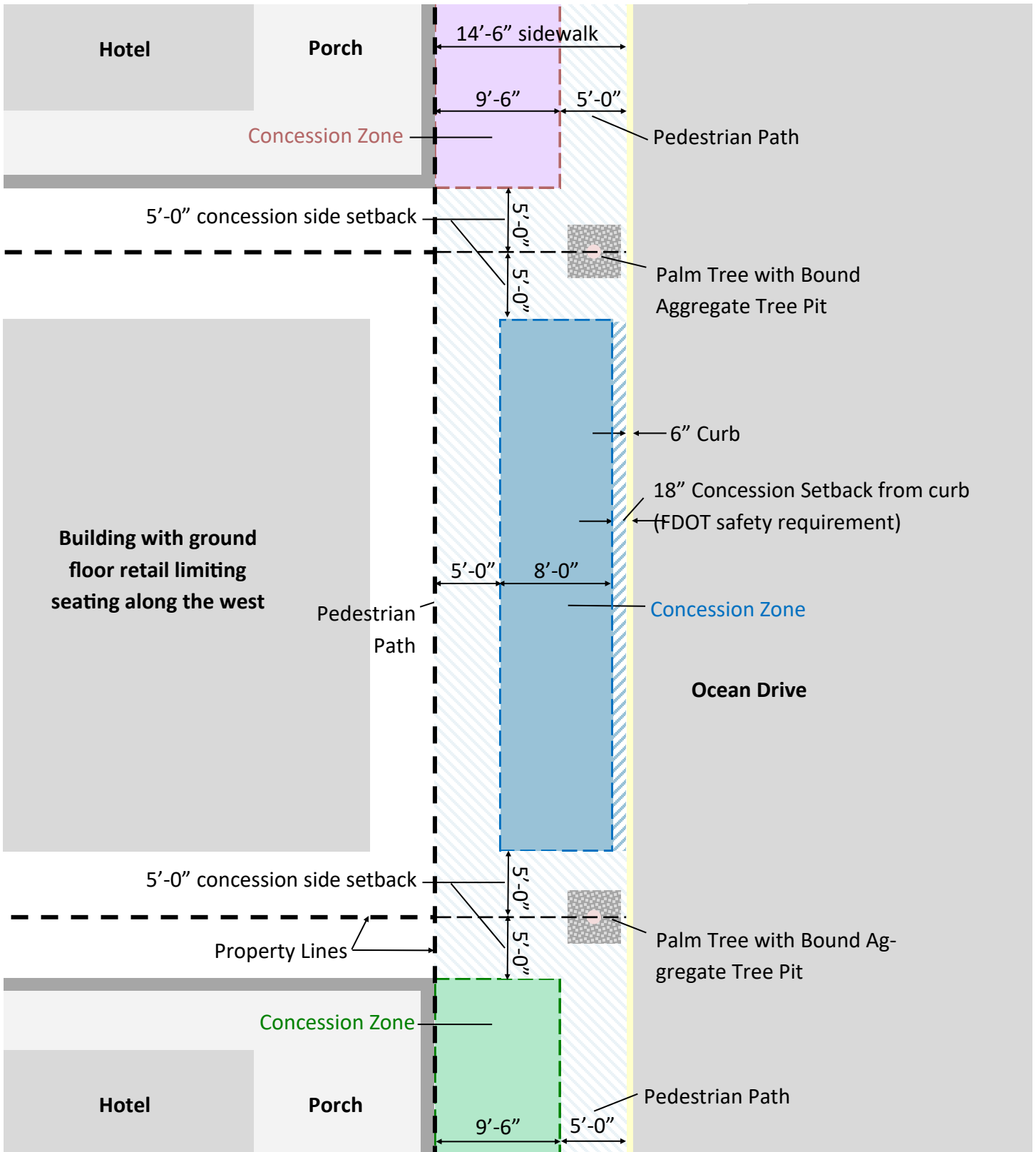
OUTDOOR DINING CONCESSION SETBACKS

CONCESSION ON WEST SIDE OF SIDEWALK



OUTDOOR DINING CONCESSION SETBACKS

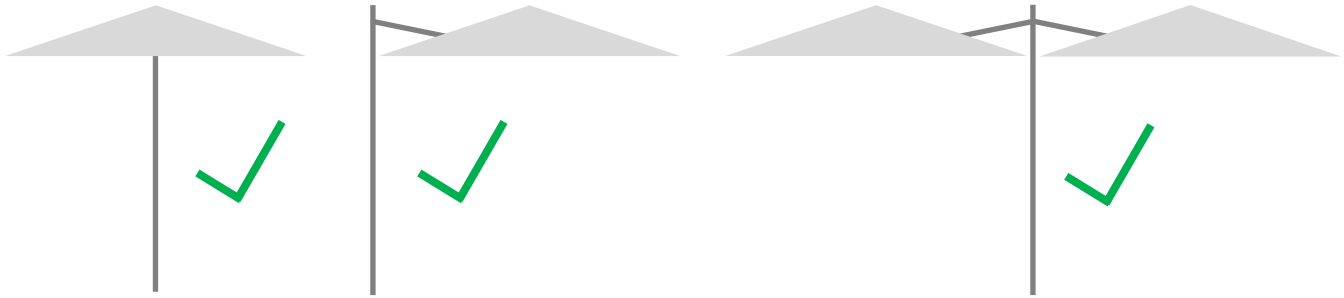
CONCESSION ON EAST SIDE OF SIDEWALK



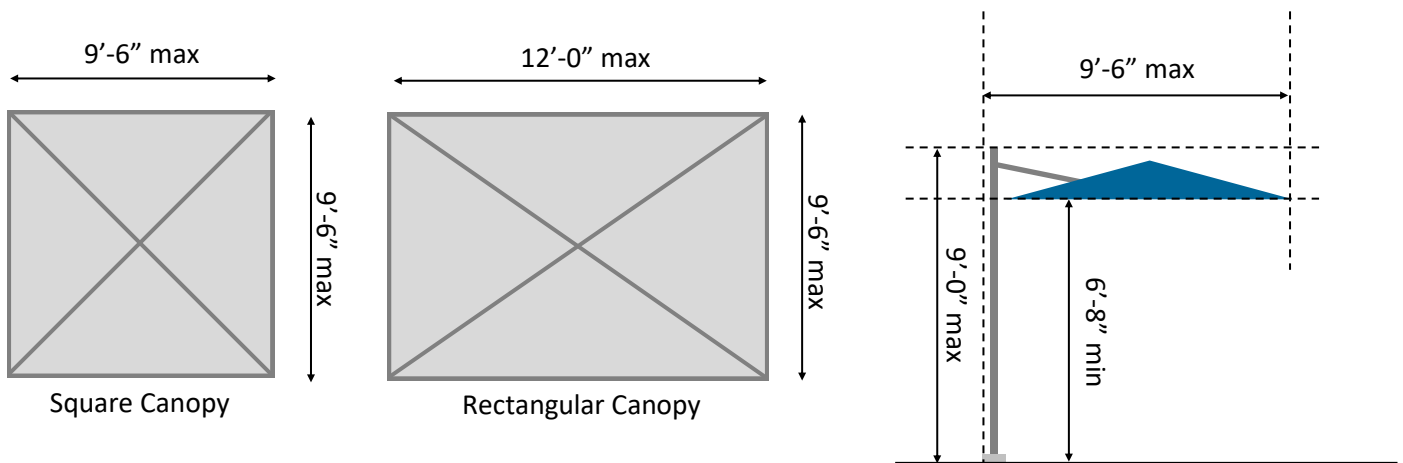
UMBRELLAS

Umbrellas may be used to provide shade for concession patrons. Umbrellas shall not be permitted to extend over the required pedestrian path. No fixtures shall be attached to the underside of the umbrella. In addition to the umbrella types shown below, retractable umbrellas may be approved by the Historic Preservation Board on a case-by-case basis with an overall height not to exceed 9'-9".

UMBRELLA TYPE—Umbrellas may be of a single center mast, single cantilever or dual cantilever type.



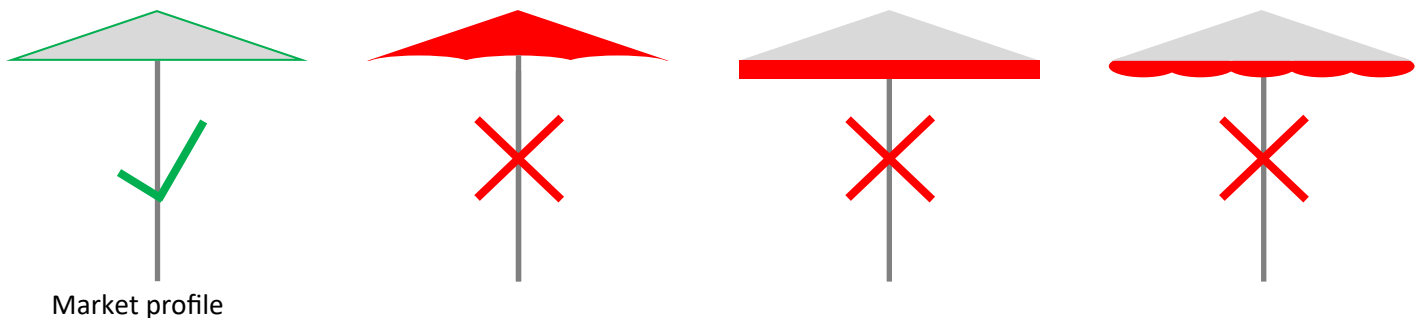
UMBRELLA DIMENSIONS



Slope of canopy: 6'-6" or less—21°; greater than 6'-6"—12°

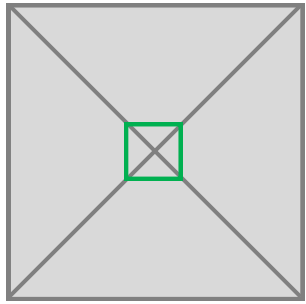
Mast Diameter: Single center mast—2.4" max; Single cantilever mast—4.2" max; Dual cantilever mast—5.25" max

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



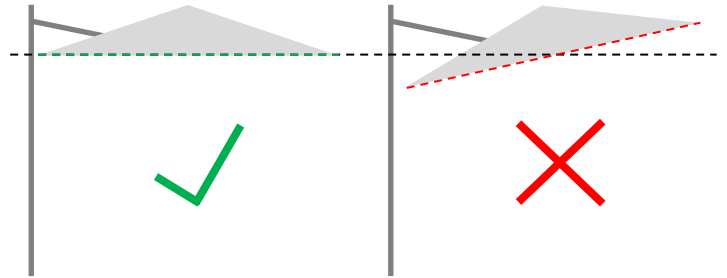
UMBRELLAS continued

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

- Metal plate anchor—square 36" max, or round 30" diameter max, may be single, double, or triple stack plate depending on weight of umbrella.
- Metal frame & concrete paver anchor—rectangle 28" x 46" max, must have a white or silver colored metal cover
- Bolted metal plate—square 9" x 9" max
- In-ground security mount—must be installed flush with the sidewalk

UMBRELLA ZIPPERS

No more than three umbrellas may be zipped together. Gutters may be provided between zipped umbrellas. The attachment of umbrellas together may be permitted.

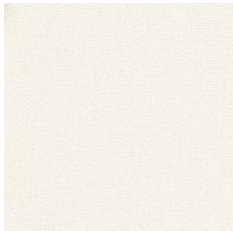
ROLL-DOWN TARPS

Colorless transparent roll-down tarps may be permitted to be attached to the sides of umbrellas. The roll down tarp may be opened during rain or wind events only.

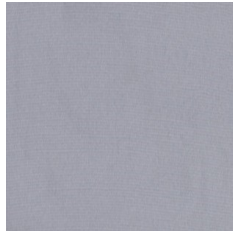
UMBRELLAS continued

CANOPY FABRIC

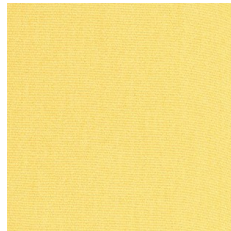
Umbrella canopies shall consist of a marine grade canvas that is fire-retardant, pressure-treated or manufactured of fire-resistant material. The umbrella canopy canvas fabric shall be one of the following *Sunbrella* brand solid colors or its equivalent. Vinyl fabric shall not be permitted.



4604 - Natural



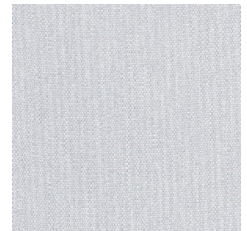
4630 - Cadet Grey



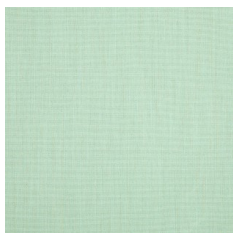
4635 - Buttercup



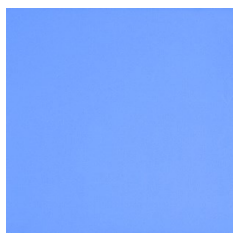
4642 - Oyster



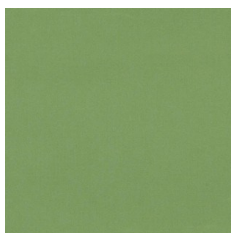
4630 - Silver



4664 - Sea



4675 - Capri



4685 - Ginkgo



4688 - Basil



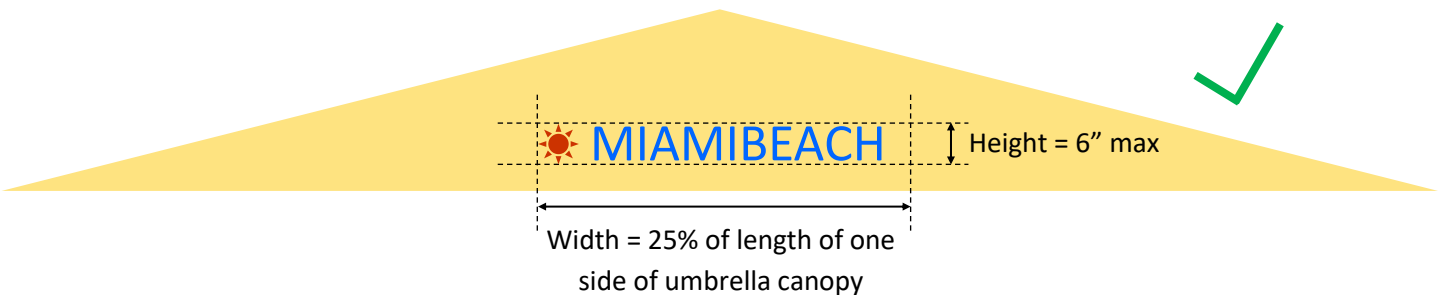
4693 - Pink

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 restaurant 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 concession operator may propose to install a retractable awning attached to a building that extends a maximum of 9'-6" 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 of the approved concession area.

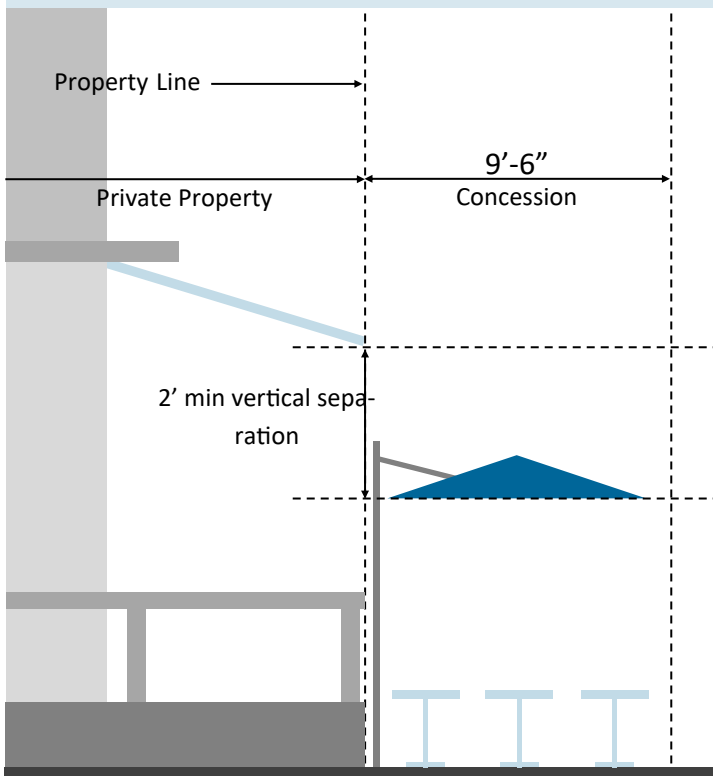
Awnings shall be free of any attachments including but not limited to lighting, electrical wiring, plumbing lines, speakers, fans, heaters, misters, televisions, decorations and gutters.

Awnings shall not extend over any concession umbrella.

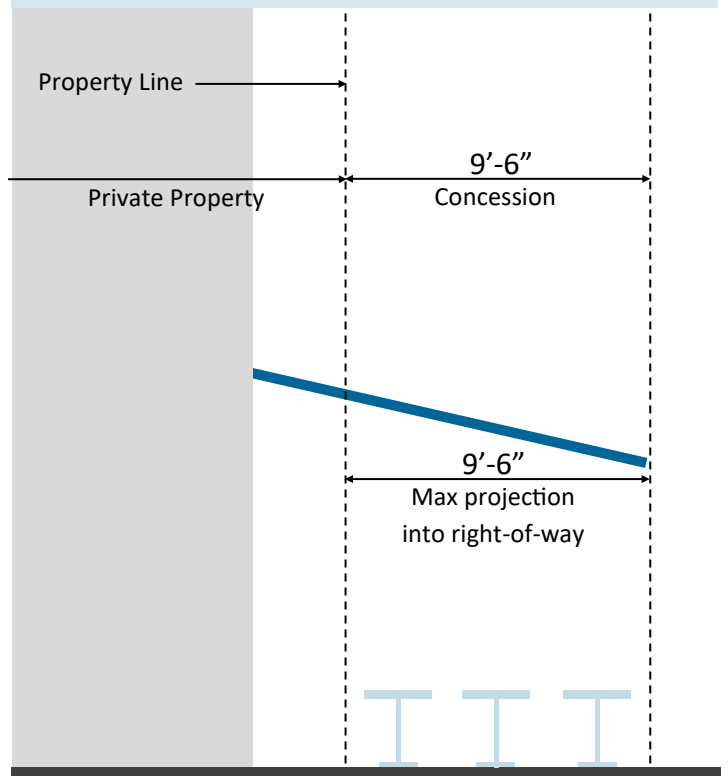
In the event a retractable awning is approved by the City to be placed over concession seating, the operator shall submit a revised concession plan.

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

AWNING & UMBRELLA SEPARATION



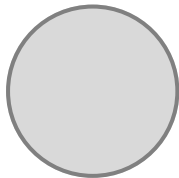
RETRACTABLE AWNING PROJECTING INTO RIGHT-OF-WAY



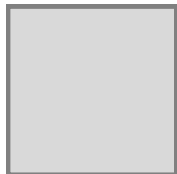
TABLES

DIMENSIONS

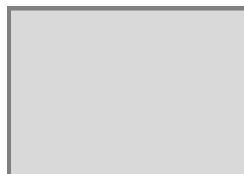
The use of small round or square tables seating two to four people will maximize the number of available tables and will provide flexibility in the concession layout. Tables shall not be taller than 36".



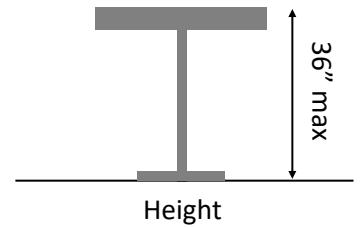
Round



Square



Rectangular



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

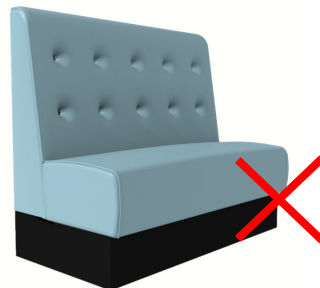
CHAIRS

DIMENSIONS

Concession 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.

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 concession, 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, concessions may require supplemental lighting beyond what is provided by street lights and adjacent storefronts. Light levels at concessions may be supplemented with flameless LED votives, or other similar battery/solar powered table lighting. Lighting is not permitted to be attached to any element of the concession or any other element within the right-of-way.

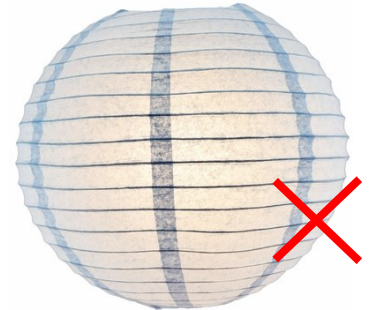
Stronger illumination at concessions may be permitted subject to applicable environmental regulations. Further, the use of electricity for lighting within the concession may be permitted. Extension cords shall not be permitted.



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



Overlapping awnings and umbrellas

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





REQUIREMENTS

Design standards for signs, stands/key box, and umbrellas (valet parking furniture) must comply with the following minimum standards:

Valet furniture shall be constructed of durable materials, manufactured for commercial outdoor use, shall be sufficiently weighted and constructed to withstand strong winds and must be maintained clean and free of fading, corrosion, dents, tears and chipped paint.

Valet furniture shall be placed on the sidewalk no more than 30 minutes before the valet parking service opens and must be removed no later than 30 minutes after the close of valet parking service;

Valet furniture shall be located in front of the business(es) served without encroaching upon the frontage of the adjacent business, unless served by the same valet parking operator

	Dimensions	Color	Example	Information
Valet Parking Ramp Sign (within parking space)	18" x 24" max.	White Background Black Lettering 1" - 2" Font		- Operator/Logo - Valet Parking - Hours of Operation* Applicable Rates/Days & Hours* 24 Hour Contact Information*
Sign Stand	2" max. diameter post and weighted base.	Black		None
Key Box	24"W x 24"L x 48" H max.	Black		Same as Ramp Sign
Umbrella	Executive Golf (Personal) 36" diameter max.	Taupe/Off-white		VALET PARKING (black font)

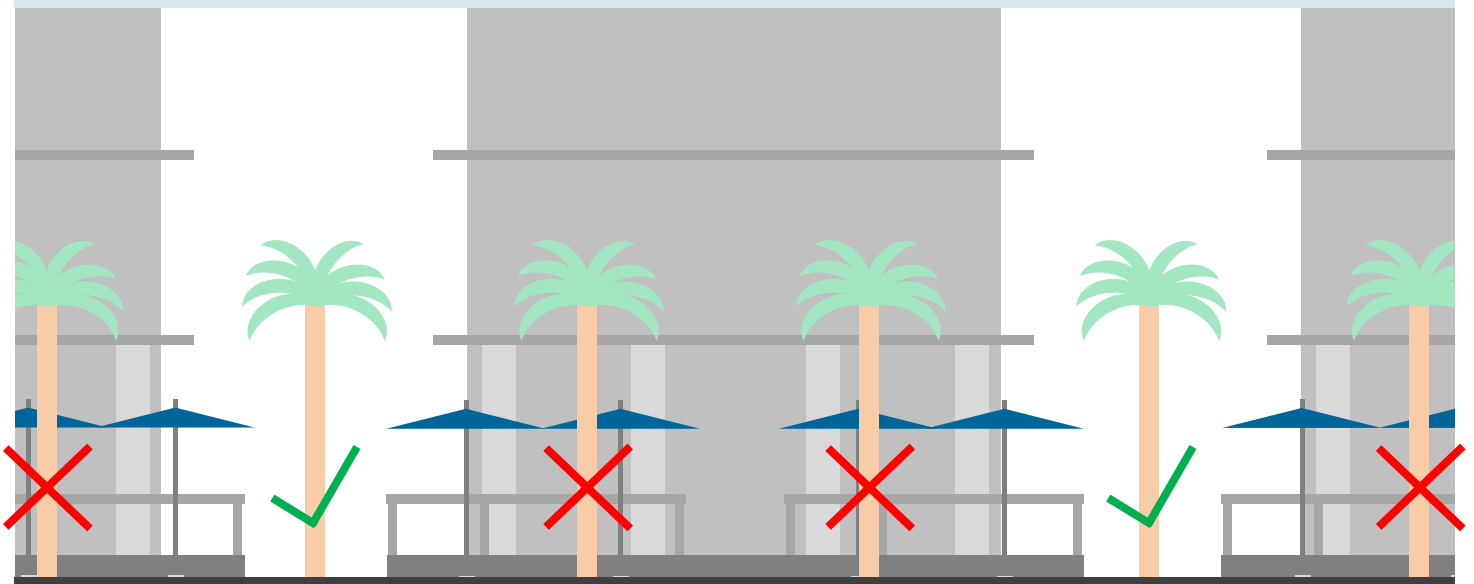
GREEN SPACE MANAGEMENT

BONDED AGGREGATE INSTALLATION SPECIFICATIONS

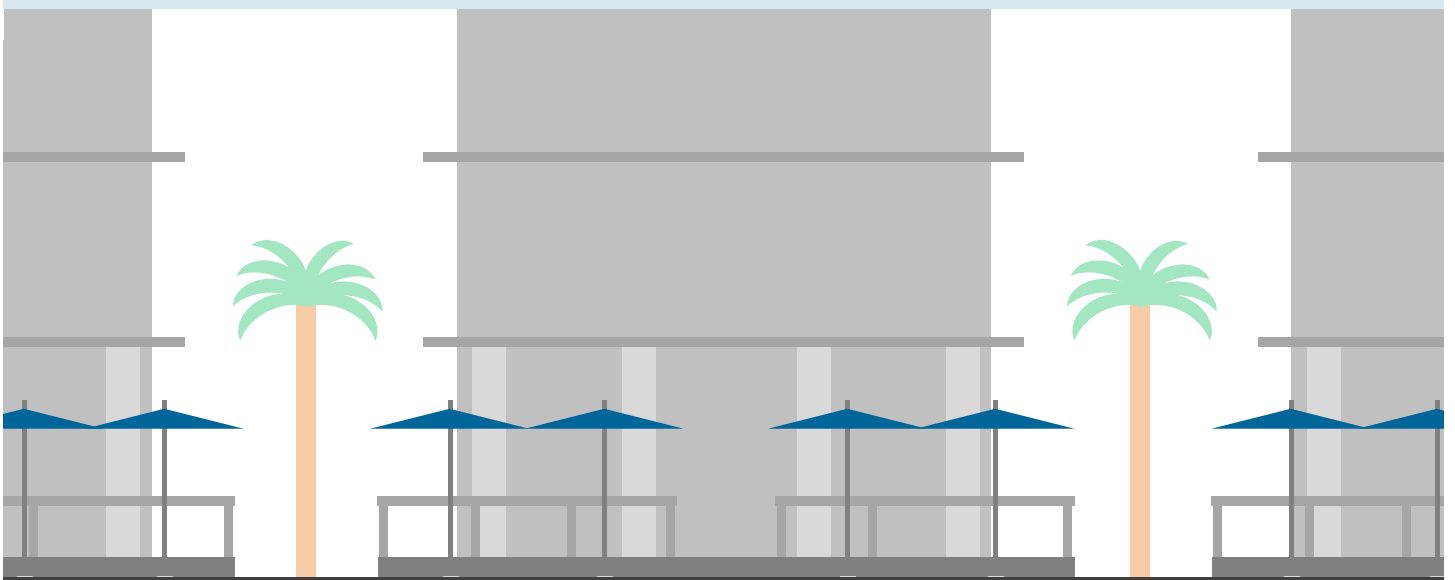
The City shall relocate certain trees in order to provide for an unimpeded 5'-0" pedestrian path and shall fill the tree pit with concrete to match the sidewalk. The existing Coconut Palm tree pits that are not in conflict with the required pedestrian path shall remain and shall be 5'x5' in size, unless it is determined by the City's Urban Forester and Greenspace Management that the existing size is having a negative impact on the palms and is causing them to decline in health.

All remaining tree pits shall have a bonded aggregate treatment installed to provide a permeable, yet durable walking and ADA navigable surface over the tree pits. The bonded aggregate shall be 'Salt & Pepper' in color, and shall be installed by a licensed, City approved contractor in accordance with the Tree Pit Detail with Rootwell or Root Watering System construction detail, see Figure 1 on the following page.

BEFORE SELECTIVE PALM TREE REMOVAL



AFTER SELECTIVE PALM TREE REMOVAL



GREEN SPACE MANAGEMENT

BONDED AGGREGATE CARE AND MAINTENANCE GUIDELINES

Routine Maintenance & General Cleaning

The bonded aggregate surface shall be regularly swept clean, to remove any leaves or debris that may accumulate in order to prevent staining, mildew growth, or the clogging of the percolation and oxygen exchange voids between aggregate particles. Inspection of the Coconut Palms for possible trunk damage shall occur annually to determine if the growth of the palm is affected by the bonded aggregate, in which case a maximum of 3" of the aggregate shall be cut away from the trunk as required.

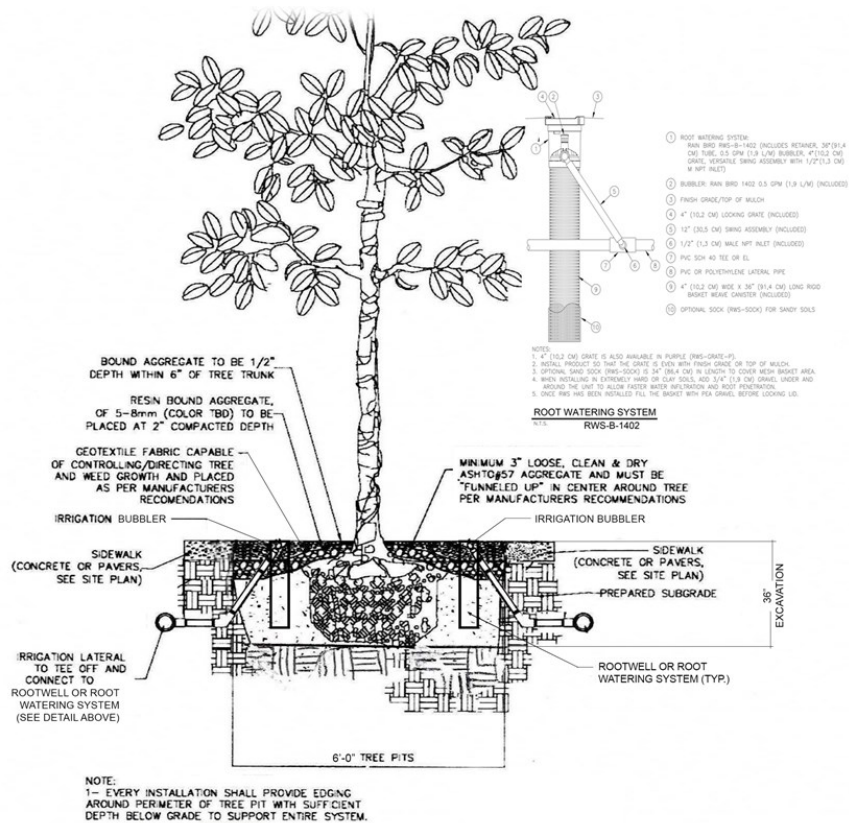
The bonded aggregate can withstand general cleaning by cold pressure-washing up to a maximum of 2200 PSI to remove dirt and grime. The pressurized water shall be applied using a fan type nozzle at a distance of no closer than 8 inches above the installed bonded aggregate. Pressure washing too close to the bonded aggregate for extended periods of time could dislodge aggregate particles and cause structural degradation of the surfacing.

Normal/Abnormal Use

The bonded aggregate surface in the tree pits is intended for pedestrian and wheelchair use only. Café furnishings, valet stands, signage, heavy equipment staging, and vehicular traffic shall be avoided to prevent structural failure of the bonded aggregate. There shall be no disposal of any substance (cleaning solutions, cooking oil, beverages, food, impure/dirty water, etc.) into the bonded aggregate covered tree pits.

Damage Repair

Any damage to the bonded aggregate tree pit surfacing shall be repaired as soon as possible by a City approved contractor.



1 Tree Pit Detail with Rootwell or Root Watering System
NFB