

FINAL SUBMISSION

CITY OF MIAMI BEACH - HISTORIC PRESERVATION BOARD

MANGOS TROPICAL CAFE

900 OCEAN DRIVE
MIAMI BEACH, FL. 33139

January 12th, 2017

HPB #
APPLICATION DATE
CONTACTS

16-0090
01/12/2017
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FINAL SUBMISSION

MANGOS TROPICAL CAFE

900 OCEAN DRIVE, MIAMI BEACH, FL. 33139
January 12th, 2017

SCOPE OF WORK

This is an exterior renovation of an existing restaurant on Ocean Drive in South Miami Beach. This is not a historic building and will be limited to the modification & adjustments of the existing front umbrellas in accordance with the "City of Miami Beach Mayor's Ocean Drive Task Force Final Report" dated January 13, 2016.

FIRST SUBMITTAL INDEX

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KEY PLAN

ZONING DATA

LOCAL CODE:
CITY OF MIAMI BEACH, ZONING ORDINANCE

ZONING:
6501 COMMERCIAL - (MXE) MIXED USE ENTERTAINMENT

FOLIO No: 02-3234-008-0060

LEGAL DESCRIPTION:
LOTS 7 & 8 BLOCK 14 OF "OCEAN BEACH, FLA. ADDITION No. 2"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 2 AT PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

EXISTING AREA:
LOT SIZE 100 X 130 OR 19710-1936 0501 4 OR 19710-1936 0501 01

DIVISION 13. - MXE MIXED USE ENTERTAINMENT DISTRICT^[7]

Footnotes:

--- (7) ---

Cross reference— Businesses, ch. 18.

Sec. 142-540. - Purpose.

The MXE mixed use entertainment district is designed to encourage the substantial restoration of existing structures and allow for new construction.

(Ord. No. 89-2665, § 6-16(A)(1), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96)

Sec. 142-541. - Main permitted uses.

The main permitted uses in the MXE mixed use entertainment district are apartments; apartment-hotels; hotels; commercial development as specified in section 142-546, and religious institutions with an occupancy of 199 persons or less.

(Ord. No. 89-2665, § 6-16(A)(2), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-542. - Conditional uses.

The conditional uses in the MXE mixed use entertainment district are major cultural dormitory facilities as specified in section 142-1332; public and private cultural institutions open to the public; religious institutions with an occupancy greater than 199 persons banquet facilities; new construction of structures 50,000 square feet and over (even when divided by a district boundary line), which review shall be the first step in the process before the review by any of the other land development boards; outdoor entertainment establishment; neighborhood impact establishment; and open air entertainment establishment. For purposes of this section, banquet facilities shall be defined as an establishment that provides catering and entertainment to private parties on the premises and are not otherwise accessory to another main use.

(Ord. No. 89-2665, § 6-16(A)(3), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2004-3447, § 1, 5-26-04; Ord. No. 2007-3546, 1-17-07; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-543. - Accessory uses.

The accessory uses in the MXE mixed use entertainment district are as follows:

- (1) Those uses permitted in Article IV, Division 2 of this chapter.
- (2) Uses that serve alcoholic beverages are also subject to the regulations set forth in Chapter 6.
- (3) Accessory outdoor bar counters, pursuant to the regulations set forth in Chapter 6, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.

- (4) Oceanfront hotels with at least 100 hotel units may operate and utilize an accessory outdoor bar counter, notwithstanding the restriction on the hours of operation, set forth in subsection (1) of this section, provided the accessory outdoor bar counter is located in the rear yard and set back 20 percent of the lot width (50 feet minimum) from any property line adjacent to a property with an apartment unit thereon.

(Ord. No. 89-2665, § 6-16(A)(4), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2016-4005, § 1, 3-9-16)

Sec. 142-544. - Prohibited uses.

The prohibited uses in the MXE mixed use entertainment district are accessory outdoor bar counters, except as provided in this chapter.

(Ord. No. 89-2665, § 6-16(A)(5), eff. 10-1-89)

Sec. 142-545. - Development regulations.

The development regulations in the MXE mixed use entertainment district are as follows:

Maximum Floor Area Ratio	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Apartment Unit Size (Square Feet)	Average Apartment Unit Size (Square Feet)	Maximum Building Height (Feet)	Maximum Number of Stories
All uses—2.0 Except convention hotel development (as set forth in section 142-841)—3.5	N/A	N/A	Existing structures: Apartment units—400 Hotel units— in a local historic district/site— 200 Otherwise: 15%: 300— 335 85%: 335+ New construction: Apartment units—550 Hotel units: 15%: 300— 335 85%: 335+	Existing structures: Apartment units—550 Hotel units—N/A New construction: Apartment units—800 Hotel units—N/A	Architectural district: Oceanfront— 150 Non-oceanfront— 50 (except as provided in section 142-1161) All other areas—75 (except as provided in section 142-1161)	Architectural district: Oceanfront— 16 Non-oceanfront—5 (except as provided in section 142-1161) All other areas—8 (except as provided in section 142-1161)

(Ord. No. 89-2665, § 6-16(B), eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 92-2830, eff. 1-16-93; Ord. No. 94-2949, eff. 10-15-94; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 97-3097, § 2, 10-8-97; Ord. No. 98-3107, § 1, 1-21-98; Ord. No. 98-3150, § 1, 11-4-98)

Sec. 142-546. - Additional restrictions for lots fronting on Ocean Drive, Ocean Terrace and Collins Avenue.

In the MXE mixed use entertainment district permitted uses in existing buildings at the time of adoption of this section with two stories or less fronting on Ocean Drive or Ocean Terrace and any building fronting on Collins Avenue from Sixth Street to 16th Street shall comply with the following:

- (1) The entire building shall be substantially renovated and comply with the South Florida Building Code, fire prevention safety code and the property maintenance standards. If the building is a historic structure, the plans shall substantially comply with the Secretary of the Interior Standards and Guidelines for Rehabilitating Historic Structures, U.S. Department of the Interior (revised 1983), as amended.
- (2) The buildings may contain offices, retail, food service establishments, alcoholic beverage establishments, and residential uses or any combination thereof. Medical and dental offices shall be prohibited uses in the MXE districts. Commercial uses located above the ground floor shall only have access from the interior of the building; no exterior access shall be permitted, unless a variance from this requirement is granted.
- (3) Required parking may be satisfied through participation in the parking impact fee program as set forth in chapter 130, article V, where applicable under the regulations contained therein.
- (4) No existing building shall be internally reconstructed to change the number of stories except that 20 percent of each floor plate may be removed to create an open area or atrium.
- (5) For existing buildings with two stories or less fronting on Ocean Drive or Ocean Terrace, the addition of a story shall require that commercial uses comply with all provisions of section 142-904 for accessory uses, unless a variance from the provisions of section 142-904 is granted. For purposes of example only, in buildings described in the foregoing sentence, the existence of commercial uses on the ground floor which exceed 25 percent of the floor area shall not, upon the addition of one story, be deemed grandfathered in, and the percentage of commercial uses on the ground floor, upon the addition of one story, must comply with the requirements of section 142-904, except if a variance is granted.
- (6) No variances shall be granted from the requirements of this section 142-546, except as specified in subsections 142-546(2) and 142-546(5).

(Ord. No. 89-2665, § 6-16(C), eff. 10-1-89; Ord. No. 92-2830, eff. 1-16-93; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2016-4005, § 1, 3-9-16)

Sec. 142-547. - Setback requirements.

(a) The setback requirements for the MXE mixed use entertainment district are as follows:

- (1) *Front.*
 - a. Oceanfront: Pedestal and tower, 50 feet; however, sculptures, fountains or architectural features when approved by the design review board are permitted in the required front yard.
 - b. Non-oceanfront:
 - 1. Pedestal, ten feet.

- 2. Lots 100 feet in width or greater, 20 feet; for buildings with a ten-foot-deep covered front porch running substantially the full width of the building front, the front setback shall be five feet. Furthermore, for lots 100 feet in width or greater, the front setback shall be extended to include at least one courtyard, open to the sky, with a minimum width of ten feet and a minimum area of three square feet for every linear foot of lot frontage.
 - 3. Tower, 50 feet.
- (2) *Side, interior.*
 - a. Oceanfront: Pedestal and tower, 15 percent of the lot width.
 - b. Nonoceanfront:
 - 1. Architectural district, five feet.
 - 2. All other areas:
 - i. Pedestal, five feet.
 - ii. Tower, 7.5 feet.
- (3) *Side, facing a street.*
 - a. Oceanfront: Pedestal and tower, 15 percent of the lot width, plus five feet.
 - b. Nonoceanfront: Ten percent of the lot width plus five feet, not to exceed 25 feet. However, lots less than 100 feet in width shall have a setback of five feet.
 - 1. Nonoceanfront structures may comply with these requirements or have the option of the following:
 - i. Pedestal, five feet.
 - ii. Tower, 7.5 feet.
 - 2. Provided that nonoceanfront lots 100 feet or greater in width shall incorporate the following:
 - i. A ten-foot-deep porch running substantially the full side length of the building, with a minimum floor-to-ceiling height of 12 feet; and
 - ii. One courtyard, open to the sky, with a minimum of 1,000 square feet and a minimum average depth of 20 feet. The long edge of the courtyard shall be along the side property line. The area of the courtyard shall be increased by an additional 50 square feet for every one foot of building height above 30 feet as measured from grade.
- (4) *Rear.*
 - a. Oceanfront: 25 percent of the lot depth or 75 feet minimum from the bulkhead line, whichever is greater.
 - b. Nonoceanfront:
 - 1. Architectural district, zero feet if abutting an alley, otherwise ten feet.
 - 2. All other areas, ten feet.
- (b) Existing structures which are being substantially renovated are permitted to retain the existing setback areas; however, the setback area shall not be reduced. When additional floors are constructed, they shall be permitted to retain the same setbacks as the existing floors. The provisions of section 118-398 relating to bulk shall not be applicable to the foregoing setback requirements.

(Ord. No. 89-2665, § 6-16(D), eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 96-3052, § 1, 9-11-96)

Sec. 142-548. - Reserved.

Editor's note— Ord. No. 98-3150, § 1, adopted Nov. 4, 1998, repealed § 142-548, which pertained to additional maximum height regulations, and derived from Ord. No. 89-2665, § 6-16(e), eff. 10-1-89; Ord. No. 92-2830, eff. 1-16-93; and Ord. No. 96-3052, § 1, adopted 9-11-96.

Sec. 142-549. - Noise overlay district.

Section 46-151 et seq. establishes noise exceptions for a specific area as described in those sections.

(Ord. No. 89-2665, § 12C, eff. 10-1-89)

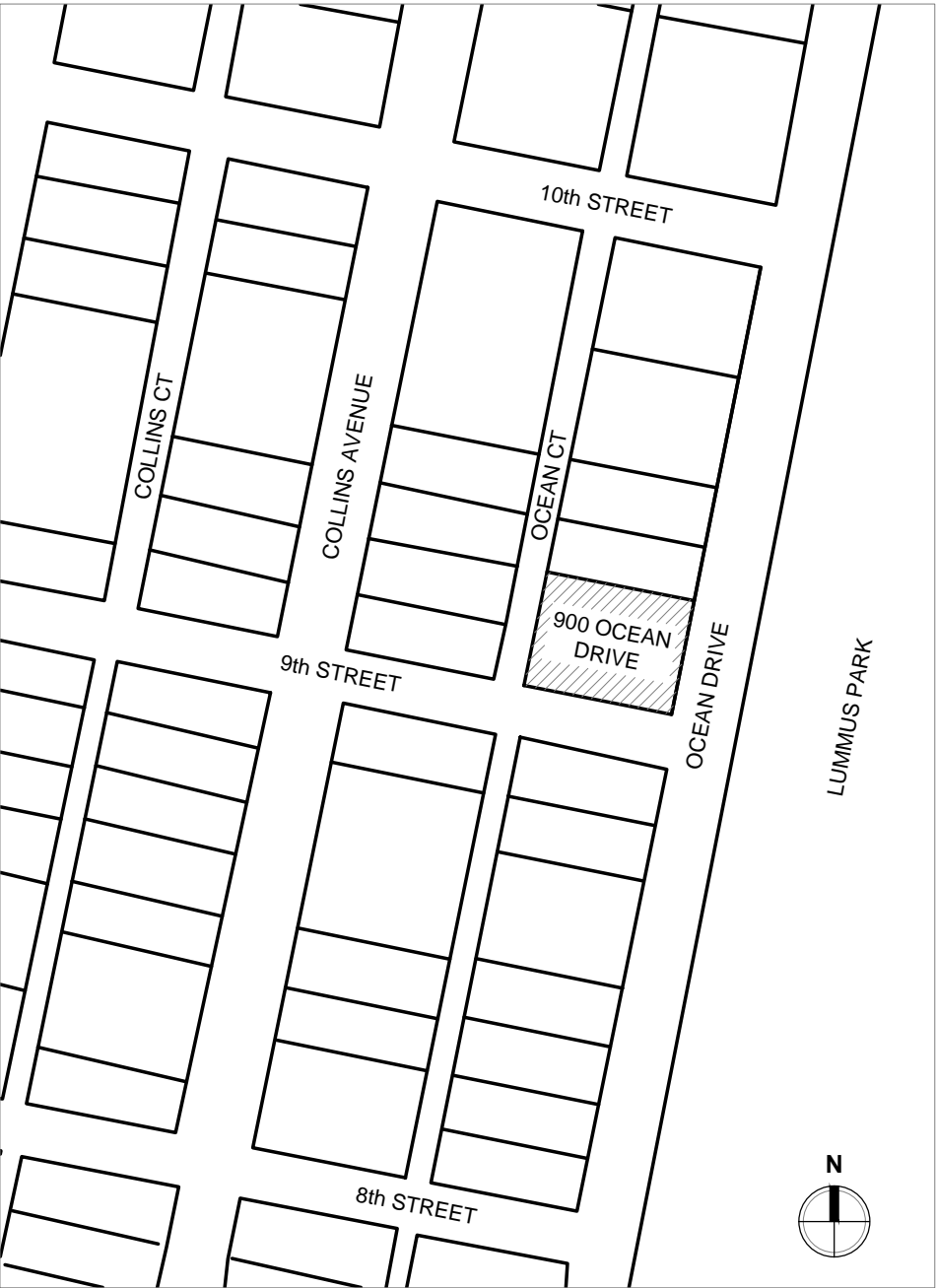
Sec. 142-550. - Additional regulations for new construction.

In the MXE district, all floors of a building containing parking spaces shall incorporate the following:

- (1) Residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
- (2) Residential or commercial uses above the first level along every facade facing a waterway.
- (3) For properties less than 60 feet in width, the total amount of residential or commercial space at the first level along a street side shall be determined by the design review or historic preservation board, as applicable. All facades above the first level, facing a street or sidewalk, shall include a substantial portion of residential or commercial uses; the total amount of residential or commercial space shall be determined by the design review or historic preservation board, as applicable, based upon their respective criteria.

(Ord. No. 2006-3510, § 8, 3-8-06)

Secs. 142-551—142-570. - Reserved.



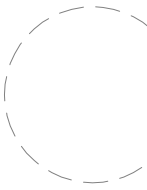
ZONING DATA
LOCAL CODE: CITY OF MIAMI BEACH, ZONING ORDINANCE

ZONING:
6501 COMMERCIAL - (MXE) MIXED USE ENTERTAINMENT

FOLIO No: 02-3234-008-0060

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PROFESSIONAL SEAL:



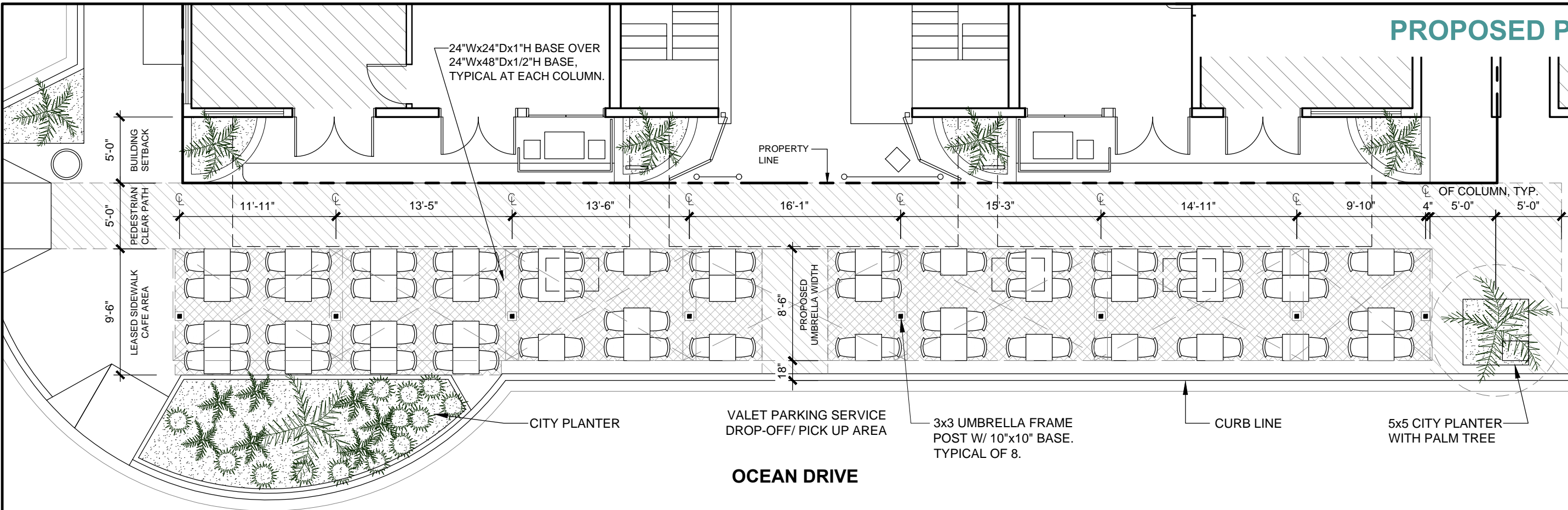
REVISION

DELIVERY DATE	01.12.2017
SCALE:	AS SHOWN
DRAWN BY:	C.V.

PROJECT NAME
SIDEWALK CAFE SEATING AT:
MANGOS TROPICAL CAFE
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139

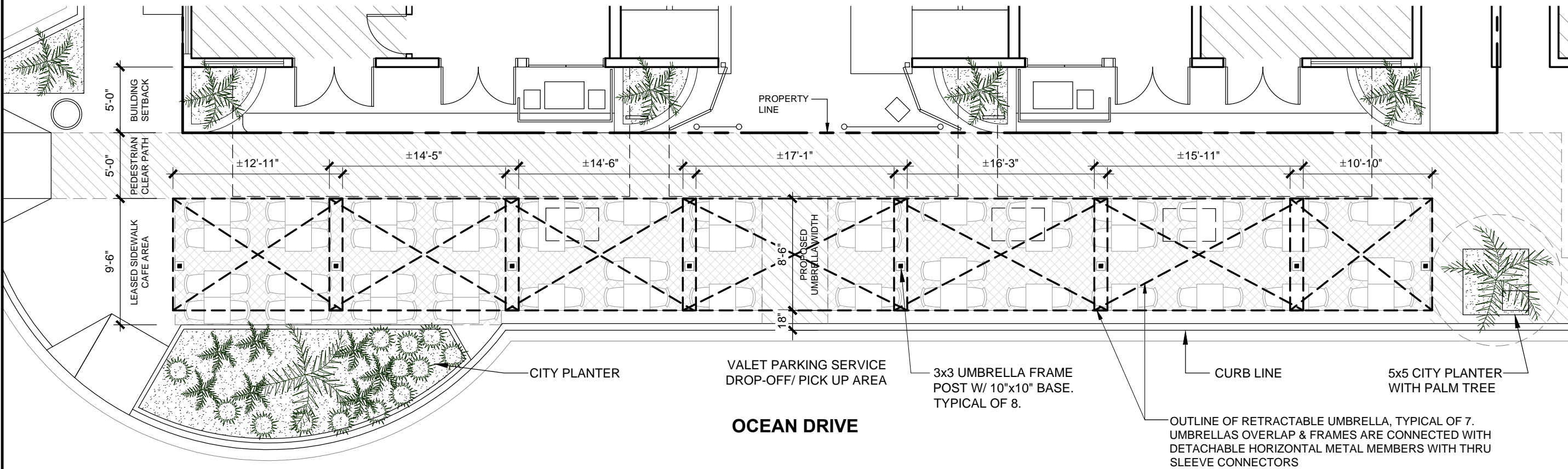
SHEET NAME
SIDEWALK CAFE
FLOOR PLAN

SHEET NUMBER
A-2
2 OF 8



PROPOSED SIDEWALK CAFE SEATING SCALE: 1/8" = 1'-0"

1



PROPOSED RETRACTABLE UMBRELLAS SCALE: 1/8" = 1'-0"

2

NOTE:
A WIND SENSOR IS INSTALLED TO AUTOMATICALLY CLOSE
AWNINGS WHEN WIND SPEEDS APPROACH 30 MPH.

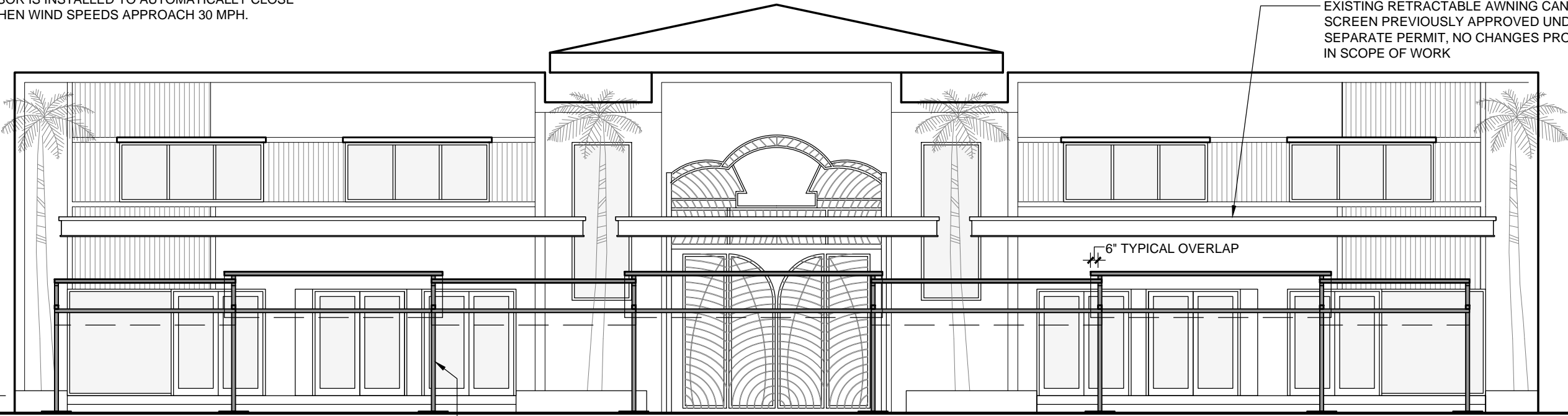
TOP OF PARAPET
±22'-10" A.F.F. (V.I.F.)

TOP OF FRAME
+9'-10" A.F.F.

BOTT. OF FRAME
+6'-9" A.F.F.

INTERIOR FINISH
FLOOR
+1'-2"

SIDEWALK CAFE
0'-0"



EXISTING RELOCATED 3"x3" GALVANIZED STEEL PIPE
POST FRAME WITH 24"Wx24"Dx1"H BASE OVER
24"Wx48"Dx1/2"H BASE. TYPICAL OF 8.

(SHOWN WITH CLOSED UMBRELLA CANVAS) FRONT ELEVATION SCALE: 1/8" = 1'-0" 1

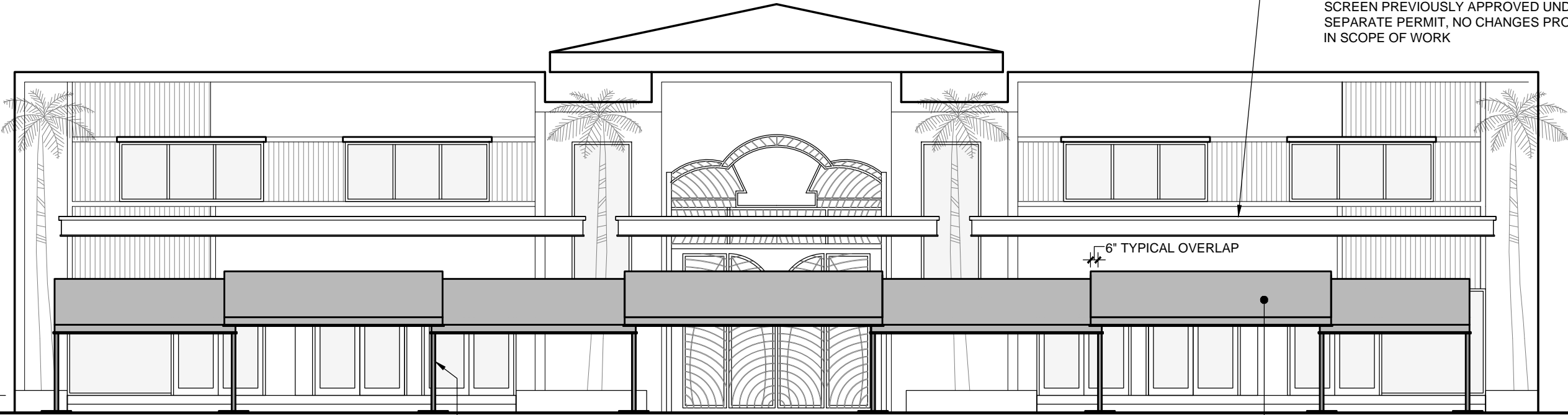
TOP OF PARAPET
±22'-10" A.F.F. (V.I.F.)

TOP OF FRAME
+9'-10" A.F.F.

BOTT. OF FRAME
+6'-9" A.F.F.

INTERIOR FINISH
FLOOR
+1'-2"

SIDEWALK CAFE
0'-0"



EXISTING RELOCATED 3"x3" GALVANIZED STEEL
PIPE POST FRAME WITH 24"Wx24"Dx1"H BASE
OVER 24"Wx48"Dx1/2"H BASE. TYPICAL OF 8.

PROPOSED MODIFIED WATERPROOF & FLAME
RETARDANT RETRACTABLE UMBRELLA CANVAS
SCREEN WITH 6" UNCONNECTED SCREEN
OVERLAP. (EXISTING FABRIC = SATTLER, INC -
OUTDURA SOLIDS # 6016 OZ GREEN).

(SHOWN WITH OPEN UMBRELLA CANVAS) FRONT ELEVATION SCALE: 1/8" = 1'-0" 2

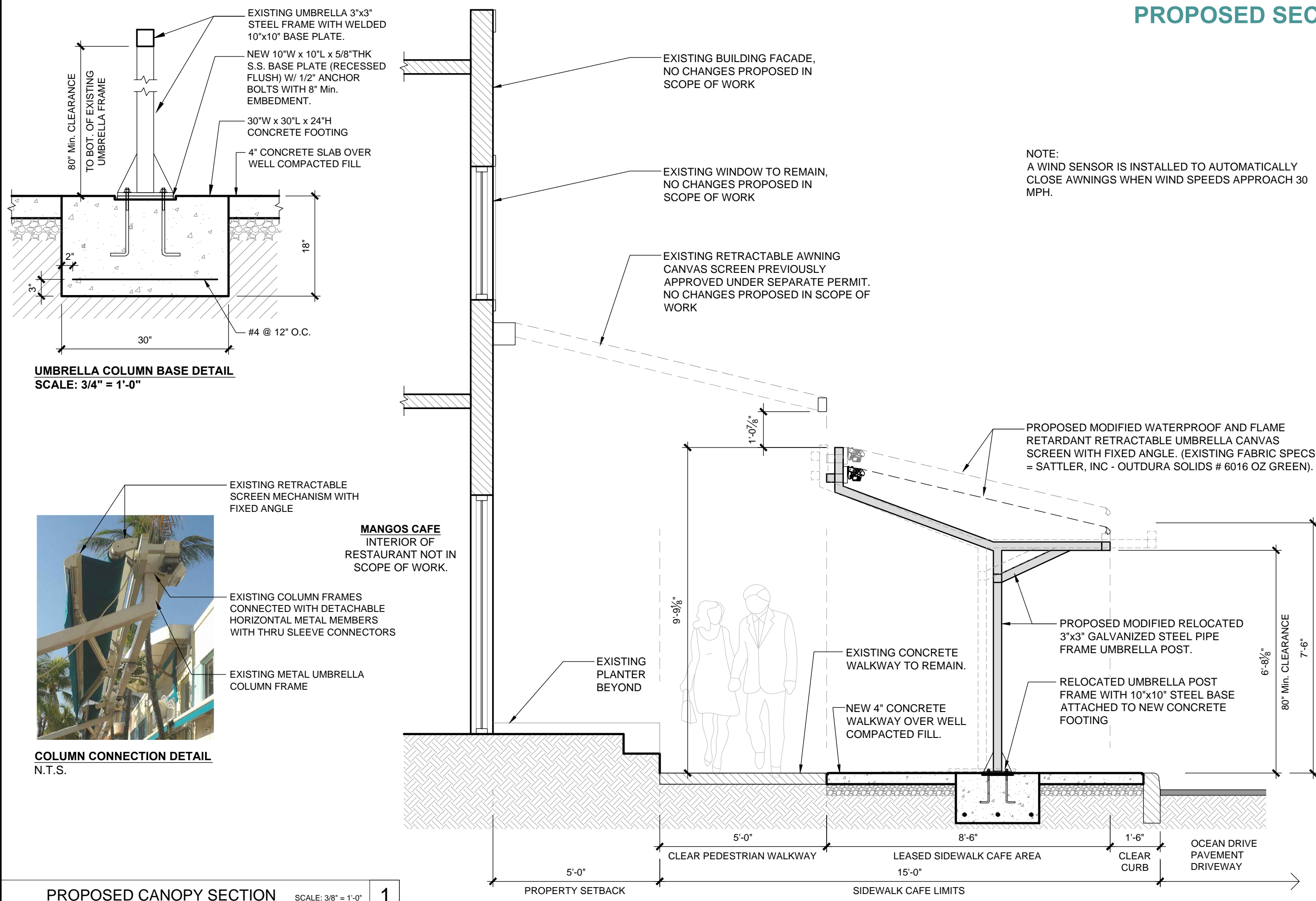
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PROJECT NAME
SIDEWALK CAFE SEATING AT:
MANGOS TROPICAL CAFE
900 OCEAN DRIVE
MIAMI BEACH , FLORIDA 33139

SHEET NAME
ELEVATION

SHEET NUMBER
A-3
3 OF 8



UMBRELLA COLUMN BASE DETAIL
SCALE: 3/4" = 1'-0"



COLUMN CONNECTION DETAIL
N.T.S.

PROPOSED CANOPY SECTION

SCALE: 3/8" = 1'-0"

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PROFESSIONAL SEAL:

REVISION	

DELIVERY DATE	01.12.2017
SCALE:	AS SHOWN
DRAWN BY:	C.V.

**SIDEWALK CAFE SEATING AT:
MANGOS TROPICAL CAFE**
900 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139

SHEET NAME
SECTION

SHEET NUMBER
A-5
5 OF 8



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(SHOWN WITH CLOSED UMBRELLA CANVAS & CLOSED EXISTING AWNING)



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(SHOWN WITH OPEN UMBRELLA CANVAS & CLOSED EXISTING AWNING)



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(SHOWN WITH OPEN UMBRELLA CANVAS & OPEN EXISTING AWNING)



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