

Commercial Pre-Application Meeting February 23, 2022

Note: These are PRELIMINARY inquiries which are of interest to the Coalition, but many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.

521 Flagler Ave. (Ocean Breeze Bar and Grill above Wildside). Representatives for the owner presented a site plan for an addition to the restaurant with a deck that will add 60 seats, bringing the total to 210, and new valet parking off Atlantic that will have 40 spots, and three ADA onsite. Even though this site is in a Special Exception district, they are still four spots short and asked if one possible solution would be to get a variance. The Valet parking has four extra spots. If they modify the onsite parking to add two more ADA spaces, they would have the total required amount. The following issues/concerns from staff were discussed with the owner's representatives:

Planning

- An adequate, drive isle will need to be shown on the Site Plan.
- ADA spots were too far away from the entrance and since property is in the Special Exception zone, it would be hard to justify a variance.
- Consider a plan for tandem parking in rear.
- Closing the Atlantic Street exit might be allowed by the Fire Dept. That would allow two more parking spaces.
- Further discuss with this department, one-on-one, is recommended to address the options for parking.

Fire

- The entire building needs to be re-evaluated as it's no longer just a retail store and keeps getting larger.
- Nothing in plan about standing room (1 person for every 7SF) and it needs to show that building will accommodate 300 people safely.
- Need to see exit plan for the upper deck with the addition.
- The fire department connection needs to be moved and would be best on S. Atlantic Ave. as the street is wider for fire trucks. On Flagler Ave., it would block the driveway.
- Will need more fire suppression as this is no longer just a retail store.
- They should meet with the Fire Marshall before new plans are submitted.

Building

- Reiterated that the ADA parking is too far away from building.
- Site Plan needs to show design elements and materials used. Addition requires concrete columns and materials other than wood.
- Building code may require another egress point which will be hard to do looking at current plan.

Economic Development

- Question was asked as to how many jobs will be created with the response be one in the kitchen and one or two servers.

Next steps will be to submit a redesigned Site Plan using the suggestions made and have another Pre-app meeting.

CODE COMPLIANCE

THIS PROJECT WAS DESIGNED UNDER THE FOLLOWING CODES. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS, BY WORKING ON, OR PROVIDING MATERIALS FOR THIS PROJECT HEREBY AGREE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS HAVING JURISDICTION OVER THIS PROJECT, AND TO COMPLY WITH ALL GOVERNING CODES, INCLUDING BUT NOT LIMITED TO, THE MOST CURRENT EDITIONS AS ADOPTED BY THE STATE OF FLORIDA, OF THE FOLLOWING:

- 2020 FLORIDA BUILDING CODE, 7TH EDITION and all current amendments
- 2014 NATIONAL ELECTRIC CODE and all current amendments

GENERAL SPECIFICATIONS

FASTENERS

- BY SIMPSON STRONG-TIE OR EQUAL - ALL EXPOSED FASTENERS TO BE STAINLESS STEEL.
- EXISTING FASTENERS TO BE FIELD VERIFIED AND REPLACED IF FOUND TO BE INADEQUATE.
- ANY DISSIMILAR METALS TO BE SEPARATED WITH NYLON WASHER OR APPROPRIATE MATERIAL.

ROOF

- POLYCARBONATE BY GALLINA - 16MM 5 WALL RDC - COLOR: OPAL. INSTALL PER MANUFACTURERS SPECIFICATIONS.

EXTERIOR FINISHES

- HARDIEPLANK - SELECT CEDARMILL - COLOR TBD - INSTALL PER MANUFACTURERS SPECIFICATIONS.
- PAINT - TME
- ALL LUMBER TO BE TREATED BY FIREGAURD FIRE RETARDANT WATERPROOF PAINT. COLOR TBD.

PROJECT DESCRIPTION:

1,835 SF DECK ADDITION TO EXISTING 5,940 SF RESTAURANT

BUILDING USE & SQFT

| | |
|-----------------------------|-----------------------------|
| EXISTING | |
| WILDSIDE (RETAIL STORE): | 14,424 SF 13,000 NET |
| OCEAN BREEZE (RESTAURANT): | 5,940 SF |
| 64 TOTAL EMPLOYEES | |
| NEW | |
| OCEAN BREEZE DECK ADDITION: | 1,835 SF |
| TOTAL SITE AREA: | 34,897 SF (0.80 ± ACRES) |

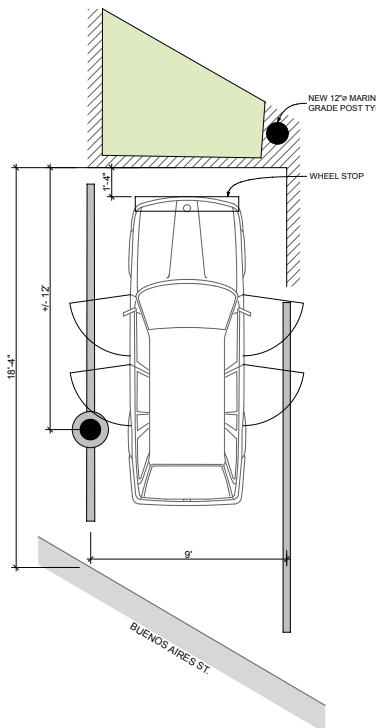
PARKING REQUIREMENTS

VEHICLE PARKING SPACES

| | |
|---|----------------------------------|
| 521 FLAGLER AVE. | REQUIRED |
| WILDSIDE (RETAIL STORE): 1 SPACE / 600 SF | 21 SPACES +21 OFF-SITE SPACES |
| OCEAN BREEZE (RESTAURANT): 1 SPACE / 2.5 SEATS | 11 SPACES +11 OFF-SITE SPACES |
| | 55 SPACES |
| 521 FLAGLER AVE. | PROVIDED |
| WILDSIDE + OCEAN BREEZE EXISTING ON-SITE: | 28 SPACES |
| 207 S ATLANTIC AVE. NEW OFF-SITE PARKING: | 40 SPACES (VALET) |
| | 68 SPACES |

BICYCLE PARKING SPACES

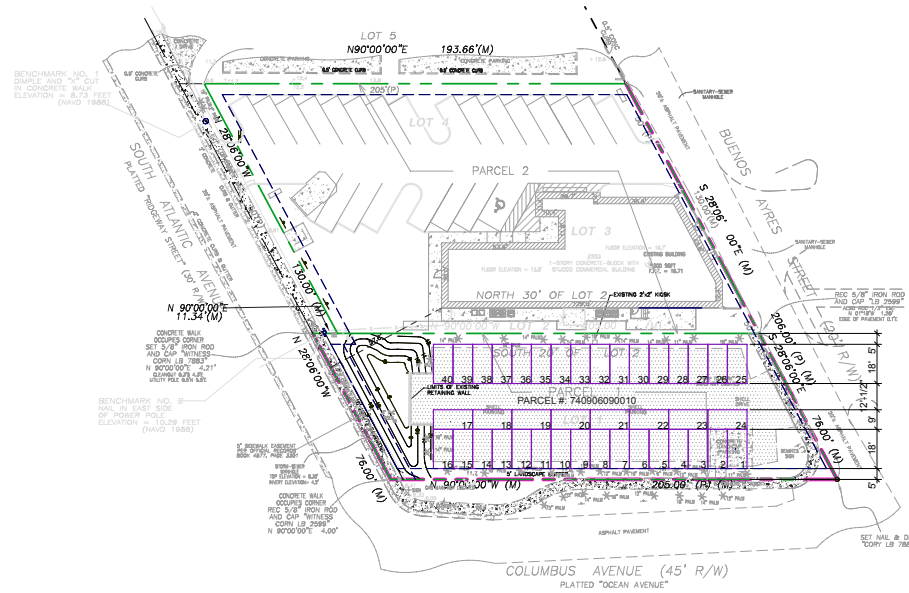
| | |
|--|-----------------|
| 521 FLAGLER AVE. | REQUIRED |
| WILDSIDE (RETAIL STORE): 1 SPACE / 1,000 SF | 13 SPACES |



1 PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"

**521 FLAGLER AVE.
DECK & SIDING ADDITION
NEW SMYRNA BEACH FLORIDA**

PARCEL #: 7455-01-00-0260



OFF-SITE PARKING PLAN SURVEY BY: DANIEL W. CORY 06/04/2018
SCALE: 1" = 40'

ARCHITECT

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SITE LOCATION

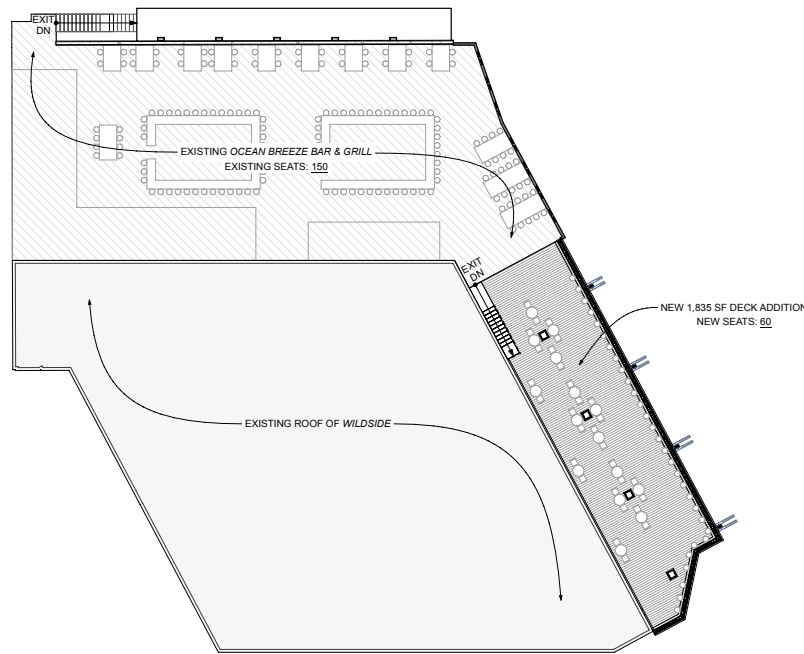


ARCHITECTURAL DRAWINGS

- A-1 COVER SHEET
- A-2 PLANS & SIDING DETAILS
- A-3 SECTIONS & DETAILS

ZONING INFORMATION

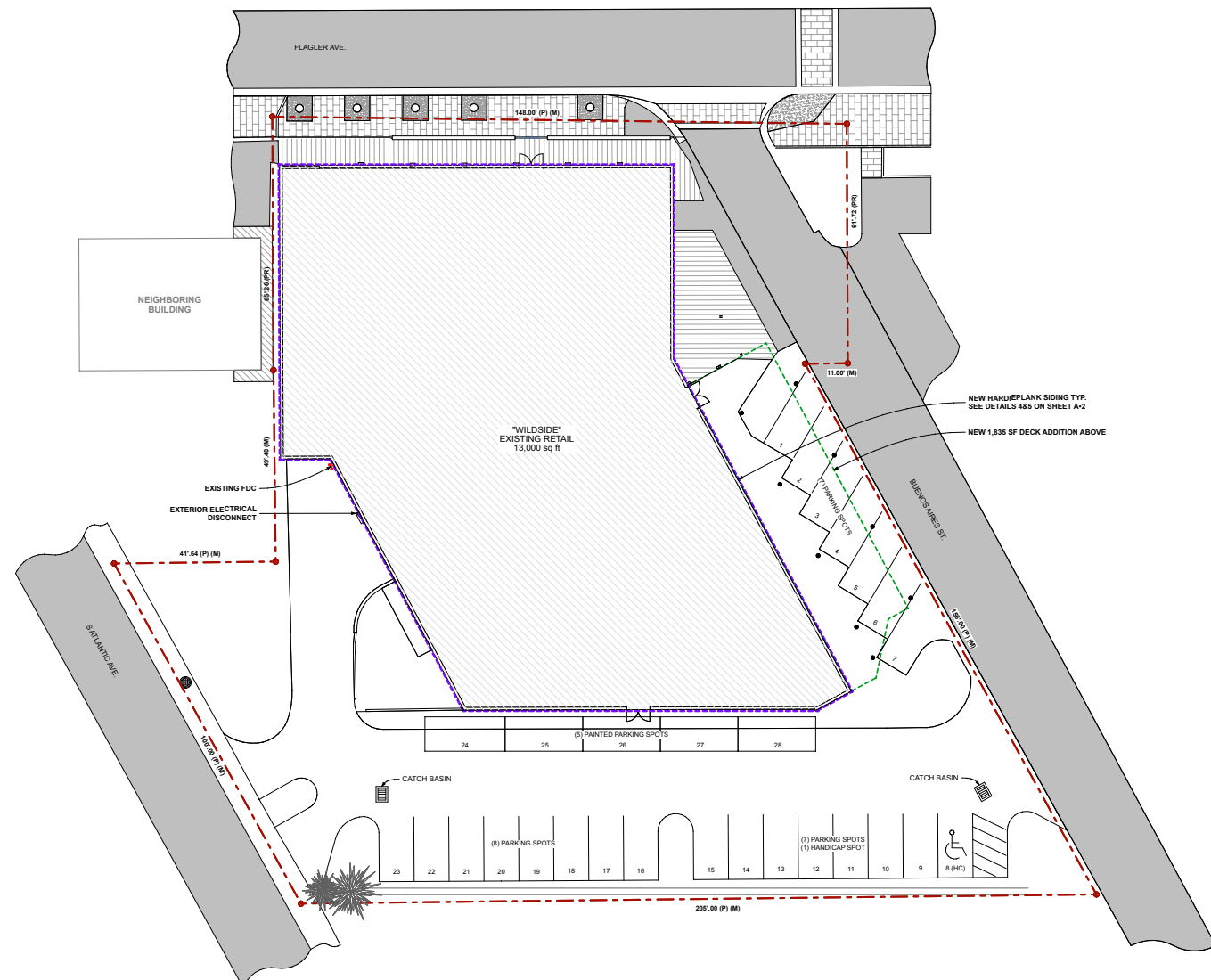
MU, MIXED USE ZONING
SETBACKS
FRONT: 2'-10"
SIDE: 3'
REAR: 10'
MAXIMUM BUILDING COVERAGE: NONE
MAXIMUM BUILDING HEIGHT: THREE STORIES OR 42'



| CODE COMPLIANCE | FBC 2020 SECTION |
|-----------------|---------------------------|
| USE / OCCUPANCY | GROUP A-2 303.3 |
| BUILDING TYPE | TYPE IV A 602 |
| OCCUPANT LOAD | 15 NET 1004, TABLE 1004.5 |

OCEAN BREEZE TOTAL OCCUPANCY: 518 (7,775 NSF)
MAX OCCUPANCY (DECK ADDITION): 124 (1,855 NSF)

SECOND FLOOR SITE PLAN
SCALE: 1" = 20'



SITE PLAN
SCALE: 1" = 20'



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OCEAN BREEZE BAR & GRILL
521 FLAGLER AVE.
NEW SMYRNA BEACH, FLORIDA

COVER SHEET

FEBRUARY 15, 2022

SHEET NUMBER

A-1

CHARLES KEVIN SCHWEIZER
FLORIDA REGISTERED ARCHITECT
AR0013154

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