



Planning, Zoning & Building Department (941) 316-1966  
 501 Bay Isles Road  
 Longboat Key, Florida 34228  
 Fax Number: (941) 373-7938  
 Web: <http://www.longboatkey.org>

**PETITION FOR SPECIAL EXCEPTION**

**THE APPLICANT IS REQUIRED TO SUBMIT TWENTY-FIVE (25) COLLATED SETS (ONE BEING AN ORIGINAL) OF THIS APPLICATION, SUPPORTING PLANS AND DOCUMENTS**

(I) (We) ED CHILES of  
Name  
P.O. BOX 1478 ANNA MARIA, FL 34216  
Mailing Address

request a Special Exception pursuant to the Ordinances of the Town of Longboat Key.

This petition concerns Section(s) 158.136 Outdoor Dining, Paragraph(s) \_\_\_\_\_ of the Town of Longboat Key Zoning Ordinance for the reason that it is a request for a special exception, as provided in the section of the Ordinance above referred to.

**PROPERTY DESCRIPTION**

Property is located at 760 BROADWAY ST

The legal description (if applicable) is as follows: 4, 5, 6, 7 & 8,  
Lot(s)  
1, Longbeach  
Block Subdivision or Plat

or \_\_\_\_\_  
 (if otherwise legally described)

Lot Size 39,941 sq. ft Present Zoning Classification C-1

Present Use RESTAURANT

\_\_\_\_\_  
 \_\_\_\_\_

Present structures (type) and improvements upon the land Existing  
1-story restaurant building and separate  
storage/office building

The proposed use will be RESTAURANT ADDITION/RELOCATION OF OUTDOOR  
DINING AND INCREASE # OF SEATS BY 11

If this petition is granted, the effect will be to RELOCATE EXISTING  
DINING TO UPPER DECK DINING AREA AND SHIFT  
TOWARDS SOUTH CLOSER TO BAY  
(brief description, i.e. to reduce side yard from 7.5 ft. to 2 ft.)

Has any previous application or appeal been filed within the last year in connection with these premises?  yes  no If so, briefly state the nature of the application or appeal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What is the Applicant's interest in the premises affect? OWNER  
\_\_\_\_\_  
(Owner, agent, lessee, etc.)

**LISTS AND LABELS OF ALL PROPERTY OWNERS WITHIN 500 FT. OF SUBJECT PROPERTY THAT ARE TO BE NOTIFIED WILL BE PROVIDED BY THE TOWN.**

**At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s).**

(I) (We) understand that this Petition becomes a part of the permanent records of the Town of Longboat Key. (I) (We) certify that the above statements and the statements or showing made in any paper or plans submitted herewith are true to the best of (my) (our) knowledge and belief.

[Signature]  
Signature of Owner

Ed Chiles  
Print or type Owner Name

Mailing address you wish information sent to and telephone number:

LTA Engineers, LLC  
1922 53<sup>rd</sup> Ave East  
Bradenton, FL 34203

Phone # (941) 756-9100

Fax # (941) 756-9119

[Signature]  
The Owner has hereby designated the above signed person to act as his agent in regard to this Petition. (To be executed when Owner designates another to act on his behalf)

Lynn Townsend Buennett  
Print or type Agent Name

**Notarization of Agent's Signature:**

State of FLORIDA

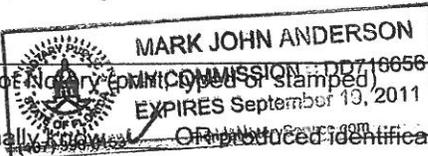
County of MANATEE

The foregoing instrument was acknowledged before me this 13 day of MAY, 20 12

by ED CHILES, LYNN TOWNSEND BURNETT

as AGENT (type of authority) for ED CHILES (name of party acting on behalf of)

[Signature]  
Notary Public



Name of Notary Public Mark John Anderson (Copied or stamped)

Personally known  Or produced identification

Type of Identification \_\_\_\_\_



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**VERIFIED STATEMENT AND CERTIFICATE OF OWNERSHIP**

Pursuant to Sections 158.095 and 158.097(C), Town of Longboat Key Town Code, I am submitting the following Verified Statement and Certificate of Ownership. This Verified Statement and Certificate of Ownership reflects each and every individual person having a legal ownership, interest in the subject property except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the name and address of the corporation and principal executive officers will be sufficient.

I hereby verify and certify that as of April 19, 2010, the following are all persons and/or entities having a legal ownership interest in the real property located at

760 BROADWAY ST., LONG BOAT KEY, FL 34228  
(legal address)

Property Owners and/or shareholders:

1. ED CHILES
  2. \_\_\_\_\_
  3. \_\_\_\_\_
  4. \_\_\_\_\_
- (Please attach additional sheets if necessary)

The undersigned does hereby state under oath that the foregoing information is true and correct.

[Signature]  
 Signature

ED CHILES  
 Print Name

OWNER/PRESIDENT  
 Title

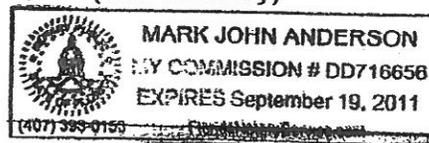
State of FLORIDA

County of MANATEE

The foregoing instrument was acknowledged before me this 19 April, 2010, by ED CHILES (name and title), who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
 Signature of Notary

MARK J. ANDERSON  
 Print Name of Notary



March 5, 2013

Mr. Ric Hartman  
Town of Longboat Key  
Planning, Zoning & Building Department  
501 Bay Isles Road  
Longboat Key, FL 34228

**RE: Mar Vista Restaurant Renovation  
Amended Special Exception Application  
LTA Project No.: 417.03.01.10**

Dear Ric:

On behalf of our client, we are submitting the Amended Special Exception Application supporting information for the Mar Vista Restaurant. The proposed renovation includes the relocation of existing seating to a new upstairs outdoor dining area, the addition of 11 seats in the dining areas and the addition of a deck to the existing two story office/storage building. The upstairs apartment above the office/storage will be renovated and converted to a private meeting room. As this project qualifies for the commercial revitalization waivers, the parking calculations have been provided based on net patron area based on Section 158.178(a)(1)(b)(iv). As such, parking meets the minimum requirements. See Sheet 2 of the Site Plan Amendment Set for details.

An application for a special exception for outdoor dining shall state how the proposed outdoor dining meets each of the criteria required for a special exception. Please find the following response to each of the applicable criteria in the application.

158.126- Special Exception:

As per Town Code Section 158.126(A), before any special exception shall be granted, the Planning and Zoning Board shall make a written finding that the granting of the special exception will not adversely affect the public interest and certifying that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable. The applicant shall address, and provide answers where necessary.

- (A) Compliance with all elements of the Comprehensive Plan.  
***The proposed special exception complies with all applicable elements of the Comprehensive Plan. Refer to attached Comprehensive Plan Analysis for details.***
- (B) That the use is a permitted special exception use as set forth in the Schedule of Use Regulations.  
***The current zoning for the property is C-1. Outdoor Dining is a permitted and allowed special exception use within the C-1 zoning district.***

- (C) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. **Existing Site currently has one curb cut access to Lois Street and two curb cut access points to Broadway Avenue. Both are public streets. Refer to Site Plan Amendment sheet 2 for proposed traffic circulation patterns and pedestrian paths for ingress and egress to the restaurant.**
- (D) Off-street parking and loading areas where required, with particular attention to the items in (3) above and the economic, noise, glare, or other effects of the special exception on adjoining properties and properties general in the district. **A detailed Landscaping & Screening Plan, Sheet 3 is included in the Site Plan Amendment. In addition, a Proposed Deck View and Sound Buffer Exhibit has been prepared by Michael Miller and is included as part of this application. Existing vegetative buffers are fully mature and provide excellent screening & buffering of the site in its current condition as shown on Sheet 1, Existing Conditions Plan. Also included on Sheet 1 are all surrounding zoning districts for adjoining and neighboring properties. Parking calculations and locations (including boat slips) are provided on Sheet 2 of the Site Plan Amendment Set.**
- (E) Refuse and service areas, with particular reference to items in (3) and (4) above. **The existing dumpster is located with a separate access from Lois Avenue and meets the size and dimension requirements of the Zoning Code. The surrounding properties are already heavily vegetated which provides a natural buffer from the refuse and service area. Additional landscaping and opaque fence has been installed to further protect adjacent properties from noise, glare and other effects.**
- (F) Utilities, with reference to locations, availability, and compatibility. **Existing utility information is shown on the Site Plan. In addition, the following utilities have been or will be modified or upgraded as applicable: Re-location, addition of new (ADA compliant) rest rooms which required relocated water, sewer and electrical service (See attached Architectural Plan and Lighting Plans); new elevator/elevator equipment room will require new electric service (See attached Architectural Plan); second floor dining area will require new electric for casual dining service (See attached Architectural Plan). In addition, a sink(s) will be provided within the upstairs service area. Since this is a renovation of an existing restaurant, there are no additional proposed utilities. Only interior plumbing will be modified to accommodate the renovations. Existing meter and backflow Sizes will be verified prior to building permit application based on the additional fixture units proposed.**
- (G) Screening and buffering with reference to type, dimensions and character. **A detailed Landscaping & Screening Plan (Sheet 3) is included in the Site Plan Set. Existing vegetative buffers are fully mature and provide excellent screening & buffer of the site in its current condition as shown on Sheet 1 – Existing Conditions Plan. Additional landscaping is proposed at ground level and on the 2<sup>nd</sup> story to further enhance the screening and buffers. Elevations are provided in the Architectural Plan Set from each of the four sides of the proposed building renovation. With the exception of the Sarasota Bay side, all other sides are screened to a minimum of 80% by a mix of solid walls, lattice planted with vines (confederate jasmine or equivalent) and enhanced with the potted areca palms.**

- (H) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district. ***The existing site sign will remain. Proposed lighting for the outdoor dining area will be as delineated on the Lighting Plans (Sheets ESL-1 and ESL-2) attached to the Site Plan Amendment Set.***
- (I) Required yards and other open space. ***All minimum yard setbacks will be maintained. The minimum allowable open space is 20% by Zoning Code. This project will maintain a minimum of 30% open space which is well above the minimum required. All required and provided yard setbacks are shown on the Site Plan, Sheet 2.***
- (J) That the use conforms to all applicable regulations governing the district where located. ***The existing restaurant use and proposed 2<sup>nd</sup> floor outdoor dining area conforms to all applicable regulations governed by the C-1 zoning district.***
- (K) Considerations relating to general compatibility with adjacent properties and other property in the district, including but not being limited to:
- a) Whether the proposed use would be contrary to the land use plan and would have an adverse effect on the Comprehensive Plan. ***The existing (and proposed) use is consistent and conforms to the future land use designation as identified on the Town's Future Land Use Map.***
  - b) Whether the proposed use would be compatible with the established land use pattern. ***The proposed use is compatible with the established land use as the restaurant has been in existence since 1950.***
  - c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities or streets. ***A restaurant use does not add density population and therefore will not increase the load on schools. Less than 10% addition of new seats are being added as part of this special exception application with the number of seats increasing from 169 existing to 180 proposed; therefore, the increase in load on the utilities or street systems will be de minimus.***
  - d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood. ***This restaurant has been an established part of this community and neighborhood and will continue to provide quality dining and entertainment as part of it's contribution to Longboat Key.***
  - e) Whether the proposed use would adversely influence living conditions in the neighborhood. ***The proposed use will not adversely influence living conditions in the neighborhood as the use has been in existence since 1950.***
  - f) Whether the proposed use would create or excessively increase traffic congestion or otherwise affect public safety. ***The average daily calculated trips being increased is 6.5% which is a minimal increase.***
  - g) Whether the proposed use would create a drainage problem. ***The additional impervious surface proposed as part of this application is less than 9,000SF which is exempt from permitting from the Water Management District and is considered de minimus. The existing drainage retention volume will be increased to accommodate the additional runoff to ensure that no drainage problems will be created. This site discharges directly to Sarasota Bay and will have no adverse effects on adjacent properties or rights of way.***

- h) Whether the proposed use would seriously reduce the flows of light and air to adjacent areas. ***The proposed use will have minimal impact on light and air reduction to the adjacent areas. All minimum setback requirements are being greatly exceeded and the existing trees along property lines have achieved heights that exceed the proposed height of the second story structure.***
- i) Whether the proposed use would adversely affect property values in the adjacent area. ***The proposed use will have no impact on adjacent property values.***
- j) Whether the proposed use would be a deterrent to the improvement or development of adjacent property in accordance with existing regulations. ***The proposed use will have no impact on the improvement or development of adjacent properties in accordance with existing regulations. The use remains the same and the existing 2-story building and existing mature trees and vegetation along the property lines provide significant screening of the proposed 2<sup>nd</sup> story dining area.***
- k) Whether the proposed use would be out of scale with the needs of the neighborhood or the Town. ***The existing/proposed use is continues to meet the needs of the Town and surrounding community and is consistent and in scale with the needs of the neighborhood and Town.***

Section 158.136- Outdoor dining for restaurants:

- (1) The principal use of the property shall be a restaurant that provides indoor dining, outdoor dining, or both types of dining. Please clarify the types of dining offered at Mar Vista and in what percentages. ***The restaurant currently provides indoor and outdoor dining. Both types will continue to be offered in the same manner as currently provided. 1<sup>st</sup> floor indoor dining will be relocated to 2<sup>nd</sup> floor outdoor dining. 33% of the dining provided is indoor, while the remaining 67% is outdoor.***
- (2) The outdoor dining area shall be used only for food service, drink service, as a waiting area and for casual seating. Please specify each type of service to be provided in the proposed outdoor dining area. ***The 2<sup>nd</sup> floor outdoor dining area above the restaurant will be used for food service, drink service and dining area only. No waiting area or casual seating area will be provided upstairs. The 2<sup>nd</sup> floor private meeting room will not be used for dining purposes and no seats are proposed in this area.***
- (3) All food and drink preparations shall take place within the confines of an enclosed restaurant building located on the same site as the outdoor dining area. ***All food and drink preparation will be provided within the downstairs kitchen and bar area. The upstairs service area will be solely for refilling beverages (water, soda, etc.) and for storing pre-packaged condiments for patrons utilizing the upstairs dining area above the restaurant.***
- (4) An outdoor dining area shall be considered an expansion of a restaurant. Accordingly, an outdoor dining area shall be designed in such a manner that will maintain a free, unobstructed connection between the restaurant and outdoor dining areas. All regulation that pertains to restaurant dining areas shall apply to outdoor dining areas. ***Acknowledged. Refer to Architectural***

**Plans for proposed soft connections between new and existing portions of the building.**

- (5) An outdoor dining area may be located within the required street yard, the required canal, bay, or pass waterfront yard, and within a non-required yard, An outdoor dining area shall not be located in a any required side or rear yard when that yard abuts residential property. **Acknowledged. The existing and proposed outdoor dining does not lie within the waterfront yard. All yard setbacks are delineated on Sheet 2 of the Site Plan.**
- (6) All outdoor dining areas shall meet the regulations for parking under Section 158.128 as may be modified by subsection 158.178(A) (1). **See Sheet 2 of the Site Plan for updated parking calculations based on net patron area consistent with Section 158.178(A)(1). The architectural plans provided are consistent with the seating layouts as shown on Sheet 2 of the Site Plan.**
- (7) The entire ground service area of the outdoor dining area shall have an improved walking surface. **The walking surface of the 2<sup>nd</sup> floor dining area shall be wood/carpet or equivalent material.**
- (8) The entire ground service area of the outdoor dining area shall be physically delineated by the improved walking surface, railing, fencing, a wall, landscaping, or similar device deemed by the Planning and Zoning Board to be consistent with the intent of this subsection. **All service areas within the outdoor dining shall be clearly delineated by railings, bar areas and signage. See Architectural Plans for details.**
- (9) Hours of Operation: When an outdoor dining area is located within 250 feet of residential property, service in the outdoor dining area shall not begin before 8:00am and the outdoor dining area shall be vacated by 10:00pm, at which time, lights, other than safety and security lighting, shall be prohibited. **The hours of operation for the outdoor dining area are 11:30a.m. to 10:00 p.m.**
- (10) No music or amplified voices shall be allowed in the outdoor dining area. Noise shall not be audible more than 50 feet from the commercial property an shall otherwise be in accordance with Section 130.02, Loud and Unnecessary Noise, of the Town code, as may be amended. **The applicant is aware of and agrees to this condition.**
- (11) All lighting used in conjunction with an outdoor dining area shall be designed and installed in a manner to avoid glare being directed toward a public or private right-of-way, adjacent property, and the Gulf of Mexico pursuant to Chapter 100 of the Town Code, Sea Turtles, as may be amended. **The proposed areas shall be well-buffered from adjacent properties and rights-of-way. The applicant acknowledges that any installation of additional lighting must meet all code requirements and be approved by the town. See Lighting Plans and details (Sheets ESL-1 & 2 of the Site Plan Amendment Set). See additional elevations provided as part of the Architectural Plan Set.**
- (12) An outdoor dining area shall be screened from all adjacent properties and right-of-ways. The required landscaped screening shall comply with the standards contained in Section 158.154(A)(1) and (2), except that the required screening in a street or waterfront yard shall have a height of three feet and the required screening in the side, rear, or non-required yards shall have a maximum height of six feet. In addition, the required screen shall be at least 80% opaque. **A detailed Landscaping & Screening Plan is included in the Site Plan**

**Amendment. Existing vegetative buffers are fully mature and provide excellent screening & buffer of the site in its current condition. Additional landscaping is proposed at ground level and on the 2<sup>nd</sup> story to further enhance the screening and buffers. Additional trees are proposed on the East buffer between Moore's and is depicted on the Proposed Deck View and Sound Buffer Exhibit prepared by Michael Miller**

(13) All furniture within an outdoor dining area shall be portable, meaning that such furniture shall be easily removable from the outdoor dining area. Portable furniture may include tables, chairs, and umbrellas. The maximum diameter of an umbrella shall be eight feet and shall be fabric covered. In the event of a tropical storm, the furniture shall be physically secured or stored within the restaurant building or other on-site enclosed storage area. **All furniture utilized in the upstairs dining area shall be made of resin or equivalent materials similar to the existing furniture. Furniture shall be removed by hand and stored within enclosed structures when not in use.**

(14) No signs, unless specifically exempted in the Town Sign Code, shall be permitted within the outdoor dining areas.

**The outdoor dining area shall be covered by a roof. The applicant agrees that all of the above criteria has or will be met, as applicable.**

(15) Any increase in the total number of seats at the restaurant in conjunction with the establishment of an outdoor dining area, may subject the property owner to an assessment of a sewer/water connection fee in accordance with Town Code Chapter 51, Charges, Rates and Billing.

**Acknowledged. Detailed seating plan is provided on Sheets 2 and 3 of the Site Plan Amendment Set. 11 new seats are proposed as part of this application. The restaurant is current paying for 11 units of sewer and water fees. Per Town Code Section 51.02(J)(17), water and sewer units are calculated at 1.5 units for each 15 seats or fraction thereof. The restaurant will increase the payments accordingly and agrees to a condition as part of the approval process.**

We trust that this detailed analysis meets and exceeds the requirements for the Special Exception Application checklist and review criteria.

Sincerely,

**LTA Engineers, LLC**



Lynn Townsend Burnett, P.E.  
Principal

cc: Mark Anderson, Chiles Group  
Ricinda Perry, Esq.



MarVista Restaurant ~ Proposed Deck View & Sound Buffer  
 (With notations of recent site/plantings improvements)

Scale: 1in = 30ft ~ February 14, 2013



October 23<sup>rd</sup>, 2012

Mr. Ric Hartman  
Town of Longboat Key  
Planning, Zoning & Building Department  
501 Bay Isles Road  
Longboat Key, FL 34228

**RE: Amendment to Special Exception for Mar Vista Restaurant Renovation  
Comprehensive Plan Analysis  
LTA Project No.: 417.03.01.10**

Dear Ric:

On behalf of our client, we are submitting the following comprehensive plan analysis as part of the Special Exception Application.

**FUTURE LAND USE ELEMENT GOAL – To preserve and enhance the character of the Town of Longboat Key by the following: 1) ensuring that the location, density, intensity and character of land uses are responsive to the social and economic needs of the community and are consistent with the support capabilities of the natural and manmade systems; and, 2) maintaining an environment that is conducive to the health, safety, welfare, and property values of the community.**

*The application request is consistent with Goal 1 of the Comprehensive Plan as it provides for an update to the restaurant to increase it's economic viability within the community. The restaurant has been in existence since 1950 and is a staple to the community it serves. All proposed improvements associated with this request are consistent and compliant with the Town's Codes and Regulations. All state statutes are being adhered to in regards to Water Quality Requirements. All associated state health department permits are in compliance. There is a historic structure on the property that has been maintained and preserved. As such, the restaurant maintains an environment that preserves the health, safety, welfare and property values of the community in which it is located and is consistent with all Objectives and Policies established as part of the Future Land Use Element Goal.*

**TRANSPORTATION ELEMENT GOAL 1 – To provide a safe, convenient, efficient, and operationally acceptable multi-modal transportation system for residents and visitors in the Town of Longboat Key. (Ordinance 2012-06; Adopted: June 21, 2012)**

*The application request is consistent with Goals, Objectives and Policies of the Transportation Element of the Comprehensive Plan as it provides for safe ingress and egress to the restaurant via existing public rights of way. It provides for multi-modal means of access by providing pedestrian paths (sidewalks), bike parking, boat slips and canoe/kayak access and parking. Specifically, Policies 1.4.3, 1.4.4, 1.4.5., and 1.4.6 are provided for by this project and it's associated design elements. In addition, as part of*

*this application and development, the existing shell driveways will be regraded and stormwater will be redirected away from public rights of way which will improve the overall maintenance of the Town's adjacent roadways (Broadway Street and Lois Avenue). In accordance with Policy 1.8.3.; several Australian Pines have been or are proposed to be removed as part of this application. In addition to these Policies, an updated Traffic Impact Statement with supporting calculations is provided to demonstrate consistency with Policy 1.1.8. This amendment is exempt from Policy 1.1.6 as less than 50 new trips are generated. Policy 1.1.9 is achieved by the use of several means of ingress/egress from the Site; safe and efficient internal circulation; and pedestrian oriented amenities (bike racks and boat slips). The existing on-street parking on Broadway is in compliance with Policy 1.4.1 as the width of asphalt is 30'.*

**CONSERVATION AND COASTAL MANAGEMENT ELEMENT GOAL 1 – The Town will maintain the quality of its environmental features.**

*Although there are no wetlands located onsite, as part of this application, a stormwater retention system will be installed in accordance with Objective 1.2. Specifically, the project is achieving a stormwater retrofit consistent with Policies 1.2.1, 1.2.2 and 1.2.3 by redirecting existing stormwater runoff into existing and proposed retention areas for treatment prior to discharge into Sarasota Bay. Existing native plants are being preserved and/or relocated onsite as necessary to maintain viable natural habitat for birds and wildlife. In regards to Objective 1.5, the restaurant will continue to maintain hours and noise levels consistent with the Town's Noise Ordinance. Consistent with Objective 3.2, the restaurant meets and exceeds all required building setbacks and makes provision for safe storing of all outdoor dining furniture during storm events. In summary, this project is consistent and complies with all applicable goals, objectives and policies of the Conservation and Coastal Management Elements of the Town's Comprehensive Plan.*

**INFRASTRUCTURE SUB-ELEMENT GOALS FOR WATER AND WASTEWATER**

*The project meets all applicable Objectives and Policies for water and wastewater as current services are already provided to the restaurant.*

**INFRASTRUCTURE SUB-ELEMENT GOALS FOR STORMWATER**

*As part of the application process, a stormwater plan was provided in accordance with Objective 3.2 of the Stormwater Element of the Comprehensive Plan. In addition, the existing Top of Bank of the stormwater retention pond is proposed to be raised an additional 3" which will significantly improve the water quality discharged from the site as well as provide additional treatment storage in excess of state requirements. No direct discharge to Sarasota Bay is proposed as part of this application.*

**INFRASTRUCTURE SUB-ELEMENT GOALS FOR SOLID WASTE**

*As part of the original application process, a copy of the grease trap maintenance agreement was provided to the Town to demonstrate compliance with Objective 1.3. In*

*addition, the dumpster has been relocated to a concrete pad with fencing and buffers in accordance with the Town's Codes and Regulations. The stormwater treatment areas provide collection and treatment of any stormwater runoff from the dumpster area. A drain has been installed within the dumpster to collect any grease or debris and is directed into the recently upgraded grease traps located on site.*

**OTHER ELEMENTS OF COMPREHENSIVE PLAN NOT IDENTIFIED HEREIN ARE NOT APPLICABLE TO THIS TYPE OF PROJECT OR APPLICATION. THESE INCLUDE INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, MANATEE COUNTY PUBLIC SCHOOL FACILITIES, SARASOTA COUNTY PUBLIC SCHOOL FACILITIES.**

*In summary, we hereby certify that this project is consistent with all elements of the Comprehensive Plan and is in compliance with all applicable Town Codes and Regulations.*

Sincerely,

**LTA Engineers, LLC**



Lynn Townsend Burnett, P.E.  
Principal

cc: Mark Anderson, Chiles Group  
Ricinda Perry, Esq.