

## MEMORANDUM

Date: April 22, 2013

**TO:** David Bullock, Town Manager

**THROUGH:** Robin D. Meyer, AICP, Director  
Planning, Zoning and Building Department

**FROM:** Steve Schield, AICP, ASLA, CFM, Planner  
Planning, Zoning and Building Department

**SUBJECT:** Resolution 2013-12 – Site Plan Amendment for Mar Vista Restaurant at 760 Broadway

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Ed Chiles, owner of Mar Vista Restaurant, has requested to amend an existing Special Exception and Site Plan for the Mar Vista Restaurant at 760 Broadway. The Planning and Zoning Board approved the Special Exception and recommended approval of the amended Site Plan at their April 16, 2013 meeting. The Special Exception approved outdoor seating for 168 located in three separate locations (1<sup>st</sup> floor covered area with 62 seats; 2<sup>nd</sup> floor covered area with 60 seats; and uncovered outdoor area with 46 seats) with a total of 180 seats (12 bar seats) at the restaurant.

The applicant requests approval of a Site Plan Amendment to add 11 seats for a total of 180 seats, make modifications to the second story outdoor dining area and to add a second story deck, along with conversion and renovation of the upstairs apartment to a private meeting room in the existing office/storage building located north of the restaurant building. Redesign existing parking and alter the site's design.

The Town Commission is requested to have a public hearing and adopt Resolution 2013-12 approving the amended Site Plan Amendment for Mar Vista Restaurant at 760 Broadway at their April 6, 2013, Regular Meeting.

**Attachments:** 4-29-13 Memo, P&Z Board Chair to Commission;  
4-1-13 Staff Report, Planner to P&Z Board;  
Draft minutes from the 4-16-13 P&Z Board Regular Meeting;  
Resolution 2013-12;  
PowerPoint Presentation.

xc: David Persson, Town Attorney  
Robin D. Meyer, AICP, Director – Planning, Building & Zoning Department

## MEMORANDUM

**DATE:** April 29, 2013

**TO:** Honorable Mayor and Town Commission

**THROUGH:** Dave Bullock, Town Manager

**FROM:** BJ Webb, Chair  
Planning and Zoning Board

**SUBJECT:** MAR VISTA RESTAURANT, 760 BROADWAY STREET, SITE  
PLAN AMENDMENT

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During the public hearing held on April 16, 2013, the Planning and Zoning Board recommended APPROVAL of the Mar Vista Restaurant Site Plan Amendment. The specific motion of the P&Z Board is as follows:

**MR. WILD MOVED THE P&Z BOARD RECOMMEND APPROVAL OF THE SITE PLAN AMENDMENT FOR THE MAR VISTA RESTAURANT. MR. GARNER SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; DALY, AYE; GARNER, AYE; GOLDNER, AYE; HACKETT, AYE; HIXON, AYE; SYMANSKI, AYE; WEBB, AYE; WILD, AYE.**

Enclosed, for your review and consideration, please find the following support documentation:

1. Staff Report, April 1, 2013, Planner to P&Z Board;
2. Applicant's Application Package;
3. Minutes, April 16, 2013, P&Z Board Meeting; and
4. Resolution 2013-12.

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

BJW/dmc

## MEMORANDUM

DATE: April 1, 2013

TO: Planning and Zoning Board

THROUGH: Robin Meyers, AICP, Director  
Planning, Zoning and Building Department

FROM: Steve Schield, AICP, ASLA, CFM, Planner  
Planning, Zoning and Building Department

SUBJECT: Mar Vista Restaurant, Site Plan Amendment  
Resolution 2013-12

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PROPERTY OWNER/  
APPLICANT: Ed Chiles, Owner

SITE LOCATION: 760 Broadway, Longboat Key, Florida  
Mar Vista Restaurant

EXISTING ZONING: C-1 (Limited Commercial District)

EXISTING USE: Restaurant

REQUEST: The applicant requests approval of a Site Plan Amendment to add 11 seats, make modifications to the second story outdoor dining area and to add a second story deck, along with conversion and renovation of the upstairs apartment to a private meeting room in the existing office/storage building located north of the restaurant building. Redesign existing parking and alter the site's design.

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### PROJECT SUMMARY

The applicant requests approval of a Site Plan Amendment to modify the previous approval of a second story addition to be used as an outdoor dining area. The previous site plan amendment (Resolution 10-44) approved a second story deck with 59 seats, with seating being relocated from the existing enclosed downstairs area to the second story deck (169 total restaurant seats), leaving the existing bar and a new retail area downstairs. The approved request also included remodeling the kitchen and bathrooms, adding new storage areas, coolers, elevator and dumpster area. The applicant has completed the remodel of the bathrooms and kitchen, and added the cooler and new

dumpster area. As part of this request the applicant is proposing to move the approved second story deck closer to the water over the first floor outdoor dining area to improve the patron's view of the surrounding area. . The new plan also relocates the access stairs and elevator areas. The applicant also proposed to add 11 seats, two within the bar and nine within the downstairs outdoor dining area, for a proposed total of 180 dining seats. They also plan to add another second story deck to be used with a new private meeting room in the existing two-story office/storage building located landward of the existing restaurant building. The new private meeting room will be created by converting an existing legal nonconforming upstairs apartment in the office/storage building. The proposed new private meeting room will be used for private parties and wedding receptions. (see attached site plan). In addition, the applicant proposes to redesign the site to become code compliant for landscaping buffers, drainage and customer parking. Approval of the modification to the proposed second story addition, the creation of the private meeting room, addition of the new deck, and the redesign of the site, requires Site Plan Amendment approval by the Town Commission.

A breakdown in the existing and proposed seating is provided in the chart below.

Location	Existing	Proposed	Difference
Indoor 1 <sup>st</sup> floor	59	0	-59
Proposed 2 <sup>nd</sup> story	0	60	+60
1 <sup>st</sup> floor porch	54	62	+8
Uncovered outdoor area	46	46	No change
Bar	10	12	+2
<b>Total</b>	<b>169</b>	<b>180</b>	<b>+11</b>

As indicated in the above chart, all of the indoor seating from the first floor of the restaurant will be relocated to the proposed second story seating area. The bar area will be available to customers, and the applicant was required to account for this area, and the relocated retail area, in the parking calculations.

Outdoor dining requires a Special Exception approved by the Planning and Zoning Board. An application for a Special Exception for outdoor dining has been submitted for review and approval concurrently with this Site Plan Amendment application. Approval of that Special Exception will be conditioned upon approval of a Site Plan Amendment, as required by the Zoning Code.

### **STAFF ANALYSIS**

Staff met with the applicant's representatives and agent on several occasions, and communicated numerous times by telephone and email to discuss how best to achieve the desired outdoor dining within the requirements of the code. Staff provided the applicant with photocopies of the applicable code sections, including Sections 158.126, 158.128, and 158.136. Staff worked with the applicant to address the various sections

of the code that regulate special exceptions for outdoor dining and site plan amendments.

Upon the initial meeting between staff and the applicant, issues discussed included, but were not limited to, adequate screening and lighting provisions of the second story dining area, the redesign and provision of adequate parking, the redesign of access and entry ways, landscaping buffers, and proper drainage. Other issues addressed, included but were not limited to the need for the applicant to account for the modifications to the second story outdoor dining area and the addition of a second story deck to the existing two-story office/storage building, along with conversion of the upstairs apartment, in the office/storage building, to be renovated and converted to a private meeting room and the use of the revitalization parking provisions to successfully meet the parking requirements of the site.

#### Consistency with the Comprehensive Plan

Staff found that the modifications that included the proposed second story addition and the conversion of the legal non-conforming apartment to a private meeting room with a deck addition at the Mar Vista Restaurant was consistent with the Comprehensive Plan. The conversion of the legal non-conforming apartment to a meeting room would remove a use that is presently inconsistent with the allowable uses under the Comprehensive Plan. The outdoor dining use is connected to the existing restaurant facilities and is consistent with its principal use. According to the applicant, the proposed addition would increase the economic viability of the restaurant. Increased economic viability of a commercial entity on Longboat Key, while maintaining the health, safety, welfare and property values of the community, is consistent with the Goals, Objectives, and Policies (GOPs) of the Future Land Use Element of the Comprehensive Plan. The provision of outdoor dining at the existing outdoor seating area would not create or alter impacts to the Levels of Service of the Town, including transportation and infrastructure since there are minor increases to the capacity of the restaurant. The proposed Site Plan Amendment is consistent with and promotes the Transportation Element GOPs because the site will provide safe access and accommodation for multi-modal forms of transportation, including pedestrians, bicyclists, and customers arriving by water. The proposed site redesign is consistent with and promotes the Conservation and Coastal Management Element and Infrastructure GOPs by providing for a stormwater redesign through construction of a stormwater retention area. The proposed use complies with and is not inconsistent with all other elements of the Comprehensive Plan.

#### Parking Analysis

Staff was concerned with the site's ability to provide the parking required by code. The applicant redesigned the parking lot to accommodate a total of 31 parking spaces and using the parking flexibility section of Section 158.178 *Commercial revitalization – Waivers*, an additional 14 spaces were provided with the 14 boat slips and one with the bike rack for a total of 46 parking spaces. Section 158.128, require that parking for restaurants be provided at "1 space per 4 seats based on maximum allowable capacity."

The restaurant is proposed to have 180 seats, which would require 45 parking spaces under the code. Utilizing the parking provisions in Section 158.178, *Commercial revitalization – Waivers*, the following table shows that the applicant will be able to meet the overall parking required for the proposed second story addition, including the new open patron area and the private meeting room. In this situation, commercial revitalization would require the same number of spaces required by the parking code. In both code sections, the applicant would meet the parking requirements.

Section 158.178(A)(1)(b)(iv)

*Restaurant: 1 space per 100 net square feet (restrooms, waiting areas, food preparation and staging areas, hallways and other non-patron areas exempt).*

4,454 sq. ft. patron area/100 sq. ft per space - 45 spaces

Spaces provided:

Car parking spaces provided on-site	-	31 spaces
14 boat slips	-	14 spaces
<u>1 bike rack for 5 bikes</u>	-	<u>01 space</u>
Total spaces provided	-	46 spaces

Yard Area Setbacks

The proposed second story outdoor dining patio is approximately 61 feet from the Broadway right-of-way, approximately 60 feet from the Lois Avenue right-of-way, and approximately 49 feet from the Moore's Stone Crab Restaurant property, which is zoned residential. The proposed second story deck located on existing office/storage building will be located at the same setback as the existing building. The C-1 (Limited Commercial) zoning district requires a 45-foot street setback and a 30-foot side yard setback from a residential property.

Screening

The applicant proposes to screen the second story dining area from adjacent residential properties along Lois Avenue, Broadway, and the adjacent residentially zoned property to the east. The proposed outdoor dining area will be screened by a solid lower wall topped by lattice that is at least 80 percent opaque in compliance with the code. This screening is shown on the architectural drawings included in the application. Further screening of the dining area is currently provided along the site's eastern boundary adjacent to residentially zoned property and along Lois Avenue by landscaping and trees, adding to the visual protection of these two residential areas.

Lot and Non-Open Space Coverage Analysis

The subject property area at 760 Broadway is 39,941 sq. ft. The maximum lot (structural) coverage allowed in the C-1 (Limited Commercial) zoning district is 30 percent or 11,982 sq. ft. of the subject parcel. The lot coverage proposed by the

applicant, including the second story addition, the additional stairways, elevator, second story deck, and bathrooms will be 8,249 sq. ft. or 20.65 percent

The maximum allowable non-open space coverage in the C-1 district is 80 percent or 31,952 sq. ft. of the subject parcel. The non-open space coverage proposed by the applicant, including the second story addition, the additional stairways, elevator, second story deck, and bathrooms will be 26,840 sq. ft. or 67.20 percent.

The site plan coverage calculations demonstrate that the proposed site plan would result in both the lot coverage and non-open space coverage to be in compliance with the maximum coverages set by the Zoning Code.

#### Traffic

Traffic impacts resulting from the increase of seats and the additional patron area of 1,696 square feet will be an increase of approximately 13 PM peak hour trips per day according to the traffic impact analysis submitted by the applicant based on the Institute of Transportation Engineers *Trip Generation Manual*, 9<sup>th</sup> ed., analysis for a "High-Turnover (Sit Down) Restaurant." The report indicates that the restaurant will be expected to generate 35 p.m. peak hour trips a day based on the square footage of the restaurant.

#### Building height

The maximum building height allowed in the C-1 Limited Commercial zoning district is 30 feet from finished grade. The proposed second story addition would result in a building height of 30 feet from the minimum habitable floor, which is at finished grade for commercial structures.

#### Dumpster

A new dumpster location was approved by Resolution 2010-44 Site Plan Amendment. The dumpster location was moved away from the main parking lot to a location along Lois Avenue near the southwest corner of the property. This location provides adequate access for the waste management company. The dumpster is stored within an enclosure designed to fully screen the dumpster from view. The refuse and service areas for the site are satisfactory and the proposed addition and outdoor dining area do not create a significant increase need for increased refuse and service areas.

#### Stormwater

As a result of the review by the Public Works Department, the applicant proposes to construct a retention area surrounded by a nine inch berm in the grass area along the Sarasota Bay. In addition, the applicant proposes to construct a six inch deep swale along the eastern property boundary, to sod disturbed areas, berms and swales, and use liner with the rip-rap in compliance with comments from the town's Public Works Department, which has reviewed and approved the drainage plan.

### **STAFF RECOMMENDATION**

Staff recommends that the Board **approve** the Site Plan Amendment to allow for the modifications of a second story addition over the existing restaurant, addition of 11 patron seats, conversion of non-conforming apartment to a private meeting room, new second story deck, redesigning existing parking, and altering the site's design at 760 Broadway, as proposed by Resolution 2013-12 with the conditions listed in Exhibit "A": Conditions Requisite for Approval.

### **ATTACHMENTS**

Attached, please find a copy of the Site Plan Amendment application and support documentation upon which the staff assessment has been based. A copy of Resolution 2013-12 is also attached. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning and Building Department.

xc: Ed Chiles, Property Owner  
David Persson, Town Attorney  
Robin Meyer, Director – Planning, Building and Zoning Department



TOWN OF LONGBOAT KEY  
PLANNING AND ZONING BOARD  
MINUTES OF REGULAR MEETING

\*\*\*APRIL 16, 2013\*\*\*

The regular meeting of the Planning and Zoning Board was called to order at 9:00 AM.

Members Present: Chair BJ Webb, Vice Chair Jack Daly, Secretary Lauren Goldner, Members Andrew Aitken, Leonard Garner, Walter Hackett, Allen Hixon, George Symanski, John Wild

Also Present: Kelly Fernandez, Town Attorney; Robin Meyer, Planning, Zoning & Building Director; Steve Schield, Planner; Alaina Ray, Planner; Donna Chipman, Office Manager

Chair Webb requested a moment of silence at this time for the victims of the Boston Marathon bombings.

AGENDA ITEM #1  
MAR VISTA RESTAURANT, 760 BROADWAY STREET  
AMENDED SPECIAL EXCEPTION

AGENDA ITEM #2  
MAR VISTA RESTAURANT, 760 BROADWAY STREET  
SITE PLAN AMENDMENT

Pursuant to published notice, the public hearing was opened. All those testifying were sworn at this time.

Steve Schield, Planner, provided an overview of the request reviewing the proposed special exception and site plan noting:

- The upstairs dining area (second level deck) was approved several years ago
- The applicant was requesting to increase the approved seating by 11 seats
- The restaurant was originally approved over 60 years ago

- The landscape buffer between Mar Vista and Moore's Restaurant will be increased and will also screen from residential properties across from the restaurant
- The applicant used the commercial revitalization ordinance for parking requirements 1 per 100 square feet and included all patron areas; 45 spaces were required, but they were providing 46, including 14 boat slips and one bicycle space
- The building height was still at 30 feet

Lynn Townsend Burnett, engineer representing the applicant, explained their request noting:

- The two-story adjacent structure had a non-conforming use (apartment) and the applicant was proposing to convert the apartment into a private meeting room which would be conforming
- They were amending the site plan to make minor revisions; previously there were spaces approved for parking on Lois Avenue, but they were informed they were not allowed, and, as a result, were deleted; they reconfigured the drive and parking on the east side
- With the addition of two slips, which were approved by the Florida Department of Environmental Protection (FDEP), with minor dock renovations, they met and exceeded the parking requirements

Mr. Aitken noted he visited the site during peak hours on a Sunday, and observed the parking area on the west side full and approximately ten vehicles parked on Lois Avenue that might, or might not have been, customers of Mar Vista. He asked the future of parking on Lois Avenue. Ms. Burnett responded that if people were utilizing, during peak season, parts of the right-of-way that presented a safety hazard, then it was a code enforcement issue. Mr. Schield responded there would be times, during season, when there was overflow parking. He commented that was the intent of utilizing the commercial revitalization ordinance, so they can utilize some of the street parking nearby. Mr. Aitken noted he did not have a problem with it.

Mr. Wild voiced concern, since the building was an older building, with the weight load for the private meeting room on the second floor. Ms. Burnett explained the structural review would be done at the time of building permitting, but the applicant wished to first determine if the proposal would be approved. Mr. Hackett questioned the capacity of the private meeting space. Ms. Burnett replied the capacity was calculated on the life safety, fire, and building codes, specifically one person per seven square feet or 151. Mr. Hackett asked if the area was prohibited for full dining. Ms. Burnett replied yes; it was set up for only light refreshments and beverages. Discussion ensued on: the landscaping and buffer with Moore's Stone Crab Restaurant with staff reviewing the Landscape

and Screening Plan for the site; that the applicant was requesting two additional dockage spots (13 existing); and, it was pointed out that the area at the end of the existing dock was proposed to be removed and then reconfigured to provide two additional legal slips

Mr. Hixon endorsed the improvement of the waterfront dining facilities, but voiced the following:

- It was not a simple change from the previous application; it was totally changing the pedestrian access to the upstairs facility
- Favored moving the view forward, which was a better solution than previously submitted where the water view deck would not view the water, but the roof of the existing deck cover
- The elevator for handicap was located toward the water, but the handicap parking spaces were at the opposite end of the parking lot
- Should have a sustainable surface with a direct access walk for those in wheelchairs

Ms. Burnett noted there would be a good effort to direct people with signage. She agreed with comments about handicap accessibility, but they would not be able to go to the elevator until they checked in with the hostess stand. She would provide the Board's comments to the applicant. Mr. Hixon continued with his concerns, specifically related to: not analyzing how people in vehicles were moving within the site; and whether approvals were in place for historic buildings. Ms. Burnett commented there had been lengthy, detailed discussions on how best to meet the internal pedestrian traffic.

Samir Ragheb, Bayside Drive, discussed the surrounding area was a residential district; concern with parking; the historical nature of the building; and, the impact to the residential character of the community. Mr. Symanski questioned how long the commercial use had been in that area. Mr. Schield replied the restaurant was established in the late 1960s.

Corinne Ragheb, Bayside Drive, spoke about the parking issue, especially during special events; suggested the owner make arrangements with the Whitney Beach Shopping Center for parking; that the historic buildings had not been maintained; and, complained about the overflowing dumpsters.

Michael Drake, Longboat Drive South, voiced his support of the application, but also noted his concern with the parking and acknowledged there was four to five weeks when the parking was "out of control" and overflowed into the neighborhood; suggested that the applicant utilize valet parking during that time.

Dawn Hauser, Broadway Street, discussed the reconfiguring of the parking for handicap; voiced concern with the parking and the changes to the historic

building; believed the deck would hurt the historic nature of the building; and voiced concern with the noise impact and what time of night it would have to stop. Mr. Schield responded noting that 10:00 PM would be the latest the restaurant would remain open, but even when it was open the noise ordinance was still in effect. He commented that staff was also concerned with the parking, and he referred to Condition 20 in the site plan approval.

No one else wished to be heard, and the hearing was closed.

**MR. GARNER MOVED THE P&Z BOARD APPROVE THE SPECIAL EXCEPTION FOR THE MAR VISTA RESTAURANT. MR. WILD SECONDED THE MOTION.**

Discussion ensued on the historic nature of the building and whether the modifications would jeopardize the registry status of the building; that the Town did not have an architectural or historical review board or a historical designation that the Board administered; and, that this was an issue between the owner and the state of Florida.

Mr. Garner referred to Condition 20 and voiced concern that the board was voting to approve an application, but placing an asterisk after it, because if the conditions for the parking change in the future, then the board could disapprove. He was not sure of the legality of it or whether the board could approve. Kelly Fernandez, Town Attorney, explained that it was fine to have a condition that was a contingent condition. Mr. Garner understood there were conditions for the applicant to comply with, but this particular condition was stating that if certain conditions exist, then they would not be in compliance. Attorney Fernandez noted that in this type of process, it was something the board could impose. Mr. Symanski pointed out that Condition 20 was similar to a condition that was proposed during the Longboat Key Club approval. Mr. Hackett questioned who would monitor the 90 day term to see if the applicant remained compliant. Mr. Schield responded the 90 day term would begin at the time they were notified in writing by the Planning & Zoning Official that they were not in compliance.

**MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; DALY, AYE; GARNER, AYE; GOLDNER, AYE; HACKETT, AYE; HIXON, AYE; SYMANSKI, AYE; WEBB, AYE; WILD, AYE.**

Mar Vista Site Plan Approval:

**MR. WILD MOVED THE P&Z BOARD RECOMMEND APPROVAL OF THE SITE PLAN AMENDMENT FOR THE MAR VISTA RESTAURANT. MR. GARNER SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; DALY, AYE; GARNER, AYE; GOLDNER, AYE; HACKETT, AYE; HIXON, AYE; SYMANSKI, AYE; WEBB, AYE; WILD, AYE.**

## RESOLUTION 2013-12

**A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA APPROVING A SITE PLAN AMENDMENT APPLICATION FOR MAR VISTA RESTAURANT, 760 BROADWAY, FOR REVISIONS TO A SECOND STORY OUTDOOR DINING AREA OVER AN EXISTING RESTAURANT; TO INCREASE DINING SEATING BY 11 SEATS FOR A TOTAL OF 180 SEATS; FOR THE ADDITION OF A DECK ALONG WITH CONVERSION OF THE UPSTAIRS APARTMENT TO BE RENOVATED AND CONVERTED TO A PRIVATE MEETING ROOM IN THE EXISTING TWO-STORY OFFICE/STORAGE BUILDING; TO REDESIGN EXISTING PARKING AND ALTER THE SITE'S DESIGN; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Mar Vista Restaurant, located at 760 Broadway, Longboat Key, Florida, was granted approval for use as a restaurant in 1985; and

**WHEREAS**, Mar Vista Restaurant previously received approval of a second story addition thereon to provide outdoor dining through adoption of Resolution 2010-44; and

**WHEREAS**, Mar Vista Restaurant is desirous to make modifications to the second story covered outdoor dining area, add 11 dining seats, and add a second story deck to the existing two-story office/storage building, along with conversion of the upstairs apartment, to be renovated and converted to a private meeting room in the office/storage building located north of the main restaurant building; and

**WHEREAS**, Mar Vista Pub, Inc. has submitted a site plan amendment application to approve modifications to the second story outdoor dining area, new deck area, internal and external alterations, and the redesign of the site; and

**WHEREAS**, on April 16, 2013, the Planning and Zoning Board approved a Special Exception Order, to amend the outdoor dining in the proposed second story addition at Mar Vista Restaurant and for food service to be provided to the new deck attached to the proposed private meeting room at 760 Broadway contingent upon approval of an amended site plan; and

**WHEREAS**, the Planning and Zoning Official has, in a timely fashion, accepted the Application and referred same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

**WHEREAS**, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission with its findings that the proposed development be approved with conditions; and

**WHEREAS**, the Town Commission makes these conclusions and findings of fact:

- a) With the recommended conditions of approval the plan is consistent with the comprehensive plan, and the purpose and intent of the zoning district in which it is located.

- b) With the recommended conditions of approval the plan is in conformance with all applicable regulations of the zoning district in which it is located.
- c) With the recommended conditions of approval the plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town requirements, including the design, adequacy, utility facilities, and other essential services.
- d) With the recommended conditions of approval the plan is consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- e) With the recommended conditions of approval the plan is in conformance with Town policy with respect to sufficiency of ownership, guarantees for completion of all required improvements, and continued maintenance.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA THAT:**

SECTION 1. The above Whereas clauses are hereby ratified and confirmed as true and correct.

SECTION 2. The site plan amendment application for Mar Vista Restaurant located at 760 Broadway, Longboat Key, Florida 34228, be and is hereby approved subject to the conditions attached hereto marked Exhibit "A," "Conditions Requisite for Approval," Site Plan Review, Mar Vista Restaurant, 760 Broadway, Longboat Key, Florida 34228, and dated concurrently with this resolution.

SECTION 3. This Resolution shall become effective immediately upon adoption.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the \_\_\_\_ day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
James L. Brown, Mayor

ATTEST:

\_\_\_\_\_  
Trish Granger, Town Clerk

Attachment: Exhibit "A": Resolution #2013-12 - Conditions Requisite for Approval

**EXHIBIT "A"**

RESOLUTION 2013-12

CONDITIONS REQUISITE FOR APPROVAL  
SITE PLAN REVIEW

Mar Vista Restaurant  
760 Broadway

- 1) The provisions of the site plan application for the subject property, dated March 5, 2013, and received by the Town on March 5, 2013, shall be complied with unless expressly waived or modified by the following conditions or by written agreement between the Town and the applicant or amended pursuant to Code.
- 2) The second story outdoor dining area located on the restaurant located at 760 Broadway with 1,978 square feet and a maximum of 60 seats shall be limited to the dimensions and location delineated on the submitted plans.
- 3) No more than 60 seats shall be placed in the second story covered outdoor dining area.
- 4) No more than 62 seats shall be placed in the first floor covered porch outdoor dining area.
- 5) No more than 46 seats shall be placed in the uncovered ground level outdoor dining area.
- 6) All outdoor dining areas shall be used only for food service and drink service, as a waiting area, and for casual seating.
- 7) All food and drink preparations shall take place within the confines of an enclosed restaurant building located on the same site as the second story outdoor dining area.
- 8) The approved second story covered outdoor dining area shall not have permanent climate control equipment, but portable space heaters and fans, including permanently installed ceiling fans, are permitted.
- 9) Safe and convenient ingress and egress to the property in compliance with the Florida Building Code and Life Safety Code shall be maintained.
- 10) The second story outdoor dining areas shall be considered an expansion of the restaurant. Accordingly, the 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 regulations that pertain to restaurant dining areas shall apply to outdoor dining areas.

- 11) The entire ground service area of the outdoor dining area shall have an improved walking surface.
- 12) The entire perimeter of the outdoor dining area shall be physically delineated by the improved walking surface, railing, fencing, a wall, landscaping, or similar device.
- 13) The private meeting room and second story deck on the existing office/storage building located north of the restaurant building cannot have dining seating and is not considered an outdoor dining area. It is restricted to private functions with limited service of hor d'oeuvres and drinks.
- 14) The hours of operation for the outdoor dining areas and private meeting room shall not be before or extend beyond the hours of operation of the associated indoor dining area. However, regardless of the hours of operation of the indoor dining area and because the restaurant property is within 250 feet of residential property, the hours of operation for the outdoor dining area shall not begin before 11:30 a.m. and extend beyond 10:00 p.m.
- 15) No music or amplified voices shall be allowed in the outdoor dining areas or private meeting room. Noise shall not be audible more than 50 feet from the property boundary and shall otherwise be in accordance with Section 130.02, Loud and Unnecessary Noise, of the Town Code, as may be amended.
- 16) All lighting used in conjunction with the outdoor dining areas and private meeting room 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.
- 17) The outdoor dining areas and private meeting room shall be screened from all adjacent properties and rights-of-way. 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 maximum height of three feet and the required screening in the side, rear or non-required yards shall have a maximum height of six feet above the finished floor of the outdoor dining area. In addition, the required screening shall be at least 80 percent opaque.
- 18) All furniture within the outdoor dining areas shall be portable, meaning that such furniture shall be easily removable from the outdoor dining area. Portable furniture may include tables and chairs. 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.
- 19) No signs, unless specifically exempted in the Town Sign Code, shall be permitted within the outdoor dining area.
- 20) Staff shall monitor the off-street parking needs of the property during all hours of operation and should the Planning and Zoning Official determine, in accordance

with 158.128 (M)(1)(a) of the Town Code, that the off-street parking for the land use is insufficient, then the Planning and Zoning Official may require sufficient additional off-street parking be obtained through an allowable means and may require that the outdoor dining seating be reduced to proportionately decrease parking demands. Any additional off-street parking and reduction in outdoor dining seats required shall be in effect within 90 days of the Planning and Zoning Official's determination. Failure to comply with the Planning and Zoning Official's determination within the 90-day period shall result in a review, revision, or revocation of the site plan amendment by the Planning and Zoning Board.

- 21) All utilities shall be located underground.
- 22) In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:
  - a. the applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or,
  - b. within 24 months of the date of approval of an application for site plan review, a complete application for a building permit has not been submitted to the town and a building permit issued; or,
  - c. A final certificate of occupancy for all phases of the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building or development phase of the project.
- 23) The development/construction plans shall conform to all other applicable codes and ordinances pertaining to, but not limited to, FEMA standards/regulations, accessibility, fire code, and life/safety.
- 24) A licensed surveyor or design professional shall verify the Lot Coverage and Non-Open Space calculations upon completion of the project. Certification of the calculations shall be signed and sealed on the approved site plan.
- 25) Except as herein modified and amended, the conditions of all previous resolutions and site plan exemptions for the site shall remain in full force and effect.
- 26) Approval of the proposed site plan amendment shall be subject to payment of all staff review charges.

# TOWN OF LONGBOAT KEY



760 Broadway Street  
Mar Vista Restaurant and Pub

May 6, 2013

Town Commission  
Regular Meeting

# TOWN OF LONGBOAT KEY



760 Broadway Street  
Mar Vista Restaurant and Pub

Site Plan Amendment  
Resolution 2013-12

# TOWN OF LONGBOAT KEY



Location aerial





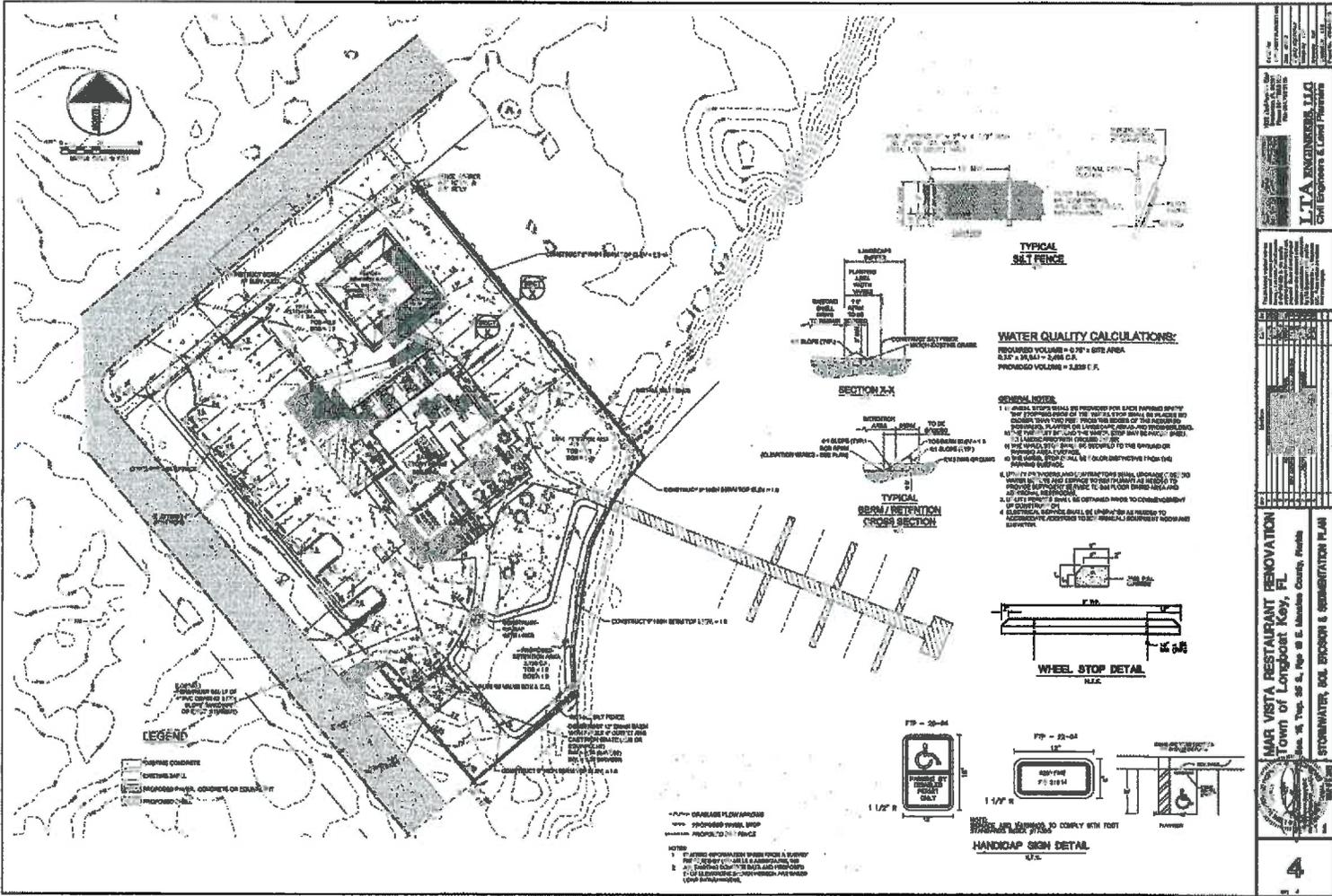
## **Proposed Site Plan Amendment**

To amend the site plan to construct a second story addition over an existing restaurant, add 11 seats for a total of 180 seats, conversion and renovation of the second floor of existing office/storage building to a private meeting room, add a second story deck, redesigning existing parking, and altering the site's design.

# TOWN OF LONGBOAT KEY



## Site Plan



**LTA ENGINEERS, LLC**  
Civil Engineers & Land Planners

**MAR VISTA RESTAURANT RENOVATION**  
Town of Longboat Key, FL

10000 Longboat Key Blvd., Suite 100, Longboat Key, FL 34958

STORMWATER, SOIL EROSION & SEDIMENTATION PLAN

4

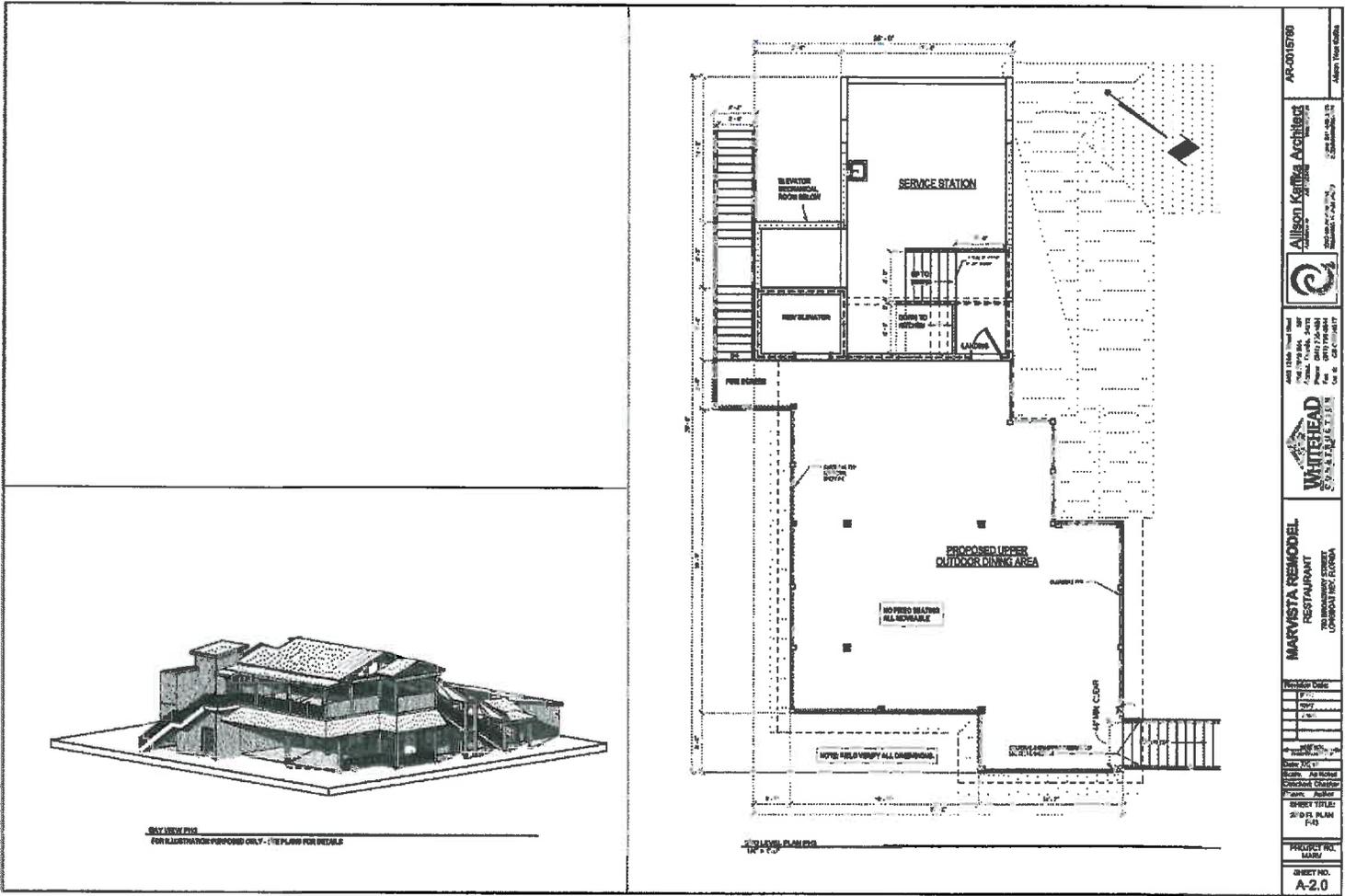




# TOWN OF LONGBOAT KEY



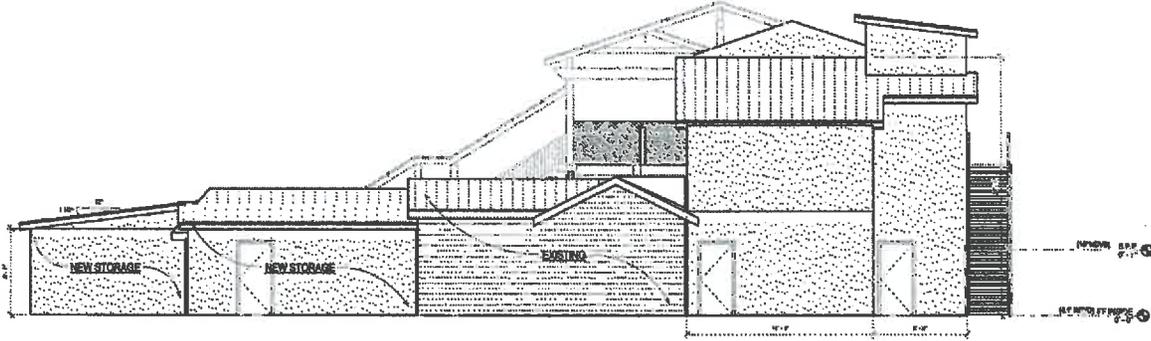
## Second floor plan of restaurant



# TOWN OF LONGBOAT KEY

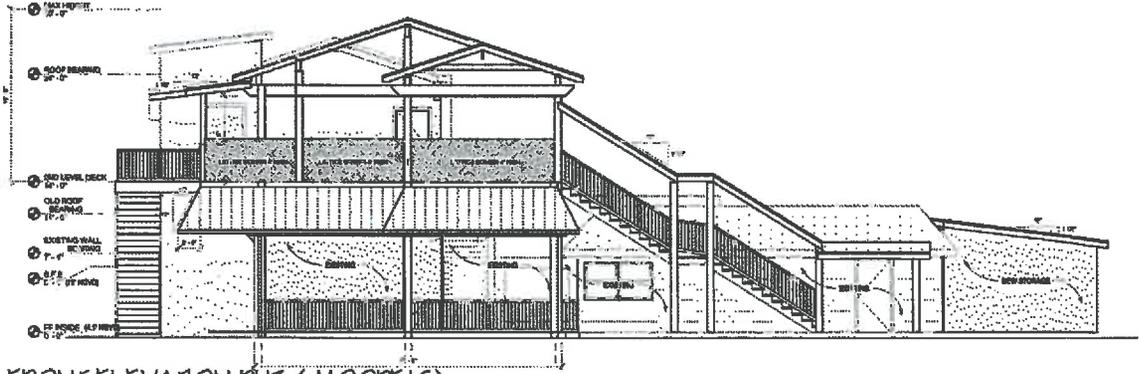


## West and east elevations



REAR ELEVATION PH3 (LOIS AVENUE)

1/4" = 1'-0"



FRONT ELEVATION PH3 (MOORE'S)

1/4" = 1'-0"

AR-0015780  
March 2018 (2/28)

Allison Keiffers Architects  
Architects  
1000 S. US HWY 1, SUITE 200  
LONGBOAT KEY, FL 34958  
Tel: 888-888-8888  
Fax: 888-888-8888  
www.allisonkeiffers.com

WHITEHEAD  
ARCHITECTS  
ARCHITECTS  
1000 S. US HWY 1, SUITE 200  
LONGBOAT KEY, FL 34958  
Tel: 888-888-8888  
Fax: 888-888-8888  
www.whiteheadarchitects.com

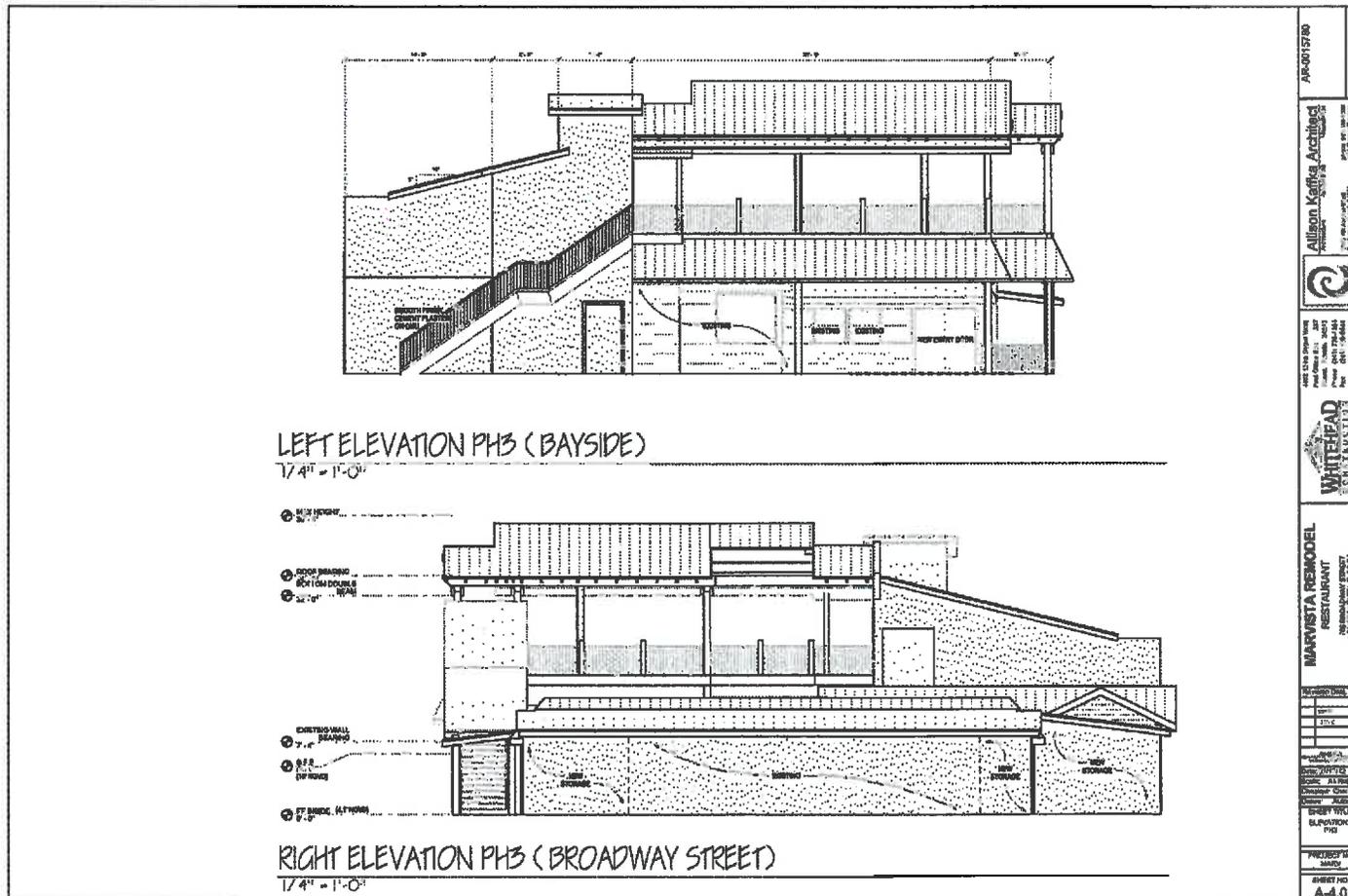
MARVISTA REMODEL  
RESTAURANT  
700 MARVISTA DRIVE  
LONGBOAT KEY, FL 34958

PROJECT NO: 15780  
SHEET NO: A-3.0

# TOWN OF LONGBOAT KEY



## South and north elevations



# TOWN OF LONGBOAT KEY



## Private meeting room in historic house

**EXISTING FIRST FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

**EXISTING SECOND FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

**NEW SECOND FLOOR PLAN - RECEPTION PRIVATE MEETING ROOM**  
SCALE: 3/8" = 1'-0"

**NOT FOR CONSTRUCTION - DO NOT SCALE**

PROJECT NO.	AR-201570
PROJECT NAME	Marvista Remodel
CLIENT	Whitehead Construction
DATE	08/11/15
SCALE	AS SHOWN
SHEET TITLE	RECEPTION PRIVATE MEETING ROOM
NAME	ALLISON KESTING ARCHITECTS
ADDRESS	1111 N. W. 10th St., Ft. Lauderdale, FL 33304
PHONE	(954) 561-1111
FAX	(954) 561-1112
EMAIL	AK@AKAEST.COM
WEBSITE	AKAEST.COM

# TOWN OF LONGBOAT KEY



## Elevations of historic house

<p><b>LEFT ELEVATION</b> EXISTING MOORE'S ELEVATION SCALE: 1/4" = 1'-0"</p>	<p><b>LEFT ELEVATION</b> PROPOSED NEW MOORE'S ELEVATION SCALE: 1/4" = 1'-0"</p>
<p><b>BROADWAY STREET ELEVATION</b> EXISTING SCALE: 1/4" = 1'-0"</p>	<p><b>BROADWAY STREET ELEVATION</b> PROPOSED NEW SCALE: 1/4" = 1'-0"</p>
<p><b>RIGHT ELEVATION</b> EXISTING LONG AVENUE ELEVATION SCALE: 1/4" = 1'-0"</p>	<p><b>RIGHT ELEVATION</b> PROPOSED NEW LONG AVENUE ELEVATION SCALE: 1/4" = 1'-0"</p>

**NOT FOR CONSTRUCTION - DO NOT SCALE**

Alliegon Keffia Architect  
 ARCHITECT  
 1000 S. PALM BEACH BLVD., SUITE 100  
 PALM BEACH, FL 33480  
 PHONE: 561.832.1111  
 FAX: 561.832.1112  
 WWW.AKARCHITECT.COM

WHITEHEAD ARCHITECTS, INC.  
 ARCHITECTS  
 1000 S. PALM BEACH BLVD., SUITE 100  
 PALM BEACH, FL 33480  
 PHONE: 561.832.1111  
 FAX: 561.832.1112  
 WWW.WHITHEADARCHITECTS.COM

MARVISTA REMODEL  
 NORTH BUILDING  
 1000 S. PALM BEACH BLVD., SUITE 100  
 PALM BEACH, FL 33480

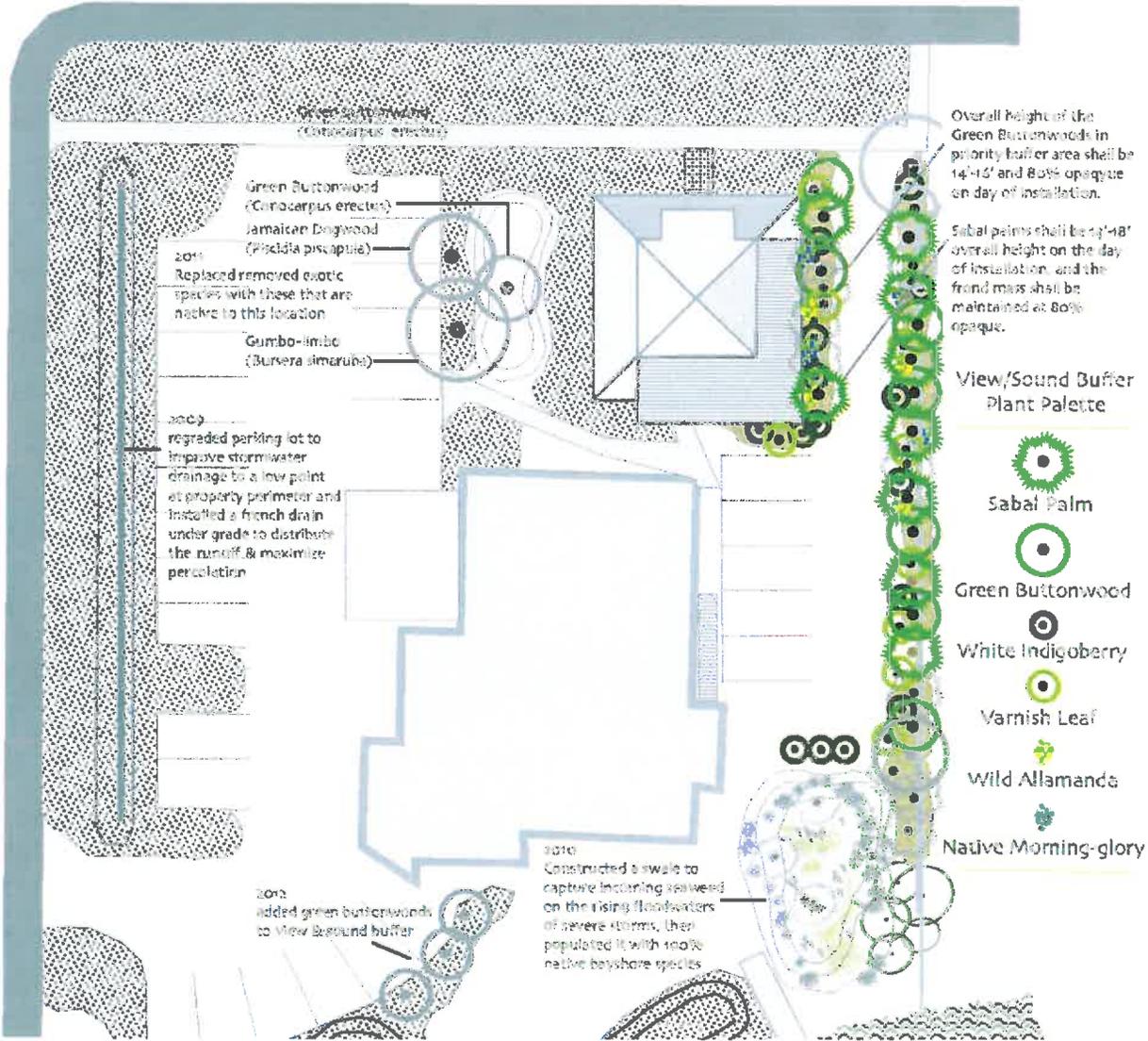
Project No. 1000  
 Date: 10/11  
 Scale: As Shown  
 Drawing: 1 of 1  
 Project Name: MARVISTA REMODEL  
 Location: MARVISTA

PROJECT NO. 1000  
 SHEET NO. AH-2.0

# TOWN OF LONGBOAT KEY



## Landscape and screening plan



# TOWN OF LONGBOAT KEY



View of restaurant facing southeast on Broadway



# TOWN OF LONGBOAT KEY



Existing restaurant building



# TOWN OF LONGBOAT KEY



## View of restaurant from Broadway



# TOWN OF LONGBOAT KEY



View of landscaping along  
Lois Avenue property boundary



# TOWN OF LONGBOAT KEY



View of restaurant from Lois Avenue



# TOWN OF LONGBOAT KEY



View of site from Lois Avenue near bayfront facing northeast



# TOWN OF LONGBOAT KEY



## New dumpster area



# TOWN OF LONGBOAT KEY



View west from Moore's parking area



# TOWN OF LONGBOAT KEY



## Water view



# TOWN OF LONGBOAT KEY



View of restaurant from residence across Broadway facing southwest



# TOWN OF LONGBOAT KEY



## Existing office/storage building



# TOWN OF LONGBOAT KEY



View of east side landscaping and drive  
from Broadway facing south



# TOWN OF LONGBOAT KEY



View of east side landscaping and drive facing Broadway



## TOWN OF LONGBOAT KEY



### **Staff finds Site Plan Amendment 2013-12 consistent with:**

- The Comprehensive Plan
- Zoning and yard area setbacks
- Lot (21%) & non-open space (67%) regulations
- Traffic and parking (46 spaces) requirements
- Refuse and stormwater requirements
- Landscaping and screening (16 foot height)
- Building height (30 feet)

# TOWN OF LONGBOAT KEY



## Staff Recommendation

Staff recommends approval of the proposed Site Plan Amendment as provided in Resolution 2013-12.



**End of Agenda Item**



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

**APPLICATION FOR SITE PLAN REVIEW**

Date: 10/15/12 New \_\_\_\_\_ Revised

Name of Development: Mar Vista Restaurant Renovation

	Applicant	Engineer/Surveyor	Architect
Name	Ed Charles, Mar Vista Pub	LTA Engineers, LLC	Gene Aubrey
Address	P.O. Box 1478	1922 53 <sup>rd</sup> Ave East	410 Spring Ave
City, State Zip	Anna Maria, FL 34210	Bradenton, FL 34203	Anna Maria, FL 34210
Phone	941-778-1690	941-756-9100	941-778-0849
Fax		941-756-9119	
Mobile		941-526-3375	

Owner: Mar Vista Pub Inc Agent: LTA Engineers, LLC

Site Address: 760 Broadway Street North

Zoning District: C-1 Sq. Ft. of Site: 39,941 % Lot Coverage: 20.65%

Total Units: - Proposed Density: -

% Non-Open Space: 67.2% Max. Density Allowed: -

Proposed Development for Existing and New Buildings						
(Circle One)	Building	Building Use	Sq. Ft.	Height	# Floors	1 <sup>st</sup> Floor Elev.
Existing/New	Building A	OFC/STORAGE	1,793		2	
Existing/New	Building B	RESTAURANT	5,359		1	
Existing/New	Building B	RESTAURANT (2 <sup>nd</sup> floor)	1,978		1	
Existing/New	Building A	REMODEL UPSTAIRS INTO RECEPTION AREA AND ADD DECK	768	ADD TO	2ND FLOOR	

Parking Spaces Required: 45

Parking Spaces Indicated: 46

**Please check all that apply:**

Attached hereto are the necessary approvals of the federal, state, county and regional agencies.

Public Hearing Required. If hearing required, comment: \_\_\_\_\_

Proposed site plan complies with the Comprehensive Plan and Zoning Code.

Proposed site plan complies with the Subdivision Ordinance and Town Code.

Amount of Performance Bond Required: \_\_\_\_\_

Amount of Maintenance Bond Required: \_\_\_\_\_

Date of Pre-application Meeting: \_\_\_\_\_





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>

**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.

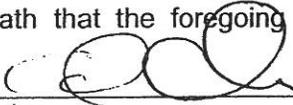
I hereby verify and certify that as of April 19, 2010, the following are all persons and/or entities having a legal ownership interest in the real property located at

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

Property Owners and/or shareholders:

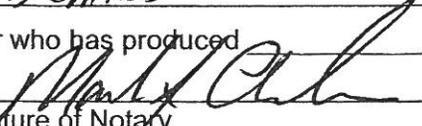
- 1. ED CHILES
  - 2. \_\_\_\_\_
  - 3. \_\_\_\_\_
  - 4. \_\_\_\_\_
- (Please attach additional sheets if necessary)

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

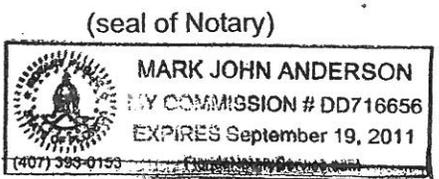
  
 Signature  
ED CHILES  
 Print Name  
OWNER/PRESIDENT  
 Title

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 of Notary

MARK J. ANDERSON  
Print Name of Notary



March 5, 2013

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

**RE: Mar Vista Restaurant Renovation  
Site Plan Amendment Application  
LTA Project No.: 417.03.01.10**

Dear Ric:

On behalf of our client, we are re-submitting the Site Plan Amendment Application for the Mar Vista Restaurant. The proposed amendment includes the following changes from the previously approved Site Plan Amendment:

- Reconfiguration and relocation of approved seating in the new upstairs outdoor dining area;
- Renovation to the existing bar and kitchen areas;
- Renovation of the existing retail areas;
- The addition of 11 seats – two within the bar and nine within the downstairs patio dining area;
- Relocation of the proposed stairways to access the second floor outdoor dining area;
- Relocation of the proposed elevator to provide ADA access to the second floor outdoor dining area;
- Removal of the 10 foot landscape buffer adjacent to Moore's Crab Shack;
- Retainage of the existing drive aisle and 6 parking spaces located on the east side of the existing restaurant and office/storage building;
- Addition of two new storage areas on the existing ground floor of the restaurant;
- Addition of a covered hostess station on the east side of the existing restaurant;
- Renovation of the existing office/storage structure to remove an apartment and add a private meeting room with a 768 s.f. deck addition overlooking the bay. Existing upstairs bathroom and kitchen area to remain as service to the guests;
- Revisions to the existing Stormwater Retention Area by raising the top of bank along Sarasota Bay by 0.25'. Replacement of proposed swale along eastern property line with a proposed berm;
- Revision to the associated lot coverage, open space, occupancy and parking calculations;

- Removal of two non-conforming parking spaces on Lois Avenue
- Addition of two boat slips as approved by FDEP.

Per the Town Code, the items of Section 158.095-099 are hereby acknowledged. Section 158.097, Application for Site Plan Approval is specifically being met in the following manner:

Section 158.097, Application for Site Plan Approval

Any application for site plan approval shall be submitted on a form provided by the town together with full payment of an application fee as set forth by resolution of the town commission and in addition shall include at least the following information, unless the planning and zoning official determines that one or more of the following elements do not apply to the particular development:

- (A) The character of use and the location and size of the site, including a current land survey with a complete legal description prepared and certified by a registered surveyor.

***This information is provided on the Site Plan. An updated, signed and sealed survey is also provided as part of the application package. The existing conditions plan has been updated consistent with the most recent survey to reflect current conditions as of 8-29-2012.***

- (B) Site plan with the title of the project, its lot configuration, finished ground floor elevations, contours (i.e., at six-inch intervals with reference to mean sea level), and designating number of dwelling units, square footage paved areas and open area, and dimensioned setbacks to scale indicating compliance with regulations.

***This information is provided on the site plan. A dimension has been added between the proposed deck to the nearest projection of the restaurant building. Dimensions from the proposed 2<sup>nd</sup> story to the waterfront are included on Sheet 2 of the Site Plan. Also on Sheet 2 are the dimensions of the proposed additions to the building including the newly constructed cooler. A full set of revised architectural plans are also provided with elevations from each view. Sheet A-3.0 depicts the height of the roof from the proposed dining area floor consistent with the maximum allowable height of 19'. Labels have been added to each restaurant elevation to identify the direction façade is facing; ie – Broadway Street, Lois Avenue, Bayside, Moore's. The applicable waterfront setback for this property is 25'. The latest survey accurately depicts the existing setback as 45.4' as measured from the MHWL. Shoreline changes can take place over time so it is understood that each survey is representative of field conditions as of the latest revision date. The proposed deck expansion over the office/storage building will not extend beyond the existing roof line; therefore, the existing setback on Moore's will not be further decreased.***

- (C) Verified statement, including a certificate of ownership, showing 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.

***A certificate of ownership is included in the submittal package.***

- (D) The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and important physical features in and adjoining the project, including ecological features.

***Existing information surrounding the site is provided on the Site Plan and Survey. There are existing residences to the West and North of the project. There is an existing restaurant and parking lot to the east. The southern property line is bounded by Sarasota Bay. There is an existing dock with 12 boat slips which service the restaurant patrons. The vegetative buffers on the west, north and east sides are fully mature and adequately screen the view from those sides. The 2<sup>nd</sup> story addition of the restaurant will have minimal impact on the adjoining properties and will have no detrimental ecological impact. The second story deck extension will meet and exceed all buffer/screening/opacity requirements as depicted on the Site Plan and will not adversely affect surrounding properties. No music or amplified voices shall be allowed in the outdoor dining area or the upstairs reception area. In accordance with the hours of operation, both of upstairs areas shall be vacated by 10:00 pm. Lighting and Photometric Plans are included in this submittal as Sheets EL-1 and EL-2 of the Site Plan covering all aspects of the improvements included in this application. 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. Refer to the Comprehensive Plan Analysis included as part of this Site Plan Amendment package for more detailed information regarding protection of surrounding properties.***

- (E) The density or intensity of land use(s) to be allocated to all parts of the site to be developed together with tabulations by acreage and percentage thereof itemized by use and density.

***Updated intensity and coverage calculations are provided on the Site Plan consistent with the Town Lot Coverage Calculation Sheet. These calculations have been carefully rechecked and revised consistent with the review comments and Architectural Plan Revisions. The proposed roof overhangs on both of the 2<sup>nd</sup> story areas have been included and accounted for in the site's overall building coverage and nonopen space calculations. The proposed design is well below the maximum allowable lot coverage and non-open space requirements as depicted on the Site Plan. This has been re-verified as part of this re-submittal.***

- (F) Tabulations by acreage and percentage as to the amount of the site that is uplands and wetlands, indicating those wetlands landward and seaward of the mean high-water line (MHWL). Additional related information should include the extent and type of wetlands in accordance with the town's comprehensive plan.  
***There are no wetlands onsite. The MHWL is identified on the Site Plan.***

- (G) Architectural definitions for buildings in the development; include use, height, daylight plane, exterior construction material, exact number of dwelling units, sizes and types of building and dwelling units, together with typical floor plans of each type. The floor plans should indicate uses and square footage of each proposed use within each building or structure and all exterior dimensions of each type of building or structure.

**A detailed seating plan is depicted on the Site Plan Sheet 2. An additional 2 seats are proposed to be added to the bar and an additional 9 seats are proposed in the outdoor patio area. The total number of additional seats proposed is 11. Each area and its respective use are delineated on the Sheet 2 of the Site Plan. The uses are as follows: Service Area - Provides staff access to new enclosed stairs and proposed outdoor dining area above the restaurant; Patron Area - Provides customer access to existing bar, proposed new restrooms, reception area on the second floor of the office building; Retail Area - Provides customers opportunity to view retail merchandise for personal purchase. The existing dwelling unit above the office building is proposed to be converted to a private meeting room for wedding parties or other guests of the restaurant. Elevations of the building (existing and proposed) along with access points to the proposed deck are provided in the Architectural plans. This area will serve as a meeting room for private parties. It will not be utilized as an outdoor dining area. The only service to the guests in this area will be beverages and hor d'oeuvres which will be prepared in the restaurant kitchen. We acknowledge that a second means of ingress/egress to the private meeting room will need to be provided and that second access will meet ADA requirements. Specific details of the ADA access/second ingress/egress will be provided during the Building Department Permit Application stage.**

- (H) The type and location of all existing trees protected by town regulations, including a plan how the removal of such vegetation would be avoided and/or replanted or replaced.

**The existing trees are shown on the Survey and Site Plan. No existing protected vegetation will be removed. Additional screening and landscaping will be provided to enhance the site and to buffer the 2<sup>nd</sup> story and new dumpster pad area as previously approved. See attached Proposed Deck View & Sound Buffer Exhibit prepared by Michael Miller.**

- (I) Location, design and character of all utilities.

**Existing utility information is shown on the Site Plan. In addition, the following utilities will be modified or upgraded as applicable: 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, with only a few additional seats, 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. No food or drink preparation is proposed in the upstairs dining area; only simple garnishes, composing of food on the plates or pouring of drinks will take place in the upstairs outdoor dining area as previously stipulated.**

- (J) Location, height and general character of perimeter and ornamental walls, fences, landscaping, including berms and other required screening devices and any other plans for protecting adjacent property owners.

***A detailed Landscaping & Screening Plan is included in the Site Plan Amendment on Sheet 3. Refer to the enlarged area for the proposed opacity. 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. The proposed elevations within the Architectural Plans depict the 4' high lattice screening on the second floor of the outdoor dining. In addition, please see attached Proposed Deck View & Sound Buffer Exhibit prepared by Michael Miller.***

- (K) Location of all pedestrian walks, malls and bike paths.  
***There are no proposed walks or bike paths. The existing walks will be modified slightly to enhance ingress/egress to the restaurant.***
- (L) Location and character of recreation areas and facilities and the disposition of all open space indicated on drawings. This information should include calculations, verified by a licensed design professional, indicating how the town's open space requirements are being met. If common facilities (such as recreation areas or structures, private streets, common open space, etc.) are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. Such statements may take the form of proposed deed restrictions, deeds of trust, homeowners associations, surety arrangements, or other legal instruments providing adequate guarantees to the town that such common facilities will not become a future liability of the town.  
***Updated intensity and coverage calculations are provided on the Site Plan consistent with the Town Lot Coverage Calculation Sheet. There are no proposed recreation areas or facilities. See revised calculations shown on Sheet 2.***
- (M) Location and character of all outside facilities for waste disposal, storage areas or display.  
***This information is shown and identified on the Site Plan.***
- (N) A traffic impact analysis shall be provided, except for involuntary reconstruction and voluntary reconstruction without additional units, to ensure that the adopted level of service standards are not exceeded before capacity-related improvements are implemented. The locations and dimensions of all curb cuts, driveways, including the number of parking spaces with their location and dimension, details of off-street parking, including interior parking areas and loading areas, all off-street vehicular surfaces available for maneuvering, surface materials, number of employees and number and type of vehicles owned by the establishment shall be provided.  
***See attached Traffic Study. All curb cuts and driveways are existing. There are 50 total employees at the restaurant with approximately 10-15 employees on staff at any given time. There are no vehicles owned by the establishment. Refer to Site Plan Amendment sheet 2 for proposed traffic circulation patterns and pedestrian paths for ingress and egress to the restaurant. An updated parking calculation is provided on the Site Plan Amendment based on net patron area per 158.178. This renovation qualifies for the Commercial Revitalization Waiver and utilizes a bike rack and existing boat slips to meet the parking needs of the restaurant. Refer***

**to Sheet 2 of the Site Plan Amendment for all applicable parking dimensions and wheel stop locations. As previously approved, all non-conforming spaces are being relocated and/or modified to be conforming. The treetop dining area (599s.f.) has been included in the occupancy and parking calculations. One of the existing doorways opening onto the patio will be eliminated to make additional room for the retail area. The seating area has been revised accordingly.**

- (O) Flood protection elevation data and flood zones delineated. A surface water management plan based on best management practices and in accordance with the sanitary sewer, potable water, solid waste, and drainage element of the town's comprehensive plan.  
**The flood zone and elevation are identified on the site plan. There are no new site improvements requiring a surface water management plan.**
- (P) A soil erosion and sedimentation plan in accordance with of the town's comprehensive plan and best management practices.  
**A Soil Erosion & Sedimentation Plan is included as sheet 4 of the Site Plan Amendment in accordance with best management practices and the Town's comprehensive plan.**
- (Q) All applications for permits and supporting documentation, correspondence and any other material submitted to any outside permitting agencies or received from such agencies.  
**Applicable Health Department approvals will be obtained upon Site Plan Amendment Approval and will be provided to the Building Department upon receipt. With the exception of NPDES permitting which will be obtained and maintained prior to and during construction; no other agency permits are required or have been requested as part of this Site Plan Amendment. We acknowledge the comments received from the Building Department pertaining to the Main Building (Restaurant) and agree to comply with FEMA 50% rule, Chapter 10 of the Existing Building Code, FPC Table 403.1, FBC 1028.8 and FBC 1014.2. In addition, upon submittal of building permit applications for the Two Story Building (Office/Storage/Meeting Room), we acknowledge and agree to comply with Chapter 9 of the Existing Building code, Accessibility Code 202.2; FPC Table 403.1; FBC 1015.1 and acknowledge that evaluation of the existing exit system shall be required based on the use of the building. Compliance with all other applicable codes and requirements shall be demonstrated during Building Permit review stage as well.**
- (R) Such additional data, maps, plans or statements as may be required for the particular use or activity involved.  
**Refer to entire Site Plan Amendment package for all required/requested information.**
- (S) Such additional data, as the applicant may believe is pertinent to the site development plan.  
**Refer to entire Site Plan Amendment package for all pertinent site information.**

- (T) Such additional material and information the town may reasonably require.  
**Refer to entire Site Plan Amendment package for all required/requested information.**
- (U) A list of all departures from the supplement controls set forth in subsection 158.102(L) and a clear description of the nature and extent of the departure and a statement specifically indicating the factual basis for any hardship claimed by the applicant and/or a statement of the facts constituting the basis for a request for a waiver of the supplemental controls as set forth in subsection 158.102(L).  
**No departures or hardships are being requested.**
- (V) If the project is in a planned unit development, utilizing the involuntary reconstruction provisions of section 158.139, or utilizing the voluntary reconstruction provisions of section 158.140, a statement specifically listing any departures, relaxations, modifications and adjustments from provisions of the Code of Ordinances which would otherwise be applicable to the project if the outline development plan process were not applicable. If the project is in the GPD, PD or NPD district, departures should be based upon the requirements of a zoning district most similar to the use approved for the parcel being considered as determined by the town.  
**N/A**
- (W) (1) In addition to the applicable provisions for site plan approval enumerated above, the following will be required for consideration of site plan approval or site plan exemption for personal wireless service facilities classified as rooftop antennas or antennas placed on the exterior of buildings or structures which meet the requirements of section 158.1361 of this chapter.  
(a) – (m)  
**N/A**
- (2) The following will be required for conditions of site plan approval and a special exception permit for personal wireless service facilities not governed by subsection (W)(1) above, including, but not limited to towers:  
(a) – (ff)  
**N/A**

Section 158.102, Performance standards for site and development plans:

- (A) Site Location and Character of Use:  
**Detailed Site Information is provided in the Site Plan Amendment Plan Set. Refer to Sheet 2 for off-street parking information and calculations. A Landscape & Screening Plan Sheet 3 provides detailed information on the existing and proposed landscape buffers, required screening for the 2<sup>nd</sup> floor outdoor dining area, required and provided open space and yards. A signed and sealed survey is also provided which includes an updated tree survey detailing the type and size of existing trees onsite. Dimensions have been added to the Site Plan (Sheet 2) for all yard and building setbacks. Refer to Comprehensive Plan Analysis included as part of this submittal for more detailed information on the suitability of the location and design of the proposed use.**

- (B) Appearance of Site and Structures:  
***Detailed Site and Structure Information is provided in the Site Plan Amendment Plan Set and Architectural Plan Set. In addition, a Lighting Plan is provided for the existing and proposed lighting fixtures as part of the restaurant renovation. Refer to Sheets EL-1 and EL-2. Elevations of both buildings are provided in the Architectural Plan Sets. Refer to Sheet 2 and the Architectural Plans for applicable horizontal and vertical dimensions of the buildings. The existing vegetation within the buffer yard areas fully meets the planting requirements. Additional plants will be installed on the second floor of each of the buildings and the railings will be installed with lattice. Vines will be planted within the lattice to achieve the opacity requirements. Refer to revised Architectural Elevations for lattice screen 4' high on the 2<sup>nd</sup> story deck above the office. The proposed deck will not have dining room seating or be utilized as an outdoor dining area. The existing kitchen will not be utilized for food preparation, but rather as a place for service staff to compose hor d'oeuvres on service trays and to pour drinks. The existing bathroom will remain to serve patrons in the reception area. The downstairs office/storage areas will remain as is other than minor renovations to accommodate ADA access and second means of ingress/egress required for second story.. The Lighting Plans have been revised to incorporate proposed lighting for the deck expansion and are included in the Site Plan Set.***
- (C) Maximum Floor Area Ratio:  
***Refer to calculations on Sheet 2 of the Site Plan Amendment Set.***
- (D) Parking, Internal Circulation, and Access to Public or Private Streets:  
***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. An updated parking calculation is provided on the Site Plan Amendment; in addition, maximum occupancy load calculations are provided on the Site Plan Amendment. This site currently has an approved Commercial Revitalization Waiver for the parking. In conjunction with the renovation, a bike rack has been installed in addition to the existing boat slips to meet the parking needs of the restaurant. Refer to Sheet 2 of the Site Plan Amendment for all applicable parking dimensions and wheel stop locations. As part of this amendment, all non-conforming spaces are being removed, relocated and/or modified to be conforming.***
- (E) Traffic Impacts:  
***Refer to enclosed Traffic Impact Analysis. Refer to Site Plan Amendment sheet 2 for proposed traffic circulation patterns and pedestrian paths for ingress and egress to the restaurant and upstairs reception/deck area above the existing office/storage building. The bicycle ingress/and egress and pedestrian access will be as shown on the Site Plan.***
- (F) Open Space and Landscape:  
***A Landscape & Screening Plan is provided as Sheet 3 of the Site Plan Amendment Set. Required and Provided open space calculations are provided on Sheet 2 of the Site Plan Amendment Set.***
- (G) Wetland Development Restrictions:  
***Not Applicable.***
- (H) Surface Water Management:

**See attached Stormwater Treatment Calculations as requested by Town's Reviewer. As requested, the top of bank along Sarasota Bay will be elevated by an additional 0.25' to protect the shoreline from tidal waters and increase storage volume onsite for water quality purposes.**

- (I) Available Potable Water:  
**Existing Water and Irrigation Meters are in place. Meter Calculations will be provided to Public Works Department in conjunction with Building Permit Application to verify that existing meter and backflow sizes are adequate.**
- (J) Wastewater Service:  
**The bathrooms have been relocated and upgraded as part of the prior Site Plan Amendment Approval. No additional bathrooms are proposed as part of this application.**
- (K) Soil Erosion & Sedimentation Control:  
**A Drainage and Soil Erosion Plan is included as Sheet 4 of the Site Plan Amendment Set in accordance with the Town's Plan and for approval by Public Works Department. The shell parking lot areas will be regraded and will redirect stormwater runoff into the new retention areas and away from the adjacent public rights of way as previously approved. Since this project results in a net increase of less than 9,000 s.f. of impervious surface, it is exempt from SWFWMD permitting. This project is designed to exceed State water quality requirements. NPDES permits will be obtained and maintained during construction.**

Section 158.103, Grant or denial of applications for site plan approval:

- (A) Consistency with Comprehensive Plan and the purpose and intent of the zoning district.  
**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. Refer to Comprehensive Plan Analysis included as part of this submittal for more detailed information on the suitability of the location and design of the proposed use in accordance with the intent of the zoning district.**
- (B) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.  
**Detailed Site and Structure Information is provided in the Site Plan Amendment Plan Set and Architectural Plan Set demonstrating compliance with all applicable regulations of the zoning district.**
- (C) In what respects the plan is or is not in conformance with the Town's subdivision regulations, chapter 157, and all other applicable Town requirements including the design, adequacy and construction of streets, drainage, utilities facilities and other essential services.  
**Refer to Site Plan Amendment Set for all aspects of the plan demonstrating compliance.**
- (D) In what respects the plan is or is not consistent with good design standards in respect to all external relationships, including, but not limited to, relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.

**Existing Site currently has one curb cut access to Lois Street and two curb cut access points to Broadway Avenue. Both are public streets. There are existing residences to the West and North of the project. There is an existing restaurant and parking lot to the east. The southern property line is bounded by Sarasota Bay. There is an existing dock with 12 boat slips which service the restaurant patrons. Two additional slips will be added as approved by FDEP. The vegetative buffers on the west, north and east sides are fully mature and adequately screen the view from those sides. Additional vegetation will be added in accordance with the Proposed Deck View & Sound Buffer exhibit Prepared by Michael Miller. The 2<sup>nd</sup> story addition of the restaurant will have minimal impact on the adjoining properties and will have no detrimental ecological impact. The second story deck extension will meet and exceed all buffer/screening/opacity requirements as depicted on the Site Plan and will not adversely affect surrounding properties. No music or amplified voices shall be allowed in the outdoor dining area or the upstairs reception area. In accordance with the hours of operation, both of upstairs areas shall be vacated by 10:00 pm. Lighting and Photometric Plans are included in this submittal as Sheets EL-1 and EL-2 of the Site Plan covering all aspects of the improvements included in this application. 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. Refer to the Comprehensive Plan Analysis included as part of this Site Plan Amendment package for more detailed information regarding protection of surrounding properties.**

- (E) In what respects the plan is or is not in conformance with the Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance. **Mar Vista Pub, Inc. has been the owner of this property and will continue to maintain ownership and maintenance responsibilities. As the Engineer of Record for the site related components of this project, I hereby certify that all requirement improvements will be completed in accordance all applicable requirements and permits. Mar Vista Pub, Inc. guarantees that maintenance of the property will continue to be performed to the Town's full satisfaction.**

Section 158.126 and Section 158.136– Special Exception Uses:

**A modification to the Special Exception is provided as a separate application filed concurrently with this Site Plan Amendment. Refer to separate narrative and application for Special Exception for detailed information pertaining to this Section.**

Section 158.128 – Off-street parking:

**Occupancy Load Calculations are provided on the Site Plan (Sheet 2). Based on the net patron area, the parking calculations have been revised and updated consistent with 158.178 (A)(1)(b)(iv). All existing parking spaces are being preserved and modified or upgraded to meet current Code Requirements.**

- (I)(5) All trees, landscape islands, and other landscape areas shall be protected from vehicular encroachment:

**Wheel Stops and landscape timbers are delineated on Sheet 2 of the Site Plan Amendment Plan Set and are located in such a manner as to protect the landscape areas from vehicular encroachment.**

- (J) Parking Access and Circulation:  
**Refer to Site Plan Amendment sheet 2 for proposed traffic circulation patterns and pedestrian paths for ingress and egress to the restaurant.**
- (L) Delineation of Parking Spaces:  
**Wheel stops are shown on the Site Plan Sheet 2. Handicap Spaces shall be striped in accordance with FDOT and ADA standards. All spaces and drive aisles are dimensioned on the Site Plan Sheet 2.**

Section 158.150 – Yard Regulations:

- (C) Transition Yard Requirements:  
**Existing and Proposed Buffers are shown on the Landscape & Screening Plan Sheet 4. The Site Plan has been amended to provide a 6' high opaque fence as part of the landscape buffer to the east property. The existing chain link fence will be removed as shown on Sheet 4. Additional vegetation will be added in accordance with the Proposed Deck View & Sound Buffer exhibit Prepared by Michael Miller.**

Section 158.154 – Screening Regulations:

(A) Subject to the requirements of section 158.152, where any nonresidential use directly abuts a single-family residential zone or where a nonresidential use within a multifamily residential zone abuts a residential use in the same or a different residential zone, it shall be screened from the adjoining residential zone in one of the following ways:

(1) By a fence or wall at least five feet but not more than six feet in height of at least 60 percent solidity measured perpendicularly. The fence or wall shall be located completely within the limits of the nonresidential lot and shall have equal architectural treatment on both sides.

**Existing and Proposed Buffers are shown on the Landscape & Screening Plan Sheet 4. The existing landscape buffer to the east shall be enhanced as follows: The existing chain link fence will be replaced with a 6' high opaque fence as shown on Sheet 4. The existing plants and trees located within the buffer exceed the 60% solidity requirements as measured perpendicularly.**

(2) By landscaping which is selected and arranged to form a visual screen between the nonresidential use and the residential district or use from which it is to be screened. The landscaping shall be by berm or mature plants having already attained a six-foot height and providing the necessary screening; however a permanent fence to supplement the landscaping may be required.

**The existing landscaping between the two restaurants is mature and currently provides in excess of 60% solidity. With the addition of the wooden fence, the buffer will achieve 100% solidity to 6' height. Additional plantings and trees will maintain 80% solidity in excess of 12' height.**

Section 158.178 – Commercial Revitalization - Waivers:

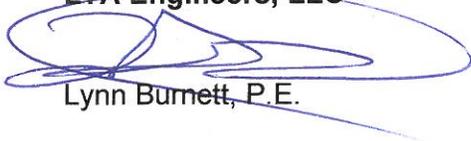
**This site has previously received parking waivers under the Commercial Revitalization criteria. It is the intent of the applicant to continue to utilize**

***those waivers. The existing off-street parking is being brought up to current code standards. An existing bike rack is located near the side entrance to the restaurant. Twelve existing boat slips plus two additional proposed slips are also utilized in order to meet the parking requirements for the restaurant. The restaurant is heavily utilized by local residents that walk or bike to the restaurant; therefore, it is a reasonable and compatible method meeting the parking requirements for the site.***

We trust that this detailed analysis meets and exceeds the requirements for the Site Plan Amendment checklist and review criteria. Please feel free to contact us if you have any questions or require any additional information.

Sincerely,

**LTA Engineers, LLC**

  
Lynn Burnett, P.E.

Attachments (1 copy each): Site Plan (Amendment) Application  
Stormwater Calculations (attached)  
Certificate of Ownership  
Site Plan Set which include Best Management Practices  
and Lighting Plans  
Architectural Plans  
Site Survey

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

## Treatment Calculations

Stormwater Treatment volume is provided in the drainage retention area for ½" of Rainfall over the project area PLUS 50% ADDITIONAL TREATMENT FOR DISCHARGE TO OFW. The treatment area bottom elevations are set a Minimum of 1 foot above the average water table elevations delineated in the SCS Soil Survey.

**Project Name:** MAR VISTA RESTAURANT  
**SWF number:** PROPOSED RETENTION AREA

**TOTAL PROJECT AREA**

**39941** Square Feet

**0.92** Acre(s)

**BLEEDDOWN VOLUME REQUIRED (WATER QUANTITY FOR ALT 3, WATER QUALITY FOR ALL OTHER SYSTEMS)**

**0.75** Inche(s) of rainfall over project area

(Inche(s) of rainfall over project area) X (Total project area in square feet) X (1/12) = Treatment Volume Required

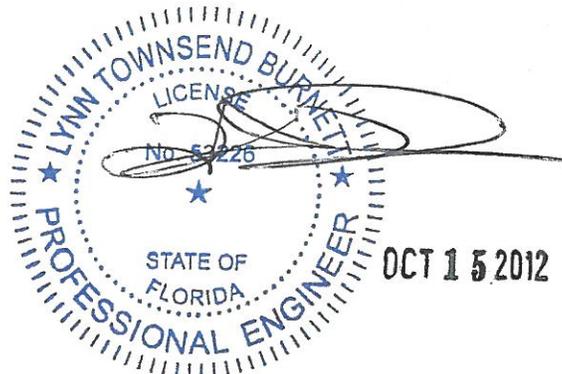
**2496** Cubic Feet of treatment volume required

**TREATMENT VOLUME (WATER QUALITY) PROVIDED:**

**Areas**

Top of bank = 0.090 acres      Elevation = 1.800 ft  
 Bottom of Bank = 0.067 acres      Elevation = 1.000 ft  
 Area at Top of Bank = 3,917 sf  
 Bottom of Bank = 2,908 sf  
 Storage Total = 2,730 cf

ELEVATION (FEET)	AREA (SF)	VOLUME (CF)
<b>1.00</b>	<b>2,908</b>	<b>0</b>
<b>1.30</b>	<b>3,286</b>	<b>929</b>
<b>1.60</b>	<b>3,665</b>	<b>1,972</b>
<b>1.80</b>	<b>3,917</b>	<b>2,730</b>





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 Site Plan 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.

**MAR VISTA RESTAURANT  
EXPANSION**

**TRANSPORTATION CONCURRENCY  
ANALYSIS**

November 15, 2012

**PREPARED FOR:  
LTA ENGINEERS, LLC.**



4600 W. Cypress Street, Suite 550  
Tampa, Florida 33607  
Phone: 813.387.0084 Fax: 813.387.0085

## PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer, properly registered in the State of Florida for practicing with Grimail Crawford, Inc., a corporation authorized to operate as an engineering business, Certificate of Authority No. 0008370, by the State of Florida Department of Professional Regulation, Board of Professional Engineers. I am qualified to accomplish work in the areas of Traffic, Transportation and Civil Engineering. I have prepared or been in responsible charge of the evaluations, findings, opinions, conclusions or technical advice attached hereto for:

**PROJECT:** Mar Vista Restaurant Expansion

**LOCATION:** Town of Longboat Key (Manatee County)

**CLIENT:** LTA Engineers, LLC.

I hereby acknowledge that the procedures and references used to develop the results contained in these analyses, computations and design are standard to the professional practices of Traffic, Transportation and Civil Engineering as applied through professional judgment and experience.

Name: Joseph J. Grimail  
P.E. No.: 43298

SIGNATURE: \_\_\_\_\_

DATE: November 15, 2012



**Mar Vista Restaurant Expansion**  
**Transportation Impact Study**

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## I. INTRODUCTION

Grimail Crawford has been retained to conduct a transportation impact study for the Mar Vista Restaurant expansion (Project). The Project site is located in Longboat Key, off of Broadway Street east of SR 789/Gulf of Mexico Drive. This location is illustrated in **Figure 1**. The Project will be an expansion of the existing restaurant, increasing the enclosed square footage from 5,152 to 6,848, an increase of 1,696 square feet. The transportation analysis outlined below provides an evaluation of the existing conditions and the projected traffic conditions relative to the proposed additional square footage. Future conditions are analyzed for the year 2015, assuming a three year build-out for the Project. A conceptual site plan is provided in **Appendix 1**.

The site accesses Gulf of Mexico Drive via Broadway Avenue. Gulf of Mexico Drive is the first-accessed regulated roadway, and in the area of the Project is a two-lane, uninterrupted State roadway with two-way left-turn storage. The posted speed limit is 45 MPH. This area is served by SCAT Route 18 (Longboat Key Trolley) with 1-hour headways, and service seven days a week. Bus stops are located along each side of Gulf of Mexico Drive just south of Broadway Street.

This section of Gulf of Mexico Drive also has a marked bicycle lane on the east side of the roadway, and an unmarked paved shoulder on the west side of the roadway. An 8-foot multi-use trail is located in the right-of-way on the east side of the roadway.

## II. METHODOLOGY

The methodology conforms to the requirements of the Town of Longboat Key and the adopted Comprehensive Plan.



**FIGURE 1**  
**Project Site Location**

Mar Vista Restaurant  
Longboat Key, Florida

Key:



= Project Site



November 2012

### III. PROJECT TRAFFIC GENERATION ESTIMATES

Trip generation for the additional square footage was determined using ITE's Trip Generation Manual, 9<sup>th</sup> Edition. However, the restaurant is located within walking distance of many residential units, and is also accessible by boat. To best estimate the actual amount of vehicular traffic that may travel to the site because of the expansion, it was necessary to determine the most appropriate ITE Land Use Code. To do this, a PM peak hour count of vehicular traffic was taken at the restaurant entrance, and compared to the ITE trip generation rates for restaurant land use codes in *Trip Generation*. The count of actual vehicular traffic, adjusted to reflect peak season, reports 16 entering and 6 exiting trips during the PM peak hour, with a resulting PM peak hour trip generation rate of 4.27 trips per 1,000 square feet. This is well below even the ITE Quality Restaurant (LUC 931) rate of 7.49 trips per 1,000 square feet. As a conservative approach, the ITE Quality Restaurant rate was used for the additional square footage. The resulting trip generation for the expansion is reported in Table 1.

**Table 1: Trip Generation (Proposed Addition)**

Land Use	LUC	Size	Units	Gross PM Peak Hour Trips	
				In	Out
Quality Restaurant	931	1,696	s.f.	9	4
Gross Trips				9	4

As reported in Table 1, 13 PM peak hour trips additional PM peak hour trips are estimated for this analysis. The ITE Trip Generation Quality Restaurant (LUC 931) trip generation sheet is provided in Appendix 2. The traffic count for the existing restaurant is also provided in Appendix 2.

#### IV. PROJECT DISTRIBUTION AND ASSIGNMENT

It was assumed that all vehicular traffic to the Project would arrive and depart by travelling Gulf of Mexico Drive to Broadway Street. Traffic assignments to the roadway network were estimated using a turning movement count at Gulf of Mexico Drive and Broadway Street, and the turning movements to and from Broadway Street. These counts suggest that approximately 59% of Project trips will travel to/from the north on Gulf of Mexico Drive, with the remaining 41% travelling to/from the south. The estimated additional Project traffic volumes (corresponding to the additional square footage) at the intersection of Gulf of Mexico Drive and Broadway Street are illustrated in **Figure 2**.

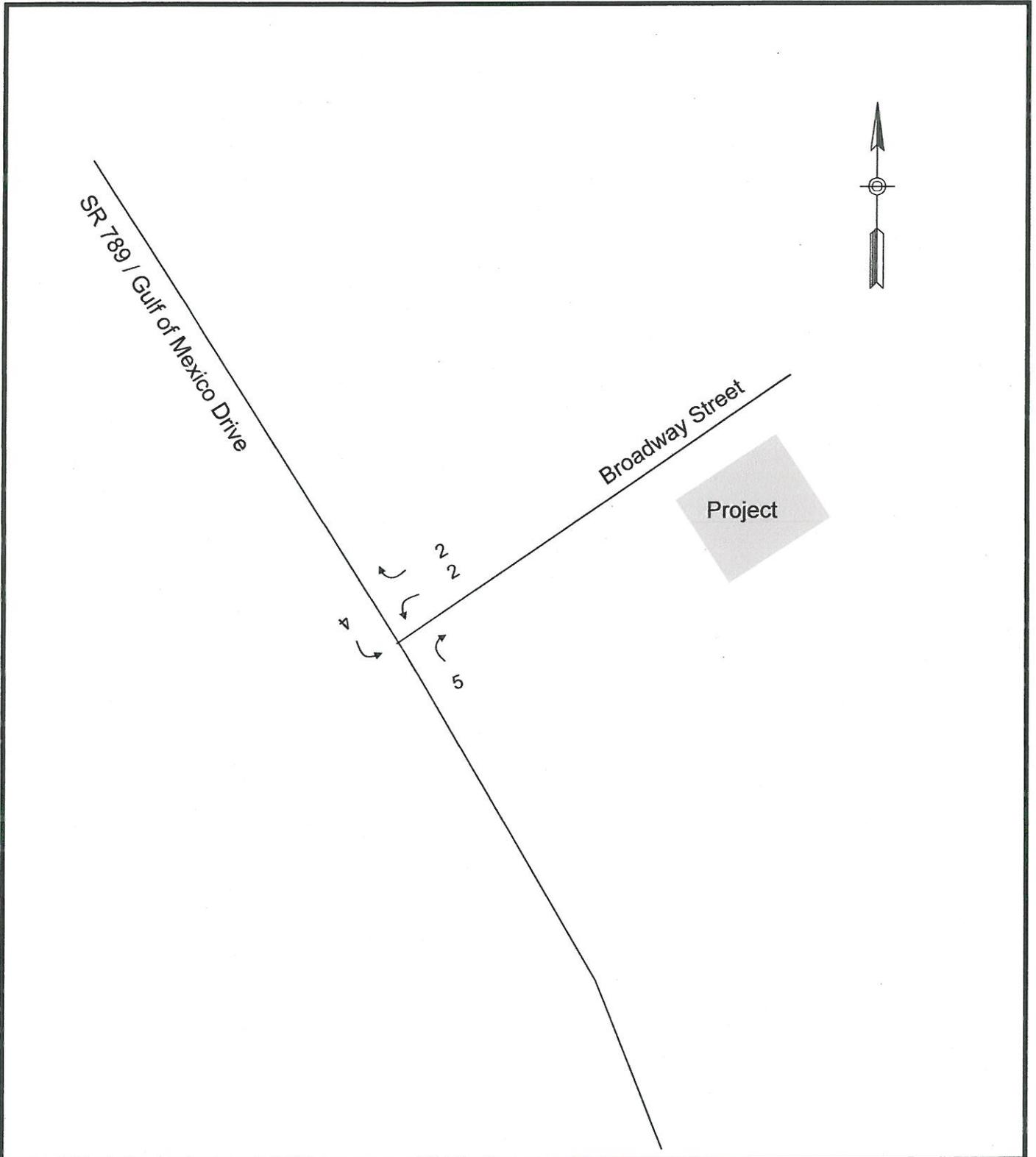
#### V. IMPACT STUDY AREA

Per Town of Longboat Key guidelines, for a Project that generates less than 250 peak hour trips the impact study area for the Project includes all arterial and collector streets within one-half mile of the Project entrance. Therefore, the impact study area consists of the segment of Gulf of Mexico Drive (from the Town of Longboat Key town limit to approximately Nomias Way) and the intersection of Gulf of Mexico Drive/Broadway Street.

#### VI. EXISTING CONDITIONS

Existing traffic conditions at the intersection of Gulf of Mexico Drive and Broadway Street were established by collecting a PM peak hour turning movement count (from 4:00 PM to 6:00 PM) at the intersection. These counts were seasonally adjusted using the peak-season correction factor from the *2011 Florida Traffic Information CD*. For the roadway of Gulf of Mexico Drive, the most recent FDOT count (station 5061) from the *2012 Florida Traffic Information CD* was used. For Gulf of Mexico Drive, the standard FDOT roadway K of 0.90 and D of 0.5230 was used to establish peak hour directional volumes. A copy of the

traffic counts and peak season correction factor are provided in **Appendix 3**, and the existing intersection volumes are illustrated in **Figure 3**.



**FIGURE 2**  
**Additional Project Traffic**

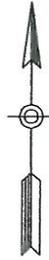
Mar Vista Restaurant  
 Longboat Key, Florida

Key:

↪ XXX = PM Peak  
 Hour Traffic



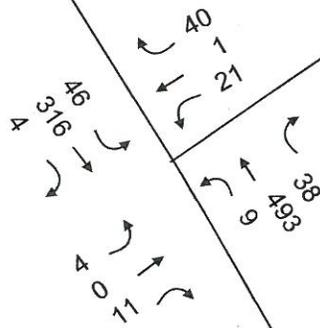
November 2012



SR 789 / Gulf of Mexico Drive

Broadway Street

Project



**FIGURE 3**  
**Existing Traffic (2012)**

Mar Vista Restaurant  
Longboat Key, Florida

Key:

↪ XXX = PM Peak  
Hour Traffic



November 2012

Roadway capacity analysis for existing conditions was performed using the service volumes from FDOT's Generalized Tables (10/4/10 version). Table reports the existing roadway volume and service volume comparisons and indicates that the study segment currently meets LOS standards.

**Table 2: Roadway Capacity Analysis – Existing Conditions**

Roadway	From	To	No. Lanes	Existing PM Pk. Hr. Volumes		Adopted LOS Standard	Adopted Service Volume*		Existing PM Pk. Hr. LOS	
				NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Gulf of Mexico Dr	Nomas Way	Longboat Key Town Limit	2	368	307	E	1440	1440	B	B

At the Gulf of Mexico Drive/Broadway Street intersection, HCS Stop-Control analysis returns an LOS of B for eastbound traffic, B for westbound traffic, and A for NB left-turn and SB left-turn traffic, all well within the Town's adopted level of service standard of service standard of E for Gulf of Mexico Drive, and indicates acceptable operation of the intersection. HCS worksheets for the existing year analysis are provided in **Appendix 4**.

**VII. BACKGROUND VOLUMES**

Background (future, non-Project) traffic was projected to the year 2015 using an annual growth rate of 1% on Gulf of Mexico Drive. Historical AADT data on Gulf of Mexico Drive (provided in **Appendix 5**) indicate negative growth over the past 5 years, and the 1% growth rate was therefore chosen as a conservative minimum value. Land uses on the side streets are essentially built out, so no traffic growth on the side streets is expected.

## VIII. FUTURE TOTAL CONDITIONS

To develop total traffic volumes for the year 2015, Project trips were added to background traffic volumes. This process is documented in **Appendix 6**, and **Figure 4** illustrates the future total volumes at the intersection of Gulf of Mexico Drive and Broadway Street.

Roadway capacity analysis for total conditions was again performed using the generalized service volumes. **Table 4** below reports the capacity analysis and indicates that the study segment will continue to operate within the adopted level of service standard through the build-out year.

**Table 3: Roadway Capacity Analysis – Total Traffic Conditions**

Roadway	From	To	Existing PM Peak Hour Volumes (2012)		Annual Growth Rate	Background Volumes (2015)		Project Traffic Volumes		Total Traffic Volumes (2015)		Adopted Service Volumes		Future PM Peak Level of Service (2015)	
			NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Gulf of Mexico Dr	Manatee County Boundary	Binnacle Point Dr	368	307	1.00%	379	316	4	5	383	321	1440	1440	B	B

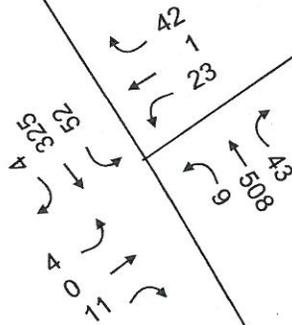
At the Gulf of Mexico Drive/Broadway Street intersection, HCS Stop-Control analysis returns an LOS of B for eastbound traffic, LOS of C for westbound traffic, and A for NB left-turn and southbound left-turn traffic, all well within the Town's adopted Level of Service of E for Gulf of Mexico Drive, and indicates acceptable of the intersection. HCS worksheets for the future year analysis are provided in **Appendix 7**.



SR 789 / Gulf of Mexico Drive

Broadway Street

Project



**FIGURE 4**  
**Total Traffic (2015)**

Mar Vista Restaurant  
Longboat Key, Florida

Key:

↪ XXX = PM Peak  
Hour Traffic



November 2012

## X. COMPLIANCE WITH COMPREHENSIVE PLAN

In order to ensure that the Project complies with the Town of Longboat Key's Comprehensive Plan, the relevant Objectives and Policies from the Transportation Element have been reproduced and addressed below in the bolded notes:

### **OBJECTIVE 1.1**

The Town will develop a multi-modal transportation system that provides for safe and efficient movement by walking, cycling, and transit service while also taking advantage of opportunities to improve traffic flow circulation on public roads.

**Note: The transportation analysis demonstrates that the proposed development will not cause any degradation in levels of service, and that the first accessed intersection will continue to operate acceptably with the Project.**

**Alternative modes of transportation are also accommodated near the location of the Project. A bus stop for SCAT Route 18 is located near the Project on Gulf of Mexico Drive, which provides hourly transit service. A bike lane on Gulf of Mexico Drive, and a multi-purpose trail across the street from the Project, running parallel to Gulf of Mexico Drive, will accommodate bicycle and pedestrian transportation to and from the site.**

### **Policy 1.1.1**

The Town adopts the following peak-season, peak-hour LOS standards for each listed facility:

- 1) Local and collector roads –LOS C
- 2) Urban collectors – LOS E

The peak-season adjustment factor will be determined annually through coordination with the Florida Department of Transportation (FDOT), District 1 Office. The Town's Future Transportation network is identified on Figure 2.

**Note:** Analysis indicates that the LOS in each direction on Gulf of Mexico Drive will meet the LOS standard of E under total traffic conditions in 2015.

Policy 1.1.2

All intersections on Gulf of Mexico Drive (GMD, SR 789), within the Town, will operate at LOS E or better in the peak season peak hour. All other intersections, within the Town, will operate at LOS D or better.

**Note:** HCS analysis indicates that the intersection of Broadway Street and Gulf of Mexico Drive will operate at an acceptable LOS under total traffic conditions in 2015.

Policy 1.1.3

The Town will monitor traffic growth to ensure that the adopted LOS standards are not exceeded before the approval of future additional development.

**Note:** The transportation analysis demonstrates that the Project will not cause the LOS to drop below standard on either the adjacent segment of Gulf of Mexico Drive.

Policy 1.1.4

The Town will ensure that comprehensive plan amendments and development activities provide adequate, safe, convenient and context-appropriate on-site and off-site transportation infrastructure, including alternative modes of transportation, in order to preserve the health, safety and welfare of the citizens of and visitors to the Town of Longboat Key.

**Note:** The transportation analysis demonstrates that the proposed development will not cause any degradation in levels of service, and that the first-accessed intersection will continue to operate acceptably with the Project.

Alternative modes of transportation are also accommodated at the location of the Project. A bus stop for SCAT Route 18 is located near the Project on Gulf of Mexico Drive, which provides hourly transit service. A bike lane on Gulf of Mexico Drive, and a multi-purpose trail across the street from the Project running parallel to Gulf of Mexico Drive, will accommodate bicycle and pedestrian transportation to and from the site.

Policy 1.1.5

Pursuant to the provisions of Chapter 2011-1398, Laws of Florida, the Town considers GMD (SR 789) an important state transportation facility

and shall monitor its function and operation as well as safety within and along its corridor.

Action 2: The Town will annually monitor the mobility plan and collection of fees. If the Town adopts mobility fees and if the fees or contributions are sufficient to fund a portion or all of a needed improvement from the mobility plan, Town staff will prepare a Proposed Action memo for Town Commission approval to fund the identified project.

**Note:** Traffic counts collected near the Project indicate that Gulf of Mexico Drive/SR 789 is currently operating within the adopted level of service standard in both directions during the PM peak hour. With background growth to the year 2015 and the addition of Project trips, the roadway is expected to continue operating at within the adopted level of service standard. Therefore, an acceptable PM peak hour level of service on SR 789 is anticipated at least through the year 2015.

Policy 1.1.9

In addition to the requirements of Policies 1.1.6 and 1.1.7, all comprehensive plan amendments and development orders, regardless of their trip generation volumes, shall provide safe, convenient, and operationally sound access to and movement within a development site for all users, particularly pedestrians, including:

- 1) Site access, including access from and to GMD (SR 789) and collector roads;
- 2) Internal circulation;
- 3) Connectivity to the public right-of-way and adjacent sites; and
- 4) Pedestrian-orientated amenities as appropriate (i.e. bus shelters/stops, awnings and shade trees, etc.).

**Note:** As previously noted, the transportation analysis demonstrates that the proposed development will not cause any degradations in levels of service, and that the first accessed intersection will continue to operate acceptably with the Project.

Finally, a multi-purpose trail and a bus-stop at the site provide for alternative modes of transportation.

## **XI. CONCLUSION**

This traffic study was prepared to evaluate the potential impacts that the Mar Vista Restaurant expansion will have on the surrounding roadway network in 2015. The findings of this analysis indicate that the roadways and intersections within the study area will meet the adopted level of service standards under total traffic conditions (including the Project) in 2015.

Furthermore, the analysis indicates that the first accessed intersection of Gulf of Mexico Drive and Broadway Street will operate acceptably under build out conditions.

Finally, a review of the analysis and findings of the study show that the proposed development will be consistent with the Goals, Objectives, and Policies of the Town of Longboat Key Comprehensive Plan.

**APPENDIX 1**  
**CONCEPTUAL SITE PLAN**



## **APPENDIX 2**

**ITE TRIP GENERATION SHEET/EXISTING  
RESTAURANT TRAFFIC COUNT**

# Quality Restaurant (931)

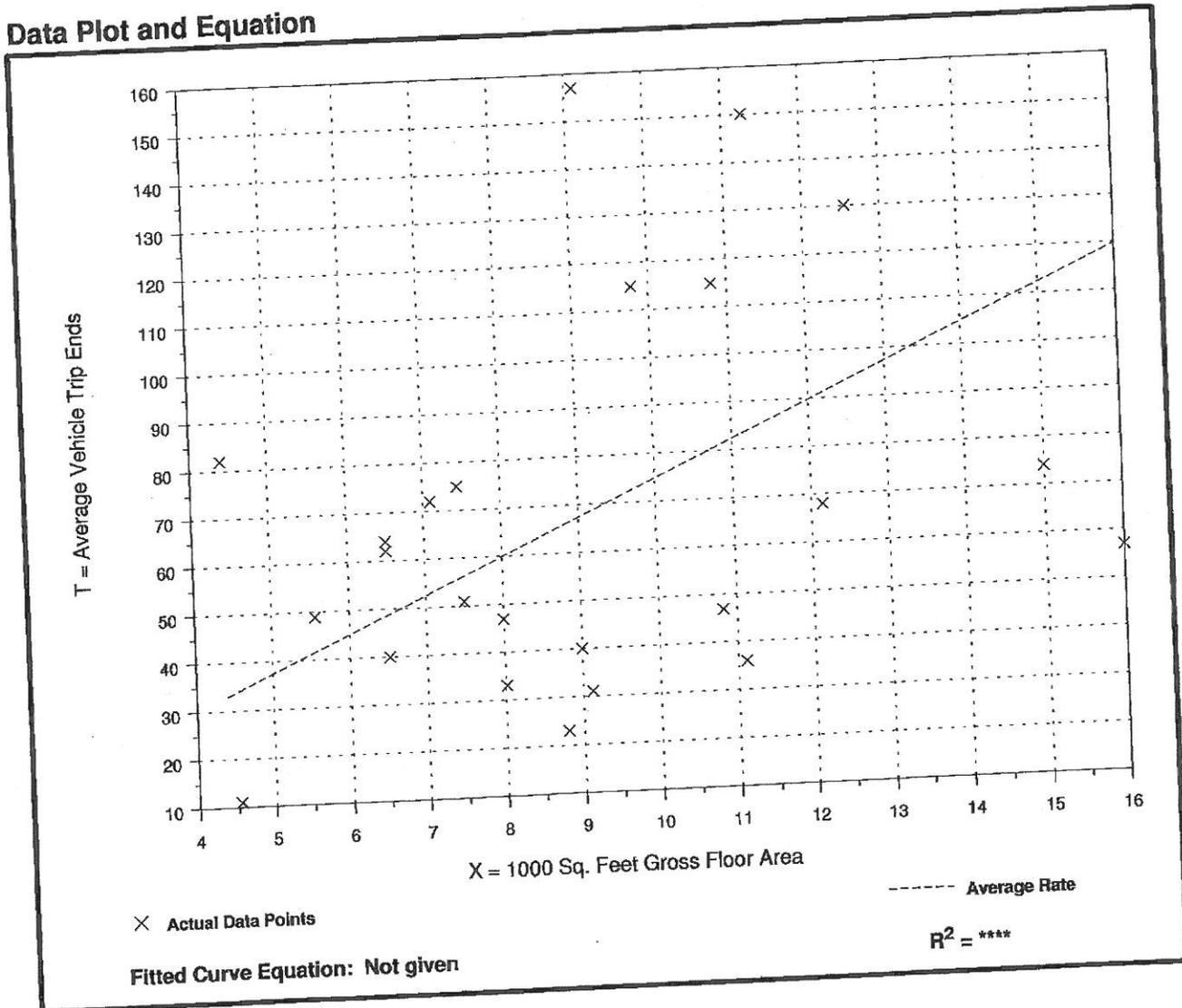
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 24  
 Average 1000 Sq. Feet GFA: 9  
 Directional Distribution: 67% entering, 33% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
7.49	2.42 - 18.64	4.89

## Data Plot and Equation



Default Titles

Change These in The Preferences Window  
Select File/Preference in the Main Screenshot  
Then Click the Titles Tab

BROADWAY ST @  
MAR VISTA RESTAURANT

File Name : BROADW~1  
Site Code : 00000000  
Start Date : 11/14/2012  
Page No : 1

Weather: Clear

Groups Printed- Vehicles - Heavy Trucks

Start Time	MAR VISTA RESTAURANT						BROADWAY ST					
	From North			From South			From East			From West		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
04:00 PM	0	0	0	1	0	0	0	1	0	0	10	4
04:15 PM	0	0	0	0	0	0	0	5	0	0	5	1
04:30 PM	0	0	0	4	0	0	0	2	0	0	7	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	7	0
Total	0	0	0	5	0	1	6	8	0	0	29	10
05:00 PM	0	0	0	0	0	0	0	4	0	0	6	5
05:15 PM	0	0	0	1	0	0	1	1	0	0	11	1
05:30 PM	0	0	0	4	0	0	4	1	0	0	4	5
05:45 PM	0	0	0	0	0	1	1	4	0	0	5	4
Total	0	0	0	5	0	1	6	10	0	0	26	15
Grand Total	0	0	0	10	0	2	12	18	0	0	55	25
Approach %	0.0	0.0	0.0	83.3	0.0	16.7	10.8	94.7	0.0	0.0	68.8	31.3
Total %	0.0	0.0	0.0	9.0	0.0	1.8	10.8	16.2	0.0	0.0	49.5	22.5

Start Time	MAR VISTA RESTAURANT						BROADWAY ST					
	From North			From South			From East			From West		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Intersection	0	0	0	0	0	0	0	0	0	0	0	0
Volume	0	0	0	1	0	0	6	10	0	0	10	0
Percent	0.0	0.0	0.0	16.7	0.0	0.0	10.8	94.7	0.0	0.0	16.2	0.0
05:45 Volume	0	0	0	1	0	0	1	4	0	0	5	4
Peak Factor												
High Int. Volume				05:30 PM			05:45 PM			05:15 PM		
Peak Factor				4	0	0	4	4	0	0	11	1
				0.375			0.550			0.854		
Grand Total	0	0	0	5	0	1	6	10	0	0	26	15
Approach %	0.0	0.0	0.0	83.3	0.0	16.7	10.8	94.7	0.0	0.0	68.8	31.3
Total %	0.0	0.0	0.0	9.0	0.0	1.8	10.8	16.2	0.0	0.0	49.5	22.5



## **APPENDIX 3**

**EXISTING TRAFFIC COUNT/PEAK  
SEASON CORRECTION FACTOR**

Default Titles

Change These in The Preferences Window  
 Select File/Preference in the Main Scree  
 Then Click the Titles Tab

SR 789/GULF BLVD @  
 BROADWAY ST

File Name : SR789\_Broadway\_pm\_12  
 Site Code : 00000000  
 Start Date : 11/14/2012  
 Page No : 1

Weather: Clear

Start Time	SR 789/GULF BLVD From North					SR 789/GULF BLVD From South					BROADWAY ST From East					BROADWAY ST From West										
	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	Int. Total
	1.23	1.23	1.23	1.23		1.23	1.23	1.23	1.23		1.23	1.23	1.23	1.23		1.23	1.23	1.23	1.23		1.23	1.23	1.23	1.23		
04:00 PM	0	12	78	1	91	0	2	133	10	145	0	7	0	5	12	0	1	1	1	3	0	0	0	0	0	251
04:15 PM	0	9	97	1	107	0	2	103	5	110	0	4	0	10	14	0	0	0	4	4	0	0	0	0	0	235
04:30 PM	0	11	64	1	76	0	0	129	10	139	0	5	0	11	16	0	2	0	4	6	0	0	0	0	0	237
04:45 PM	0	17	81	2	100	0	5	102	5	112	0	11	0	9	20	0	2	0	2	4	0	0	0	0	0	236
Total	0	49	320	5	374	0	9	467	30	506	0	27	0	35	62	0	5	1	11	17	0	0	0	0	0	969
05:00 PM	0	9	74	0	83	0	2	159	18	179	0	1	1	10	12	0	0	0	1	1	0	0	0	0	0	275
05:15 PM	0	6	70	1	77	0	0	116	15	131	0	2	0	10	12	0	1	1	4	6	0	0	0	0	0	226
05:30 PM	0	18	64	2	84	0	0	102	11	113	0	5	0	12	17	0	0	0	2	3	0	0	0	0	0	217
05:45 PM	0	14	65	2	81	0	2	67	6	75	0	1	0	5	6	0	0	1	0	1	0	0	0	0	0	163
Total	0	47	273	5	325	0	4	444	50	498	0	9	1	37	47	0	2	2	7	11	0	0	0	0	0	881
Grand Total	0	96	593	10	699	0	13	911	80	1004	0	36	1	72	109	0	7	3	18	28	0	0	0	0	0	1840
Approch %	0.0	13.7	84.8	1.4		0.0	1.3	90.7	8.0		0.0	33.0	0.9	66.1		0.0	25.0	10.7	64.3		0.0	0.0	0.2	1.0		
Total %	0.0	5.2	32.2	0.5	38.0	0.0	0.7	49.5	4.3	54.6	0.0	2.0	0.1	3.9	5.9	0.0	0.4	0.2	1.0	1.5	0.0	0.0	0.0	0.0	0.0	

Start Time	SR 789/GULF BLVD From North					SR 789/GULF BLVD From South					BROADWAY ST From East					BROADWAY ST From West										
	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	Int. Total
	1.23	1.23	1.23	1.23		1.23	1.23	1.23	1.23		1.23	1.23	1.23	1.23		1.23	1.23	1.23	1.23		1.23	1.23	1.23	1.23		
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1	0	46	316	4	366	0	9	493	38	540	0	21	1	40	62	0	4	0	11	15	0	0	0	0	0	983
Intersection Volume	0	12.6	86.3	1.1		0.0	1.7	91.3	7.0		0.0	33.9	1.6	64.5		0.0	26.7	0.0	73.3		0.0	0.0	0.0	0.0	0.0	
Percent	0	9	74	0	83	0	2	159	18	179	0	1	1	10	12	0	0	0	1	1	0	0	0	0	0	275
Peak Factor	0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.894	
High Int. Volume	0	9	97	1	107	0	2	159	18	179	0	11	0	9	20	0	2	0	4	6	0	0	0	0	0	0.625
Peak Factor	0	0.0	0.0	0.0	0.855	0.0	0.0	0.0	0.0	0.754	0.0	0.0	0.0	0.0	0.775	0.0	0.0	0.0	0.0	0.625	0.0	0.0	0.0	0.0	0.0	

2%

4%

2%

7%

Weather: Clear

Groups Printed- Heavy Trucks

Start Time	SR 789/GULF BLVD From North				SR 789/GULF BLVD From South				BROADWAY ST From East				BROADWAY ST From West							
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right
Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
04:00 PM	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	2	0	0	0	5	1	0	0	0	1	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	1	5	0	0	0	0	0	0	0	1	0	0	0	0	0
Total	0	0	6	0	0	1	18	1	20	0	0	0	1	1	0	0	0	0	0	1
05:00 PM	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	2	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	1	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	0	0	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	9	0	0	1	30	1	32	0	0	0	1	1	0	0	0	0	0	0
Approch %	0.0	0.0	100.0	0.0	0.0	3.1	93.8	3.1	0.0	0.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0
Total %	0.0	0.0	20.9	0.0	0.0	2.3	69.8	2.3	74.4	0.0	0.0	2.3	0.0	2.3	0.0	0.0	2.3	0.0	0.0	2.3

Start Time	SR 789/GULF BLVD From North				SR 789/GULF BLVD From South				BROADWAY ST From East				BROADWAY ST From West							
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right
Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
04:00 PM	0	0	6	0	0	0	1	18	1	20	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	2	0	0	0	5	1	6	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	1	5	0	6	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	6	0	0	1	18	1	20	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	2	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	1	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	0	0	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	9	0	0	1	30	1	32	0	0	0	1	1	0	0	0	0	0	0
Approch %	0.0	0.0	100.0	0.0	0.0	3.1	93.8	3.1	0.0	0.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0
Total %	0.0	0.0	20.9	0.0	0.0	2.3	69.8	2.3	74.4	0.0	0.0	2.3	0.0	2.3	0.0	0.0	2.3	0.0	0.0	2.3

Start Time	SR 789/GULF BLVD From North				SR 789/GULF BLVD From South				BROADWAY ST From East				BROADWAY ST From West							
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right
Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
04:00 PM	0	0	6	0	0	0	1	18	1	20	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	2	0	0	0	5	1	6	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	1	5	0	6	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	6	0	0	1	18	1	20	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	2	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	1	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	0	0	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	9	0	0	1	30	1	32	0	0	0	1	1	0	0	0	0	0	0
Approch %	0.0	0.0	100.0	0.0	0.0	3.1	93.8	3.1	0.0	0.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0
Total %	0.0	0.0	20.9	0.0	0.0	2.3	69.8	2.3	74.4	0.0	0.0	2.3	0.0	2.3	0.0	0.0	2.3	0.0	0.0	2.3

Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1  
 Intersection 04:00 PM  
 Volume 0  
 Percent 0.0  
 04:15 Volume 0  
 Peak Factor 0  
 High Int. 04:00 PM  
 Volume 0  
 Peak Factor 0

FLORIDA DEPARTMENT OF TRANSPORTATION  
 2011 Annual Average Daily Traffic Report - Report Type: ALL

County: 13 MANATEE

Site Type Description  
 5061 SR789/LONGBOAT KEY, NORTHWEST OF BINNACLE POINT

Direction 1	Direction 2	AADT Two-Way	"K" FCTR	"D" FCTR	"T" FCTR
N 3800E S	3700E	7500 F	9.0	54.5F	6.8P

7500  
 X.09  
 -----  
 675  
 X.545  
 -----  
 368 NB  
 307 SB

Site Type : Blank= Portable; T= Telemetered  
 "K" Factor : Department adopted standard K factor beginning with count year 2011  
 AADT Flags : C= Computed; E= Manual Est; F= First Year Est; S= Second Year Est; T= Third Year Est; X= Unknown  
 "D/T" Flags : A= Actual; F= Factor Catg; D= Dist Funcl; P= Prior Year; S= Statewide Default; W= One-Way Road; X= Cross Ref

22-Mar-2012 20:30:58  
 Page 1 of 1  
 622UPD [1,0,0,2] 1\_13\_CAADT.txt

2011 Peak Season Factor Category Report - Report Type: ALL  
 Category: 1303 BEACH AREAS

MOCF: 0.87  
 PSCF

Week	Dates	SF	PSCF
1	01/01/2011 - 01/01/2011	1.04	1.20
2	01/02/2011 - 01/08/2011	1.02	1.18
3	01/09/2011 - 01/15/2011	1.01	1.17
4	01/16/2011 - 01/22/2011	0.98	1.13
5	01/23/2011 - 01/29/2011	0.95	1.10
* 6	01/30/2011 - 02/05/2011	0.93	1.07
* 7	02/06/2011 - 02/12/2011	0.90	1.04
* 8	02/13/2011 - 02/19/2011	0.87	1.00
* 9	02/20/2011 - 02/26/2011	0.86	0.99
*10	02/27/2011 - 03/05/2011	0.85	0.98
*11	03/06/2011 - 03/12/2011	0.84	0.97
*12	03/13/2011 - 03/19/2011	0.83	0.96
*13	03/20/2011 - 03/26/2011	0.84	0.97
*14	03/27/2011 - 04/02/2011	0.85	0.98
*15	04/03/2011 - 04/09/2011	0.85	0.98
*16	04/10/2011 - 04/16/2011	0.86	0.99
*17	04/17/2011 - 04/23/2011	0.88	1.02
*18	04/24/2011 - 04/30/2011	0.91	1.05
19	05/01/2011 - 05/07/2011	0.94	1.08
20	05/08/2011 - 05/14/2011	0.96	1.11
21	05/15/2011 - 05/21/2011	0.99	1.14
22	05/22/2011 - 05/28/2011	1.00	1.15
23	05/29/2011 - 06/04/2011	1.02	1.18
24	06/05/2011 - 06/11/2011	1.03	1.19
25	06/12/2011 - 06/18/2011	1.05	1.21
26	06/19/2011 - 06/25/2011	1.05	1.21
27	06/26/2011 - 07/02/2011	1.06	1.22
28	07/03/2011 - 07/09/2011	1.06	1.22
29	07/10/2011 - 07/16/2011	1.06	1.22
30	07/17/2011 - 07/23/2011	1.07	1.23
31	07/24/2011 - 07/30/2011	1.09	1.26
32	07/31/2011 - 08/06/2011	1.10	1.27
33	08/07/2011 - 08/13/2011	1.12	1.29
34	08/14/2011 - 08/20/2011	1.13	1.30
35	08/21/2011 - 08/27/2011	1.14	1.31
36	08/28/2011 - 09/03/2011	1.14	1.31
37	09/04/2011 - 09/10/2011	1.15	1.33
38	09/11/2011 - 09/17/2011	1.16	1.34
39	09/18/2011 - 09/24/2011	1.15	1.33
40	09/25/2011 - 10/01/2011	1.13	1.30
41	10/02/2011 - 10/08/2011	1.12	1.29
42	10/09/2011 - 10/15/2011	1.11	1.28
43	10/16/2011 - 10/22/2011	1.10	1.27
44	10/23/2011 - 10/29/2011	1.09	1.26
45	10/30/2011 - 11/05/2011	1.08	1.25
46	11/06/2011 - 11/12/2011	1.07	1.23
47	11/13/2011 - 11/19/2011	1.07	1.23
48	11/20/2011 - 11/26/2011	1.06	1.22
49	11/27/2011 - 12/03/2011	1.05	1.21
50	12/04/2011 - 12/10/2011	1.05	1.21
51	12/11/2011 - 12/17/2011	1.04	1.20
52	12/18/2011 - 12/24/2011	1.02	1.18
53	12/25/2011 - 12/31/2011	1.01	1.17

\* Peak Season

**APPENDIX 4**  
EXISTING CONDITIONS HCS  
WORKSHEET

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RAS			Intersection	Gulf of Mexico/Broadway		
Agency/Co.				Jurisdiction	Longboat Key		
Date Performed	11/15/2012			Analysis Year	Existing		
Analysis Time Period	PM Peak						
Project Description							
East/West Street: <i>Broadway Street</i>				North/South Street: <i>Gulf of Mexico Drive</i>			
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	9	493	38	46	316	4	
Peak-Hour Factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	
Hourly Flow Rate, HFR (veh/h)	10	553	42	51	355	4	
Percent Heavy Vehicles	4	--	--	2	--	--	
Median Type	Two Way Left Turn Lane						
RT Channelized			0			0	
Lanes	1	1	1	1	1	0	
Configuration	L	T	R	L		TR	
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	4	0	11	21	1	40	
Peak-Hour Factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	
Hourly Flow Rate, HFR (veh/h)	4	0	12	23	1	44	
Percent Heavy Vehicles	7	7	7	2	2	2	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	1	0	0	1	0	
Configuration		LTR			LTR		
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11
Lane Configuration	L	L		LTR			LTR
v (veh/h)	10	51		68			16
C (m) (veh/h)	1189	981		430			495
v/c	0.01	0.05		0.16			0.03
95% queue length	0.03	0.16		0.56			0.10
Control Delay (s/veh)	8.1	8.9		14.9			12.5
LOS	A	A		B			B
Approach Delay (s/veh)	--	--		14.9			12.5
Approach LOS	--	--		B			B

**APPENDIX 5**  
HISTORICAL AADT DATA

Florida Department of Transportation  
 Transportation Statistics Office  
 2011 Historical AADT Report

County: 13 - MANATEE

Site: 5061 - SR789/LONGBOAT KEY, NORTHWEST OF BINNACLE POINT DR

Year	AADT	Direction 1	Direction 2	*K Factor	D Factor	T Factor
2011	7500 F	N 3800	S 3700	9.00	54.50	6.80
2010	7500 C	N 3800	S 3700	10.78	55.28	6.80
2009	9200 C	N 4600	S 4600	11.40	53.60	4.00
2008	8000 C	N 4000	S 4000	12.25	52.91	7.30
2007	8500 C	N 4300	S 4200	12.15	51.63	5.80
2006	8500 C	N 4300	S 4200	10.05	54.98	4.10
2005	9800 C	N 4900	S 4900	10.40	54.10	5.80
2004	8800 C	N 4400	S 4400	10.40	53.60	5.80
2003	9200 C	N 4700	S 4500	10.10	53.80	4.10
2002	11500 C	N 5800	S 5700	10.00	52.00	3.70
2001	12700 C	N 6400	S 6300	10.50	54.00	2.70
2000	10600 C	N 5300	S 5300	10.30	53.20	3.10
1999	10900 C	N 5400	S 5500	10.40	55.30	4.50
1998	9400 C	N 4700	S 4700	10.80	56.40	2.40
1997	11200 C	N 5600	S 5600	10.80	55.90	4.60
1996	10800 C	N 5400	S 5400	10.90	56.00	2.70

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate  
 S = Second Year Estimate; T = Third Year Estimate; X = Unknown

\*K Factor: Starting with Year 2011 is StandardK, Prior years are K30 values

**APPENDIX 6**  
**TURNING MOVEMENT VOLUME**  
**CALCULATIONS**

MAR VISTA RESTAURANT  
TURNING MOVEMENT VOLUME CALCULATIONS

Gulf of Mexico Dr and Broadway Street												
P.M. Peak Hour	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
<u>Existing Volumes</u>	EXISTING (2012)											
% Turning Movements	4	0	11	21	1	40	9	493	38	46	316	4
PHF	26.7%	0.0%	73.3%	33.9%	1.6%	64.5%	1.7%	91.3%	7.0%	12.6%	86.3%	1.1%
% Heavy Vehicles	2%			2%			2%			2%		
<u>Background Traffic</u>	BACKGROUND (2015)											
Growth Rate	0.00%			0.00%			1.00%			1.00%		
Total Background	4	0	11	21	1	40	9	508	39	47	325	4
<u>Project Traffic</u>	PROJECT											
				2		2			4	5		
<u>Total Traffic</u>	TOTAL (2015)											
	4	0	11	23	1	42	9	508	43	52	325	4

## **APPENDIX 7**

### **TOTAL TRAFFIC HCS WORKSHEET**

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RAS			Intersection	Gulf of Mexico/Broadway		
Agency/Co.				Jurisdiction	Longboat Key		
Date Performed	11/15/2012			Analysis Year	Total		
Analysis Time Period	PM Peak						
Project Description							
East/West Street: <i>Broadway Street</i>				North/South Street: <i>Gulf of Mexico Drive</i>			
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	9	508	43	52	325	4	
Peak-Hour Factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	
Hourly Flow Rate, HFR (veh/h)	10	570	48	58	365	4	
Percent Heavy Vehicles	4	--	--	2	--	--	
Median Type	Two Way Left Turn Lane						
RT Channelized			0			0	
Lanes	1	1	1	1	1	0	
Configuration	L	T	R	L		TR	
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	4	0	11	23	1	42	
Peak-Hour Factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	
Hourly Flow Rate, HFR (veh/h)	4	0	12	25	1	47	
Percent Heavy Vehicles	7	7	7	2	2	2	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	1	0	0	1	0	
Configuration		LTR			LTR		
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11
Lane Configuration	L	L	LTR			LTR	
v (veh/h)	10	58	73			16	
C (m) (veh/h)	1179	962	416			478	
v/c	0.01	0.06	0.18			0.03	
95% queue length	0.03	0.19	0.63			0.10	
Control Delay (s/veh)	8.1	9.0	15.5			12.8	
LOS	A	A	C			B	
Approach Delay (s/veh)	--	--	15.5			12.8	
Approach LOS	--	--	C			B	

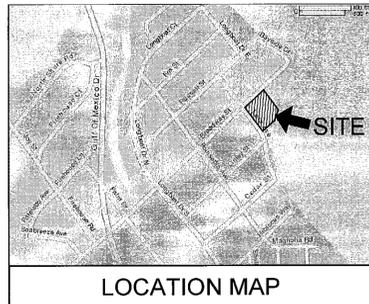
# SITE PLAN AMENDEMENT

FOR

## Mar Vista Restaurant Renovation

### Town of Longboat Key, Florida

SECTION 15, TOWNSHIP 35S, RANGE 16E  
MANATEE COUNTY, FLORIDA



**DESCRIPTION:**

(ORB 1288, PAGE 3343)

THE SOUTHWEST 1/2 OF LOT 4, LOTS 5, 6, 7 AND 8, BLOCK 1, LONGBEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 306, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THAT PORTION OF BAYSIDE DRIVE LYING EASTERLY OF SAID LOT 8, AND THE SAID SOUTHWEST 1/2 OF LOT 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERMOST CORNER OF SAID LOT 7, AND RUN N50°00'00"E, ALONG THE NORTHWEST LINE OF SAID BLOCK 1, A DISTANCE OF 174.63 FEET; THENCE S39°50'42"E, ALONG THE NORTHEAST LINE OF SAID SOUTHWEST 1/2 OF LOT 4, A DISTANCE OF 184.8 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF SARASOTA BAY; THENCE MEANDERING ALONG SAID MEAN HIGH WATER LINE IN SOUTHERLY DIRECTION, A DISTANCE OF 144 FEET, MORE OR LESS, TO INTERSECT THE NORTHEASTERLY EXTENSION OF THE NORTHWEST RIGHT-OF-WAY LINE OF LINLEY STREET; THENCE S50°00'00"W, ALONG SAID NORTHEASTERLY EXTENSION, A DISTANCE OF 55 FEET, MORE OR LESS, TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEAST RIGHT-OF-WAY LINE OF LOIS STREET; THENCE N39°46'54"W, ALONG SAID SOUTHEASTERLY EXTENSION AND SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 256.70 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

NOTE:  
EXISTING INFORMATION TAKEN FROM A SURVEY  
PREPARED BY LEO MILLS & ASSOCIATES, INC.  
AND UPDATED ON 8-29-2012

**DESIGN TEAM:**

**APPLICANT**

Mar Vista Pub, Inc.  
660 Broadway Street  
Longboat Key, FL 34228  
P.O. BOX 1478  
ANNA MARIA, FL 34216  
(941) 779-1696

**ARCHITECT**

Allison Kaffka  
5303 4th Avenue West  
Bradenton, FL 34209  
(941) 448-9525

**SURVEYOR**

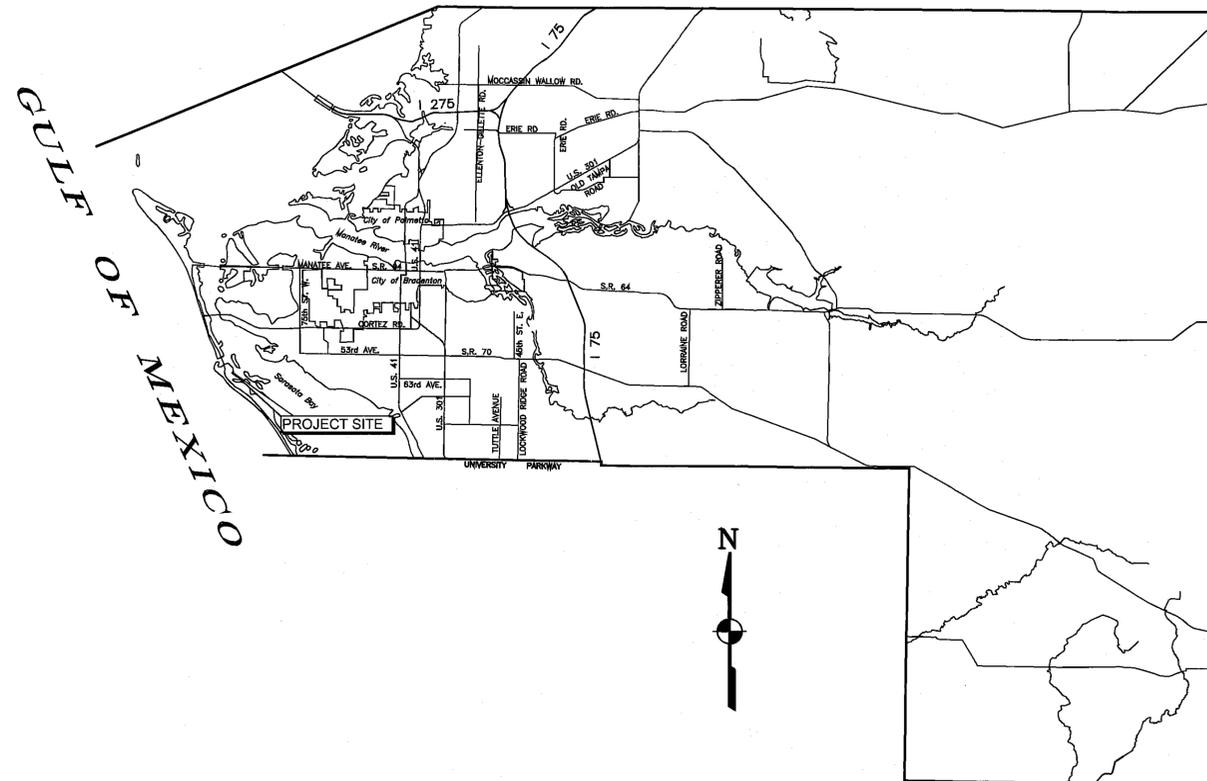
Leo Mills & Associates, Inc.  
620 8th Avenue West  
Palmetto, FL 34221  
(941) 722-2460

**LIGHTING ENGINEER**

Stewart Engineering Consultants  
1859 Northgate Boulevard  
Sarasota, FL 34234  
(941) 351-9996

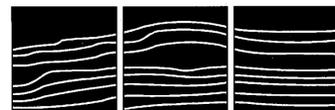
**STRUCTURAL ENGINEER**

Whetstone Engineering & Testing  
2004 53rd Avenue East  
Bradenton, FL 34203  
(941) 727-1138



**JULY 2012**

REVISED SEPTEMBER 2012

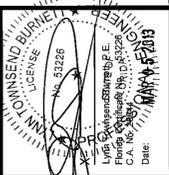


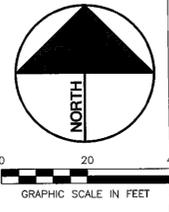
**LTA Engineers, LLC**

2004 53rd Avenue East, Bradenton, FL 34203  
Phone 941.756.9100  
Fax 941.756.9119

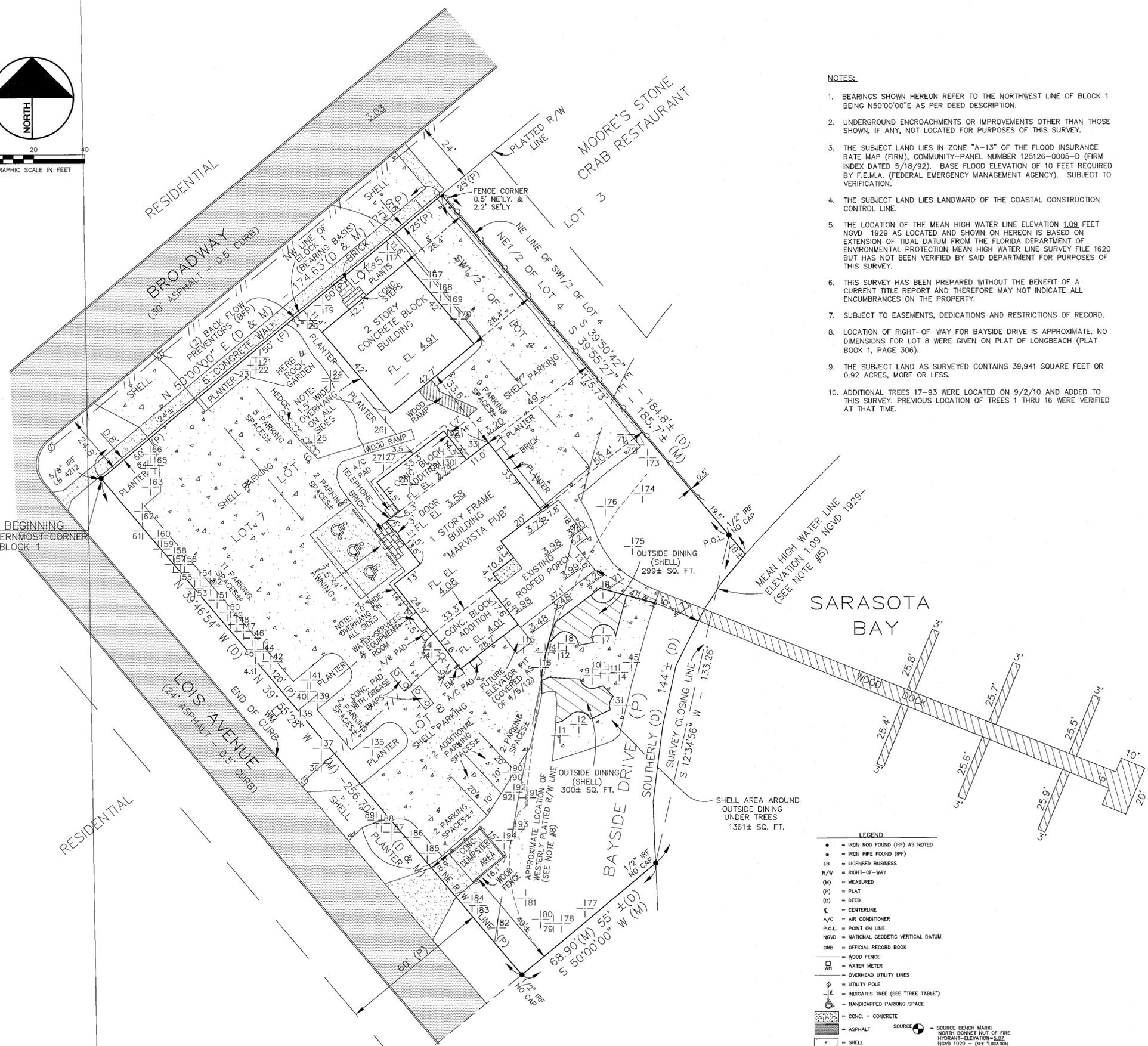
**SHEET INDEX**

SHT. NO.	CONTENTS
0	COVER SHEET
1	EXISTING CONDITIONS PLAN W/ AERIAL OVERLAY
2	SITE PLAN
3	LANDSCAPE, BUFFER & SCREENING PLAN
4	STORMWATER, SOIL EROSION & SEDIMENTATION PLAN
ESL-1	LIGHTING PLAN
ESL-2	PROPOSED FIXTURE SECTIONS





POINT OF BEGINNING  
NORTHWESTERMOST CORNER  
OF LOT 7, BLOCK 1



- NOTES:**
- BEARINGS SHOWN HEREON REFER TO THE NORTHWEST LINE OF BLOCK 1 BEING N50°00'00"E AS PER DEED DESCRIPTION.
  - UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
  - THE SUBJECT LAND LIES IN ZONE "A-13" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 125126-0005-D (FIRM INDEX DATED 5/18/92). BASE FLOOD ELEVATION OF 10 FEET REQUIRED BY F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY). SUBJECT TO VERIFICATION.
  - THE SUBJECT LAND LIES LANDWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
  - THE LOCATION OF THE MEAN HIGH WATER LINE ELEVATION 1.09 FEET NGVD 1929 AS LOCATED AND SHOWN ON HEREON IS BASED ON EXTENSION OF TIDAL DATUM FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER LINE SURVEY FILE 1620 BUT HAS NOT BEEN VERIFIED BY SAID DEPARTMENT FOR PURPOSES OF THIS SURVEY.
  - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  - SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
  - LOCATION OF RIGHT-OF-WAY FOR BAYSIDE DRIVE IS APPROXIMATE. NO DIMENSIONS FOR LOT 8 WERE GIVEN ON PLAT OF LONGBEACH (PLAT BOOK 1, PAGE 306).
  - THE SUBJECT LAND AS SURVEYED CONTAINS 39,941 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.
  - ADDITIONAL TREES 17-93 WERE LOCATED ON 9/2/10 AND ADDED TO THIS SURVEY. PREVIOUS LOCATION OF TREES 1 THRU 16 WERE VERIFIED AT THAT TIME.

TREE TABLE			
TREE #	TYPE	DIAMETER±	HEIGHT±
1	BUTTONWOOD	18"	35'±
2	BUTTONWOOD	24"	30'±
3	CABBAGE PALM	16"	15'±
4	BUTTONWOOD	24"	25'±
5	CABBAGE PALM (DEAD)	16"	20'±
6	BUTTONWOOD	20"	25'±
7	BUTTONWOOD	20"	25'±
8	BUTTONWOOD	20"	25'±
9	CABBAGE PALM	12"	20'±
10	CABBAGE PALM	12"	20'±
11	CABBAGE PALM	12"	20'±
12	BUTTONWOOD	16"	20'±
13	REMOVED		
14	FIGUS	6"	12'±
15	FIGUS	8" BASE	15'±
16	FIGUS	6"	20'±
17	CABBAGE PALM	12"	25'±
18	ORNAMENTAL PALM	8"	15'±
19	ORNAMENTAL PALM	8"	15'±
20	CABBAGE PALM	12"	12'±
21	CABBAGE PALM	12"	15'±
22	ORNAMENTAL PALM	8"	15'±
23	CABBAGE PALM	14"	25'±
24	CABBAGE PALM	10"	25'±
25	DATE PALM	6"	8'±
26	DATE PALM	14"	30'±
27	ORNAMENTAL PALM	20"	24'±
28	FIGUS	36"	46'±
29	CABBAGE PALM	14"	20'±
30	CABBAGE PALM	14"	20'±
31	CABBAGE PALM	14"	20'±
32	CABBAGE PALM	12"	25'±
33	UMBRELLA TREE	4"-8"	24'±
34	FIGUS	4"-6"	12'±
35	CEDAR CLUSTER (5)	ALL 16"	30'±
36	BANYAN	18"	35'±
37	SEAGRAPE CLUSTER	4"-6"	15'±
38	CABBAGE PALM	10"	15'±
39	AUSTRALIAN PINE	12"	30'±
40	CABBAGE PALM	12"	15'±
41	CEDAR CLUSTER (5)	6"-14"	35'±
42	CABBAGE PALM	10"	15'±
43	CABBAGE PALM	10"	15'±
44	CABBAGE PALM	12"	12'±
45	CABBAGE PALM	14"	20'±
46	CABBAGE PALM	8"	15'±
47	CABBAGE PALM	10"	15'±
48	CABBAGE PALM	12"	12'±
49	CABBAGE PALM	12"	12'±
50	CABBAGE PALM	10"	20'±
51	CABBAGE PALM	10"	10'±
52	CABBAGE PALM	12"	15'±
53	CABBAGE PALM	12"	20'±
54	CABBAGE PALM	12"	15'±
55	CABBAGE PALM	12"	20'±
56	CABBAGE PALM	12"	12'±
57	CABBAGE PALM	12"	15'±
58	CABBAGE PALM	12"	15'±
59	CABBAGE PALM	12"	12'±
60	CABBAGE PALM	10"	12'±
61	CABBAGE PALM	10"	15'±
62	CABBAGE PALM	8"	12'±
63	CABBAGE PALM	12"	10'±
64	CABBAGE PALM	12"	12'±
65	CABBAGE PALM	12"	12'±
66	CABBAGE PALM	10"	12'±
67	CABBAGE PALM	8"	10'±
68	CABBAGE PALM	16"	15'±
69	CABBAGE PALM	12"	18'±
70	CABBAGE PALM	10"	12'±
71	CABBAGE PALM	12"	12'±
72	CABBAGE PALM	10"	15'±
73	CABBAGE PALM	12"	14'±
74	COCONUT PALM	8"	20'±
75	COCONUT PALM	8"	15'±
76	COCONUT PALM	10"	20'±
77	CABBAGE PALM	12"	15'±
78	CABBAGE PALM	12"	15'±
79	CABBAGE PALM	8"	12'±
80	CABBAGE PALM	10"	16'±
81	CABBAGE PALM	12"	10'±
82	SEAGRAPE CLUSTER	4"-6"	12'±
83	CEDAR	14"	25'±
84	CEDAR	14"	20'±
85	BANYAN	40"	15'±
86	CEDAR	24"	30'±
87	CEDAR	12"	25'±
88	CEDAR	10"	25'±
89	CEDAR	10"	25'±
90	CEDAR	10"	25'±
91	SEAGRAPE CLUSTER	6"-8"	15'±
92	CABBAGE PALM	12"	20'±
93	CABBAGE PALM	14"	15'±
94	CABBAGE PALM	10"	20'±

- LEGEND**
- = IRON ROD FOUND (RR) AS NOTED
  - = IRON PIPE FOUND (RP)
  - LB = LICENSED BUSINESS
  - R/W = RIGHT-OF-WAY
  - (M) = MEASURED
  - (P) = PLAT
  - (D) = DEED
  - CL = CENTERLINE
  - A/C = AIR CONDITIONER
  - P.O.L. = POINT ON LINE
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM
  - ORB = OFFICIAL RECORD BOOK
  - WF = WOOD FENCE
  - WM = WATER METER
  - = OVERHEAD UTILITY LINES
  - ⊙ = UTILITY POLE
  - ⊙ = INDICATES TREE (SEE "TREE TABLE")
  - ♿ = HANDICAPPED PARKING SPACE
  - CONC. = CONCRETE
  - ASPHALT
  - SHELL
  - WOOD
  - BRICK
  - SQ. FT. = SQUARE FEET
  - REVISIONS OF 10/15/09
  - EM = ELECTRIC METER
  - SOURCE BENCH MARK: NORTH BENCHMARK NIT OF FIRE HYDRANT-ELEVATION=5.02 NGVD 1929 - (SEE "LOCATION SKETCH")
  - SITE BENCHMARK: NAIL IN UTILITY POLE-PT SW CORNER OF "MARVISTA" BUILDING AS SHOWN - ELEVATION = 4.88 FEET NGVD 1929 - DATED 1/05/12

REMOVED 1/05/12  
RE-LOCATED 1/05/12  
RE-LOCATED 1/05/12  
RE-LOCATED 1/05/12  
REMOVED 1/05/12

**MAR VISTA RESTAURANT RENOVATION**  
**Town of Longboat Key, FL**  
Sec. 15, Twp. 35 S., Rge 16 E. Manatee County, Florida  
**EXISTING CONDITIONS PLAN W/ AERIAL OVERLAY**

**LTA ENGINEERS, LLC**  
Civil Engineers & Land Planners

1922 53rd Avenue East  
Bradenton, FL 34203  
Phone 941.756.9100  
Fax 941.756.9119

CADD FILE: 417-10-SITE PLAN 2013.dwg  
Date: 4/27/10  
Scale: SEE SCALE  
Design By: KAT  
Drawn By: KAT  
Checked By: LTB  
Project No.: 417-10-010

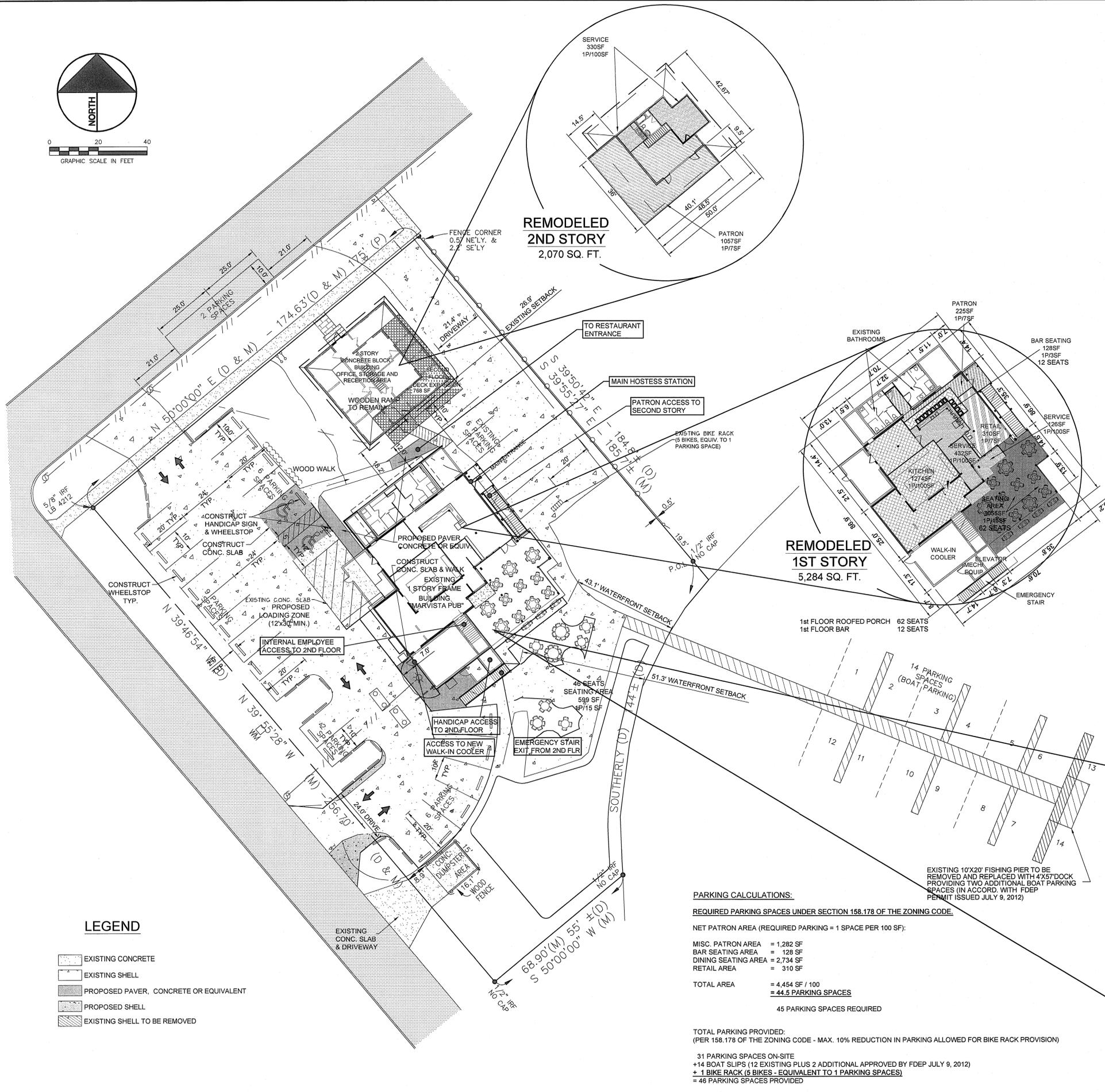
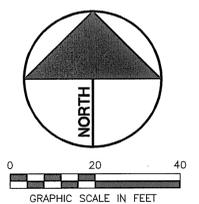
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NO.	REVISION	DATE	BY	DESCRIPTION
1	REVISED PER STAFF COMMENTS	7/27/10	LS	
2	REVISED PER STAFF COMMENTS	8/10/10	LS	
3	UPDATED SURVEY AS OF 8-29-12	8/29/12	LS	
4	REVISED PER TOWN COMMENTS	3/20/13	LS	

DATE: 8/29/12

NOTE:  
EXISTING INFORMATION TAKEN FROM A SURVEY  
PREPARED BY LEO MILLS & ASSOCIATES, INC.  
UPDATED 8-29-12

1  
OF: 4



**LEGEND**

- EXISTING CONCRETE
- EXISTING SHELL
- PROPOSED PAVER, CONCRETE OR EQUIVALENT
- PROPOSED SHELL
- EXISTING SHELL TO BE REMOVED

**PARKING CALCULATIONS:**  
**REQUIRED PARKING SPACES UNDER SECTION 158.178 OF THE ZONING CODE.**

NET PATRON AREA (REQUIRED PARKING = 1 SPACE PER 100 SF):

MISC. PATRON AREA	= 1,282 SF
BAR SEATING AREA	= 128 SF
DINING SEATING AREA	= 2,734 SF
RETAIL AREA	= 310 SF
<b>TOTAL AREA</b>	<b>= 4,454 SF / 100</b>
	<b>= 44.5 PARKING SPACES</b>

45 PARKING SPACES REQUIRED

TOTAL PARKING PROVIDED:  
 (PER 158.178 OF THE ZONING CODE - MAX. 10% REDUCTION IN PARKING ALLOWED FOR BIKE RACK PROVISION)

31 PARKING SPACES ON-SITE  
 +14 BOAT SLIPS (12 EXISTING PLUS 2 ADDITIONAL APPROVED BY FDEP JULY 9, 2012)  
 + 1 BIKE RACK (6 BIKES - EQUIVALENT TO 1 PARKING SPACES)  
 = 46 PARKING SPACES PROVIDED

LOT SIZE, BUILDABLE: **39,941.00** square feet, as supported by submitted signed/sealed survey.

**LOT COVERAGE CALCULATIONS (30% Maximum)**

NON-POOL/SPA AREAS	IN SQUARE FEET		
	EXISTING AS OF 8-29-12	THIS PERMIT	BY OTHERS
BUILDINGS AND STRUCTURES (from exterior walls/columns)	5,152	1,696	
FRONT ENTRY AND FRONT STEPS (roofed and unroofed)	40	0	
REAR ENTRY & REAR STAIRS (roofed and unroofed)	56	160	
ROOFED PORCH / DINING	1083	0	
RAISED DECK OR TERRACE (>6" above finished grade)	112	-50	
<b>TOTAL LOT COVERAGE SQUARE FOOTAGE</b> (sum of "existing", "this permit", and "by others" in line 3.0)			8,249 Sq. Ft.
<b>TOTAL LOT COVERAGE PERCENTAGE</b>			8,249 Sq. Ft. / Lot Size = <b>20.65 %</b>

**NON-OPEN SPACE CALCULATIONS (80% Maximum)**

AT-GRADE IMPROVEMENTS	IN SQUARE FEET		
	EXISTING	THIS PERMIT	BY OTHERS
DRIVEWAY/PARKING AREAS (as per site plan) (all surface types)	15,695	-776	
DESIGNATED WALKWAYS/SIDEWALKS, (as per site plan) (all surface types)	2,328	99	
IMPERMEABLE PATIOS, SLABS, ETC.	242	311	
IMPERMEABLE POOL DECK (at-grade)	0	0	
POOL/SPA SHELL (at grade)	0	0	
MECHANICAL EQUIPMENT PADS (i.e. A/C, pool) (at-grade)	93	0	
OTHER IMPERVIOUS SURFACE (at-grade)	599	0	
<b>TOTAL AT-GRADE SQUARE FOOTAGE</b> (sum of "existing", "this permit", and "by others" in 5.0)			18,591 Sq. Ft.
<b>TOTAL LOT COVERAGE &amp; NON-OPEN SPACE SQUARE FOOTAGE</b> (lines 3.1 + 6.0)			26,840 Sq. Ft.
<b>TOTAL LOT COVERAGE &amp; NON-OPEN SPACE PERCENTAGE</b>			26,840 Sq. Ft. (line 7.0) / Lot Size = <b>67.20%</b>

**PROPOSED SEATING**

FIRST FLOOR COVERED PORCH	62 SEATS
FIRST FLOOR BAR	12 SEATS
OUTDOOR	46 SEATS
2ND FLOOR	60 SEATS
<b>TOTAL</b>	<b>180 SEATS</b>

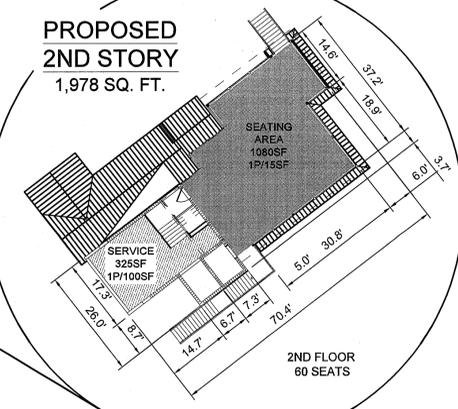
**RESTAURANT OCCUPANCY CALCULATIONS**

AREAS	SQUARE FOOTAGE	REQUIRED OCCUPANCY
PATRON AREA - (1) PERSON PER (7) SF	225	32
BAR SEATING AREA - (1) PERSON PER (3) SF	128	43
SEATING AREA - (1) PERSON PER (15) SF	2,734	182
RETAIL AREA - (1) PERSON PER (7) SF	310	44
SERVICE AREA - (1) PERSON PER (100) SF	757	8
KITCHEN AREA - (1) PERSON PER (100) SF	1,274	13
<b>TOTAL OCCUPANCY</b>		<b>322**</b>

\*\*TOTAL OCCUPANCY INCLUDES OUTSIDE SEATING AREA UNDER TREES

**2-STORY REMODEL- OCCUPANCY CALCULATIONS**

AREAS	SQUARE FOOTAGE	REQUIRED OCCUPANCY
PATRON AREA - (1) PERSON PER (7) SF	1057	151
SERVICE AREA - (1) PERSON PER (100) SF	330	4
<b>TOTAL OCCUPANCY</b>		<b>155</b>



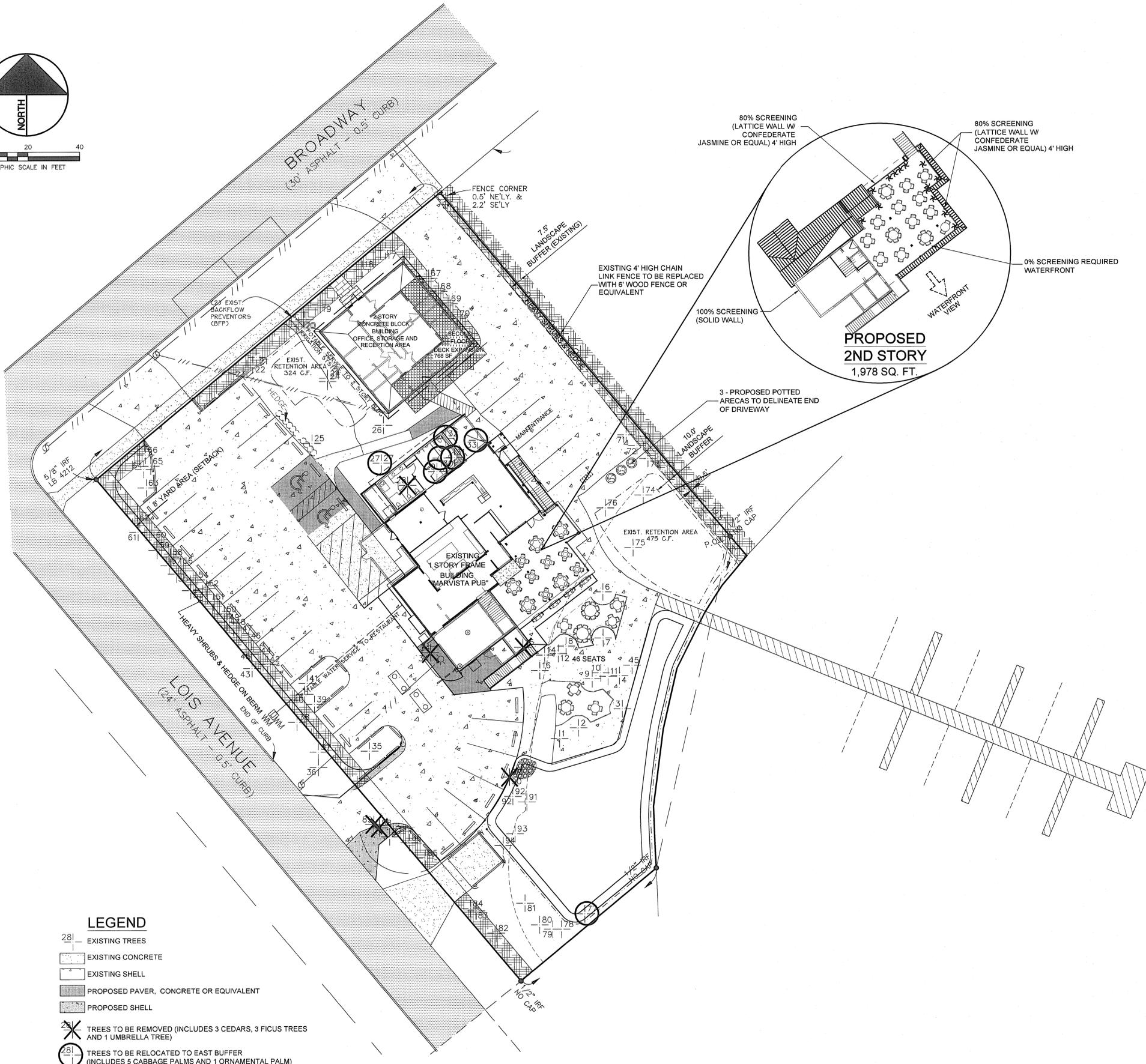
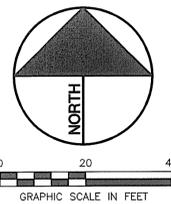
**LTA ENGINEERS, LLC**  
 Civil Engineers & Land Planners  
 1922 53rd Avenue East  
 Bradenton, FL 34203  
 Phone 941.756.9100  
 Fax 941.756.9119  
 CADD File: 417-10 SITE PLAN 2015.dwg  
 Date: 4/27/15  
 SCALE: SEE SCALE  
 Design By: KAT  
 Drawn By: KAT  
 Checked By: LTB  
 Project No.: 417-01-01-10

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NO.	DATE	BY	REVISION
1	7/28/10	DS	REVISED PER STAFF COMMENTS
2	9/22/10	DS	REVISED PER STAFF COMMENTS
3	10/14/10	DS	REVISED PER STAFF COMMENTS
4	8/12/11	DS	REVISED OUTDOOR DINING AREA / RENOVATION
5	11/29/11	DS	REVISED LOCATION OF NEW GREASE TRAPS
6	12/28/11	ET	ADD DUMPSTER PAD DETAIL
7	11/29/11	DS	REVISED PER TOWN COMMENTS
8	5/27/12	LTB	REV. DUMPSTER COMPACTOR PAD AND ADDED DETAILS
9	5/27/12	LTB	REV. UPSILON COMPACTOR PAD AND ADDED DETAILS
10	10/20/12	LTB	REVISED PER TOWN COMMENTS
11	10/20/12	LTB	REVISED PER TOWN COMMENTS
12	3/20/13	LTB	REVISED PER TOWN COMMENTS

**MAR VISTA RESTAURANT RENOVATION**  
 Town of Longboat Key, FL  
 Sec. 15, Twp. 35 S., Rge 16 E. Manatee County, Florida  
**SITE PLAN**

C.A. M...  
 Date:



- LEGEND**
- 281 EXISTING TREES
  - EXISTING CONCRETE
  - EXISTING SHELL
  - PROPOSED PAVER, CONCRETE OR EQUIVALENT
  - PROPOSED SHELL
  - TREES TO BE REMOVED (INCLUDES 3 CEDARS, 3 FIGUS TREES AND 1 UMBRELLA TREE)
  - TREES TO BE RELOCATED TO EAST BUFFER (INCLUDES 5 CABBAGE PALMS AND 1 ORNAMENTAL PALM)

TREE #	TYPE	DIAMETER±	HEIGHT±	LIMB SPAN±
1	BUTTONWOOD	18"	35±	50±
2	BUTTONWOOD	24"	30±	50±
3	CABBAGE PALM	15"	15±	10±
4	BUTTONWOOD	24"	25±	60±
5	CABBAGE PALM (DEAD)	15"	20±	10±
6	BUTTONWOOD	20"	25±	30±
7	BUTTONWOOD	20"	25±	50±
8	BUTTONWOOD	20"	25±	50±
9	CABBAGE PALM	12"	20±	10±
10	CABBAGE PALM	12"	20±	10±
11	CABBAGE PALM	12"	20±	10±
12	BUTTONWOOD	18"	20±	40±
13	REMOVED			
14	FIGUS	6"	12±	10±
15	FIGUS	8" BASE	18±	12±
16	FIGUS	6"	20±	12±
17	CABBAGE PALM	12"	25±	10±
18	ORNAMENTAL PALM	8"	15±	12±
19	ORNAMENTAL PALM	8"	15±	12±
20	CABBAGE PALM	12"	15±	12±
21	CABBAGE PALM	12"	15±	12±
22	ORNAMENTAL PALM	8"	15±	24±
23	CABBAGE PALM	14"	25±	12±
24	CABBAGE PALM	10"	25±	12±
25	DATE PALM	5"	25±	14±
26	DATE PALM	14"	30±	24±
27	ORNAMENTAL PALM	20"	30±	24±
28	FIGUS	36"	45±	60±
29	CABBAGE PALM	14"	20±	14±
30	CABBAGE PALM	14"	20±	14±
31	CABBAGE PALM	14"	20±	14±
32	CABBAGE PALM	12"	25±	14±
33	UMBRELLA-TREE	4"-8"	25±	24±
34	FIGUS	4"-6"	12±	20±
35	CEDAR CLUSTER (5)	ALL 16"	30±	30±
36	BANYAN	18"	35±	30±
37	SEAGRAPE CLUSTER	4"-6"	15±	30±
38	CABBAGE PALM	10"	15±	12±
39	AUSTRALIAN FINE	12"	30±	20±
40	CABBAGE PALM	6"	15±	12±
41	CEDAR CLUSTER (5)	6"-14"	35±	30±
42	CABBAGE PALM	10"	15±	12±
43	CABBAGE PALM	10"	15±	12±
44	CABBAGE PALM	12"	12±	12±
45	CABBAGE PALM	14"	20±	14±
46	CABBAGE PALM	8"	10±	12±
47	CABBAGE PALM	10"	15±	14±
48	CABBAGE PALM	12"	12±	14±
49	CABBAGE PALM	12"	12±	12±
50	CABBAGE PALM	10"	20±	14±
51	CABBAGE PALM	10"	10±	12±
52	CABBAGE PALM	12"	15±	16±
53	CABBAGE PALM	12"	20±	14±
54	CABBAGE PALM	12"	15±	14±
55	CABBAGE PALM	12"	20±	14±
56	CABBAGE PALM	12"	12±	14±
57	CABBAGE PALM	12"	15±	14±
58	CABBAGE PALM	12"	15±	14±
59	CABBAGE PALM	12"	12±	12±
60	CABBAGE PALM	12"	20±	12±
61	CABBAGE PALM	10"	15±	14±
62	CABBAGE PALM	8"	12±	12±
63	CABBAGE PALM	12"	10±	12±
64	CABBAGE PALM	12"	12±	12±
65	CABBAGE PALM	12"	12±	12±
66	CABBAGE PALM	10"	10±	12±
67	CABBAGE PALM	8"	10±	12±
68	CABBAGE PALM	16"	15±	16±
69	CABBAGE PALM	12"	18±	12±
70	CABBAGE PALM	10"	12±	14±
71	CABBAGE PALM	12"	12±	12±
72	CABBAGE PALM	10"	15±	12±
73	CABBAGE PALM	14"	15±	14±
74	COCONUT PALM	8"	20±	16±
75	COCONUT PALM	8"	15±	16±
76	COCONUT PALM	10"	20±	16±
77	CABBAGE PALM	12"	15±	12±
78	CABBAGE PALM	12"	15±	12±
79	CABBAGE PALM	8"	12±	12±
80	CABBAGE PALM	10"	10±	16±
81	CABBAGE PALM	12"	10±	14±
82	SEAGRAPE CLUSTER	4"-6"	12±	20±
83	CEDAR	14"	25±	24±
84	CEDAR	14"	20±	24±
85	BANYAN	40"	15±	40±
86	CEDAR	24"	30±	30±
87	CEDAR	12"	25±	30±
88	CEDAR	10"	25±	20±
89	CEDAR	10"	25±	20±
90	CEDAR	10"	25±	20±
91	SEAGRAPE CLUSTER	6"-8"	15±	30±
92	CABBAGE PALM	12"	20±	14±
93	CABBAGE PALM	14"	18±	14±
94	CABBAGE PALM	10"	20±	14±

REMOVED 1/05/12  
 RE-LOCATED 1/05/12  
 RE-LOCATED 1/05/12  
 RE-LOCATED 1/05/12  
 RE-LOCATED 1/05/12

PROPOSED POTTED 'ARECA' PALMS W/ DRIP IRRIGATION TO COMPLY WITH THE OUTDOOR DINING SCREENING ORDINANCE (SEC. 158.136(A)(12)). TO BE PLACED ON THE PERIMETER OF THE UPSTAIRS DINING ROOM.

**OPEN SPACE CALC.**  
 TOTAL OPEN SPACE REQUIRED = 20% MINIMUM  
 TOTAL OPEN SPACE PROVIDED = 32.8%

CADD File: 417-10-SITE PLAN 2013.dwg  
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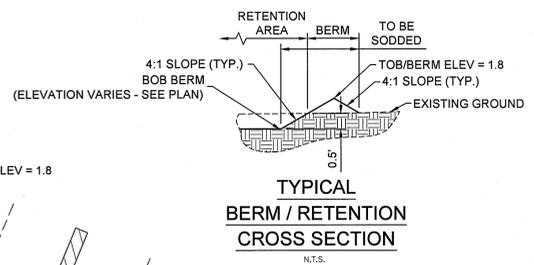
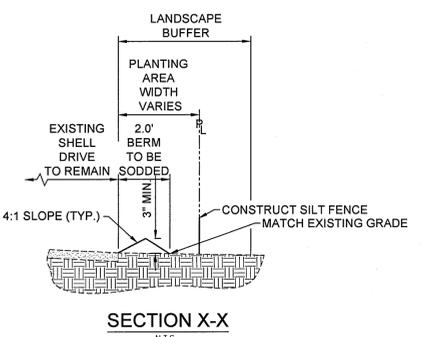
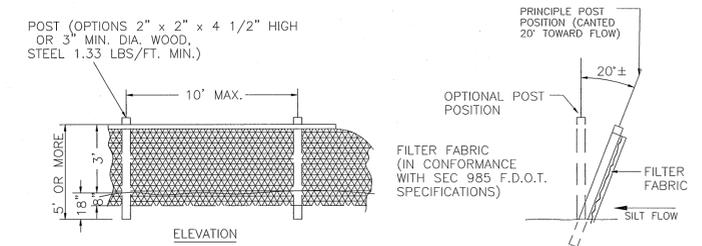
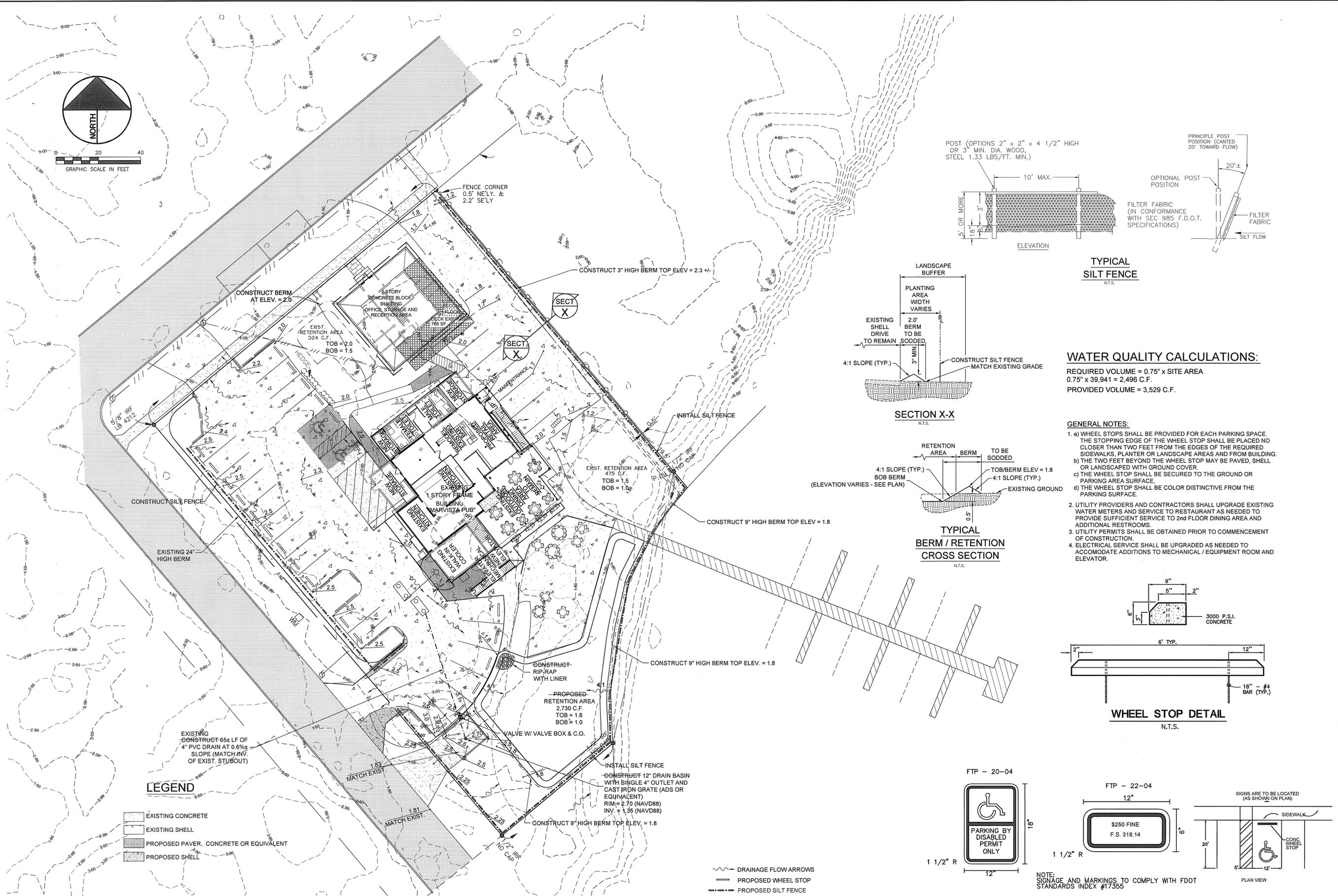
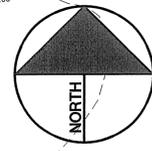
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1	REVISED PER STAFF COMMENTS	7/26/10	DS
2	REVISED PER STAFF COMMENTS	9/1/10	DS
3	REVISED PER STAFF COMMENTS	10/21/10	DS
4	REV. FLOOR PLAN CALLS OUT REV. BUFFERS EAST PROPERTY	12/21/12	LB
5	REVISED PER TOWN COMMENTS	1/23/13	LB
6	REVISED PER TOWN COMMENTS	2/5/2013	LB

**MAR VISTA RESTAURANT RENOVATION**  
 Town of Longboat Key, FL  
 Sec. 15, Twp. 35 S., Rge 16 E. Manatee County, Florida  
**LANDSCAPE, BUFFER & SCREENING PLAN**

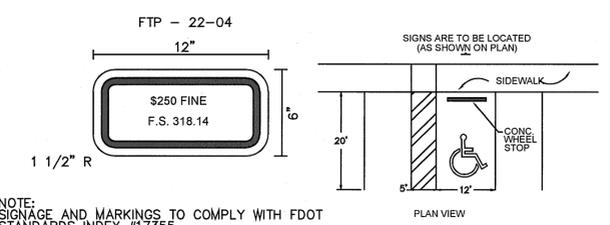
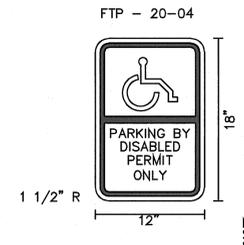
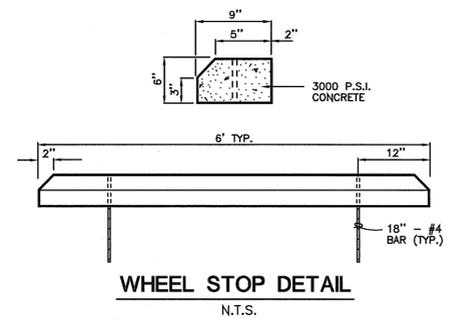
NOTE:  
 EXISTING INFORMATION TAKEN FROM A SURVEY PREPARED BY LEO MILLS & ASSOCIATES, INC.

OF: 4



**WATER QUALITY CALCULATIONS:**  
 REQUIRED VOLUME = 0.75' x SITE AREA  
 0.75' x 39,941 = 2,496 C.F.  
 PROVIDED VOLUME = 3,529 C.F.

- GENERAL NOTES:**
- a) WHEEL STOPS SHALL BE PROVIDED FOR EACH PARKING SPACE. THE STOPPING EDGE OF THE WHEEL STOP SHALL BE PLACED NO CLOSER THAN TWO FEET FROM THE EDGES OF THE REQUIRED SIDEWALKS, PLANTER OR LANDSCAPE AREAS AND FROM BUILDING.
  - b) THE TWO FEET BEYOND THE WHEEL STOP MAY BE PAVED, SHELL OR LANDSCAPED WITH GROUND COVER.
  - c) THE WHEEL STOP SHALL BE SECURED TO THE GROUND OR PARKING AREA SURFACE.
  - d) THE WHEEL STOP SHALL BE COLOR DISTINCTIVE FROM THE PARKING SURFACE.
- UTILITY PROVIDERS AND CONTRACTORS SHALL UPGRADE EXISTING WATER METERS AND SERVICE TO RESTAURANT AS NEEDED TO PROVIDE SUFFICIENT SERVICE TO 2ND FLOOR DINING AREA AND ADDITIONAL RESTROOMS.
  - UTILITY PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ELECTRICAL SERVICE SHALL BE UPGRADED AS NEEDED TO ACCOMMODATE ADDITIONS TO MECHANICAL / EQUIPMENT ROOM AND ELEVATOR.



- LEGEND**
- EXISTING CONCRETE
  - EXISTING SHELL
  - PROPOSED PAVER, CONCRETE OR EQUIVALENT
  - PROPOSED SHELL

- DRAINAGE FLOW ARROWS
- PROPOSED WHEEL STOP
- PROPOSED SILT FENCE

- NOTES:**
- EXISTING INFORMATION TAKEN FROM A SURVEY PREPARED BY LEO MILLS & ASSOCIATES, INC.
  - ALL EXISTING CONTOUR DATA AND PROPOSED SPOT ELEVATIONS SHOWN HEREON ARE BASED LIDAR DATUM NAVD88.

CADD FILE: 417-10-SITE PLAN 2018.dwg  
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 Design By: KAT  
 Drawn By: KAT  
 Checked By: LTB  
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1022 53rd Avenue East  
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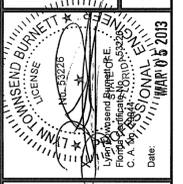
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NO.	REVISION	DATE	BY
1	REVISED PER STATE COMMENTS	7/26/18	DS
2	REVISED PER STATE COMMENTS	8/1/18	DS
3	REVISED PER STATE COMMENTS	11/29/18	DS
4	REVISED PER STATE COMMENTS	11/29/18	DS
5	REV. COMPACTOR DE TABLE & ADDED INLINE VALVE AND C.O.	5-21-12	LTB
6	REV. CROSS SECTION X-X	7-24-12	LTB
7	REVISED PER TOTAL COMMENTS	8-22-12	LTB
8	REVISED PER TOTAL COMMENTS	8-22-12	LTB
9	REVISED PER TOTAL COMMENTS	8-22-12	LTB

**MAR VISTA RESTAURANT RENOVATION**  
 Town of Longboat Key, FL  
 Sec. 15, Twp. 35 S., Rge 16 E. Manatee County, Florida

**STORMWATER, SOIL EROSION & SEDIMENTATION PLAN**



Special Exception for Outdoor Dining and Site Plan Amendment for Outdoor Dining

# MAR VISTA RESTAURANT

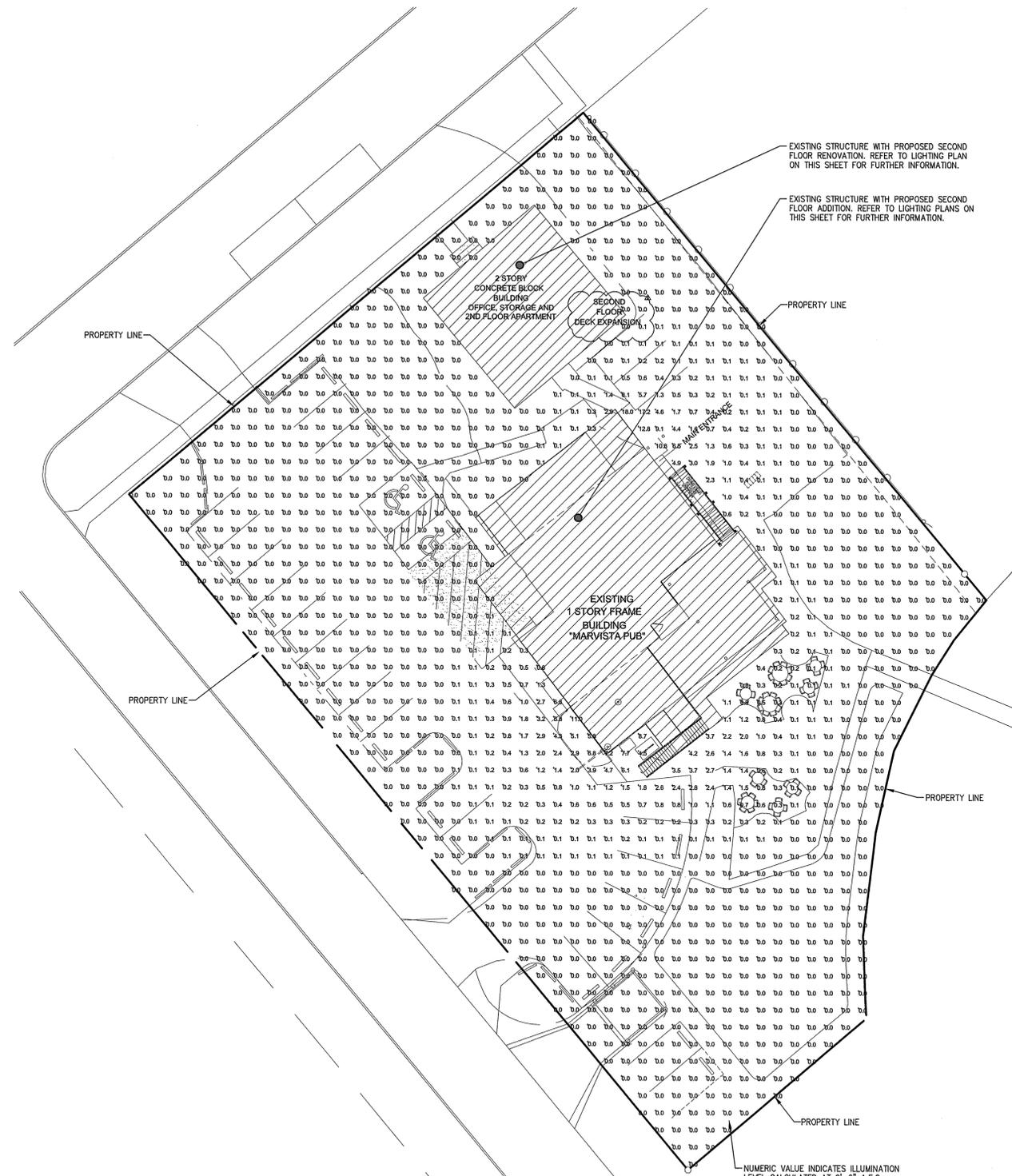
760 BROADWAY STREET  
LONGBOAT KEY, FL 34228

**STEWART Engineering CONSULTANTS**  
EB0006107

Stewart Engineering Consultants, Inc.  
1859 Northgate Boulevard, Suite #1  
Sarasota, Florida 34234  
Phone: (941) 351-9996  
Fax: (941) 351-9655  
E-Mail: stewartengineering@usa.net  
William J. Stewart P.E. 0037457  
Robert L. Cave P.E. 0048329

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS REQUIRED DUE TO JOB CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESS WRITTEN PERMISSION FROM STEWART ENGINEERING CONSULTANTS, INC. © COPYRIGHT 2010

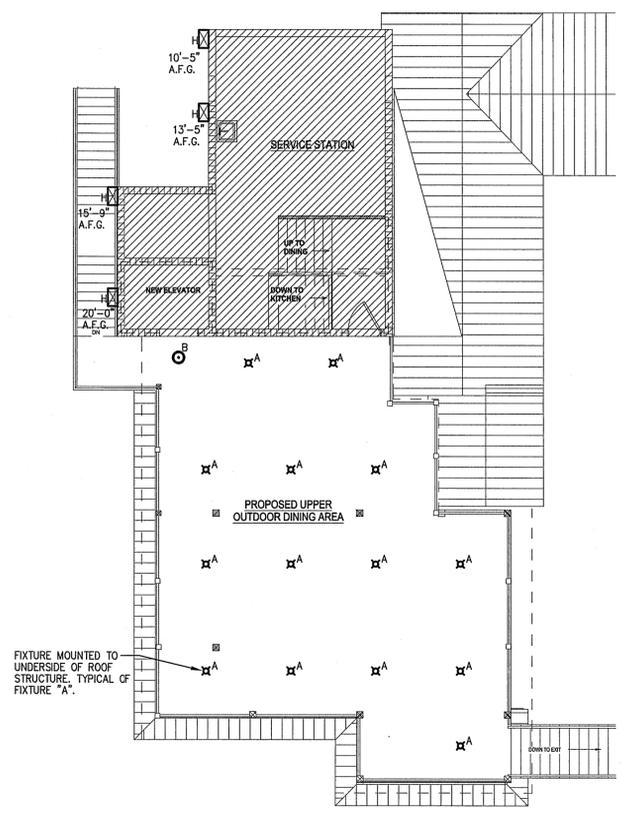
TO THE BEST OF THE ENGINEER'S OR ENGINEERS' KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS REFERENCED IN ACCORDANCE WITH CHAPTERS 553, AND 633, FLORIDA STATUTES AND LOCAL ORDINANCES.



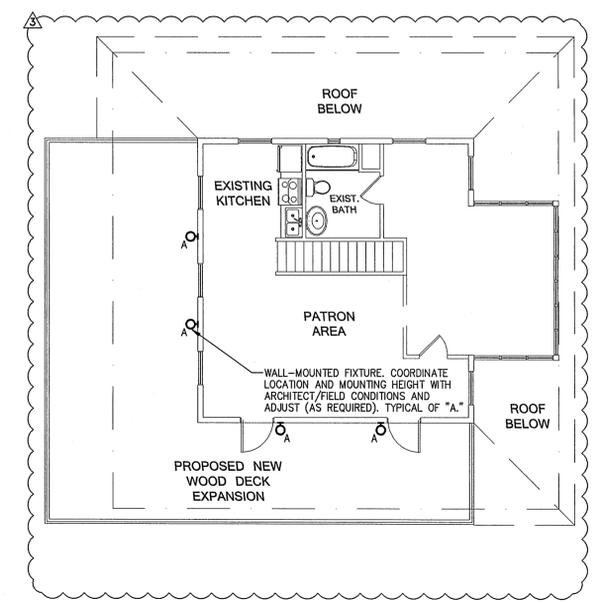
PHOTOMETRIC STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
SITE		0.2 FC	18.0 FC	0.0 FC	N/A	N/A
PROPERTY LINE		0.0 FC	0.0 FC	0.0 FC	N/A	N/A

ALL FOOTCANDLE LEVELS CALCULATED AT GRADE.

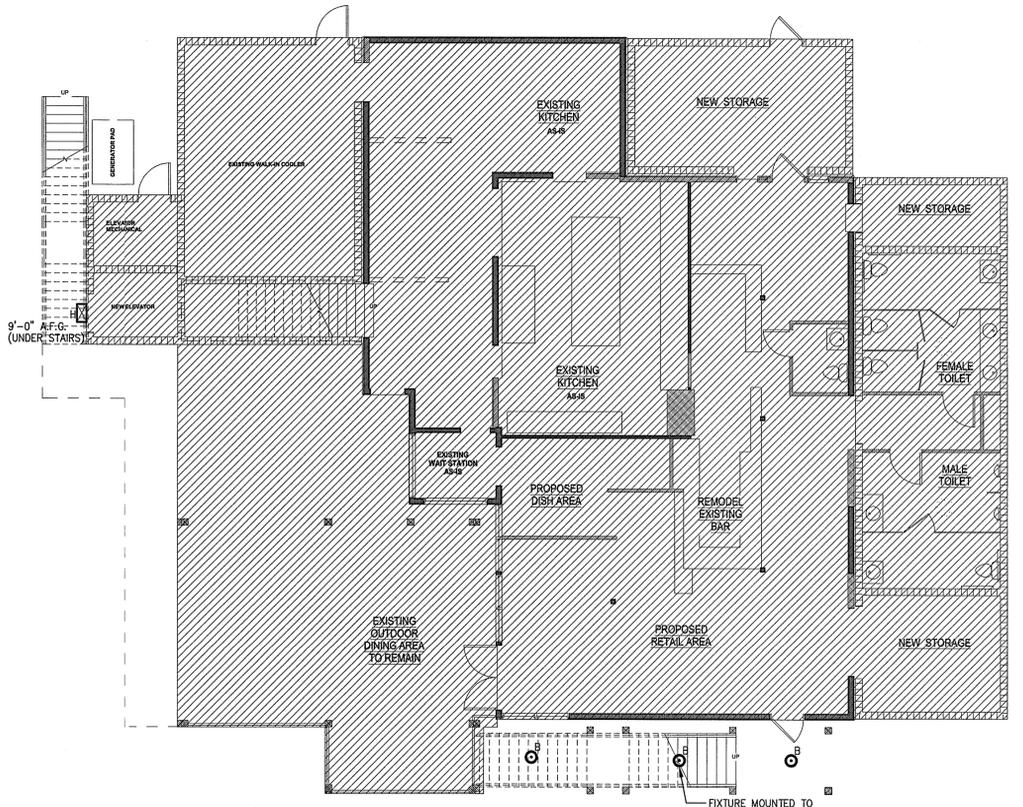
**NORTH**  
SITE LIGHTING PHOTOMETRIC PLAN  
SCALE: 1/8"=1'-0"



SECOND FLOOR LIGHTING PLAN  
SCALE: 1/4"=1'-0"



SECOND FLOOR DECK EXPANSION LIGHTING PLAN  
SCALE: 1/4"=1'-0"



FIRST FLOOR LIGHTING PLAN  
SCALE: 1/4"=1'-0"

Project Number:	3666	
File Name:	3666 ESL-1.dwg	
Designed:	JMB	
Checked:	WJS	
Date:	07-09-10	
Revisions:		
No.	Description	Date
1	FLOOR PLAN REVISION	10-08-12
2	DECK EXP. REVISION	01-02-13
3	DECK EXP. REVISION	02-26-13

Drawing Title

## LIGHTING PLANS

Seal



Sheet Number

ESL-1

**DESCRIPTION**  
Cylinder downlight luminaire with 6" diameter, designed for PAR30 or PAR38 lamp. Optical assembly consists of either a black baffle or low brightness parabolic cone.

**FEATURES**

- Luminaire uses a PAR 30 - 75 Watt maximum - or PAR38 lamp - 150 Watt maximum.
- Low brightness spun clear Alzak® aluminum cone, .06" thick with polished radius and continuous self-flange.
- All interior surfaces painted optical matte black to eliminate stray light.
- Formed aluminum housing, .06" thick.
- White polyester powdercoat exterior finish.
- Surface, pendant, or wall bracket mounted.
- UL/CUL listed for damp location.

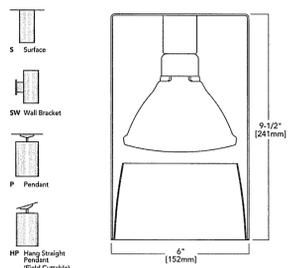
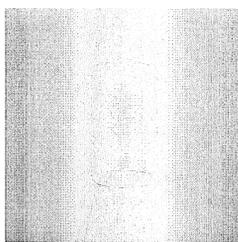
**OPTIONS**

- B Black Exterior Finish
- BR Bronze Exterior Finish
- SV Metallic Powdercoat Aluminum Exterior Finish
- XX Exterior Finish Color as Specified
- WL Wet Location (Pendant & Surface)

**COMPANION LUMINAIRES**

Recessed Downlight KL150PAR38CFF L13  
KL75PAR38CFF L12

**SURFACE**  
**PAR CYLINDER DOWNLIGHT**  
**6" Diameter**  
**KL6150PAR38CFFS**



**Notes:**  
Mar Vista - Fixture "A"

**HOW TO SPECIFY**

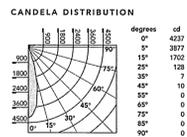
Lamp (By Others)	Cone Finish	Mounting	Voltage	Options
Select <b>KL6 150PAR38</b>	<b>CFF</b> Clear Flat Flange	<b>S</b> Surface	<b>120</b>	<b>WL</b> Wet Location
<b>150PAR38</b> 150 Watt PAR38 - max.	<b>BBF</b> Black Baffle	<b>P</b> Pendant (24" standard)	<b>120/120V</b>	Select from Options above left.
<b>75PAR38</b> 75 Watt PAR38 - max.	<b>CGFF</b> Champagne Gold Flat Flange	<b>SW</b> Wall Bracket		
	<b>PGFF</b> Premier Flat Flange	<b>HP</b> Hang Straight Pendant (65" max. slope)		
	<b>WFF</b> Wheat Flat Flange	<b>HP</b> Hang Straight (Field Cuttable)		
	<b>WFF</b> White Flat Flange			
	<b>SSG</b> Soft Satin Glow (Add as prefix)			

Example KL6 150PAR38 CFF S 120 WL

**kramer LIGHTING** 1200 92nd STREET, STURTEVANT, WISCONSIN 53177  
TOLL FREE: 800.236.6800 FAX 262.504.5415 www.kramerlighting.com S.25

**SURFACE**  
**PAR CYLINDER DOWNLIGHT**  
**6" Diameter**  
**KL6150PAR38CFFS**

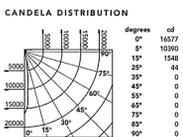
**Wide Distribution**  
KL6150PAR38CFFS  
Lamp: 150 Watt PAR38 Flood  
Efficiency: 52.8% S/M: 4  
Test No.: ITL41284.IES



**LUMINANCE DATA**

VERTICAL ANGLE	FOOTCANDLES*	AVERAGE
45°	0	0
55°	0	0
65°	0	0
75°	0	0
85°	0	0

**Narrow Distribution**  
KL6150PAR38CFFS  
Lamp: 150 Watt PAR38 Spot  
Efficiency: 72.5% S/M: 2  
Test No.: ITL41284.IES



**LUMINANCE DATA**

VERTICAL ANGLE	FOOTCANDLES*	AVERAGE
45°	0	0
55°	0	0
65°	0	0
75°	0	0
85°	0	0

**CONE OF LIGHT**

DISTANCE FROM WORKPLANE	FOOTCANDLES	BEAM DIAMETER
6"	118	2.8"
8"	66	3.7"
10"	42	4.6"
12"	29	5.5"
14"	22	6.5"

**CONE OF LIGHT**

DISTANCE FROM WORKPLANE	FOOTCANDLES	BEAM DIAMETER
6"	460	1.3"
8"	259	1.8"
10"	166	2.2"
12"	115	2.7"
14"	85	3.1"

**CO-EFFICIENT OF UTILIZATION**

FLOOR	30	50	30	0
RCR	30	30	30	0
RFR	30	30	30	0

**CO-EFFICIENT OF UTILIZATION**

FLOOR	30	50	30	0
RCR	30	30	30	0
RFR	30	30	30	0

All photometric files available for your convenience at our web site: www.kramerlighting.com  
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**DESCRIPTION**  
Cylinder cross baffle luminaire with 12" diameter, designed for two triple tube or PL Quad lamps. Optical system incorporates an upper reflector with a four-cell parabolic cross baffle cone that provides a wide distribution with low brightness.

**FEATURES**

- Luminaire uses two triple tube or PL Quad lamps - 32 Watt triple tube maximum.
- Four-cell parabolic cross baffle specular clear low-reflectance finish.
- Low brightness non-reflective spun clear Alzak® aluminum reflector and cone, .06" thick with polished radius and continuous self-flange.
- Precision nickel-plated cone retainers guaranteed to hold cone in proper position.
- 16-gauge steel housing, seam welded, ground, and sanded.
- 120, 277, or 347 volt two-lamp electronic high-power factor ballast.
- White polyester powdercoat exterior finish.
- Surface, pendant, or wall bracket mounted.
- UL/CUL listed for damp location.

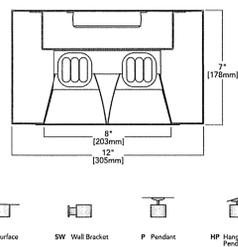
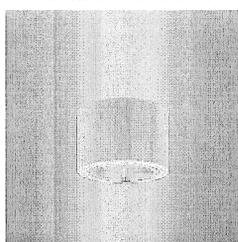
**OPTIONS**

- B Black Exterior Finish
- BR Bronze Exterior Finish
- SV Metallic Powdercoat Aluminum Exterior Finish
- XX Exterior Finish Color as Specified
- EM Emergency Battery Pack (Consult factory on dimension change)
- DL Dimming 3 Wire (Lutron Compact SE) (Consult factory)
- DM Dimming Ballast (Power Line) (Consult factory)

**COMPANION LUMINAIRES**

Cross Baffle Downlight KL122X32PLTXBCFF F23  
KL82X26PLTXBCFF F22

**SURFACE**  
**CROSS BAFFLE COMPACT FLUORESCENT CYLINDER**  
**12" Diameter**  
**KL122X32PLTXBCFFS**



**Notes:**  
Mar Vista - Fixture "B"

**HOW TO SPECIFY**

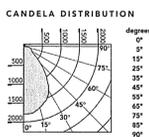
Lamp/Position	Lamp (By Others)	Cross Baffle Type	Cross Baffle/Cone Finish	Mounting	Voltage	Options
Select <b>KL12 2X</b>	<b>32</b> 2 Horizontal	<b>XB</b> 4 Cell Parabolic	<b>CFF</b> Clear Flat Flange	<b>S</b> Surface	<b>120</b>	<b>WL-EM</b> Wet Location, Emergency Lamp
<b>2X</b> 2 Horizontal	<b>32PLT</b> 32 Watt PL Triple	<b>CGFF</b> Champagne Gold	<b>BBFF</b> Bronze Flat Flange	<b>P</b> Pendant (24" standard)	<b>120/120V</b>	Select from Options above left.
	<b>26PLT</b> 26 Watt PL Triple	<b>PGFF</b> Premier Flat Flange	<b>CGFF</b> Champagne Gold	<b>SW</b> Wall Bracket	<b>277</b> 277V	
	<b>26QPL</b> 26 Watt PL Quad	<b>WFF</b> Wheat Flat Flange	<b>WFF</b> Wheat Flat Flange	<b>HP</b> Hang Straight Pendant (65" max. slope)	<b>347V</b> 347V	
	<b>18QPL</b> 18 Watt PL Quad	<b>SG</b> Satin Glow (Add as prefix)	<b>SG</b> Satin Glow (Add as prefix)	<b>HP</b> Hang Straight (Field Cuttable)		

Example KL12 2X 32PLT XB CFF S 120 WL-EM

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**SURFACE**  
**CROSS BAFFLE COMPACT FLUORESCENT CYLINDER**  
**12" Diameter**  
**KL122X32PLTXBCFFS**

KL122X32PLTXBCFFS  
Lamp: (2) 32 Watt PLT  
Efficiency: 53.7% S/M: 1.3  
Test No.: T11893T.IES



**LUMINANCE DATA**

VERTICAL ANGLE	AVERAGE
45°	22164
55°	13319
65°	13277
75°	11928
85°	35289

**CONE OF LIGHT**

DISTANCE FROM WORKPLANE	FOOTCANDLES	BEAM DIAMETER
6"	702	7.0"
8"	28	9.3"
10"	18	11.6"
12"	12	14.0"
14"	9	16.3"

**CO-EFFICIENT OF UTILIZATION**

FLOOR	30	50	30	0
RCR	30	30	30	0
RFR	30	30	30	0

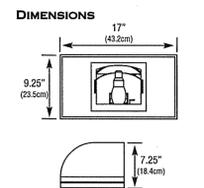
All photometric files available for your convenience at our web site: www.kramerlighting.com  
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**CHLORIDE SYSTEMS**

**Solaray**  
Forward Throw Cutoff Luminaire  
Type 4 Distribution  
Integral 35-Watt Emergency Xenarc® Lamp\*

**ILLUMINATION**  
Normal illumination is provided by one 100-watt, high-pressure sodium lamp or one 100-watt, metal halide lamp, combined with a polished specular aluminum reflector with type 4 distribution. Normally on illumination may be switched or photocell controlled. Emergency illumination is accomplished with 35-watt, instant strike Xenarc® lamp, powered from a remote emergency battery unit (sold separately).

**INSTALLATION**  
Solaray is designed with a pre-mountable wall box with integral splice chamber for easy, hands-free wall positioning and wiring. A built-in bubble level aids in accuracy. A polarized, low-voltage, emergency power connector is supplied with a 10 foot interconnect.



**Dimensions:** 17" (432mm) height, 9.25" (235mm) width, 7.25" (184mm) depth.

**ORDERING INFORMATION (EXAMPLE: FT1MHMBZ)**

FT	1MH	EM	BZ
<b>SERIES</b>	<b>AC LAMP TYPE</b>	<b>EMERGENCY FUNCTION*</b>	<b>HOUSING COLOR</b>
FT = Forward Throw Cutoff Luminaire	1MHS = 100-Watt, High-Pressure Sodium Lamp 1MH = 100-Watt, Metal Halide Lamp	Blank = AC Fixture, No Emergency Lamp EM = 35-Watt, Instant Strike Xenarc® Lamp	BZ = Bronze

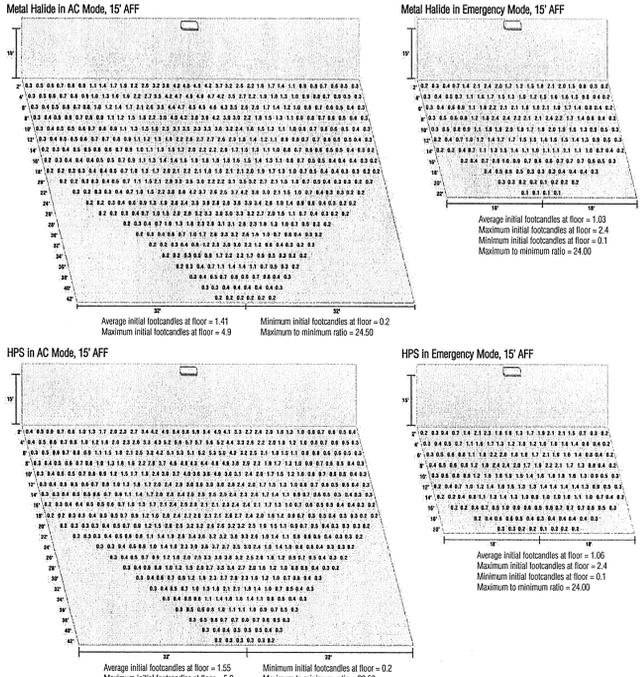
Chloride Systems is a Philips group brand **PHILIPS**

**Specification Data for Solaray**

**ILLUMINATION**

I.E.S. format photometric data files are available for use with most lighting layout application software.

**PHOTOMETRIC DATA\***



\*The optics layout is intended to be used as reference only. Standard reflectances used were 65/20. Chloride is not responsible for site specific conditions that may alter the results. Xenarc® is a registered trademark of Osram Sylvania  
**CHLORIDE SYSTEMS** 272 West Slap Park Service Road • Burgaw NC 28425  
Telephone: (910) 259-1000 • Facsimile: (910) 259-6803  
C1500e 2/11 HH

Special Exception for Outdoor Dining and Site Plan Amendment for Outdoor Dining

**MAR VISTA RESTAURANT**

760 BROADWAY STREET  
LONGBOAT KEY, FL 34228



Stewart Engineering Consultants, Inc.  
1859 Northgate Boulevard, Suite #1  
Sarasota, Florida 34234  
Phone: (941) 351-9996  
Fax: (941) 351-9555  
E-Mail: stewartengineering@usa.net  
William J. Stewart P.E. 0037457  
Robert L. Cave P.E. 0048329

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH INSTALLATION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING. WITH WORK, ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS NECESSARY. THESE CHANGES SHALL BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM STEWART ENGINEERING CONSULTANTS, INC. © COPYRIGHT 2010

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553, AND 555, FLORIDA STATUTES AND LOCAL ORDINANCES.

Project Number:	3666	
File Name:	3666 ESL-2.dwg	
Designed:	JMB	
Checked:	WJS	
Date:	07-09-10	
Revisions:		
No.	Description	Date
1	FLOOR PLAN REVISION	10-08-12

Drawing Title

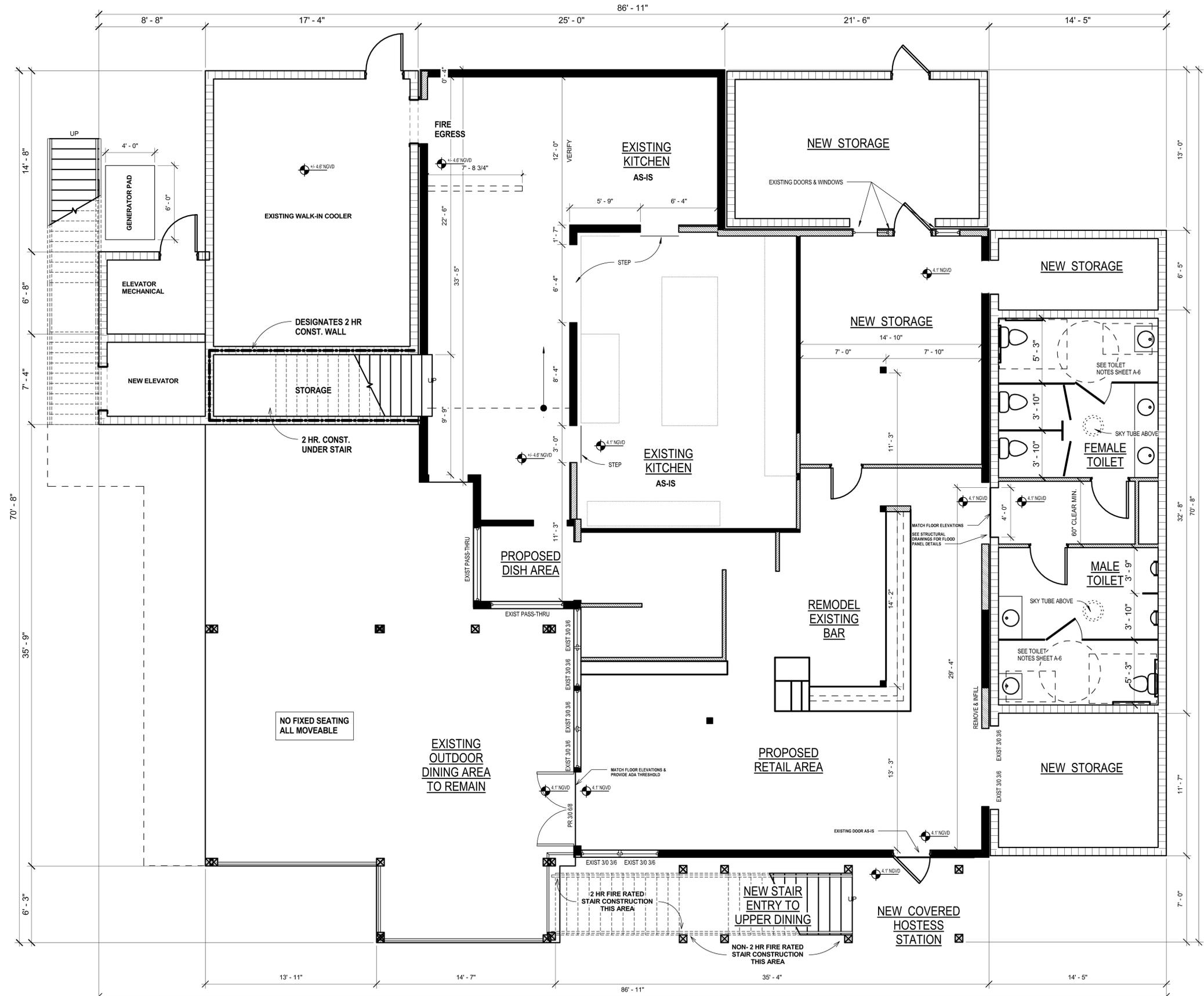
**PROPOSED FIXTURE SELECTIONS**



Sheet Number

**ESL-2**





NOTE: FIELD VERIFY ALL DIMENSIONS.

AR-0015780  
Allison Trice Kaifka

**Allison Kafka Architect**  
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Lic. #: CB 0014017



**MARVISTA REMODEL**  
RESTAURANT  
760 BROADWAY STREET  
LONGBOAT KEY, FLORIDA

Revision Date:

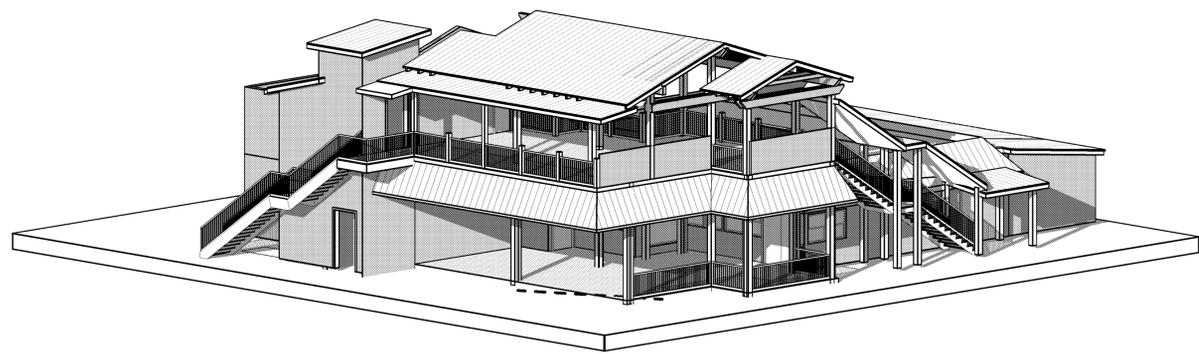
2-26-13
9/28/12

IMPORTANT!!!  
VERIFY PLOTTED LENGTHS -  
MEASURES EXACTLY 1/8"  
Date: 07/13/12  
Scale: As Noted  
Checked: Checker  
Drawn: Author

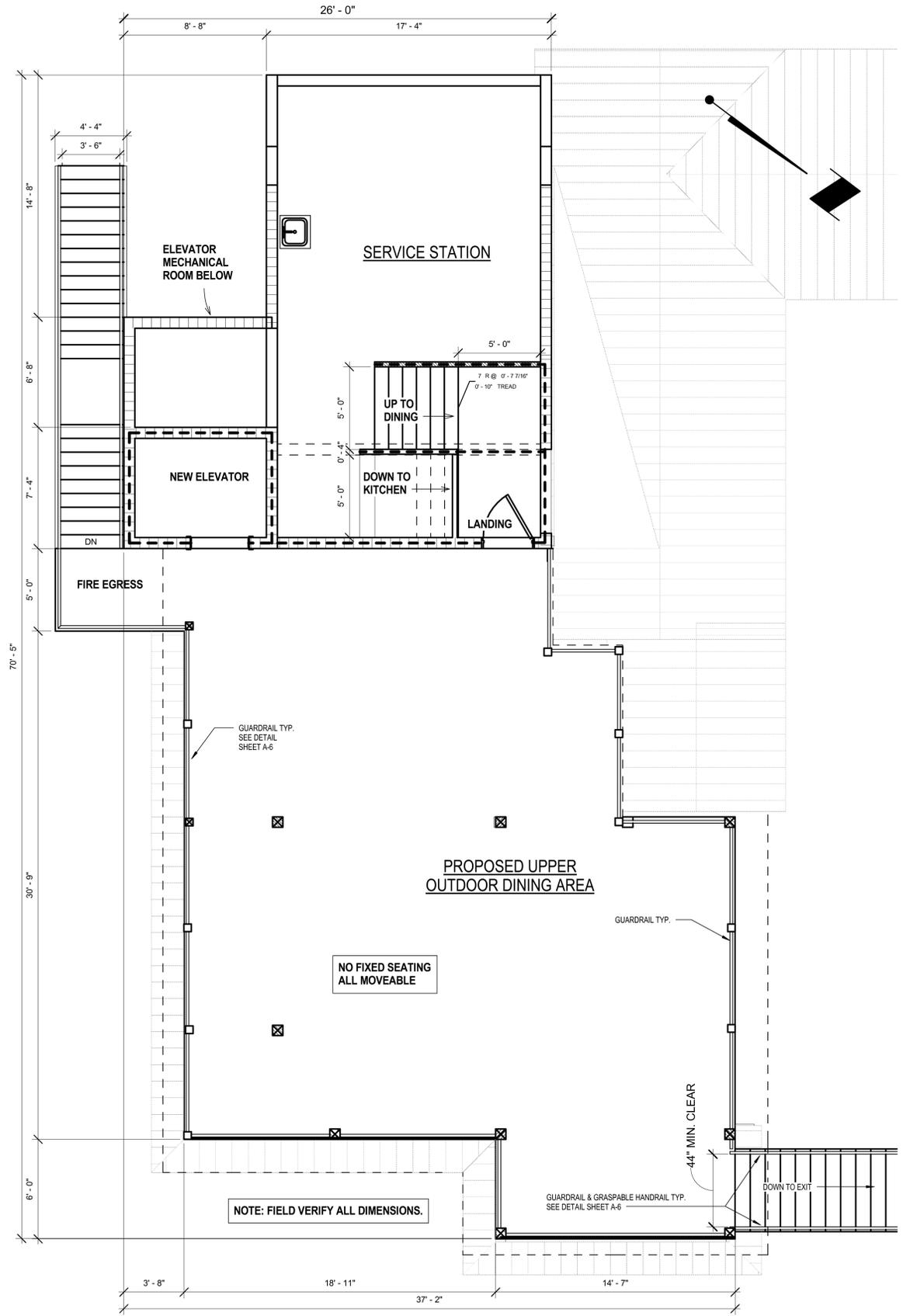
SHEET TITLE:  
GROUND  
FLOOR PLAN  
PH3

PROJECT NO.  
MARV

SHEET NO.  
A-1.0



BAY VIEW PH3  
FOR ILLUSTRATION PURPOSED ONLY - SEE PLANS FOR DETAILS



2ND LEVEL PLAN PH3  
1/4" = 1'-0"

AR-0015780

Allison Kafka Architect  
Architecture AR-0015780  
Visualization



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760 BROADWAY STREET  
LONGBOAT KEY, FLORIDA

Revision Date:	8/17/11
	9/28/12
	2-26-13

IMPORTANT!!  
VERIFY PLOTTED LENGTHS  
MEASURE EXACTLY 1/8"

Date: 7/5/12  
Scale: As Noted  
Checked: Checker  
Drawn: Author

SHEET TITLE:  
2ND FL PLAN  
PH3

PROJECT NO.  
MARV

SHEET NO.  
A-2.0

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MARVISTA REMODEL  
RESTAURANT

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LONGBOAT KEY, FLORIDA

Revision Date:	8/17/11
	9/28/12
	2-26-13

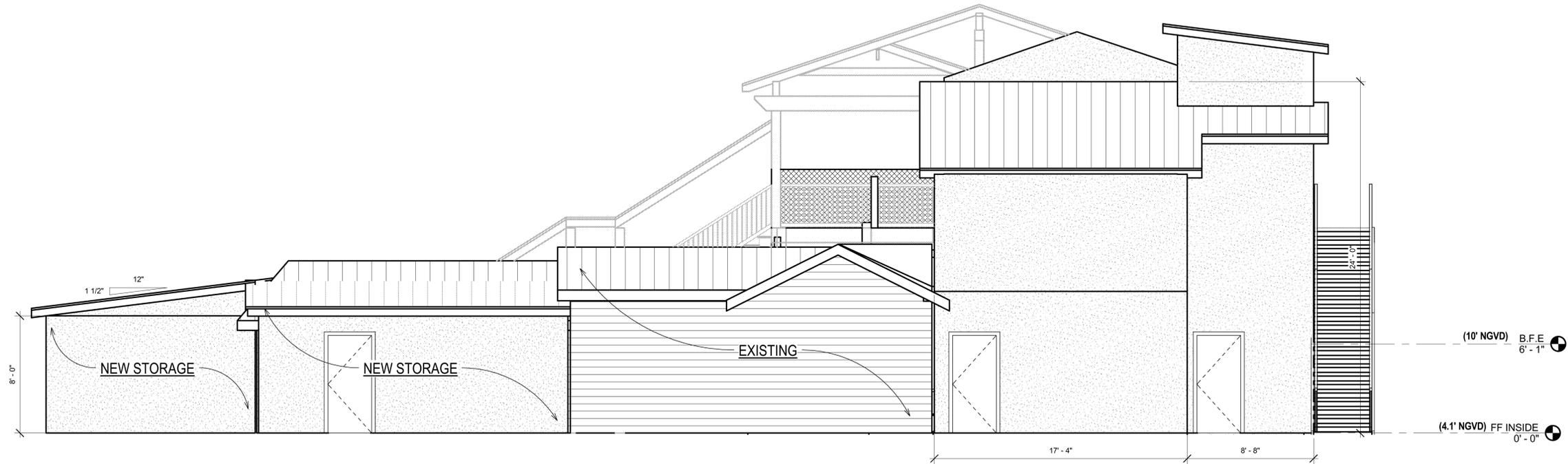
IMPORTANT!!  
VERIFY PLOTTED LENGTHS  
MEASURE EXACTLY 1/8"

Date: 7/5/12  
Scale: As Noted  
Checked: Checker  
Drawn: Author

SHEET TITLE:  
2ND FL PLAN  
PH3

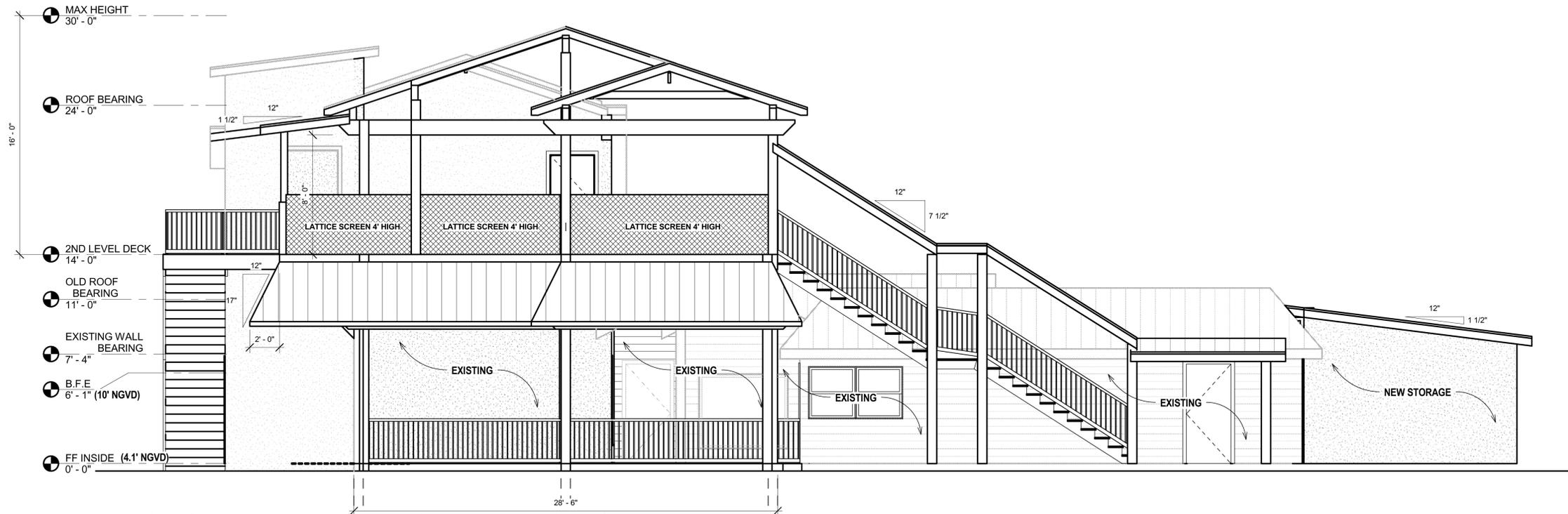
PROJECT NO.  
MARV

SHEET NO.  
A-2.0



### REAR ELEVATION PH3 (LOIS AVENUE)

1/4" = 1'-0"



### FRONT ELEVATION PH3 (MOORE'S)

1/4" = 1'-0"

AR-0015780

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MARVISTA REMODEL  
RESTAURANT

760 BROADWAY STREET  
LONGBOAT KEY, FLORIDA

Revision Date:

9/28/12
2-26-13

IMPORTANT!!  
VERY IMPORTANT!!  
MEASURES EXACTLY 1/4"

Date: 07/13/12

Scale: As Noted

Checked: Checker

Drawn: Author

SHEET TITLE:

ELEVATIONS

PROJECT NO.  
MARV

SHEET NO.  
A-3.0

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RESTAURANT

760 BROADWAY STREET  
LONGBOAT KEY, FLORIDA

Revision Date:

9/28/12
2-26-13

IMPORTANT!!  
VERY IMPORTANT!!  
MEASURES EXACTLY 1/4"

Date: 07/13/12

Scale: As Noted

Checked: Checker

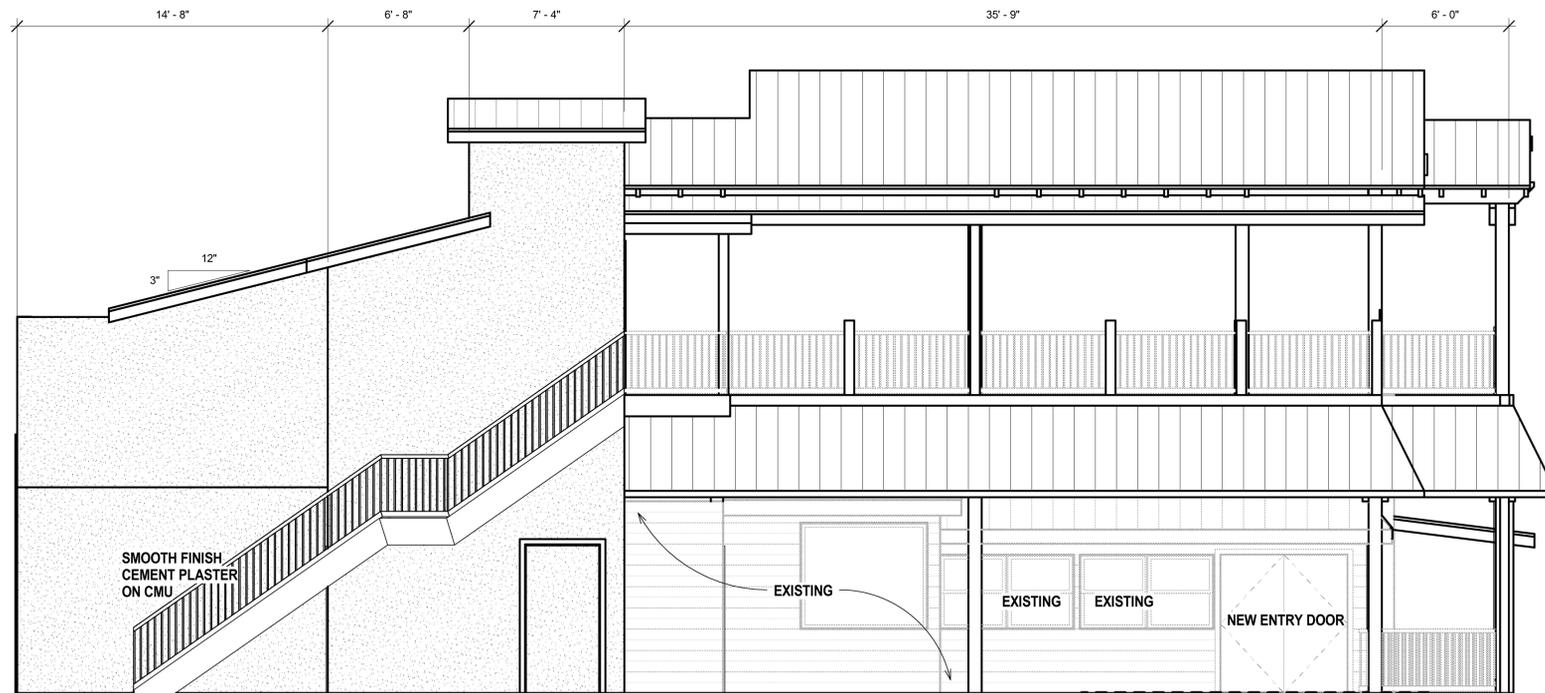
Drawn: Author

SHEET TITLE:

ELEVATIONS

PROJECT NO.  
MARV

SHEET NO.  
A-3.0



LEFT ELEVATION PH3 (BAYSIDE)

1/4" = 1'-0"

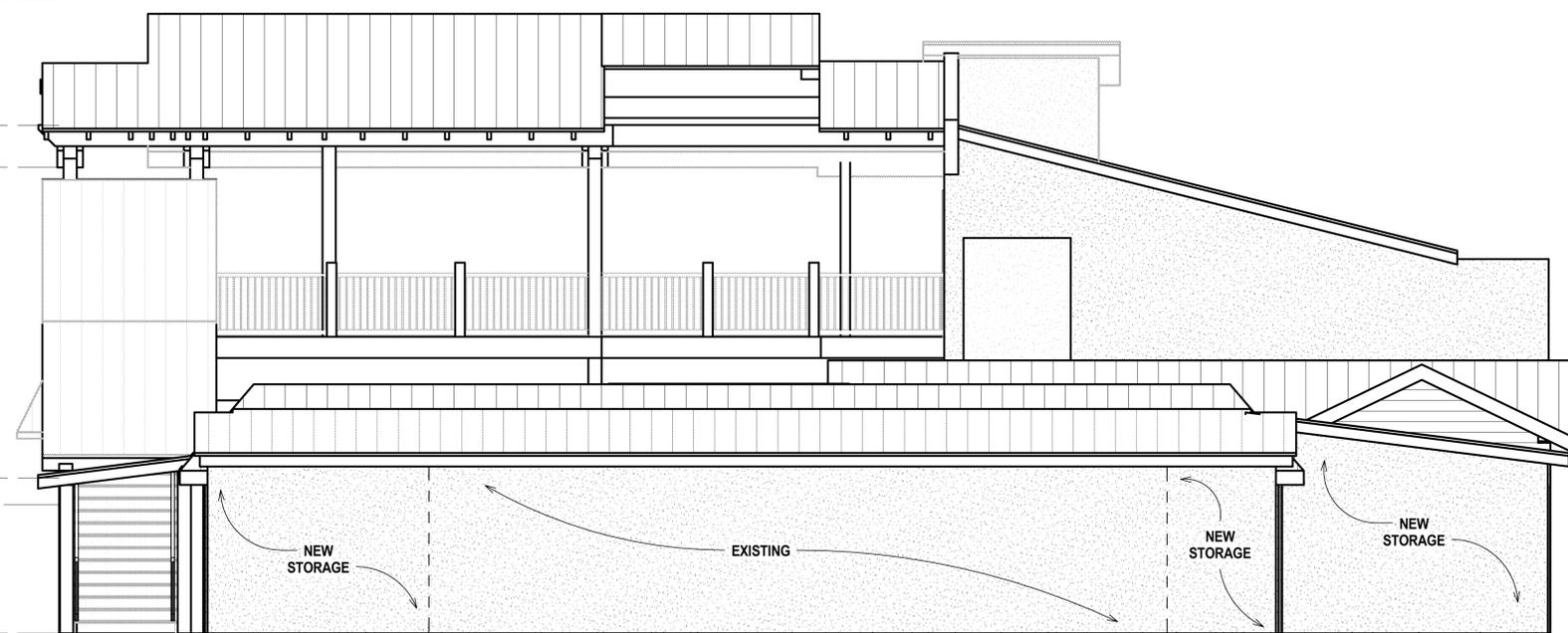
● MAX HEIGHT  
30'-0"

● ROOF BEARING  
24'-0"  
● BOTTOM DOUBLE BEAM  
22'-0"

● EXISTING WALL BEARING  
7'-4"

● B.F.E  
6'-1"  
(10' NGVD)

● FF INSIDE (4.1' NGVD)  
0'-0"



RIGHT ELEVATION PH3 (BROADWAY STREET)

1/4" = 1'-0"

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MARVISTA REMODEL  
RESTAURANT

760 BROADWAY STREET  
LONGBOAT KEY, FLORIDA

Revision Date:

9/28/12  
2-26-13

IMPORTANT!!  
VERIFY PLOTTED LENGTHS  
MEASURE EXACTLY 1" = 1'

Date: 07/13/12

Scale: As Noted

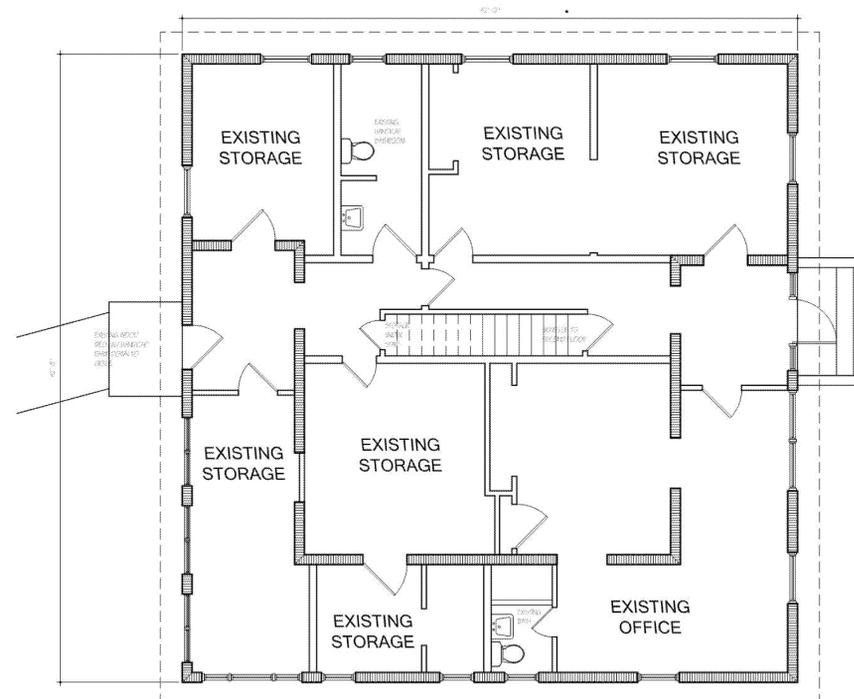
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Drawn: Author

SHEET TITLE:  
ELEVATIONS  
PH3

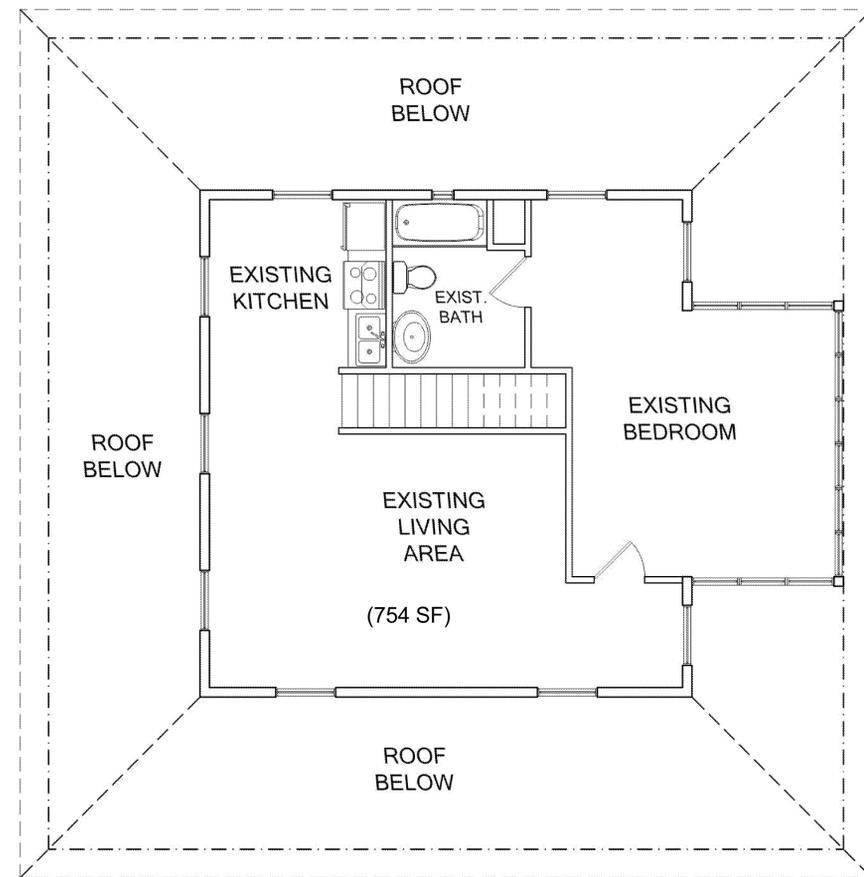
PROJECT NO.  
MARV

SHEET NO.  
A-4.0



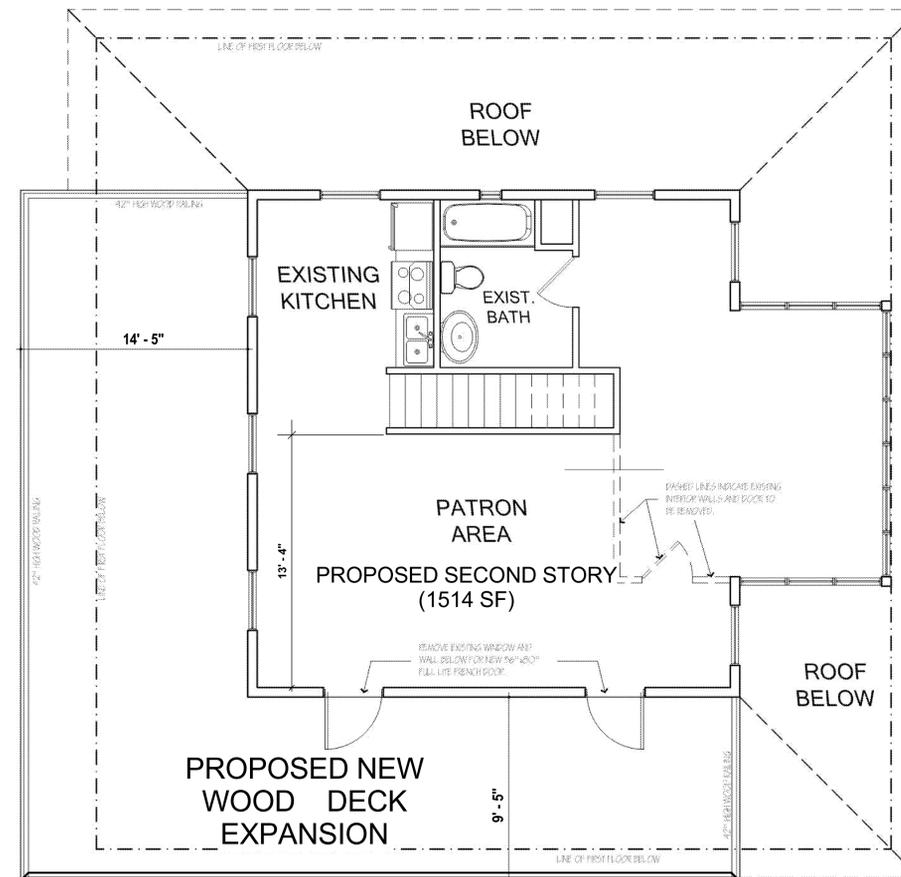
EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



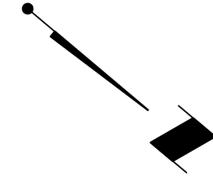
EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



NEW SECOND FLOOR PLAN - RECEPTION/ PRIVATE MEETING ROOM

SCALE: 1/4" = 1'-0"



**NOT FOR CONSTRUCTION - DO NOT SCALE**

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**MARVISTA REMODEL**  
NORTH BUILDING  
760 BROADWAY STREET  
LONGBOAT KEY, FLORIDA

Revision Date:  
2-26-13

IMPORTANT!!  
VERIFY PLOTTED LENGTHS -  
MEASURES EXACTLY 1/4"

Date: 10/05/12  
Scale: As Noted  
Checked: Checker  
Drawn: Author

SHEET TITLE:  
HOUSE  
AS-BUILT

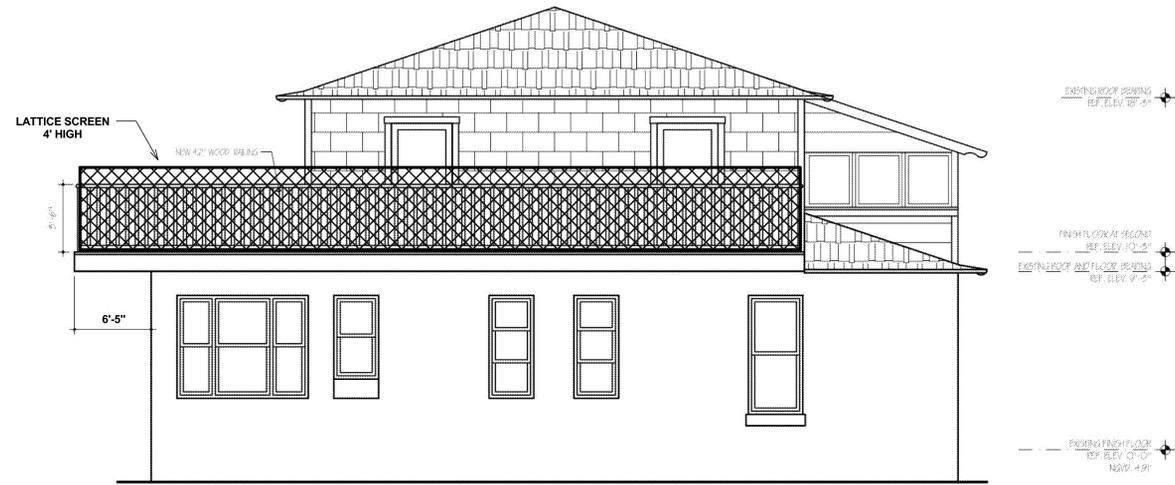
PROJECT NO.  
MARV

SHEET NO.  
AH-1.0



**LEFT ELEVATION**

EXISTING MOORES ELEVATION SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**

PROPOSED NEW MOORES ELEVATION SCALE: 1/4" = 1'-0"



**BROADWAY STREET ELEVATION**

EXISTING SCALE: 1/4" = 1'-0"



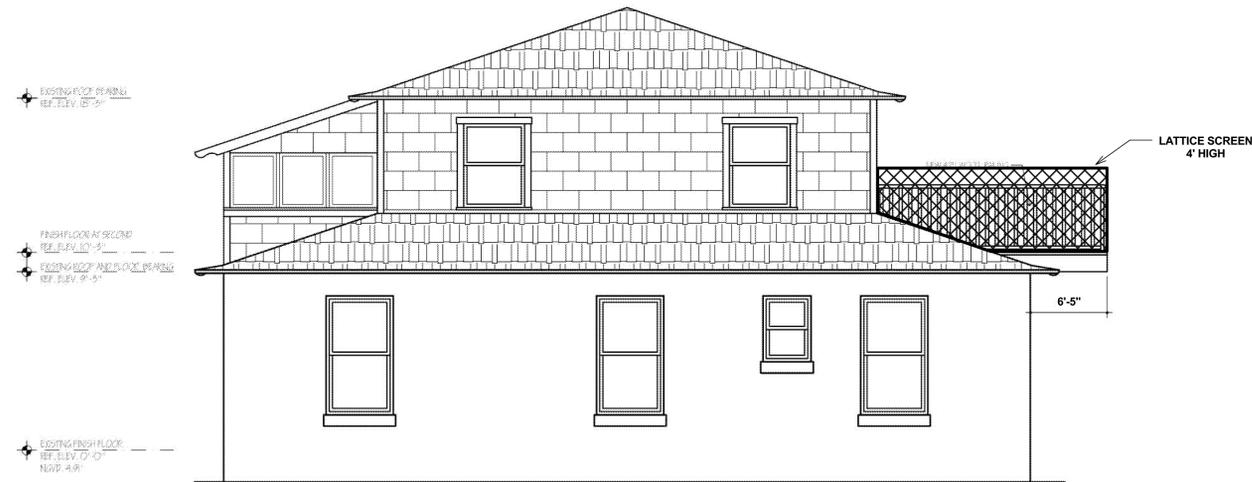
**BROADWAY STREET ELEVATION**

PROPOSED NEW SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**

EXISTING LOIS AVENUE ELEVATION SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**

PROPOSED NEW LOIS AVENUE ELEVATION SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE AND GO IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

**NOT FOR CONSTRUCTION - DO NOT SCALE**

AR-0015780

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**MARVISTA REMODEL**  
NORTH BUILDING  
760 BROADWAY STREET  
LONGBOAT KEY, FLORIDA

Revision Date:  
2-26-13

IMPORTANT!!  
VERIFY PLOTTED LENGTHS  
MEASURE EXACTLY 1/8"

Date: 10/05/12  
Scale: As Noted  
Checked: Checker  
Drawn: Author

SHEET TITLE:  
HOUSE  
AS-BUILT

PROJECT NO.  
MARV

SHEET NO.  
AH-2.0



**SOUTH ELEVATION**

EXISTING BAYSIDE ELEVATION

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

PROPOSED NEW BAYSIDE ELEVATION

SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION - DO NOT SCALE**

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NORTH BUILDING  
760 BROADWAY STREET  
LONGBOAT KEY, FLORIDA

Revision Date:  
2-26-13

IMPORTANT!!  
VERIFY PLOTTED LENGTHS -  
MEASURES EXACTLY 1/2"

Date: 10/05/12

Scale: As Noted

Checked: Checker

Drawn: Author

SHEET TITLE:  
HOUSE  
AS-BUILT

PROJECT NO.  
MARV

SHEET NO.  
AH-2.1

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**End of Agenda Item**