

MEMORANDUM

DATE: August 27, 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, Amended Special Exception
for Outdoor Dining
Special Exception Order 2013-02

PROPERTY OWNER/
APPLICANT: Ed Chiles, Owner

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

EXISTING ZONING: C-1 (Limited Commercial) Zoning District

EXISTING USE: Restaurant

REQUEST: The applicant requests approval of an amended Special Exception application that would modify a previously approved outdoor dining area in a proposed second story addition.

PROJECT SUMMARY

The applicant currently has an approved Special Exception for 59 outdoor seats on a new second floor covered deck area. They are requesting approval to amend the Special Exception to provide outdoor dining service in the proposed second story addition for a maximum of 60 seats (59 approved) on the proposed second story deck. They are also requesting to increase the total number of approved seats by 11 seats. There will be 62 seats (54 existing) in the first floor porch area, and 46 seats in the outdoor area next to the building. This will be a total of 168 outdoor dining seats, along with 12 seats (10 approved) in the enclosed bar area for a total of 180 seats at the restaurant located at 760 Broadway (see chart below). The proposed dining areas

represent an increase of 11 seats from the existing restaurant seating of 169 seats. The Special Exception is proposed as part of a concurrent Site Plan Amendment application. Approval of outdoor dining requires a Special Exception approved by the Planning and Zoning Board. Final approval of the site plan amendment is by the Town Commission. This Special Exception was previously approved by the Planning and Zoning Board at their April 16, 2013, meeting, but was determined to be invalid because of a legal notification error.

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

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

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 standards for the granting of a Special Exception are outlined in Section 158.126 *Special exception uses* of the Town's Zoning Code. Additional standards for the granting of a Special Exception for outdoor dining are provided in Section 158.136 *Outdoor dining for restaurants*.

Staff met with the applicant's representatives and agent 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. It should be noted that Section 158.136 predominantly addresses outdoor dining on the ground level. This application presented unique challenges that staff and the applicant worked through. The Zoning Code requirements for screening outdoor dining were written for at-grade outdoor dining areas, and not for second story or higher outdoor dining areas. A Special Exception for outdoor dining requires that the proposed dining area be screened from adjacent properties and rights-of-way by screening that is at least 80 percent opaque. The applicant proposes screening the dining area with walls and lattice that meet this requirement, along with a 14' to 16' vegetated buffer along the eastern property line.

STAFF ASSESSMENT

The second story addition is the proposed location for the outdoor dining area. This area will contain a maximum of 60 seats (see attached site plan) as well as a service area that will not be used for food preparation. The proposal does represent a small increase of restaurant seating from 169 seats to 180 seats (168 outdoor dining seats). Most of the new second floor outdoor seating is being relocated from the interior of the restaurant on the first floor. Twelve bar stools will remain in the interior area at the bar. However, 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. Through the application of the parking provisions of Section 158.178 *Commercial revitalization – Waivers*, as adopted by the Town Commission in 2003, the applicant was required to provide a minimum of 32 parking spaces and was able to provide 44 parking spaces.

The applicant proposes to construct two stairways and an elevator for customers to access the upstairs dining area, as well as another stairway for employee access and a dumbwaiter. Two new bathrooms have been constructed that meet accessibility standards.

158.126 - Special Exception

As per town code Section 158.126(A), *Findings*:

Before any Special Exception shall be granted, the Planning and Zoning Board shall make a written finding that the granting of the special exception will not adversely affect the public interest and certifying that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

Findings of Fact

To facilitate the Board's review and consideration of the special exception petition, Staff has reviewed the application and plat documents, and provides the following findings of fact:

1. **The proposed use complies with all elements of the Comprehensive Plan.** Staff found that the modifications to the proposed second story addition at the Mar Vista Restaurant were consistent with 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 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.

2. **The proposed use is a permitted special exception use as set forth in the Schedule of Use Regulations.** Zoning Code Section 158.125 *Schedule of use regulations* lists restaurants with outdoor dining as a special exception use in C-1 (Limited Commercial) zoning districts.
3. **Safe and convenient ingress and egress to the property and proposed structures has been provided.** The site redesign will redirect pedestrian traffic from entering on the east side drive aisle to a walkway between the buildings and the parking lot. Two sets of stairs and an elevator will allow the public to access the new dining area.
4. **Additional off-street parking is being provided.** The request for the special exception for outdoor dining will not increase the required off-street parking. The applicant meets the Town's parking requirements through the redesign of the site and through the use of the *Commercial revitalization – waivers* section of the code (158.178). The proposed addition and redesign of the restaurant results in a need to provide 32 parking spaces. The site had previous approval for 44 spaces under Section 158.178 *Commercial revitalization* waivers including 12 boat slips, two on-street parking and one bicycle rack. No additional loading zones are necessitated by the outdoor dining area.
5. **Existing refuse or service areas are satisfactory to serve the outdoor dining area.** The current location of the dumpster is in the parking lot on the Lois Avenue side of the restaurant. 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 proposed 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 need for increased refuse and service areas.

6. **New utility service is provided.** The bathroom facilities have already been completed, which resulted in an increase in bathroom fixtures on the site.
7. **Adequate screening and buffering of the proposed use has been provided.** 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 will be 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.
8. **Signs and additional exterior lighting are proposed.** Additional exterior lighting is proposed along the stairways and in the ceiling of the upstairs outdoor dining area. The lighting proposed is indirect lighting along the stairs and in the upstairs facility that will provide no glare past the property boundaries as demonstrated by the lighting plan submitted by the applicant. No new signs are proposed.
9. **The applicant meets all yard and other open space requirements.** As proposed, the outdoor dining area will be located on top of the existing restaurant and not in a yard area. 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 Restaurant property line. The C-1 (Limited Commercial) zoning district requires a 45-foot street setback and a 30-foot side yard setback from a residential property. The addition of stairways, an elevator, and the installation of new bathrooms will increase the non-open space coverage on the site within the maximum limits of the code for the C-1 (Limited Commercial) zoning district.
10. **The proposed use conforms to all applicable regulations governing the district in which it is located, with the approval of the site plan amendment.** The C-1 (Limited Commercial) zoning district allows for restaurants with outdoor dining. The current use of the property is the Mar Vista Restaurant and the proposed use is for an outdoor dining area attached to the restaurant.
11. **The proposed use is generally compatible with adjacent properties and other properties in the district.** The properties on three sides of the restaurant facility are zoned residential and Sarasota Bay lies adjacent to the

fourth side. The restaurant has been a part of the surrounding neighborhood, known as “The Village”, for over fifty years. The proposed addition of a second story outdoor dining area continues this existing use of the property as a restaurant. The applicant has proposed several design features to minimize external impacts including indirect lighting along the stairs and in the upstairs facility that will remove any glare extending past the property boundaries. The applicant will also screen the upstairs area from surrounding residential properties with a lattice of at least 80 percent opacity and additional landscaping along the eastern property line.

Section 158.136 – Outdoor dining for restaurants

The purpose of Section 158.136 *Outdoor dining for restaurants* is to provide standards, which are specifically applied to special exception use applications for an outdoor dining area at a restaurant. An outdoor dining area at a restaurant shall not be permitted unless it complies with each of the following standards:

1. **The principal use of the property shall be a restaurant that provides indoor dining, outdoor dining, or both types of dining.** The principal use of the subject property is the Mar Vista Restaurant providing both indoor and outdoor dining.
2. **The outdoor dining area shall be used only for food service, drink service, as a waiting area, and for casual seating.** Applicant is aware of and agrees to use the second story outdoor dining area only for food service, drink service, as a waiting area, and for casual seating.
3. **All food and drink preparations shall take place within the confines of an enclosed restaurant building located on the same site as the outdoor dining area.** No preparation of food and drink in the second story area is proposed.
4. **An outdoor dining area shall be considered an expansion of a restaurant. Accordingly, an outdoor dining area shall be designed in such a manner that will maintain a free, unobstructed connection between the restaurant and outdoor dining areas. All regulations that pertain to restaurant dining areas shall apply to outdoor dining areas.** The proposed second story outdoor dining area provides a free unobstructed connection to the restaurant through three different stairways and an elevator.
5. **An outdoor dining area may be located within the required street yard, the required canal, bay, or pass waterfront yard, and within a non-required yard. An outdoor dining area shall not be located in any required side or**

rear yard when that yard abuts residential property. The proposed area does not lie within any yard areas.

6. **All outdoor dining areas shall meet the regulations for parking under Section 158.128 as may be modified by subsection 158.178(A)(1).** The applicant utilized the Town's Commercial Revitalization Ordinance, Section 158.178 (shown below), to provide sufficient off-street parking for all on-site uses, including the additional patron area on the first floor and the second story outdoor dining area.

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).

3,172 sq. ft. patron area/100 sq. ft per space - 32 spaces

Spaces provided:

Car parking spaces provided on-site	-	31 spaces
12 boat slips	-	12 spaces
<u>1 bike rack for 5 bikes</u>	-	<u>01 space</u>
Total spaces provided	-	44 spaces

7. **The entire ground service area of the outdoor dining area shall have an improved walking surface.** Three stairways, an elevator, and an existing shell walkway connect the proposed dining area to the ground level entries to the restaurant.
8. **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 deemed by the Planning and Zoning Board to be consistent with the intent of this subsection.** The restaurant currently has an improved walking surface in place on the ground level that will be maintained. The second story outdoor dining area will have a wall around the entire area and lattice on three sides.
9. **Hours of operation**
 - a. **The hours of operation for an outdoor dining area shall not be before or extend beyond the hours of operation for an associated indoor dining area, at which time, lights, other than safety and security lighting, shall be prohibited.**
 - b. **When an outdoor dining area is located within 250 feet of residential property, service in the outdoor dining area shall not begin before 8:00**

a.m. and the outdoor dining area shall be vacated by 10:00 p.m., at which time, lights, other than safety and security lighting, shall be prohibited.

- c. When a restaurant is not associated with an indoor dining facility and not within 250 feet of a residential property, service in the outdoor dining area shall not begin until 6:30 a.m. and the dining area shall be vacated by 11:00 p.m., at which time, lights, other than safety and security lighting, shall be prohibited. The hours of operation for the outdoor dining area are to be 11:30 a.m. to 10:00 p.m.
10. **No music or amplified voices shall be allowed in the outdoor dining area. Noise shall not be audible more than 50 feet from the commercial property and shall otherwise be in accordance with Section 130.02, Loud and Unnecessary Noise, of the Town code, as may be amended.** Applicant is aware of and agrees that no music or amplified voices will be allowed in the outdoor dining area.
 11. **All lighting used in conjunction with an outdoor dining area shall be designed and installed in a manner to avoid glare being directed toward a public or private right-of-way, adjacent property, and the Gulf of Mexico pursuant to Chapter 100 of the Town Code, Sea Turtles, as may be amended.** The applicant agrees to adhere to the lighting plan submitted as part of the application for the Special Exception and acknowledges that any installation of additional lighting must meet all code requirements and be approved by the Town.
 12. **An outdoor dining area shall be screened from all adjacent properties and right-of-ways. The required landscaped screening shall comply with the standards contained in Section 158.154(A)(1) and (2), except that the required screening in a street or waterfront yard shall have a height of three feet and the required screening in the side, rear, or non-required yards shall have a maximum height of six feet. In addition, the required screen shall be at least 80 percent opaque.** The applicant acknowledges and agrees to these conditions that the outdoor dining area shall be screened to at least 80 percent opacity from all adjacent properties and right-of-ways.
 13. **All furniture within an outdoor dining area shall be portable, meaning that such furniture shall be easily removable from the outdoor dining area. Portable furniture may include tables, chairs, and umbrellas. The maximum diameter of an umbrella shall be eight feet and shall be fabric covered. In the event of a tropical storm, the furniture shall be physically secured or stored within the restaurant building or other on-site enclosed storage area.** The applicant is aware of and agrees to this condition.

14. **No signs, unless specifically exempted in the Town Sign Code, shall be permitted within the outdoor dining area.** No additional signs are proposed and the applicant acknowledges that any installation of additional signs must meet all sign code requirements and be approved by the Town before installation.
15. **Any increase in the total number of seats at the restaurant in conjunction with the establishment of an outdoor dining area, may subject the property owner to an assessment of a sewer/water connection fee in accordance with Town Code Chapter 51, Charges, Rates and Billing.** The applicant is aware of and agrees to this condition.

STAFF RECOMMENDATIONS

Staff recommends that the Board **approve** Special Exception Order 2013-02 to provide outdoor dining service for a maximum of 60 seats to be located in the proposed second story covered addition, conditioned on approval of a Site Plan Amendment, at 760 Broadway with the conditions listed in Resolution 2013-30, Exhibit "A": Conditions Requisite for Approval. If Resolution 2013-30 is not approved, approval of Special Exception Order 2013-02 would become null and void.

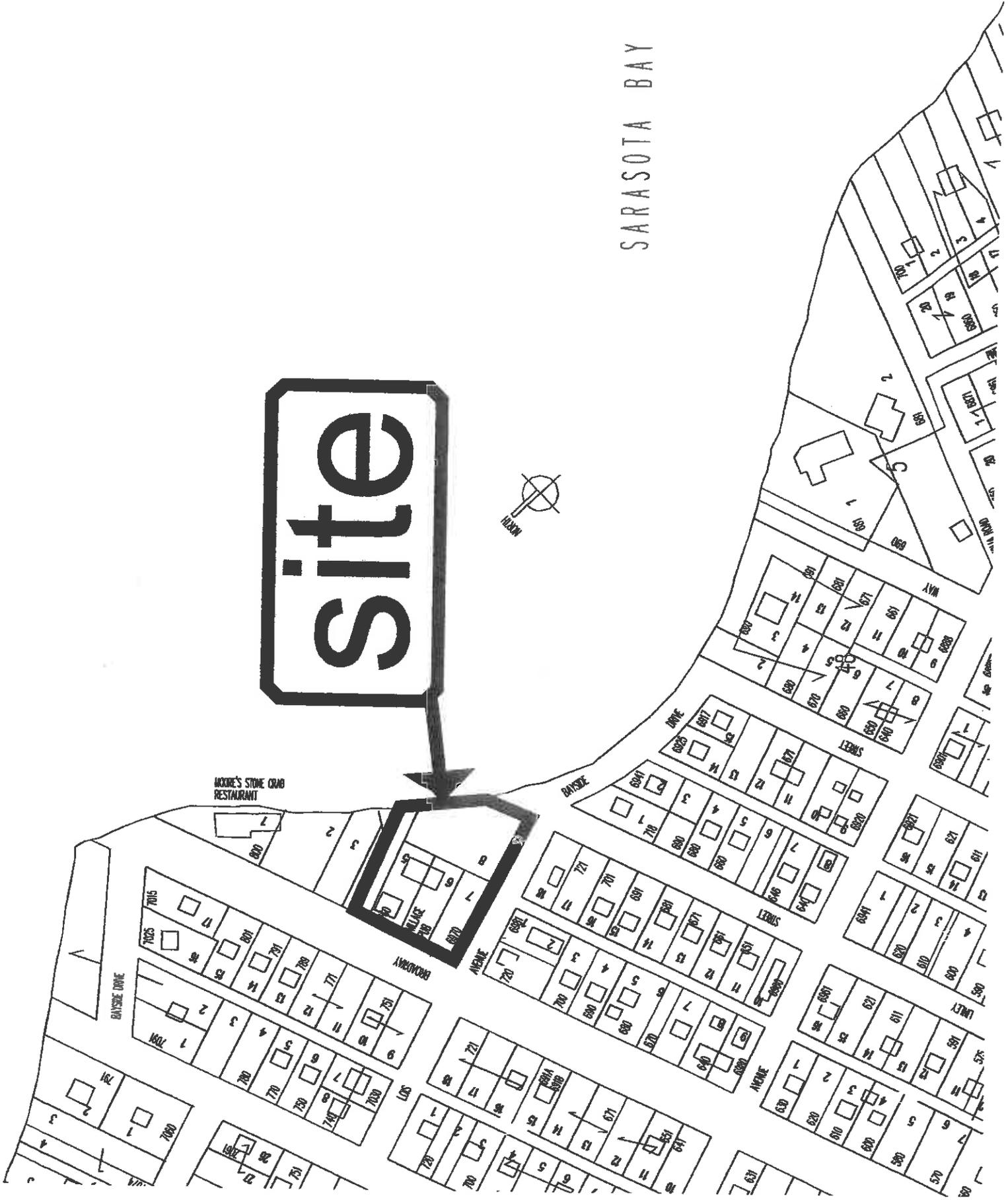
ATTACHMENTS

Attached, please find a copy of the Special Exception application and support documentation upon which the staff assessment has been based. A copy of Special Exception Order 2013-02 is also attached. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

xc: Ed Chiles, Property Owner
Maggie D. Mooney-Portale, Esq., Town Attorney
Robin Meyer, Director – Planning, Building and Zoning Department

SARASOTA BAY

site





**Public Hearing 760 Broadway
Street**

**Mar Vista Restaurant and Pub
September 17, 2013**

**Planning and Zoning Board
Meeting**



760 Broadway Street
Mar Vista Restaurant and Pub

Special Exception
Order 2013-02
and
Site Plan Amendment
Resolution 2013-30

TOWN OF LONGBOAT KEY



Location aerial





Proposed Special Exception

- To allow for outdoor dining service for a maximum of 60 seats in the relocated second story addition, also increasing the total number of approved seats by 11 seats for a total of 168 outdoor seats and 180 total seats, contingent upon approval of Resolution 2013-30.



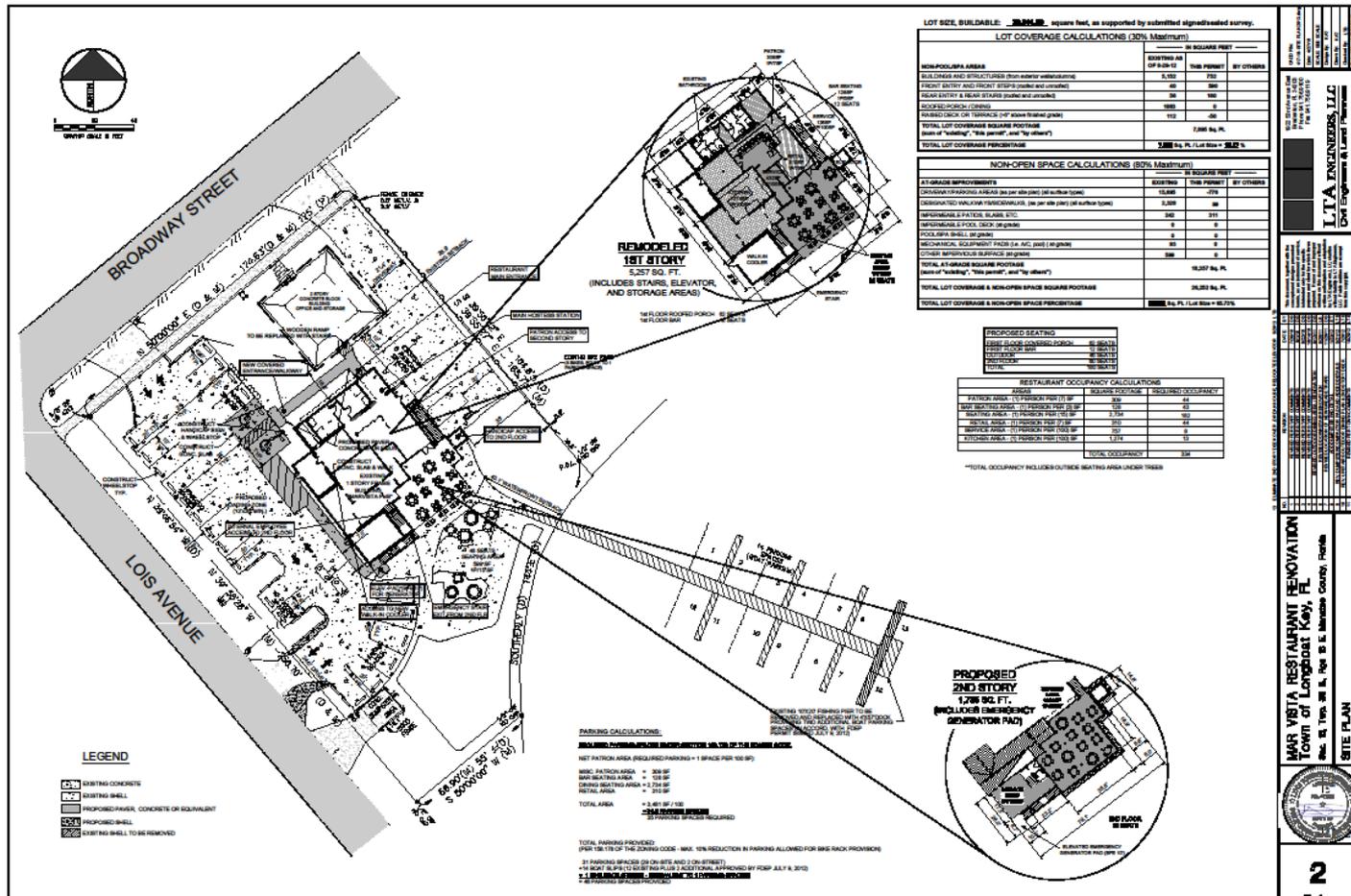
Proposed Site Plan Amendment

To amend the site plan to construct a second story addition over an existing restaurant, add 11 seats for a total of 180 seats, redesigning existing parking, and altering the site's design.

TOWN OF LONGBOAT KEY



Site Plan



LTA ENGINEERS, LLC
 Civil Engineers & Land Planners

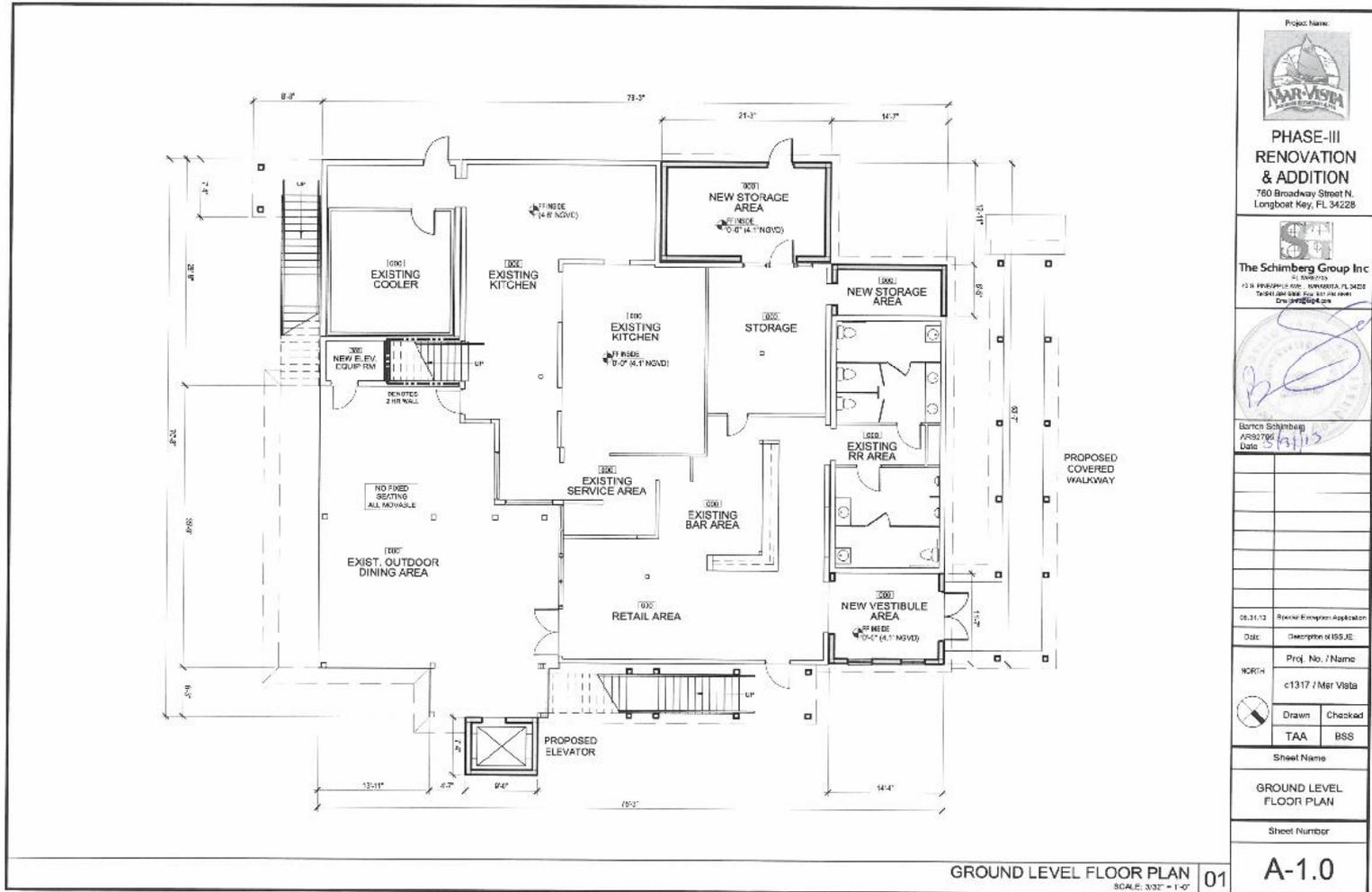
MARA VISTA RESTAURANT RENOVATION
 Town of Longboat Key, FL
 Site: 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

2

TOWN OF LONGBOAT KEY



First floor plan of restaurant



Project Name:

PHASE-III RENOVATION & ADDITION
 760 Broadway Street N.
 Longboat Key, FL 34228

The Schimberg Group Inc.
 11500 7th St.
 Ft. Lauderdale, FL 33325
 Tel: 954.384.8844 Fax: 954.384.8844
 Email: info@schimberg.com

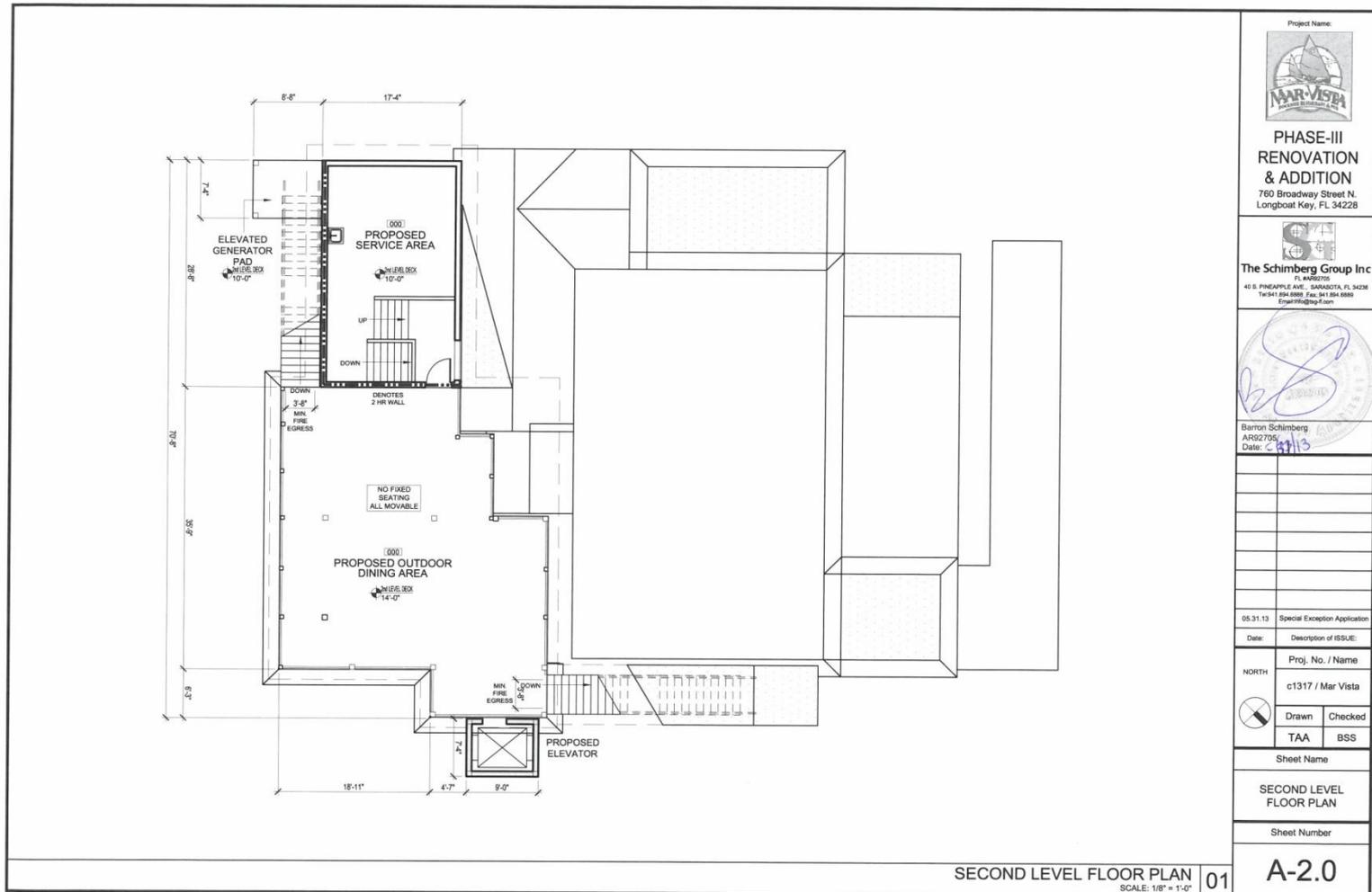
Baron Schimberg
 ARS0796
 Date: 3/11/13

05.21.13	Plan/Rev/Exception Application	
Date:	Description of ISS/IE	
WORK:	Proj. No. / Name	
	c1317 / Mer Vista	
	Drawn	Checked
	TAA	BSS
Sheet Name		
GROUND LEVEL FLOOR PLAN		
Sheet Number		
A-1.0		

TOWN OF LONGBOAT KEY



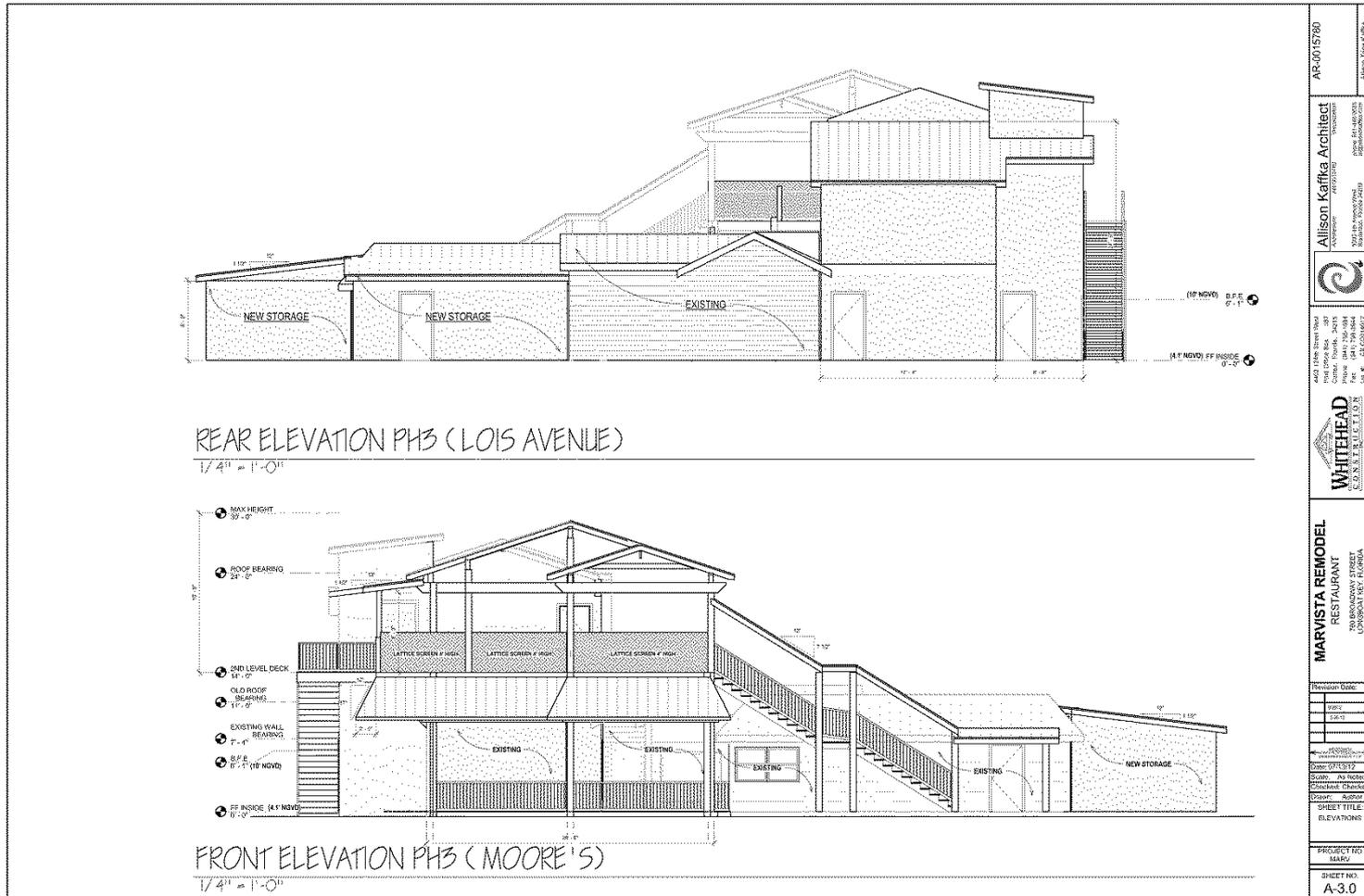
Second floor plan of restaurant



TOWN OF LONGBOAT KEY



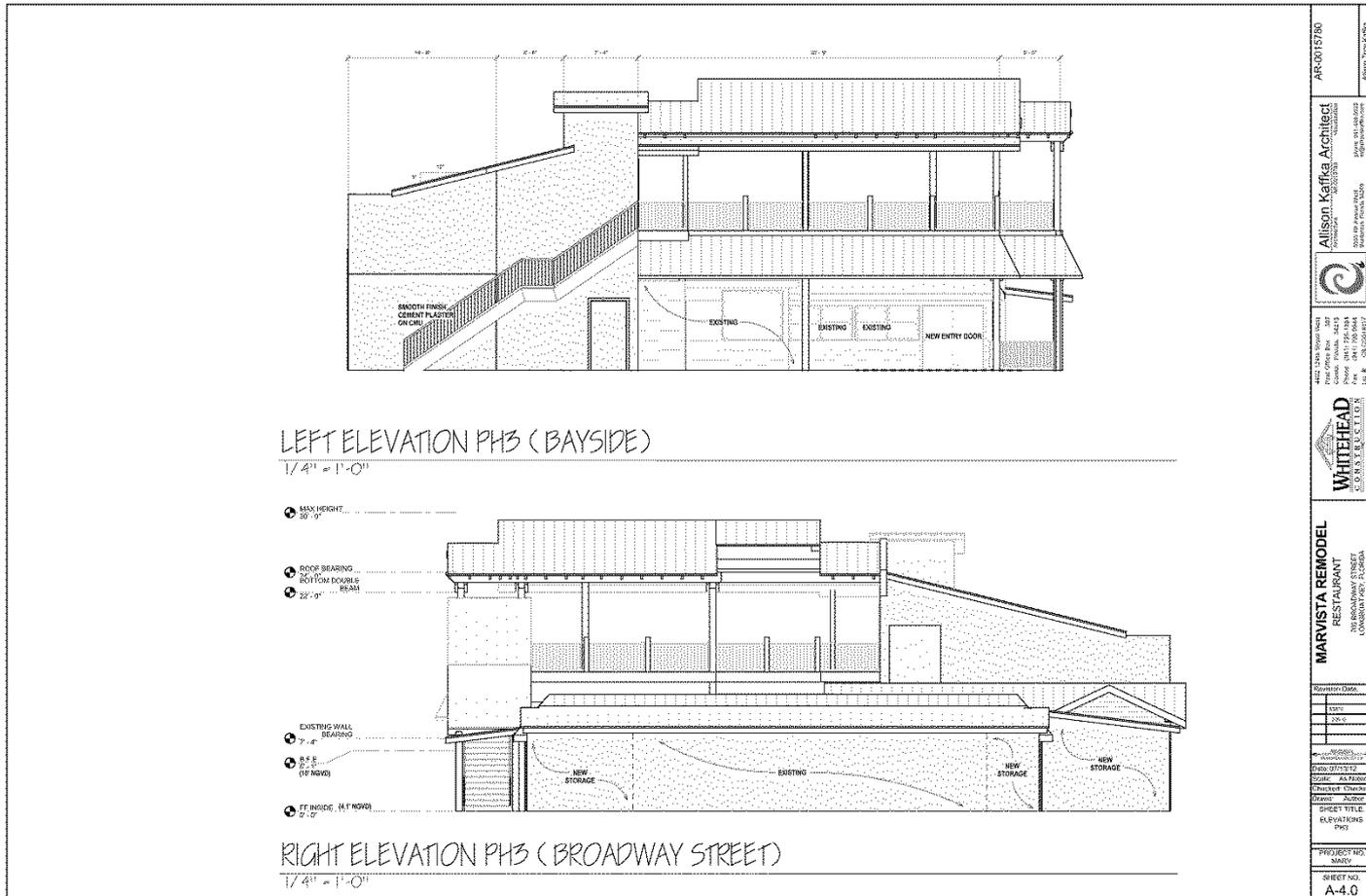
West and east elevations



TOWN OF LONGBOAT KEY



South and north elevations



TOWN OF LONGBOAT KEY



Buffer plan



MAR VISTA DECK LANDSCAPE SCREEN PLAN

Scale: 1in = 30 ft - 0 in • May 28, 2013

Design: Michael Miller • mcm@perfectisland.us • tel: 941.778.1200 or 779.6097

TOWN OF LONGBOAT KEY



Landscape screen on west side



MAR VISTA DECK LANDSCAPE SCREEN ELEVATION

Scale: 1in = 10 ft - 0 in • May 28, 2013

Design: Michael Miller • mcm@perfectisland.us • tel: 941.778.1200 or 779.6097

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



View of east side landscaping and drive
from Broadway facing south



TOWN OF LONGBOAT KEY



View of east side landscaping and drive facing Broadway





Staff Recommendation

With the recommended conditions of approval the site plan amendment is in conformance with the Town's Zoning Code (Chapter 158), and all other applicable Town requirements, including the design, adequacy, utility facilities, and other essential services.



Staff Recommendation

Staff recommends approval of the Special Exception as provided in Special Exception Order 2013-02 and approval of the proposed Site Plan Amendment as provided in Resolution 2013-30.

**PLANNING AND ZONING BOARD
SPECIAL EXCEPTION USE ORDER 2013-02**

AN ORDER OF THE PLANNING AND ZONING BOARD OF THE TOWN OF LONGBOAT KEY, FLORIDA, APPROVING A SPECIAL EXCEPTION USE APPLICATION FOR MAR VISTA RESTAURANT, 760 BROADWAY, TO ALLOW FOR OUTDOOR DINING SERVICE WITH A MAXIMUM OF 60 SEATS ON A SECOND STORY DINING AREA, 62 SEATS UNDER THE FIRST FLOOR COVERED PORCH AND 46 SEATS IN THE OUTDOOR DINING AREA NEXT TO THE BUILDING; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mar Vista Restaurant is an allowed use at 760 Broadway, as permitted in the Town of Longboat Key Zoning Code; and

WHEREAS, Mar Vista Pub, Inc., the owner of the Mar Vista Restaurant, has submitted an amended Special Exception Use application (hereinafter referred to as "Application") seeking an exception to provide a maximum of 168 outdoor dining seats in a second story addition to such restaurant along with 12 indoor seats, for a total restaurant seating capacity of 180 dining seats; and

WHEREAS, the Mar Vista Restaurant has submitted this Application as part of a concurrent site plan amendment application; and

WHEREAS, the approval of this Application for the increase to said restaurant's outdoor dining seating capacity is conditioned upon the restaurant owner also obtaining site plan amendment approval as provided for in Town Code; 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 supporting documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board following a public hearing makes these conclusions and findings of fact:

- (a) With the recommended conditions of approval, the Special Exception Use is consistent with the comprehensive plan, and with the purpose, intent, and all applicable regulations of the zoning district in which it is located.
- (b) With the recommended conditions of approval, the Special Exception Use 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; provision of screening and buffering; and, hours of operation.

- (c) With the recommended conditions of approval, the Special Exception Use is in conformance with Town policy with respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

NOW, THEREFORE, BE IT ORDERED BY THE PLANNING AND ZONING BOARD, THAT:

Section 1. The Special Exception Use application for Mar Vista Restaurant located at 760 Broadway, Longboat Key, Florida 34228 is hereby approved subject to the conditions attached hereto marked Exhibit "A," "Conditions Requisite for Approval," Special Exception Use, Mar Vista Restaurant located at 760 Broadway, Longboat Key, Florida 34228, and dated concurrently with this Special Exception Use Order.

Section 2. This Order allowing for outdoor dining in the second story addition with a maximum of 60 seats, first floor covered area with a maximum of 62 seats, and a ground level outdoor area with a maximum of 46 seats for a maximum of 168 total outdoor seats, and 180 total dining seats, shall become effective immediately upon adoption by the Town Commission of the required site plan amendment.

ADOPTED at a meeting of the Planning and Zoning Board of the Town of Longboat Key on the 17 day of September 2013.

Chairman

ATTEST:

Secretary

Attachment: Exhibit "A": Conditions Requisite for Approval

EXHIBIT "A"

SPECIAL EXCEPTION ORDER 2013-02

CONDITIONS REQUISITE FOR APPROVAL
SPECIAL EXCEPTION USE

MAR VISTA RESTAURANT
760 BROADWAY

1. The principal use of the property shall be a restaurant that provides indoor dining, outdoor dining, or both types of dining.
2. The outdoor dining areas shall be used only for food service, drink service, as a waiting area, and for casual seating.
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. No more than 12 seats shall be placed in the first floor indoor bar area.
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 areas.
8. The approved outdoor dining areas 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 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 areas shall have an improved walking surface.
12. The entire perimeter of the outdoor dining areas shall be physically delineated by the improved walking surface, railing, fencing, a wall, landscaping, or similar device deemed by the Planning and Zoning Board to be consistent with the intent of this subsection.
13. The hours of operation for the outdoor dining areas or private dining room shall be limited to 11:30 a.m. to 10:00 p.m.
14. No music or amplified voices shall be allowed in the outdoor dining areas. 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.
15. All lighting used in conjunction with the outdoor dining areas 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.
 16. The outdoor dining areas 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 nonrequired yards shall have a maximum height of six feet above the finished floor of the outdoor dining area. In addition, the required screen shall be at least 80 percent opaque.
 17. 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.
 18. No signs, unless specifically exempted in the Town Sign Code, shall be permitted within the outdoor dining area.
 19. The applicant is proposing to increase the total number of indoor or outdoor seats at the restaurant by 11 seats. The increase would subject the property owner to an assessment of a sewer/water connection fee in accordance with Town Code Chapter 51, Charges, Rates and Billing.
 20. 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.
 21. The special exception to allow for the construction of a second story outdoor dining area shall expire 12 months from the date of grant, unless appealed and extended by action of the Town Commission, if by that date the use for which the special exception was granted has not been commenced. An appeal for extension shall show that commencement of the use is being actively pursued by evidence of an application for a building permit, preliminary plat, or site and development plan, or other evidence satisfactory to the Town Commission; said extension shall not exceed six months.
 22. The special exception for the second story outdoor dining area shall expire 12 months following the discontinuance of the use for which the special exception was granted.
 23. The special exception for the second story outdoor dining area is contingent upon obtaining a Site Plan amendment prior to submitting an application for building permits to construct the roof.
 24. Building plans shall include fire suppression systems, appropriate exit signage, portable fire extinguishers, fire alarm systems, and emergency lighting as approved by the Town Fire Marshal, prior to the issuance of any building permits.

25. Subsequent to receiving site plan approval from the Town Commission, three sets of the approved site plan materials, with the necessary changes to meet all applicable conditions of the adopted resolution of approval, shall be submitted to the Planning, Zoning and Building Department for final compliance review. The site plan materials shall include all plan sheets included in the application packet and photocopies of all applicable outside agency permits. A building permit application must include the approved site plan with staff's compliance review stamp of approval.
26. Approval of the proposed special exception shall be subject to payment of all staff review charges.



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

PETITION FOR SPECIAL EXCEPTION

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

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

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

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

PROPERTY DESCRIPTION

Property is located at 760 BROADWAY ST

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

or _____
 (if otherwise legally described)

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

Present Use RESTAURANT

PETITION FOR SPECIAL EXCEPTION

Page 2

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

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

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

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

PREVIOUS APPLICATION FAILED TO MEET PROPER
NOTICING REQUIREMENTS.

What is the Applicant's interest in the premises affect? OWNER

(Owner, agent, lessee, etc.)

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

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

PETITION FOR SPECIAL EXCEPTION

Page 3

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

[Signature]
Signature of Owner

Ed Chiles
Print or type Owner Name

Mailing address you wish information sent to and telephone number:

LTA Engineers, LLC
1922 53rd Ave East
Bradenton, FL 34203

Phone # (941) 756-9100

Fax # (941) 756-9119

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

Lynn Townsend Buennett
Print or type Agent Name

Notarization of Agent's Signature:

State of FLORIDA

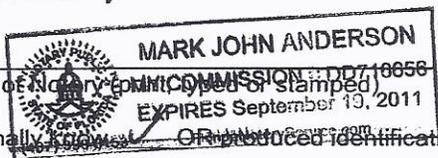
County of MANATEE

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

by ED CHILES, LYNN TOWNSEND BURNETT

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

[Signature]
Notary Public



Name of Notary Mark John Anderson (Printed or Stamped)
Personally Known OR Produced Identification
Type of Identification _____



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 (date), the following are all persons and/or entities having a legal ownership interest in the real property located at

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

Property Owners and/or shareholders:

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

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

[Signature]
 Signature

ED CHILES
 Print Name

OWNER/PRESIDENT
 Title

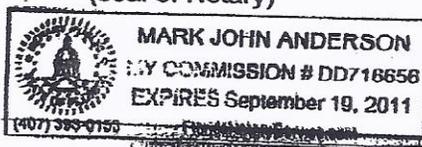
State of FLORIDA

County of MANATEE

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

[Signature]
 Signature of Notary

MARK J. ANDERSON
 Print Name of Notary



May 31, 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
Amended Special Exception Application
LTA Project No.: 417.03.01.10**

Dear Steve:

On behalf of our client, we are submitting the Amended Special Exception Application supporting information for the Mar Vista Restaurant. The proposed renovation includes the relocation of existing seating to a new upstairs outdoor dining area, the addition of 11 seats in the dining areas. The 2-story office/storage building will remain in its current state with no proposed renovations at this time. As this project qualifies for the commercial revitalization waivers, the parking calculations have been provided based on net patron area based on Section 158.178(a)(1)(b)(iv). As such, parking meets the minimum requirements. See Sheet 2 of the Site Plan Amendment Set for details.

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

158.126- Special Exception:

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

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

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

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

created. This site discharges directly to Sarasota Bay and will have no adverse effects on adjacent properties or rights of way.

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

Section 158.136- Outdoor dining for restaurants:

- (1) The principal use of the property shall be a restaurant that provides indoor dining, outdoor dining, or both types of dining. Please clarify the types of dining offered at Mar Vista and in what percentages. **The restaurant currently provides indoor and outdoor dining. Both types will continue to be offered in the same manner as currently provided. 1st floor indoor dining will be relocated to 2nd floor outdoor dining. 33% of the dining provided is indoor, while the remaining 67% is outdoor.**
- (2) The outdoor dining area shall be used only for food service, drink service, as a waiting area and for casual seating. Please specify each type of service to be provided in the proposed outdoor dining area. **The 2nd floor outdoor dining area above the restaurant will be used for food service, drink service and dining area only. No waiting area or casual seating area will be provided upstairs. .**
- (3) All food and drink preparations shall take place within the confines of an enclosed restaurant building located on the same site as the outdoor dining area. **All food and drink preparation will be provided within the downstairs kitchen and bar area. The upstairs service area will be solely for refilling beverages (water, soda, etc.) and for storing pre-packaged condiments for patrons utilizing the upstairs dining area above the restaurant..**
- (4) An outdoor dining area shall be considered an expansion of a restaurant. Accordingly, an outdoor dining area shall be designed in such a manner that will maintain a free, unobstructed connection between the restaurant and outdoor dining areas. All regulation that pertains to restaurant dining areas shall apply to outdoor dining areas. **Acknowledged. Refer to Architectural**

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

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

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

- (13) All furniture within an outdoor dining area shall be portable, meaning that such furniture shall be easily removable from the outdoor dining area. Portable furniture may include tables, chairs, and umbrellas. The maximum diameter of an umbrella shall be eight feet and shall be fabric covered. In the event of a tropical storm, the furniture shall be physically secured or stored within the restaurant building or other on-site enclosed storage area. **All furniture utilized in the upstairs dining area shall be made of resin or equivalent materials similar to the existing furniture. Furniture shall be removed by hand and stored within enclosed structures when not in use.**
- (14) No signs, unless specifically exempted in the Town Sign Code, shall be permitted within the outdoor dining areas.
The outdoor dining area shall be covered by a roof. The applicant agrees that all of the above criteria has or will be met, as applicable.
- (15) Any increase in the total number of seats at the restaurant in conjunction with the establishment of an outdoor dining area, may subject the property owner to an assessment of a sewer/water connection fee in accordance with Town Code Chapter 51, Charges, Rates and Billing.
Acknowledged. Detailed seating plan is provided on Sheets 2 and 3 of the Site Plan Amendment Set. 11 new seats are proposed as part of this application. The restaurant is current paying for 11 units of sewer and water fees. Per Town Code Section 51.02(J)(17), water and sewer units are calculated at 1.5 units for each 15 seats or fraction thereof. The restaurant will increase the payments accordingly and agrees to a condition as part of the approval process.

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

Sincerely,

LTA Engineers, LLC



Lynn Townsend Burnett, P.E.
Principal

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



May 31, 2013

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

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

Dear Steve:

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, 9th 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 Nomas 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**.

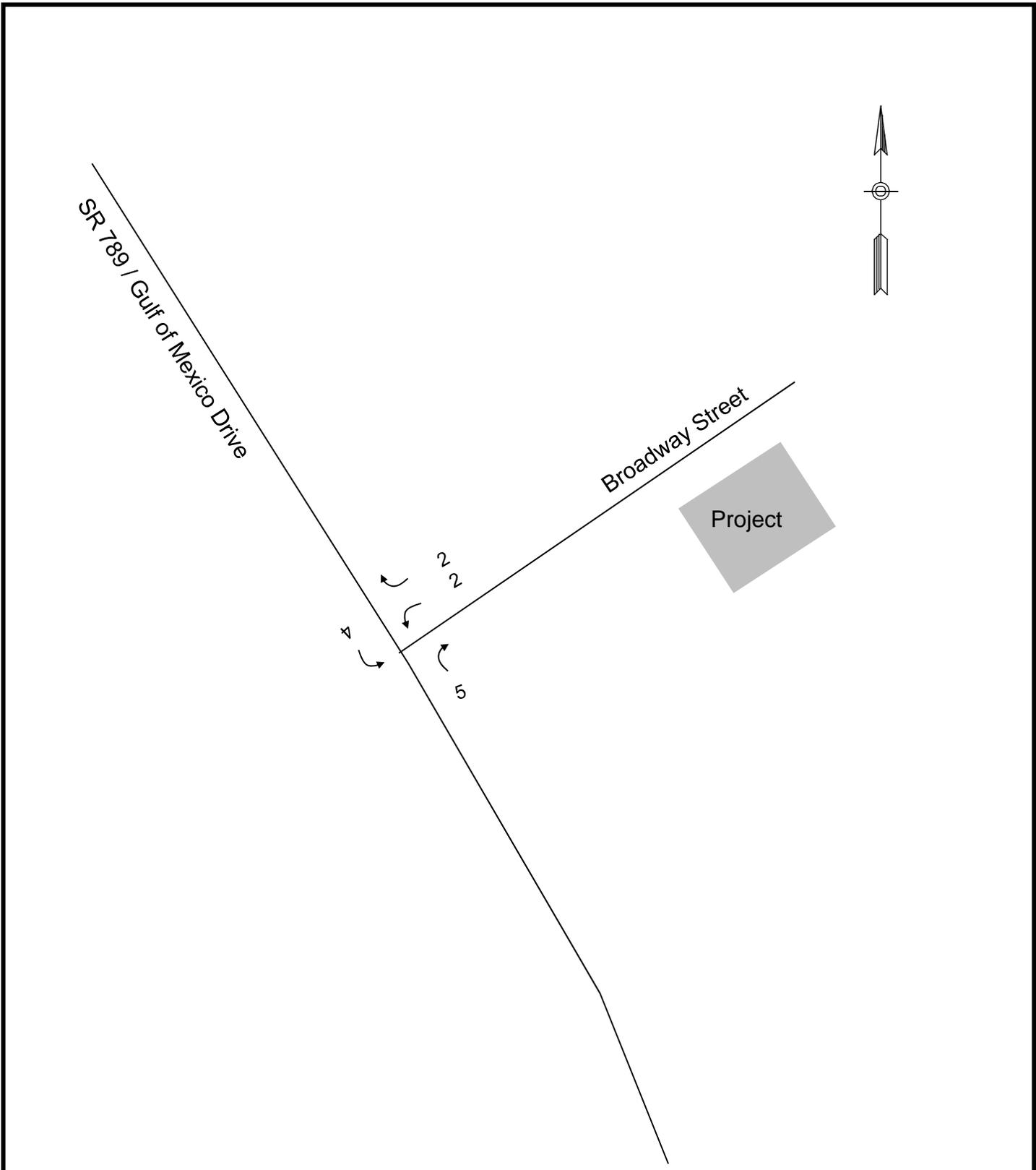


FIGURE 2
Additional Project Traffic

Mar Vista Restaurant
Longboat Key, Florida

Key:

↪ **XXX = PM Peak**
Hour Traffic



November 2012

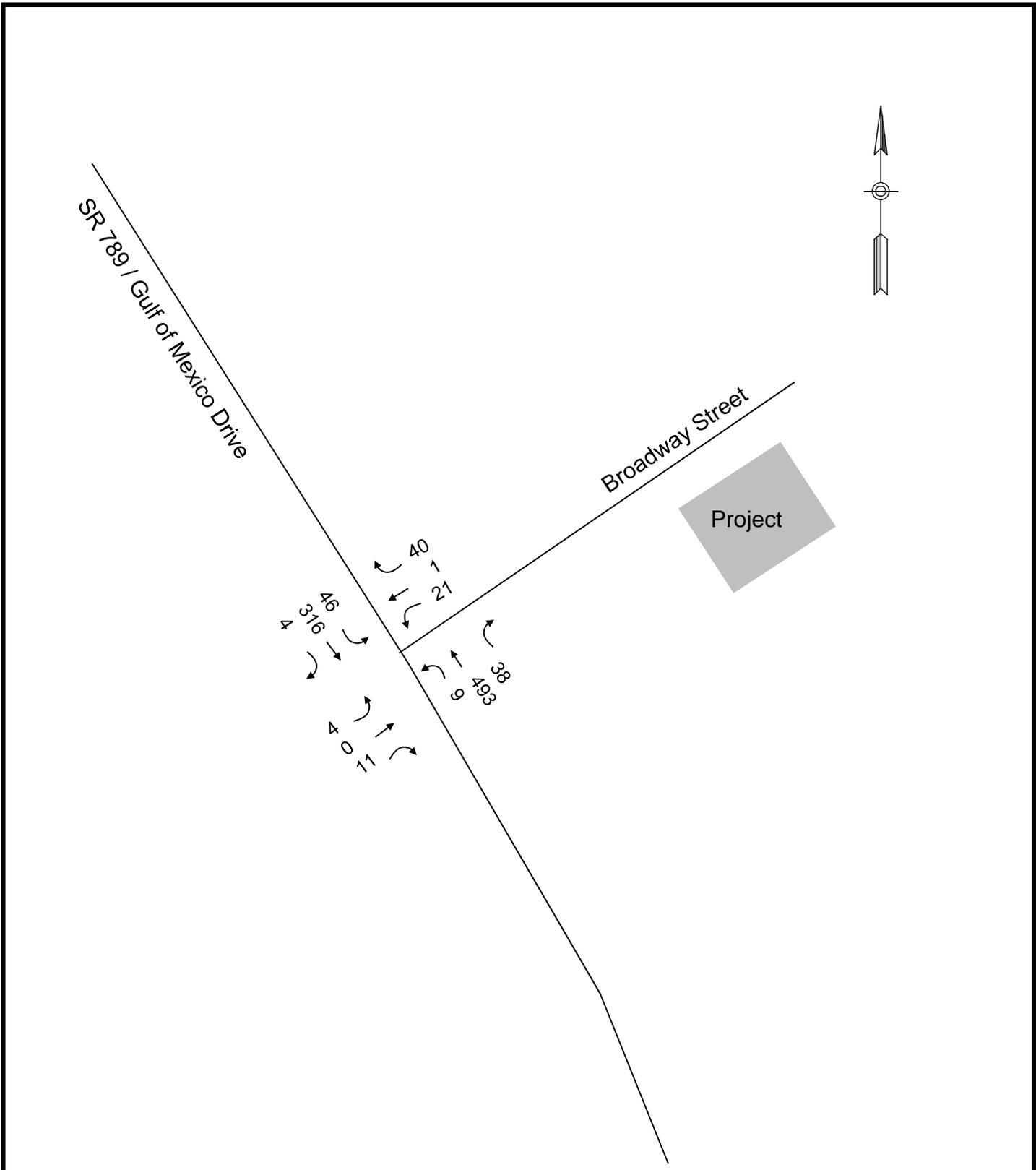


FIGURE 3
Existing Traffic (2012)

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**.

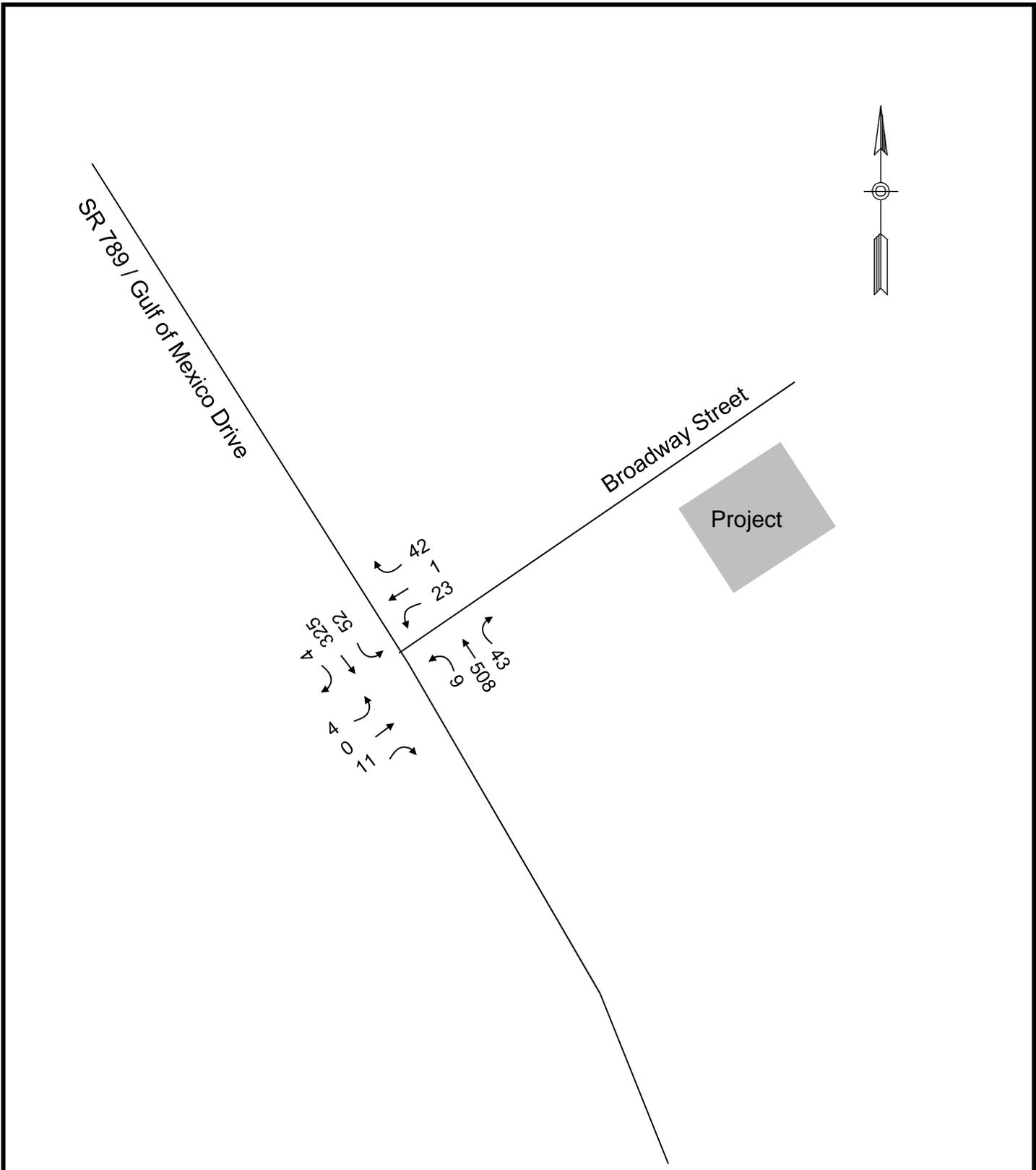


FIGURE 4
Total Traffic (2015)

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 indentified 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)

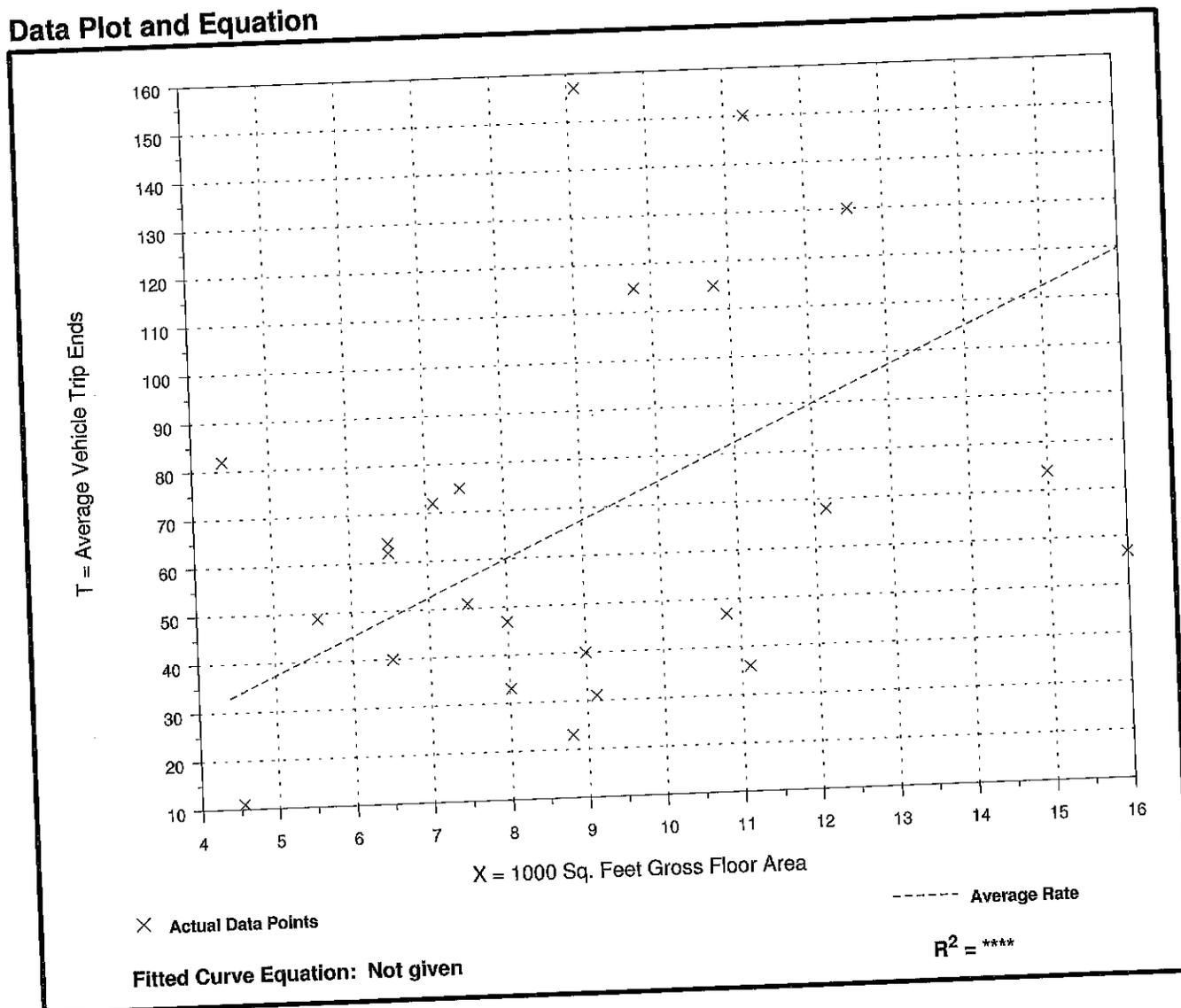
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

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 Scree
 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- 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	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total %												

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	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total %												

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	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total %												

Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1
 Intersection 04:00 PM
 Volume 0
 Percent 0.0
 Peak Factor 0
 High Int. 3:45:00 PM
 Volume 3:45:00 PM
 Peak Factor 3:45:00 PM

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	U-Turn	Left	Thru	Right	App. 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	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	1	1	1	3	0	1	1	1	3	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	4	4	0	0	0	4	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	2	0	4	6	0	0	4	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	2	0	2	4	0	0	2	236		
Total	0	49	320	5	374	0	9	467	30	506	0	27	0	35	62	0	5	1	11	17	0	5	1	11	17	0	0	11	959		
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	1	0	0	0	1	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	1	1	4	6	0	0	0	6	226	
05:30 PM	0	18	64	2	84	0	0	102	11	113	0	5	0	12	17	0	1	0	2	3	0	1	0	2	3	0	0	0	217		
05:45 PM	0	14	65	2	81	0	2	67	6	75	0	1	0	5	6	0	0	0	1	1	0	0	0	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	2	2	7	11	0	0	7	881		
Grand Total	0	96	593	10	699	0	13	911	80	1004	0	36	1	72	109	0	7	3	18	28	0	7	3	18	28	0	0	10.7	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	0.4	0.2	1.0		0.0	0.0	0.2			
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	0.4	0.2	1.0	1.5	0.0	0.0	0.2			

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	U-Turn	Left	Thru	Right	App. 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	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	4	0	0	11	15	0	0	0	983
Intersection 04:15 PM	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	1	1	0	0	0	275
05:00 Volume	0	9	74	0	83	0	2	159	18	179	0	1	1	10	12	0	0	0	1	1	0	0	0	0	1	1	0	0	0	0.894
Peak Factor																														
High Int. 04:15 PM	0	9	97	1	107	05:00 PM	0	159	18	179	04:45 PM	0	11	9	20	04:30 PM	0	2	0	4	6	0	2	0	4	6	0	0	0	0.625
Volume	0	9	97	1	107	0	2	159	18	179	0	11	0	9	20	0	2	0	4	6	0	2	0	4	6	0	0	0	0.775	
Peak Factor					0.855					0.754																				

2%

4%

2% 7%

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

County: 13 MANATEE

Site	Site Type	Description	Direction		AADT	"K"	"D"	"T"
			1	2	Two-Way	FCTR	FCTR	FCTR
5061		SR789/LONGBOAT KEY, NORTHWEST OF BINNACLE POINT	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

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

MOCF: 0.87

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	1.05	1.21
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

<u>Gulf of Mexico Dr and Broadway Street</u>												
P.M. Peak Hour	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes	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%		
Background Traffic	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
Project Traffic	PROJECT											
				2		2			4	5		
Total Traffic	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



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

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

The Schimberg Group Inc.
40 S. Pineapple Ave., Ste. 101
Sarasota, FL 34236
(941) 894-6888

SURVEYOR

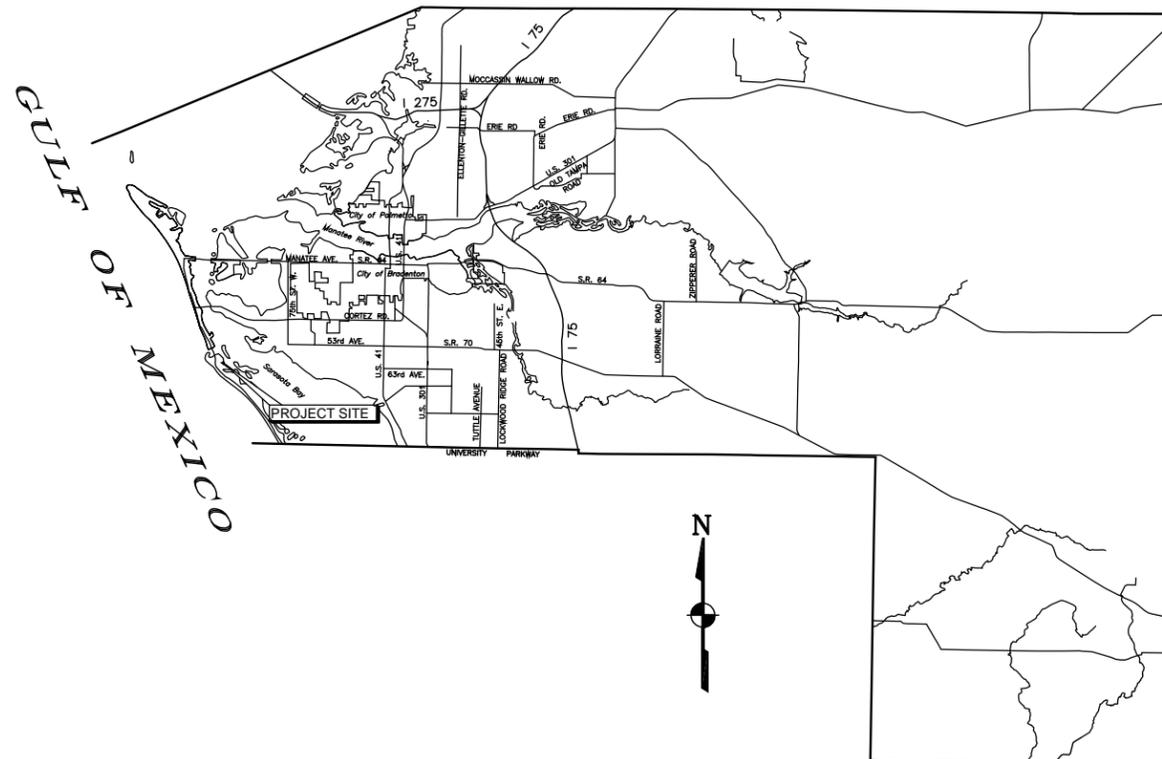
Leo Mills & Associates, Inc.
620 8th Avenue West
Palmetto, FL 34221
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LIGHTING ENGINEER

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1859 Northgate Boulevard
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STRUCTURAL ENGINEER

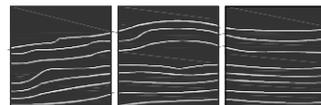
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Anna Maria, FL 34216
(941) 778-8204



JULY 2012

REVISED SEPTEMBER 2012

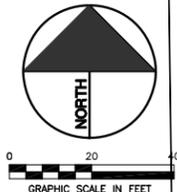
REVISED MAY 2013



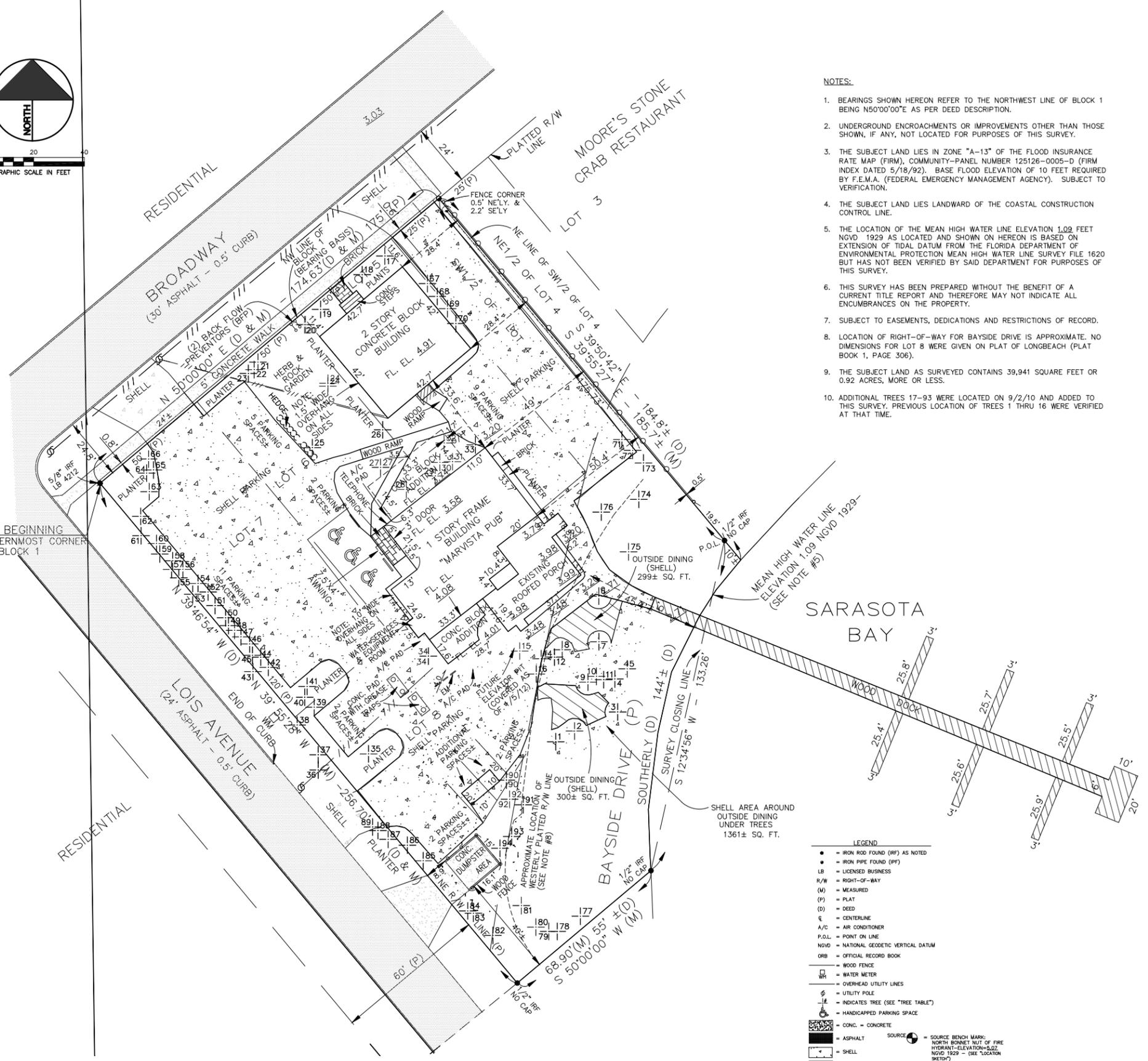
LTA Engineers, LLC

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





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±	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	15±	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	6"	8±	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"	20±	14±
33	UMBRELLA-TREE	4"-6"	25±	24±
34	FIGUS	4"-6"	12±	20±
35	CEDAR CLUSTER (6)	ALL 16"	30±	30±
36	BANYAN	18"	35±	30±
37	SEAGRAPE CLUSTER	4"-6"	15±	30±
38	CABBAGE PALM	12"	15±	12±
39	AUSTRALIAN PINE	12"	30±	20±
40	CABBAGE PALM	6"	15±	12±
41	CEDAR CLUSTER (6)	6"-14"	35±	30±
42	CABBAGE PALM	10"	15±	12±
43	CABBAGE PALM	10"	15±	12±
44	CABBAGE PALM	12"	15±	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±	14±
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"	12±	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"	15±	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
REMOVED 1/05/12

- LEGEND**
- = IRON ROD FOUND (RF) AS NOTED
 - = IRON PIPE FOUND (PF)
 - LB = LICENSED BUSINESS
 - R/W = RIGHT-OF-WAY
 - (M) = MEASURED
 - (P) = PLAT
 - (D) = DEED
 - ⊕ = CENTERLINE
 - A/C = AIR CONDITIONER
 - P.O.L. = POINT ON LINE
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - ORB = OFFICIAL RECORD BOOK
 - ▭ = WOOD FENCE
 - ⊕ = WATER METER
 - = OVERHEAD UTILITY LINES
 - ⊕ = UTILITY POLE
 - ⊕ = 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 OF FIRE HYDRANT-ELEVATION=5.027 NOV 1929 - (SEE "LOCATION SKETCH")
 - SITE BENCH MARK: NAIL BENCH MARK AT SW CORNER OF FRAME BUILDING AS SHOWN ELEVATION = 4.98 FEET N.G.V.D. 1929 OCT 1/05/12

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LTA ENGINEERS, LLC
Civil Engineers & Land Planners

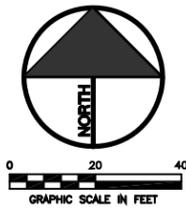
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DATE	BY	REVISION
2/26/03	OS	REVISED PER STAFF COMMENTS
8/29/07	LB	REVISED PER TOWN COMMENTS
8/29/07	LB	REVISED PER TOWN COMMENTS
8/29/07	LB	REVISED PER TOWN COMMENTS

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

1

OF: 4



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	752	
FRONT ENTRY AND FRONT STEPS (roofed and unroofed)	40	590	
REAR ENTRY & REAR STAIRS (roofed and unroofed)	56	160	
ROOFED PORCH / DINING	1083	0	
RAISED DECK OR TERRACE (>6" above finished grade)	112	-50	
TOTAL LOT COVERAGE SQUARE FOOTAGE (sum of "existing", "this permit", and "by others")	7,895 Sq. Ft.		
TOTAL LOT COVERAGE PERCENTAGE	7,895 Sq. Ft. / Lot Size = 19.77 %		

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	
TOTAL AT-GRADE SQUARE FOOTAGE (sum of "existing", "this permit", and "by others")	18,357 Sq. Ft.		
TOTAL LOT COVERAGE & NON-OPEN SPACE SQUARE FOOTAGE	26,252 Sq. Ft.		
TOTAL LOT COVERAGE & NON-OPEN SPACE PERCENTAGE	26,252 Sq. Ft. / Lot Size = 65.73%		

PROPOSED SEATING	
FIRST FLOOR COVERED PORCH	62 SEATS
FIRST FLOOR BAR	12 SEATS
OUTDOOR	46 SEATS
2ND FLOOR	60 SEATS
TOTAL	180 SEATS

RESTAURANT OCCUPANCY CALCULATIONS		
AREAS	SQUARE FOOTAGE	REQUIRED OCCUPANCY
PATRON AREA - (1) PERSON PER (7) SF	309	44
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
TOTAL OCCUPANCY		334

**TOTAL OCCUPANCY INCLUDES OUTSIDE SEATING AREA UNDER TREES

REMODELED 1ST STORY
5,257 SQ. FT.
(INCLUDES STAIRS, ELEVATOR, AND STORAGE AREAS)

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

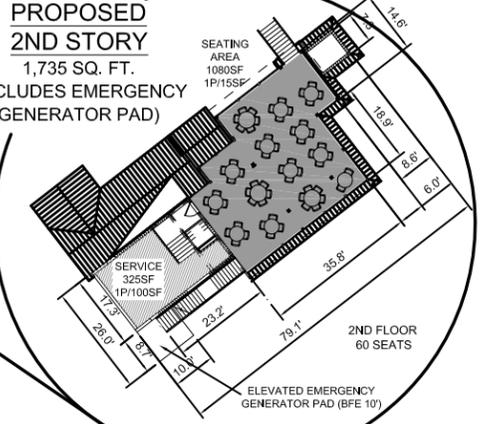
NET PATRON AREA (REQUIRED PARKING = 1 SPACE PER 100 SF):

BAR SEATING AREA	= 128 SF
DINING SEATING AREA	= 2,734 SF
RETAIL AREA	= 310 SF
TOTAL AREA	= 3,172 SF / 100
	= 31.7 PARKING SPACES
	= 32 PARKING SPACES REQUIRED

TOTAL PARKING PROVIDED:
(PER 158.178 OF THE ZONING CODE - THE FOLLOWING REVITALIZATION WAIVERS WERE APPROVED BY PNZ NOV. 16TH, 2010)

- + 29 PARKING SPACES PROVIDED ON-SITE
- + 2 ON-STREET PARKING SPACES ON BROADWAY PER REVITALIZATION WAIVER APPROVED BY PNZ IN 2010
- + 12 BOAT SLIPS PER REVITALIZATION WAIVER APPROVED BY PNZ IN 2010
- + 1 BIKE RACK PER REVITALIZATION WAIVER APPROVED BY PNZ IN 2010
- = 44 PARKING SPACES PROVIDED

PROPOSED 2ND STORY
1,735 SQ. FT.
(INCLUDES EMERGENCY GENERATOR PAD)



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

LTA ENGINEERS, LLC
Civil Engineers & Land Planners

Project No.: 17-01-01-10

CADD File: 4717 SITE PLAN 5/13/10.dwg
Date: 4/27/10
Scale: SEE SCALE
Drawn By: JAT
Checked By: LTB

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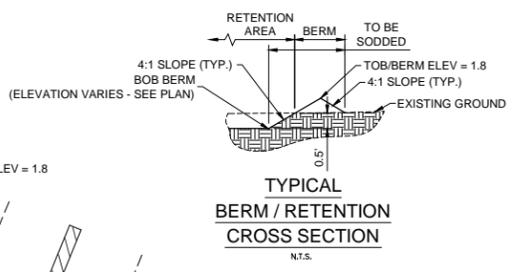
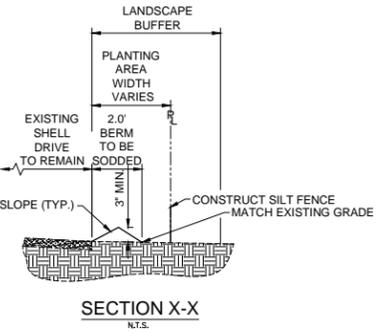
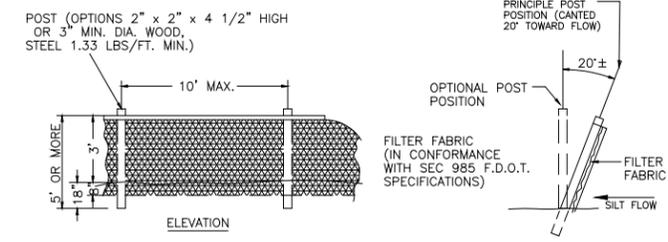
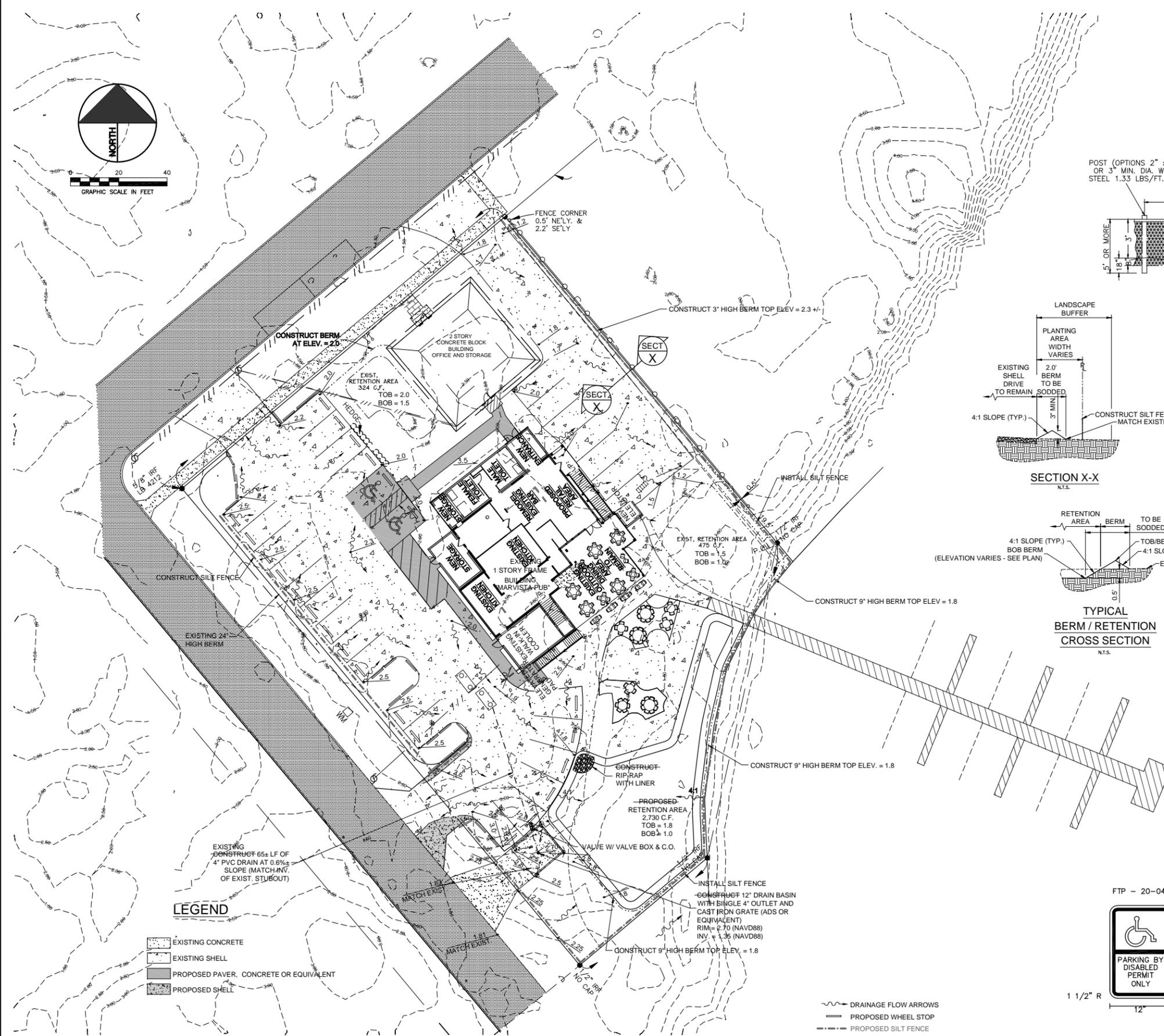
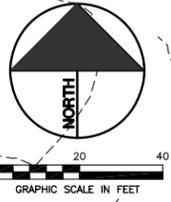
NO.	REVISION	DATE	BY
1	REVISED PER STATE COMMENTS	7/20/10	US
2	REVISED PER STATE COMMENTS	8/2/10	US
3	REVISED PER STATE COMMENTS	10/14/10	US
4	REVISED PER STATE COMMENTS	8/12/11	US
5	REVISED PER STATE COMMENTS	11/20/11	US
6	ADD DUMPSTER PAD DETAIL	1/23/12	ET
7	REVISED PER STATE COMMENTS	1/23/12	ET
8	REVISED PER STATE COMMENTS	1/23/12	ET
9	REVISED PER STATE COMMENTS	1/23/12	ET
10	REVISED PER STATE COMMENTS	1/23/12	ET
11	REVISED PER STATE COMMENTS	1/23/12	ET
12	REVISED PER STATE COMMENTS	1/23/12	ET

13. ELIMINATE 2ND STORY DECK OVER JORDAN HOUSE. RELOCATE ELEVATOR. 5/20/13. LTB

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

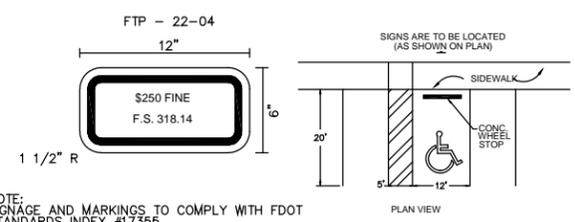
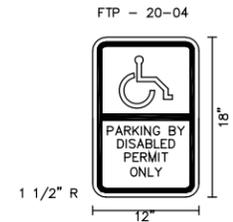
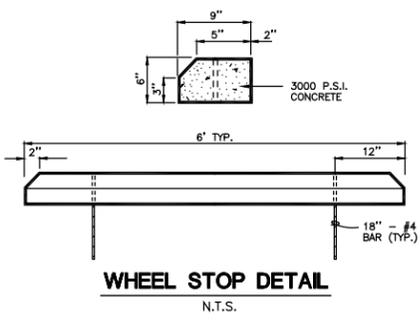
SITE PLAN

2



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:**
1. 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.
 2. 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.
 3. UTILITY PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 4. ELECTRICAL SERVICE SHALL BE UPGRADED AS NEEDED TO ACCOMMODATE ADDITIONS TO MECHANICAL / EQUIPMENT ROOM AND ELEVATOR.



HANDICAP SIGN DETAIL
N.T.S.

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

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

NOTES:

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

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.: 417-01-01-10

1922 53rd Avenue East
 Fort Lauderdale, FL 33309
 Phone: 954.756.9100
 Fax: 954.756.9119

LTA ENGINEERS, LLC
 Civil Engineers & Land Planners

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NO.	REVISION	DATE	DESCRIPTION
1	REVISED PER STAFF COMMENTS	7/26/10	DS
2	REVISED PER STAFF COMMENTS	9/17/10	DS
3	REVISED PER STAFF COMMENTS	11/17/10	DS
4	REVISED PER STAFF COMMENTS	11/17/10	DS
5	REV. COMPACTOR DETAILS & ADDED INLINE VALVE AND G.O.	5-21-12	LTB
6	REV. CROSS SECTION X-X	7-30-12	LTB
7	REVISED PER DRAWING COMMENT	9-20-12	LTB
8	REVISED PER DRAWING COMMENT	9-20-12	LTB
9	REVISED PER DRAWING COMMENT	9-20-12	LTB
10	ELIMINATED 2 STORY DECK ABOVE OFF. RELOCATE ELEVATOR	9-20-13	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

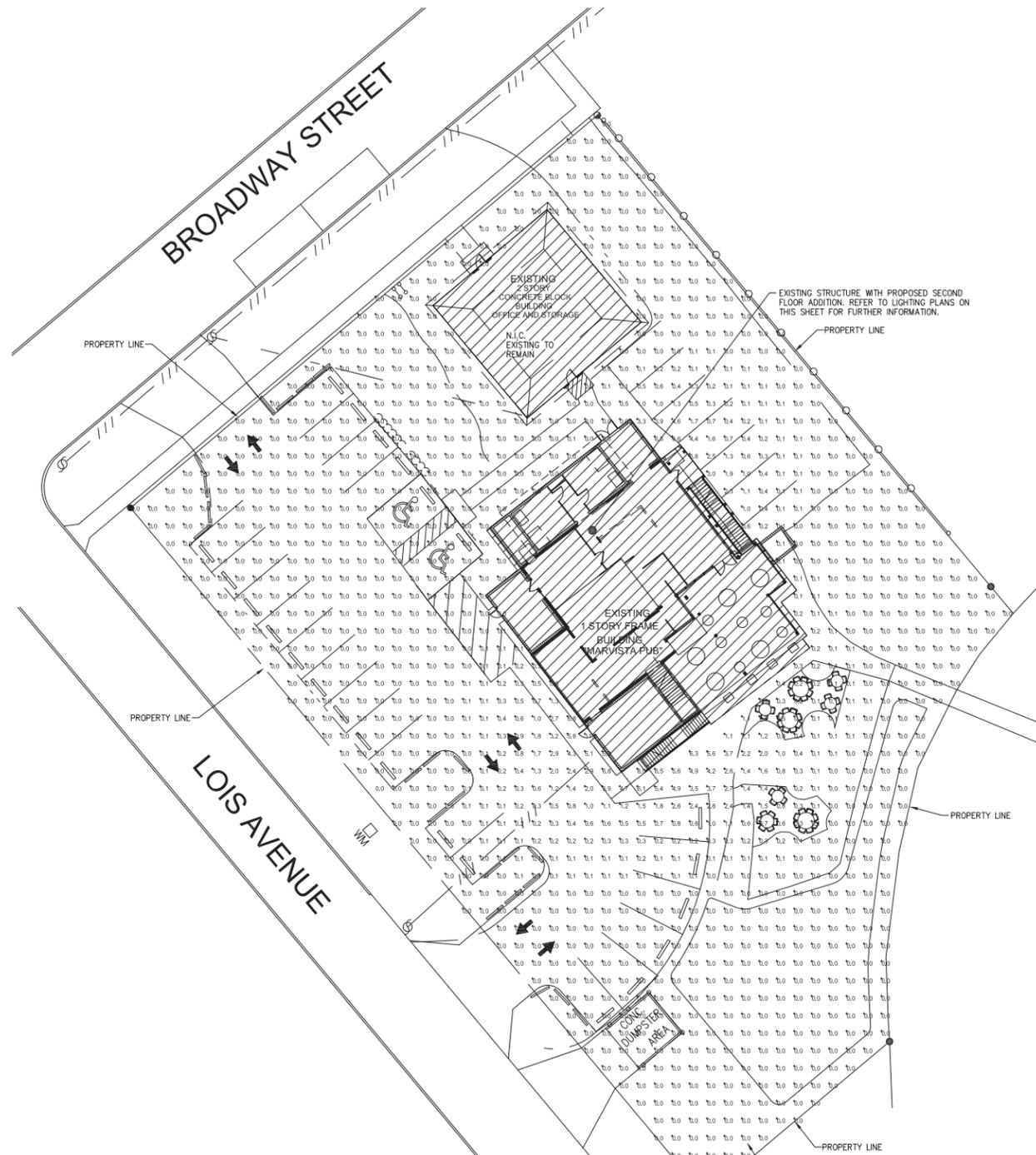
760 BROADWAY STREET
LONGBOAT KEY, FL 34228



Stewart Engineering Consultants, 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 EXISTING INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RECEIVES 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

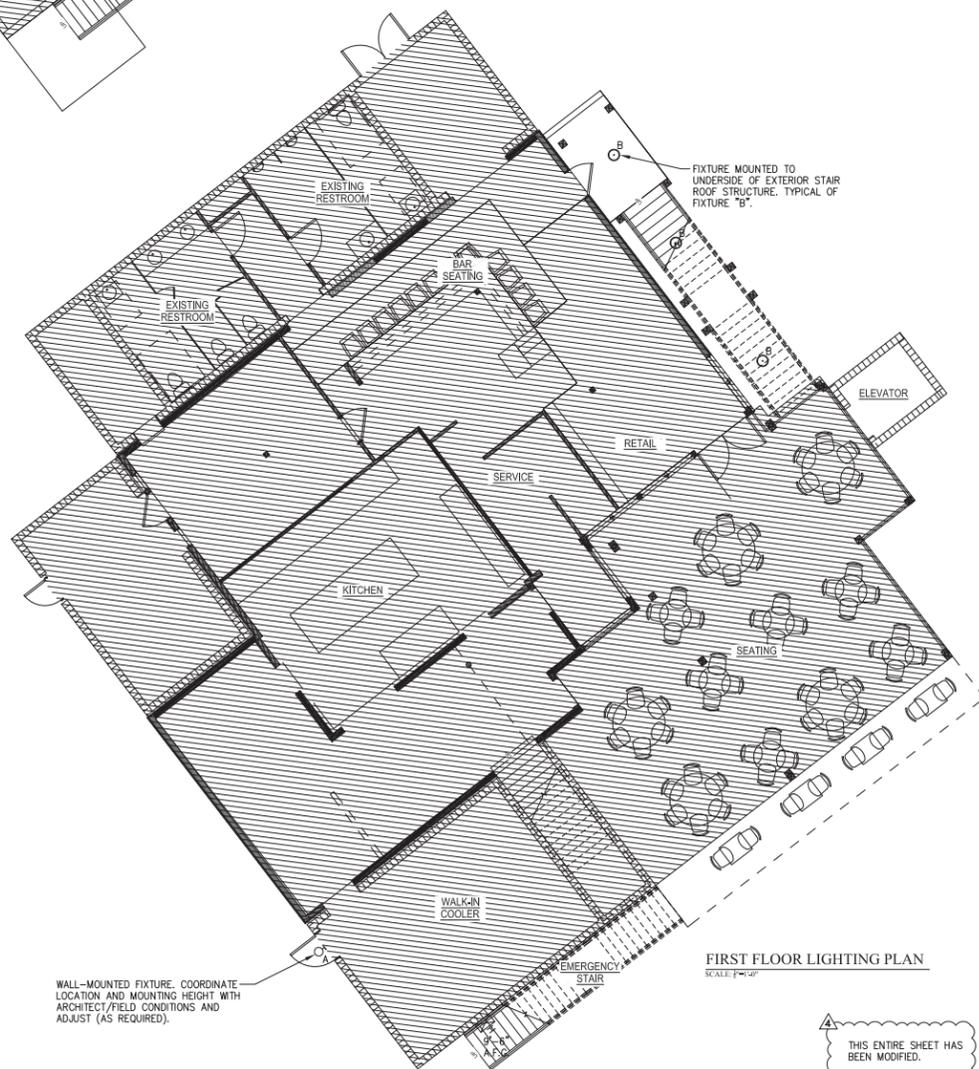
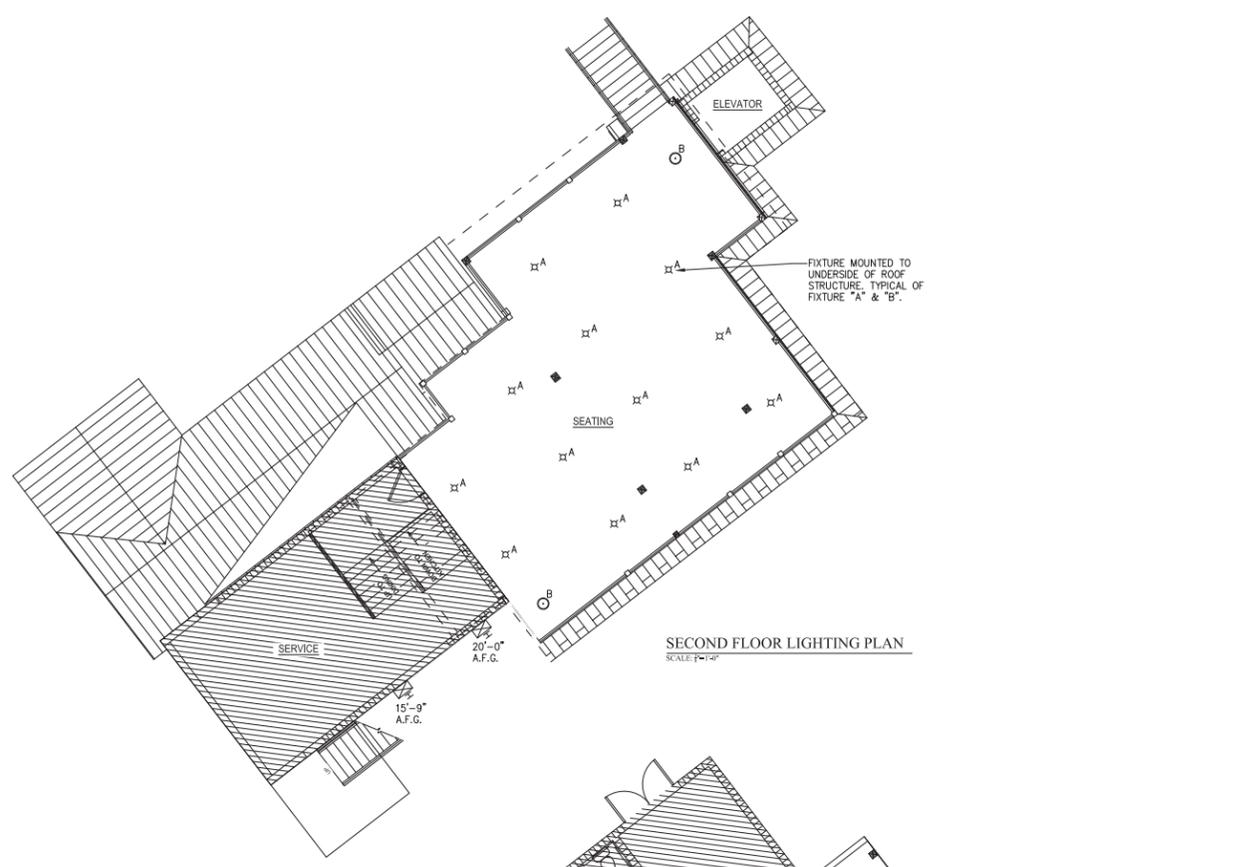
TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 55A, AND 55A, FLORIDA STATUTES AND LOCAL ORDINANCES.



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"=20'-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
4	OWNER REVISION	05-31-13

Drawing Title

LIGHTING PLANS



William J. Stewart
PE 0037457

Sheet Number

ESL-1

THIS ENTIRE SHEET HAS BEEN MODIFIED.

DESCRIPTION
Cylinder downlight luminaire with 6" diameter, designed for PAR38 or PAR38 lamp. Optical system 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
KL6150PAR38CFF L13
KL6150PAR38CFF L12

Notes:
Mar Vista - Fixture "A"

HOW TO SPECIFY

Lamp (By Others)	Cone Finish	Mounting	Voltage	Options
150PAR38 150PAR38 - max. 75PAR38 - max.	CFF Clear Flat Flange CBF Black Baffle CFF Clear Flat Flange CFF Clear Flat Flange VW Vertical Flange WSP White Flat Flange WSP White Flat Flange SS Soft Seal Clear (Add as prefix)	S Surface Pendant (24" standard) SW Wall Bracket HP Hang Straight Pendant (Flat Cusible)	120 120V	WL Select from Options above list.

Example KL6 150PAR38 CFF S 120 WL

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 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-intensity 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.
- 1/8-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
KL82X26QLXBCFF F22

Notes:
Mar Vista - Fixture "B"

HOW TO SPECIFY

Lamp (By Others)	Cross Baffle Type	Cross Baffle/Cone Finish	Mounting	Voltage	Options
32 2 Horizontal Mounted 32PT 32 Watt PL Type 32PT 32 Watt PL Type 32QL 32 Watt PL Quad	XB 4 Cell Parabolic	CFF Clear Flat Flange CBF Black Baffle CFF Clear Flat Flange CFF Clear Flat Flange VW Vertical Flange WSP White Flat Flange WSP White Flat Flange SS Soft Seal Clear (Add as prefix)	S Surface Pendant (24" standard) SW Wall Bracket HP Hang Straight Pendant (Flat Cusible)	120 150 120V 277 277V 347 347V	WL-EM Select from Options above list.

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

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 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-intensity 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.
- 1/8-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
KL82X26QLXBCFF F22

Notes:
Mar Vista - Fixture "B"

HOW TO SPECIFY

Lamp (By Others)	Cross Baffle Type	Cross Baffle/Cone Finish	Mounting	Voltage	Options
32 2 Horizontal Mounted 32PT 32 Watt PL Type 32PT 32 Watt PL Type 32QL 32 Watt PL Quad	XB 4 Cell Parabolic	CFF Clear Flat Flange CBF Black Baffle CFF Clear Flat Flange CFF Clear Flat Flange VW Vertical Flange WSP White Flat Flange WSP White Flat Flange SS Soft Seal Clear (Add as prefix)	S Surface Pendant (24" standard) SW Wall Bracket HP Hang Straight Pendant (Flat Cusible)	120 150 120V 277 277V 347 347V	WL-EM Select from Options above list.

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

PHILIPS

Chloride Systems is a Philips group brand

Specification Data for Solaray

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

PHOTOMETRIC DATA*
Metal Halide in AC Mode, 15' AFF

PHOTOMETRIC DATA*
Metal Halide in Emergency Mode, 15' AFF

HPS in AC Mode, 15' AFF

HPS in Emergency Mode, 15' AFF

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
0	10	0	0	0.25
0	10	0	10	0.30
0	10	10	0	0.28
0	10	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
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0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

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0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

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10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

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10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

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0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
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0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
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0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
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0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

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0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

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10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

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0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

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0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
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COEFFICIENT OF UTILIZATION

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0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

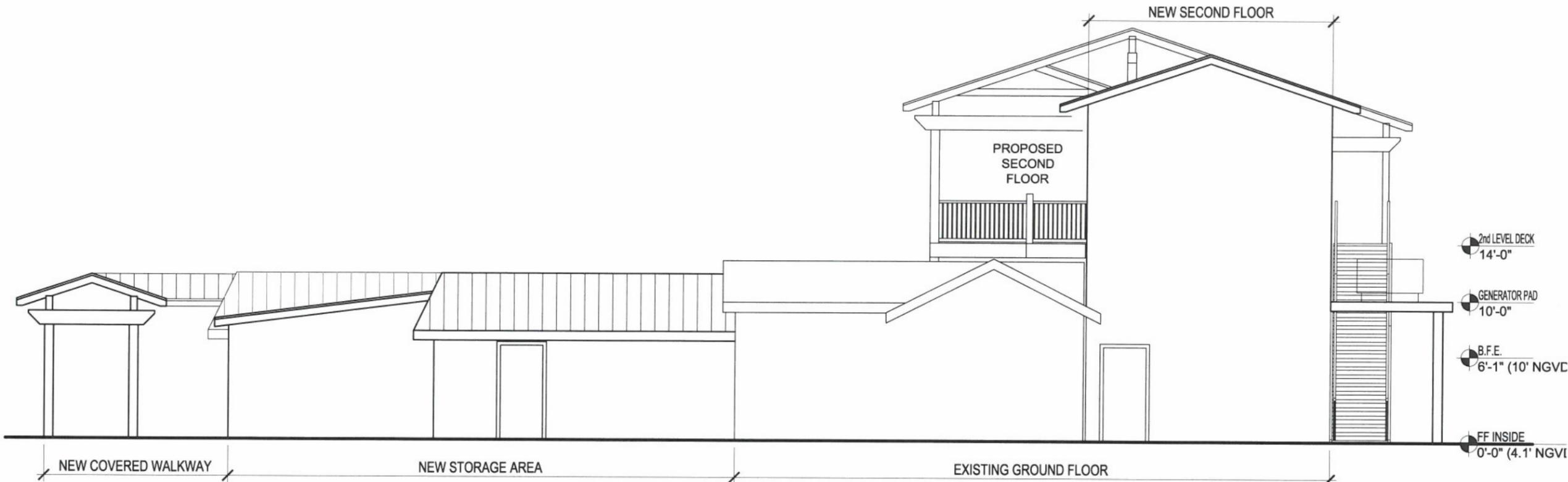
FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

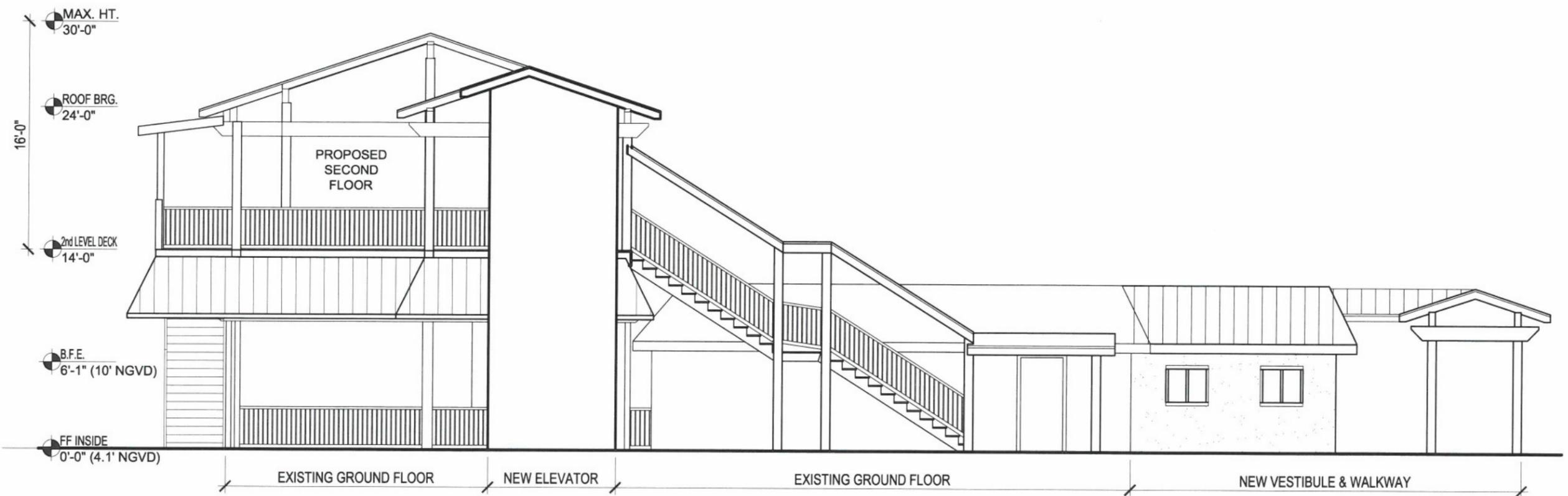
FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10	0	0	10	0.30
10	0	10	0	0.28
10	0	10	10	0.35

COEFFICIENT OF UTILIZATION

FLOOR	CEILING	WALL	REFLECTANCE	COEFFICIENT OF UTILIZATION
0	0	0	0	0.25
0	0	0	10	0.30
0	0	10	0	0.28
0	0	10	10	0.35
10	0	0	0	0.25
10</				



(VIEW FROM LOIS AVENUE) **WEST ELEVATION** 02
SCALE: 1/8" = 1'-0"



(VIEW FROM MOORE'S) **EAST ELEVATION** 01
SCALE: 1/8" = 1'-0"

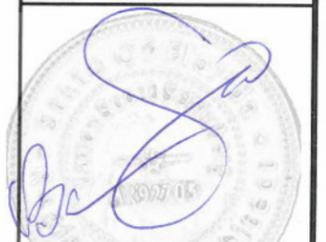
Project Name:



**PHASE-III
RENOVATION
& ADDITION**
760 Broadway Street N.
Longboat Key, FL 34228



The Schimberg Group Inc
FL #AR92705
40 S. PINEAPPLE AVE., SARASOTA, FL 34236
Tel: 941.894.6888 Fax: 941.894.6889
Email: info@tsg-fl.com



Barron Schimberg
AR92705
Date: 8/31/13

05.31.13	Special Exception Application
Date:	Description of ISSUE:
Proj. No. / Name	
c1317 / Mar Vista	
Drawn	Checked
TAA	BSS

Sheet Name
EXTERIOR ELEVATIONS
Sheet Number
A-3.0

Green Buttonwood
(Conocarpus erectus)

Green Buttonwood
(Conocarpus erectus)

Jamaican Dogwood
(Piscidia piscapula)

2011
Replaced removed exotic species with these that are native to this location

Gumbo-limbo
(Bursera simaruba)

2009
regraded parking lot to improve stormwater drainage to a low point at property perimeter and installed a french drain under grade to distribute the runoff & maximize percolation

EXISTING
BUILDING
FRAME
"MARVISTA PARG"

2010

Constructed a swale to capture incoming seaweed on the rising floodwaters of severe storms, then populated it with 100% native bayshore species

Overall height of the Green Buttonwoods in all buffer areas shall be 14'-16' on day of installation.

Sabal palms shall be 14'-18' overall height on the day of installation.



Sabal Palm



Live Oak



Seagrape



Green Buttonwood



White Indigoberry



Varnish Leaf



Coontie



Cordgrass



Wild Allamanda

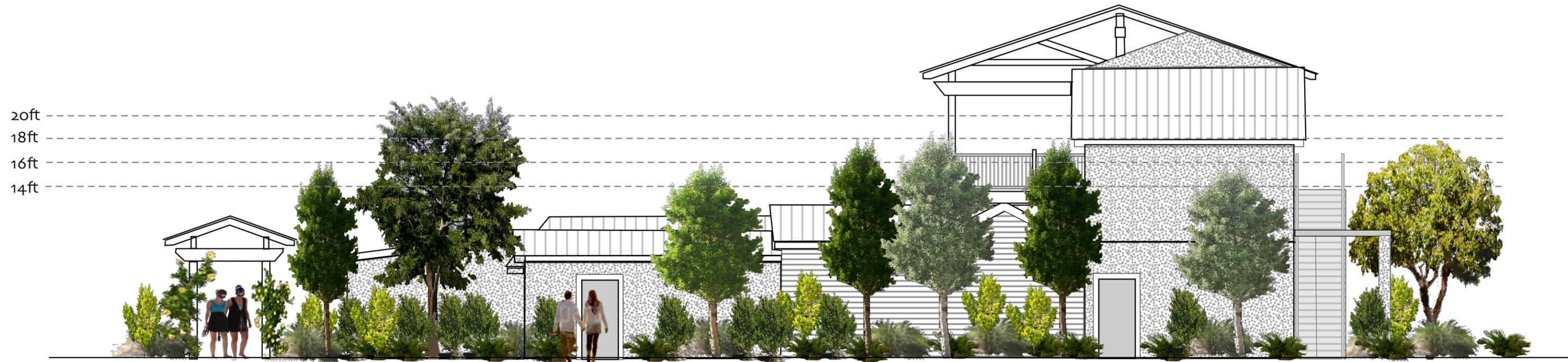


Native Morning-glory

MAR VISTA DECK LANDSCAPE SCREEN PLAN

Scale: 1in = 30 ft - 0 in • May 28, 2013

Design: Michael Miller • mcm@perfectisland.us • tel:941.778.1200 or 779.6097



MAR VISTA DECK LANDSCAPE SCREEN ELEVATION

Scale: 1in = 10 ft - 0 in • May 28, 2013

Design: Michael Miller • mcm@perfectisland.us • tel:941.778.1200 or 779.6097