

## MEMORANDUM

DATE: August 28, 2013

TO: Planning and Zoning Board

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

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

SUBJECT: Mar Vista Restaurant, Site Plan Amendment  
Resolution 2013-30

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PROPERTY OWNER/  
APPLICANT: Ed Chiles, Owner

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

EXISTING ZONING: C-1 (Limited Commercial District)

EXISTING USE: Restaurant

REQUEST: The applicant requests approval of a Site Plan Amendment to add 11 seats, make modifications to the second story outdoor dining area and redesign existing parking and alter the site's design.

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### **PROJECT SUMMARY**

The Planning and Zoning Board at their April 16, 2013, meeting recommended approval of Resolution 2013-12 to modify the site plan at the Mar Vista Restaurant. It was subsequently discovered that there were abnormalities with the notice provided to property owners within 500 feet of the subject property. Mr. Ed Chiles, owner of the Mar Vista Restaurant, has submitted a modified site plan application, along with a new special exception application for reconsideration by the Planning and Zoning Board and Town Commission that has been properly noticed. The site plan application has been modified to completely remove consideration of a private meeting room with a second story deck. The amended site plan adds an entrance canopy to the parking lot, and relocates a proposed elevator.

The applicant requests approval of a Site Plan Amendment to modify the previous approval of a second story addition to be used as an outdoor dining area. The previous site plan amendment (Resolution 2010-44) approved a second story deck with 59 seats, with seating being relocated from the existing enclosed downstairs area to the second story deck (169 total restaurant seats), leaving the existing bar and a new retail area downstairs. The approved request also included remodeling the kitchen and bathrooms, adding new storage areas, coolers, elevator and dumpster area. The applicant has completed the remodel of the bathrooms and kitchen, and added the cooler and new dumpster area. As part of this request the applicant is proposing to move the approved second story deck closer to the water over the first floor outdoor dining area to improve the patron's view of the surrounding area. The new plan also relocates the access stairs and elevator areas. The applicant also proposed to add 11 seats, two within the bar and nine within the downstairs outdoor dining area, for a proposed total of 180 dining seats. In addition, the applicant proposes to redesign the site to become code compliant for landscaping buffers, drainage and to improve customer parking. Approval of the modification to the proposed second story addition, and the redesign of the site, requires Site Plan Amendment approval by the Town Commission.

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

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

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

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

### **STAFF ANALYSIS**

Staff met with the applicant's representatives and agent on several occasions, and communicated numerous times by telephone and email to discuss how best to achieve the desired outdoor dining within the requirements of the code. Staff provided the applicant with photocopies of the applicable code sections, including Sections 158.126, 158.136, and 158.178. Staff worked with the applicant to address the various sections of the code that regulate special exceptions for outdoor dining and site plan amendments.

Upon the initial meeting between staff and the applicant, issues discussed included, but were not limited to, adequate screening and lighting provisions of the second story dining area, the redesign and provision of adequate parking, the redesign of access and entry ways, landscaping buffers, and proper drainage. Other issues addressed, included but were not limited to the need for the applicant to account for the modifications to the second story outdoor dining area and the use of the previously approved parking utilizing the revitalization parking provisions under Section 158.178.

The Mar Vista restaurant, located at 760 Broadway, is a conforming use under the C-1 zoning, but is nonconforming under sections of the land development code, including setbacks of the existing structures. Section 158.178 provides for reasonable flexibility for nonconforming commercial establishments located within the C-1 zoning district that are developed with conforming uses. The use of Section 158.178 is optional. Property owners may avail themselves of the provisions contingent on the requirements and standards identified in the section. Waiver approvals shall apply during the life of the building or improvements only. Other island restaurants that have utilized the waivers include Harry's Continental Kitchen and the Dry Dock Restaurant.

#### Consistency with the Comprehensive Plan

Staff found that the modifications that included 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 provision of outdoor dining at the existing outdoor seating area would not create or alter impacts to the Levels of Service of the Town, including transportation and infrastructure since there are minor increases to the capacity of the restaurant. The proposed Site Plan Amendment is consistent with and promotes the Transportation Element GOPs because the site will provide safe access and accommodation for multi-modal forms of transportation, including pedestrians, bicyclists, and customers arriving by water. The proposed site redesign is consistent with and promotes the Conservation and Coastal Management Element and Infrastructure GOPs by providing for a stormwater redesign through

construction of a stormwater retention area. The proposed use complies with and is not inconsistent with all other elements of the Comprehensive Plan.

### Parking Analysis

Staff was concerned with the site's ability to provide the parking required by code. The applicant redesigned the parking lot to accommodate a total of 29 parking spaces and using the parking flexibility section of Section 158.178 *Commercial revitalization – Waivers*, an additional 12 spaces were provided with the 12 boat slips, two on-street parking spaces, and one with the bike rack for a total of 44 parking spaces. The administrative waiver for parking was approved by staff under the previously approved site plan approval (Resolution 2010-44). The applicant has provided supporting documentation for the previously approved parking waivers by completing a survey of patrons conducted July 26<sup>th</sup> to July 31<sup>st</sup>, 2013. The survey showed the following information:

- 1,031 people arrived by automobile (69%)
- 440 people arrived by boat (29%)
- 13 people traveled by bicycle (1%)
- 11 people traveled by foot (1%)

This shows that 31 percent of the patrons travel to the restaurant by modes other than vehicles, which is consistent with the intent of the previously granted parking waivers. Section 158.178 requires that parking for restaurants be provided at "1 space per 100 net square feet." The restaurant is proposed to have 3,172 net square feet, which would require 32 parking spaces under the code. The applicant is providing 44 spaces, including 12 boat slips, two on-street parking spaces and one bicycle rack. The applicant is not proposing to use two additional dock spaces being added to the current dock at this time. The applicant would meet the parking requirements.

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

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

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

### Spaces provided:

Car parking spaces provided on-site	-	29 spaces
12 boat slips	-	12 spaces
2 on-street parking spaces	-	02 spaces
<u>1 bike rack for 5 bikes</u>	-	<u>01 space</u>
Total spaces provided	-	44 spaces

### Yard Area Setbacks

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

#### Screening

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

#### Lot and Non-Open Space Coverage Analysis

The subject property area at 760 Broadway is 39,941 sq. ft. The maximum lot (structural) coverage allowed in the C-1 (Limited Commercial) zoning district is 30 percent or 11,982 sq. ft. of the subject parcel. The lot coverage proposed by the applicant, including the second story addition, the additional stairways, elevator, second story deck, and bathrooms will be 7,895 sq. ft. or 19.77 percent

The maximum allowable non-open space coverage in the C-1 district is 80 percent or 31,952 sq. ft. of the subject parcel. The non-open space coverage proposed by the applicant, including the second story addition, the additional stairways, elevator, second story deck, and bathrooms will be 26,252 sq. ft. or 65.73 percent.

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

#### Traffic

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

#### Building height

The maximum building height allowed in the C-1 Limited Commercial zoning district is 30 feet from finished grade. The proposed second story addition would result in a

building height of 30 feet from the minimum habitable floor, which is at finished grade for commercial structures.

#### Dumpster

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

#### Stormwater

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

### **STAFF RECOMMENDATION**

Staff recommends that the Board **approve** the Site Plan Amendment to allow for the modifications of a second story addition over the existing restaurant, addition of 11 patron seats, redesigning existing parking, and altering the site's design at 760 Broadway, as proposed by Resolution 2013-30 with the conditions listed in Exhibit "A": Conditions Requisite for Approval.

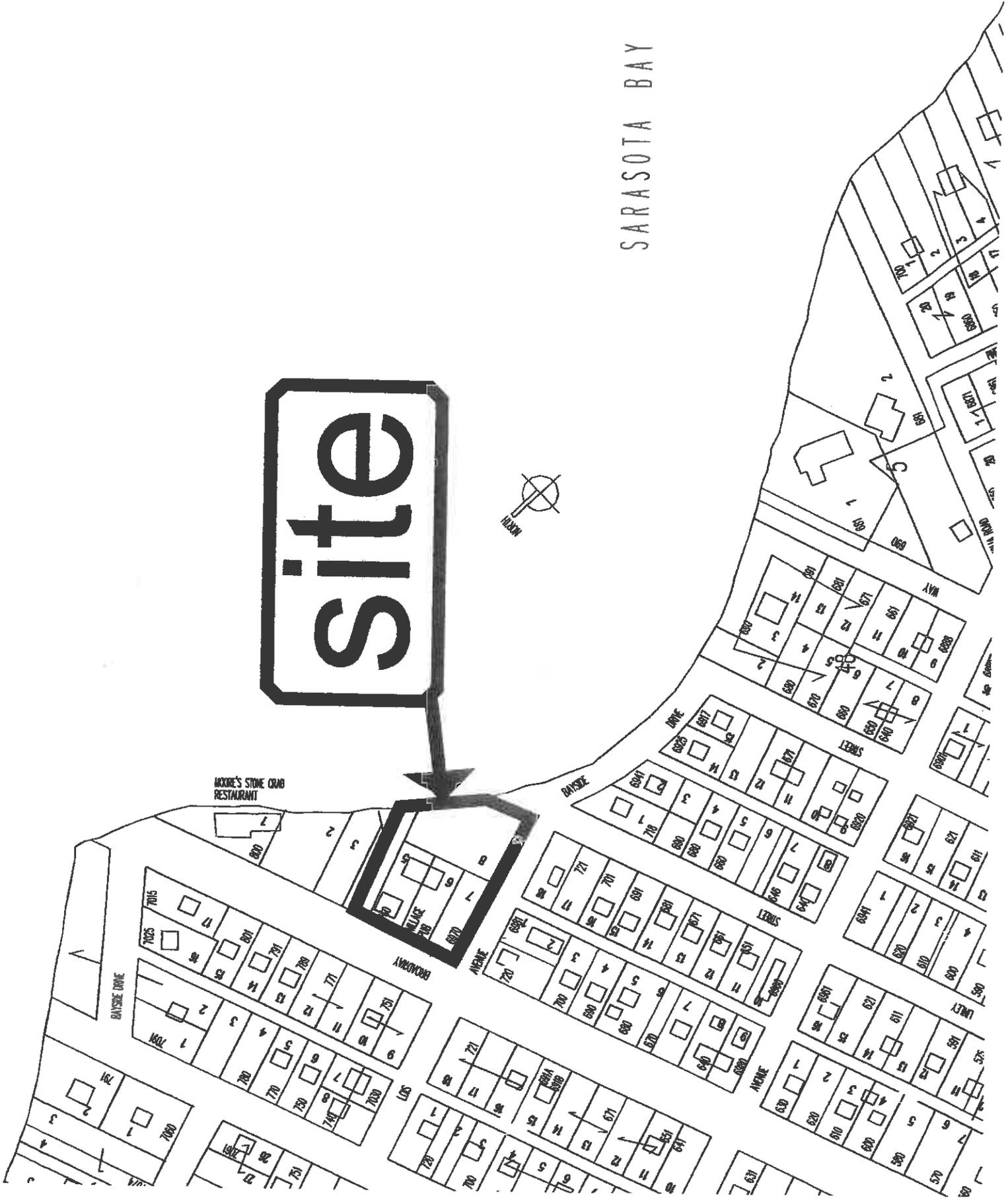
### **ATTACHMENTS**

Attached, please find a copy of the Site Plan Amendment application and support documentation upon which the staff assessment has been based. A copy of Resolution 2013-30 is also attached. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning and Building Department.

xc: Ed Chiles, Property Owner  
Maggie D. Mooney-Portale, 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

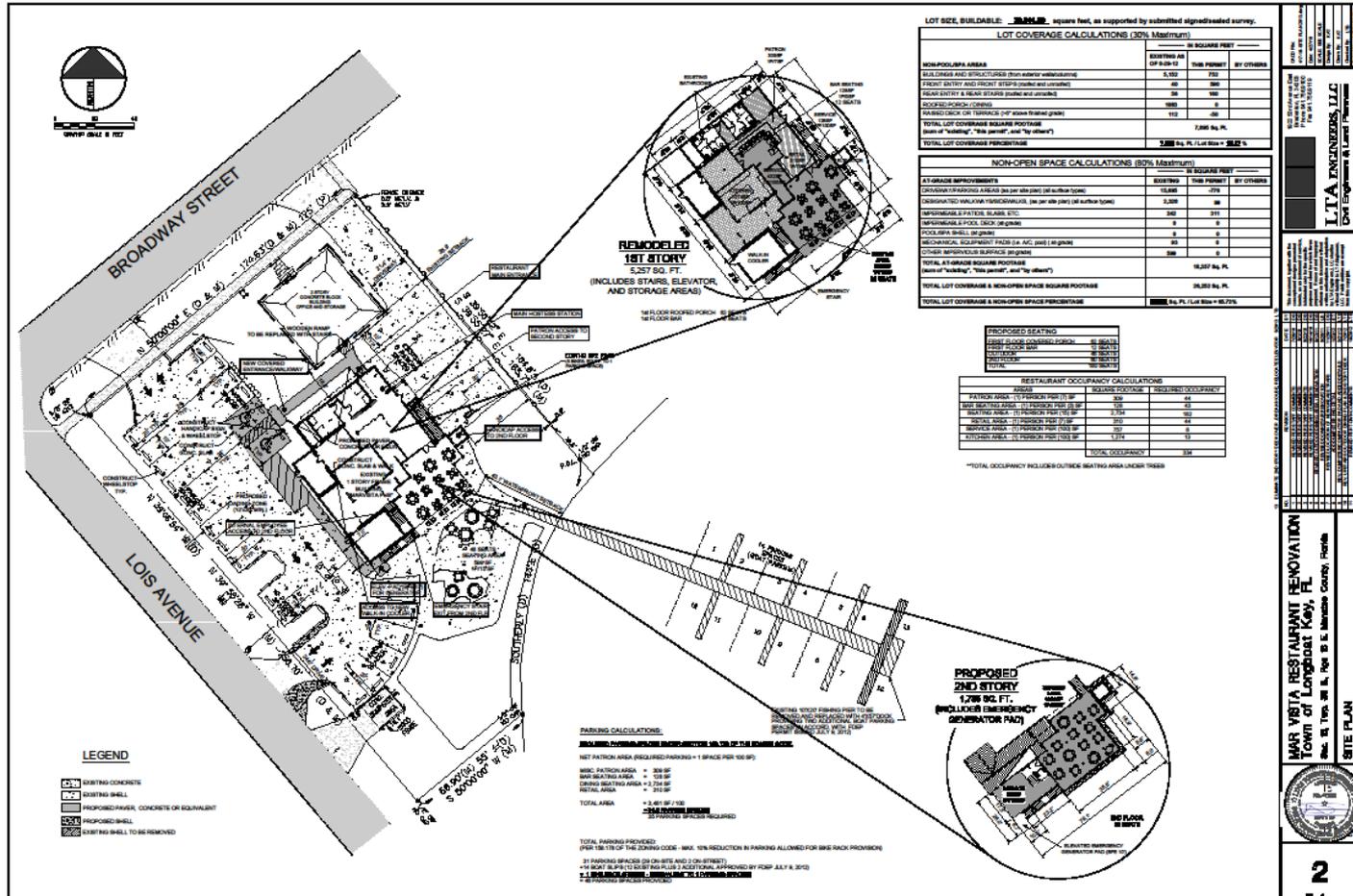
To amend the site plan to construct a second story addition over an existing restaurant, add 11 seats for a total of 180 seats, redesigning existing parking, and altering the site's design.



# TOWN OF LONGBOAT KEY



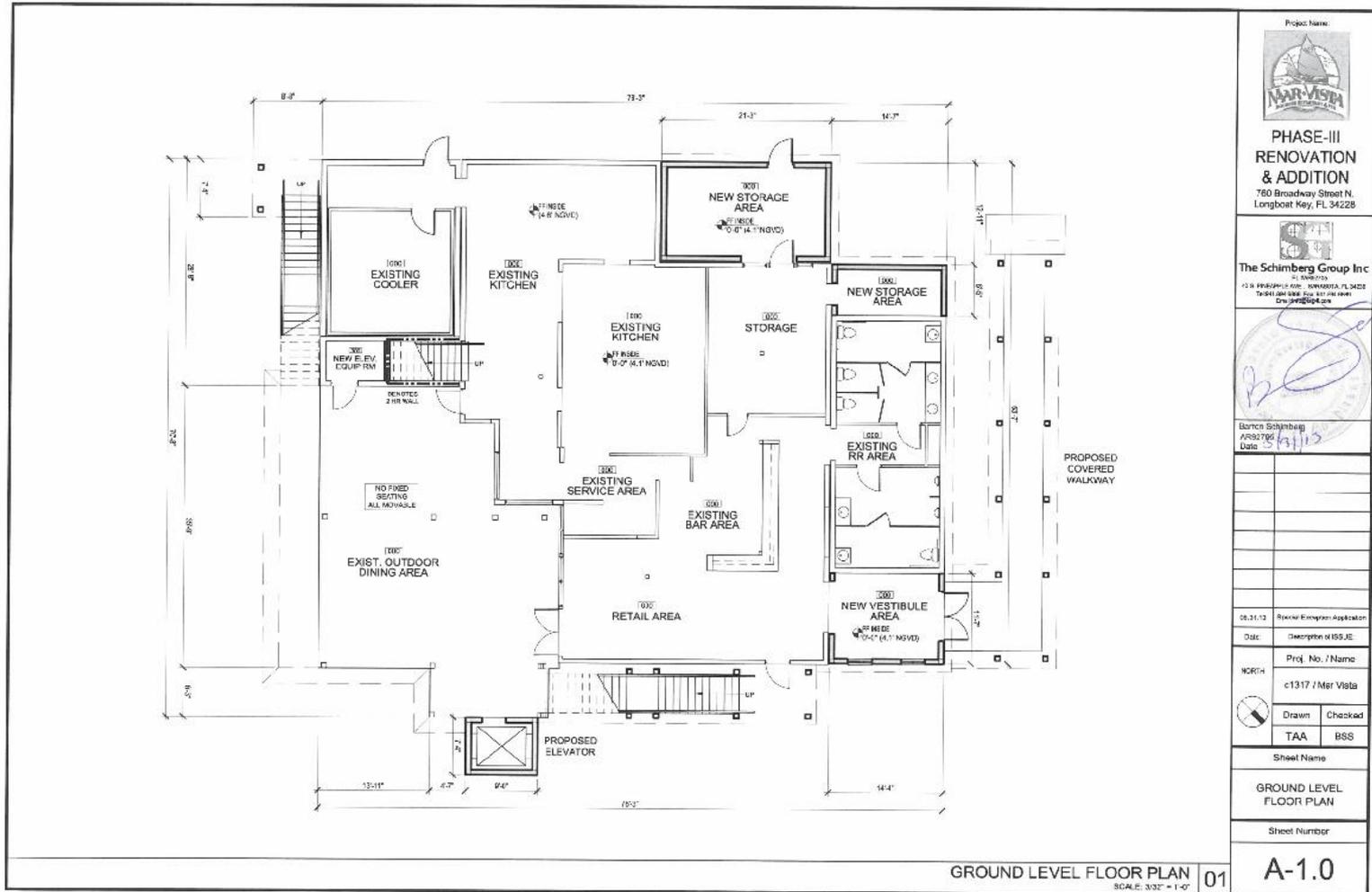
## Site Plan



# 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 75th St  
 11500 75th St, Seminole, FL 32325  
 Tel: 407.354.8888 Fax: 407.354.8888  
 Email: info@schimberg.com

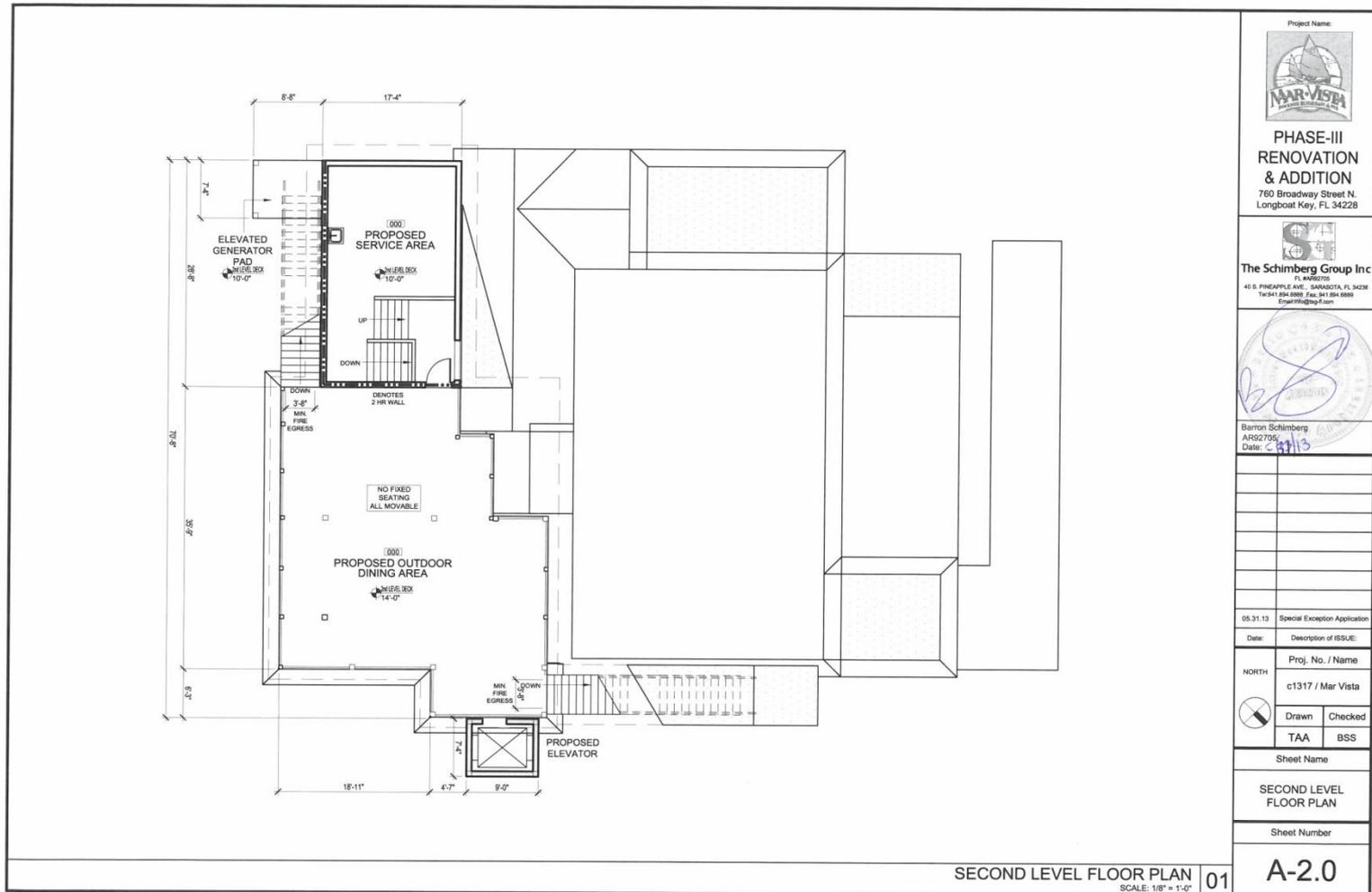
*[Signature]*  
 Darren Schimberg  
 ARS0796  
 Date: 3/13/13

08.21.13	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



Project Name:

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

**The Schimberg Group Inc**  
40 S. PINEAPPLE AVE., SARASOTA, FL 34238  
Tel: 941.894.8888 Fax: 941.894.8889  
E: greg@schimberg.com

Barron Schimberg  
AR92705  
Date: 2/27/13

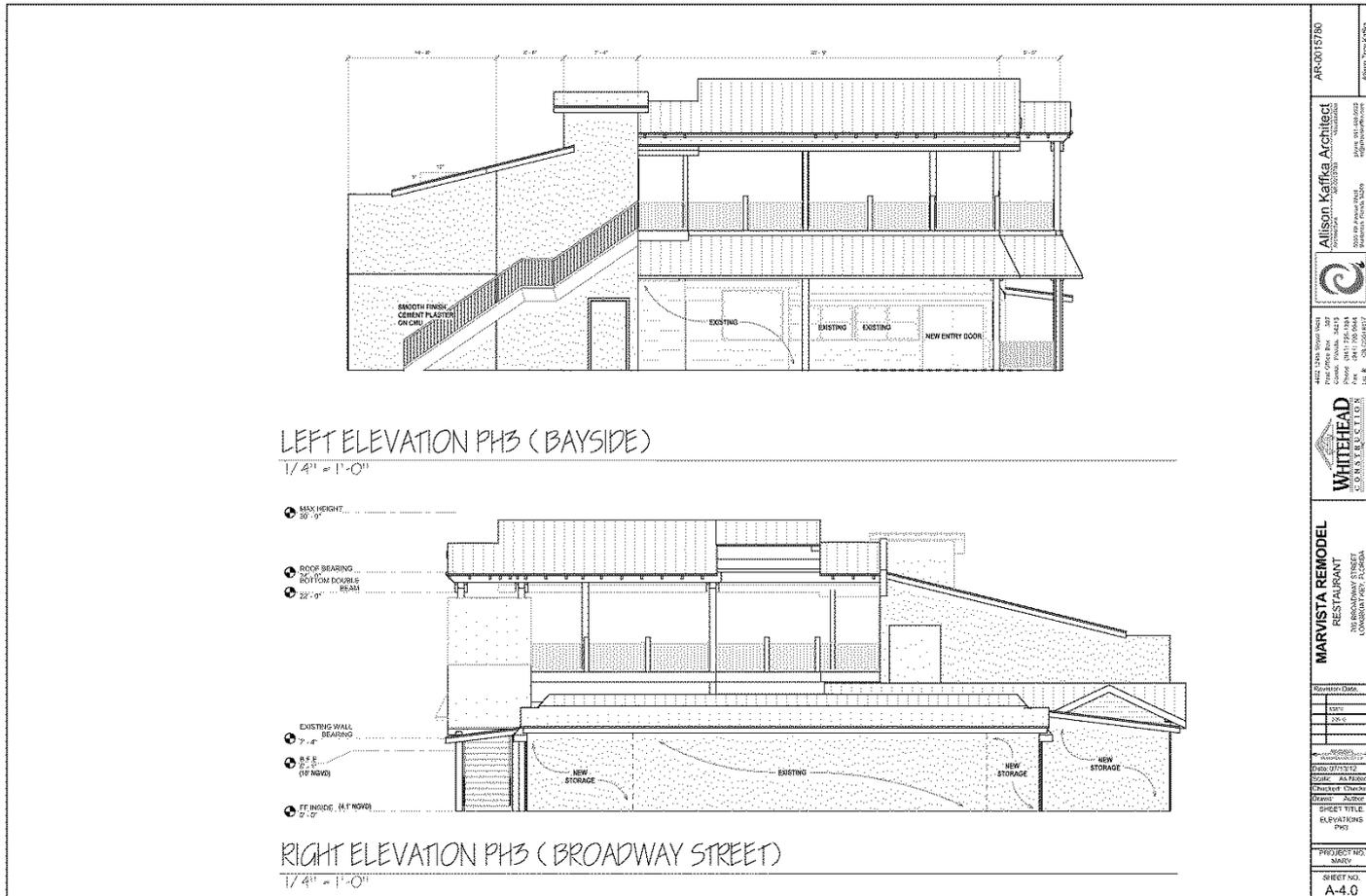
05.31.13	Special Exception Application
Date:	Description of ISSUE:
NORTH	Proj. No. / Name
	c1317 / Mar Vista
Drawn	Checked
TAA	BSS
Sheet Name	
SECOND LEVEL FLOOR PLAN	
Sheet Number	
A-2.0	



# 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](mailto: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.

## RESOLUTION 2013-30

**A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA APPROVING A SITE PLAN AMENDMENT APPLICATION FOR MAR VISTA RESTAURANT, 760 BROADWAY, FOR REVISIONS TO A SECOND STORY OUTDOOR DINING AREA OVER AN EXISTING RESTAURANT; INCREASING DINING SEATING CAPACITY BY 11 SEATS FOR A TOTAL OF 180 SEATS; REDESIGNING EXISTING PARKING AND ALTERING THE SITE'S DESIGN; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Mar Vista Restaurant previously received approval of a second story addition to provide outdoor dining with a total of 169 dining seats and parking waivers under Section 158.178 for a total of 44 parking spaces through adoption of Resolution 2010-44; and

**WHEREAS**, Mar Vista Restaurant is desirous to make modifications to the second story covered outdoor dining area, along with adding 11 dining seats and modifications to the parking lot and alter the site's design; and

**WHEREAS**, on August 6, 2013 Mar Vista Pub, Inc. submitted a revised site plan amendment application (hereinafter "Application") to the Planning and Zoning Official, said Application sought to approve modifications to the second story outdoor dining area, internal and external alterations, and the redesign of the site; and

**WHEREAS**, on August 6, 2013, concurrent with the submittal of the Application, Mar Vista Pub, Inc. also submitted an amended Special Exception Use application to approve outdoor dining seating capacity and food service in the proposed second story addition at Mar Vista Restaurant; and

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

**WHEREAS**, on September 17, 2013, the Planning and Zoning Board considered both the Application and Special Exception Use application submitted by Mar Vista Pub, Inc.; and

**WHEREAS**, the Planning and Zoning Board approved the Special Exception Use Order 2013-02, the effective date of which is contingent upon Town Commission's approval of the Application; and

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

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

- a) With the recommended conditions of approval the site plan amendment is consistent with the comprehensive plan, and the purpose and intent of the zoning district in which it is located.
- b) With the recommended conditions of approval the site plan amendment is in conformance with all applicable regulations of the zoning district in which it is located.
- c) 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.
- d) With the recommended conditions of approval the site plan amendment 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; parking; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- e) With the recommended conditions of approval the plan is in conformance with Town policy with respect to sufficiency of ownership, guarantees for completion of all required improvements and continued maintenance.

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

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

Section 2. The site plan amendment application for Mar Vista Restaurant located at 760 Broadway, Longboat Key, Florida 34228, is hereby approved subject to

the conditions attached hereto marked Exhibit "A," "Conditions Requisite for Approval," Site Plan Review, Mar Vista Restaurant, 760 Broadway, Longboat Key, Florida 34228, and dated concurrently with this Resolution.

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

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

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

ATTEST:

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

Attachment: Exhibit "A": Resolution #2013-30 - Conditions Requisite for Approval

EXHIBIT "A"

RESOLUTION 2012-30

CONDITIONS REQUISITE FOR APPROVAL  
SITE PLAN REVIEW

Mar Vista Restaurant  
760 Broadway

- 1) The provisions of the site plan application for the subject property, revised May 2013, and received by the Town on August 6, 2013, shall be complied with unless expressly waived or modified by the following conditions or by written agreement between the Town and the applicant or amended pursuant to Code.
- 2) The second story outdoor dining area located on the restaurant located at 760 Broadway with 1,978 square feet and a maximum of 60 seats shall be limited to the dimensions and location delineated on the submitted plans.
- 3) No more than 60 seats shall be placed in the second story covered outdoor dining area.
- 4) No more than 62 seats shall be placed in the first floor covered porch outdoor dining area.
- 5) No more than 46 seats shall be placed in the uncovered ground level outdoor dining area.
- 6) No more than 12 seats shall be placed in the first floor indoor bar area.
- 7) All outdoor dining areas shall be used only for food service and drink service, as a waiting area, and for casual seating.
- 8) All food and drink preparations shall take place within the confines of an enclosed restaurant building located on the same site as the second story outdoor dining area.
- 9) The approved second story covered outdoor dining area shall not have permanent climate control equipment, but portable space heaters and fans, including permanently installed ceiling fans, are permitted.
- 10) Safe and convenient ingress and egress to the property in compliance with the Florida Building Code and Life Safety Code shall be maintained.

- 11) As per Section 158.136 (A) (4), the second story outdoor dining areas shall be considered an expansion of the restaurant. Accordingly, the outdoor dining area shall be designed in such a manner that will maintain a free, unobstructed connection between the restaurant and outdoor dining areas. All regulations that pertain to restaurant dining areas shall apply to outdoor dining areas.
- 12) The entire ground service area of the outdoor dining area shall have an improved walking surface.
- 13) 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.
- 14) The hours of operation for the outdoor dining areas shall not be before or extend beyond the hours of operation of the associated indoor dining area. However, regardless of the hours of operation of the indoor dining area and because the restaurant property is within 250 feet of residential property, the hours of operation for the outdoor dining area shall not begin before 11:30 a.m. and extend beyond 10:00 p.m.
- 15) No music or amplified voices shall be allowed in the outdoor dining areas. Noise shall not be audible more than 50 feet from the property boundary and shall otherwise be in accordance with Section 130.02, Loud and Unnecessary Noise, of the Town Code, as may be amended.
- 16) All lighting used in conjunction with the outdoor dining areas and private meeting room shall be designed and installed in a manner to avoid glare being directed toward a public or private right-of-way, adjacent property, and the Gulf of Mexico pursuant to Chapter 100 of the Town Code, Sea Turtles, as may be amended.
- 17) The outdoor dining areas shall be screened from all adjacent properties and rights-of-way. The required landscaped screening shall comply with the standards contained in Section 158.154(A) (1) and (2), except that the required screening in a street or waterfront yard shall have a maximum height of three feet and the required screening in the side, rear or non-required yards shall have a maximum height of six feet above the finished floor of the outdoor dining area. In addition, the required screening shall be at least 80 percent opaque.
- 18) All furniture within the outdoor dining areas shall be portable, meaning that such furniture shall be easily removable from the outdoor dining area. Portable furniture may include tables, and chairs. In the event of a tropical storm, the

furniture shall be physically secured or stored within the restaurant building or other on-site enclosed storage area.

- 19) No signs, unless specifically exempted in the Town Sign Code, shall be permitted within the outdoor dining area.
- 20) Staff shall monitor the off-street parking needs of the property during all hours of operation and should the Planning and Zoning Official determine, in accordance with 158.128 (M)(1)(a) of the Town Code, that the off-street parking for the land use is insufficient, then the Planning and Zoning Official may require sufficient additional off-street parking be obtained through an allowable means and may require that the outdoor dining seating be reduced to proportionately decrease parking demands. Any additional off-street parking and reduction in outdoor dining seats required shall be in effect within 90 days of the Planning and Zoning Official's determination. Failure to comply with the Planning and Zoning Official's determination within the 90-day period shall result in a review, revision, or revocation of the site plan amendment by the Planning and Zoning Board.
- 21) All utilities shall be located underground.
- 22) In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:
  - a. the applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or,
  - b. within 24 months of the date of approval of an application for site plan review, a complete application for a building permit has not been submitted to the town and a building permit issued; or,
  - c. A final certificate of occupancy for all phases of the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building or development phase of the project.
- 23) The development/construction plans shall conform to all other applicable codes and ordinances pertaining to, but not limited to, FEMA standards/regulations, accessibility, fire code and life/safety.
- 24) A licensed surveyor or design professional shall verify the Lot Coverage and Non-Open Space calculations upon completion of the project. Certification of the calculations shall be signed and sealed on the approved site plan.

- 25) Except as herein modified and amended, the conditions of all previous resolutions and site plan exemptions for the site shall remain in full force and effect.
- 26) Approval of the proposed site plan amendment shall be subject to payment of all staff review charges.

August 5th, 2013

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

**RE: Mar Vista Restaurant Renovation  
Support Documentation for Commercial Revitalization Waivers**

In response to the concerns raised by residents in regards to the parking waivers applied for and received for Mar Vista Restaurant, we offer the following documentation as support for the parking methods utilized.

In November, 2010, in accordance with LDC Section 158.1758 and on behalf of Mar Vista Restaurant, we applied for and received approval from the Planning and Zoning Board and Town Commission for commercial revitalization waivers of the parking spaces for the restaurant (Resolution 2010-44).

The approved waivers allowed for 2 onstreet parking spaces on Broadway as well as 1 bike rack, and 12 boat slips to count towards the required parking spaces. Of the 44 spaces provided on the proposed Site Plan Amendment; these alternative spaces count for approximately **30%** of the total parking spaces provided.

As further support and justification that the alternative modes of transportation provided for are utilized on a regular basis; we have conducted a patron survey over a period of 6 days and identified the number of patrons and their mode of transportation. A total of 1,495 people dined at the restaurant during this time frame. The following is a summary of each mode of transportation expressed as a percentage of the total number of people.

Survey Conducted July 26<sup>th</sup> – July 31<sup>st</sup>, 2013:

- 1,031 people arrived by Automobile (69%)
- 440 people arrived by Boat (**29%**)
- 13 people traveled by Bicycle (**1%**)
- 11 people traveled by foot (**1%**)

In Summary, approximately **31%** of the people traveled to the restaurant by modes other than vehicle. We trust that this detailed survey and analysis provides a substantial level of comfort to the Town in regards to the Commercial Revitalization Parking Waivers being implemented at the Mar Vista Restaurant. Please feel free to contact us if you have any questions or require any additional information.

Sincerely,



Lynn Burnett, P.E.

**LTA Engineers, LLC**

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/26/13	2	Dinner	N	✓			
"	3	D	N	✓			
"	4	D	N	✓			
"	5	D	N	✓			
"	4	D	Y	✓			
"	4	D	N	✓			
"	3	D	Y	✓			
"	3	D	N	✓			
"	4	D	N	✓			
"	4	D	N	✓			
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"	6	D	N	✓			
"	9	D	N	✓			
"	4	D	N	✓			
"	2	D	N	✓			
"	2	D	N		✓		
"	3	D	N	✓			
"	2	D	N	✓			
"	4	D	Y				✓
"	4	D	N	✓			
"	4	D	Y	✓			
"	3	D	N	✓			
"	2	D	N	✓			
"	3	D	N	✓			
"	4	D	N	✓			

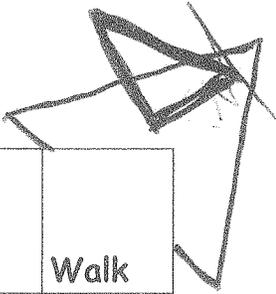
# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/26/13	2	Dinner	N	✓			
"	3	D	N	✓			
"	4	D	N	✓			
"	5	D	N	✓			
"	4	D	N	✓			
"	4	D	N	✓			
"	3	D	Y	✓			
"	3	D	N	✓			
"	4	D	N	✓			
"	4	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	4	D	N	✓			
"	2	D	N	✓			
"	6	D	N	✓			
"	9	D	N	✓			
"	4	D	N	✓			
"	2	D	N	✓			
"	2	D	N		✓		
"	3	D	N	✓			
"	2	D	N	✓			
"	4	D	Y				✓
"	4	D	N	✓			
"	4	D	N	✓			
"	3	D	N	✓			
"	2	D	N	✓			
"	3	D	N	✓			
"	4	D	N	✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/26/13	2	D	N	✓			
7/27/13	14	L	N		✓		
"	12	L	N	✓			
"	2	L	N			✓	
"	3	L	N	✓			
"	2	L	N	✓			
"	6	L	N		✓		
"	2	L	N	✓			
"	2	L	N				✓
"	6	L	N		✓		
"	2	L	N		✓		
"	5	L	N	✓			
"	2	L	N	✓			
"	5	L	N	✓			
"	2	L	Y	✓			
"	4	L	N		✓		
"	5	L	N		✓		
"	8	L	N		✓		
"	5	L	Y		✓		
"	5	L	N		✓		
"	2	L	N		✓		
"		L					
"	5	L	N	✓			
"	2	L	N				✓
"	8	L	N		✓		
"	6	L	N		✓		
"	6	L	N		✓		
"	4	L	N	✓			

# Mar Vista Patron Survey



Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/27/13	6	L	N		✓		
"	6	L	N		✓		
"	7	L	N		✓		
"	4	L	N		✓		
"	9	L	N	✓	✓		
"	9	L	N	✓	✓		
"	3	L	N	✓			
"	2	L	N	✓			
"	3	L	N		✓		
"	8	L	N		✓		
"	4	L	N	✓	✓		
"	1	L	N	✓			
"	2	L	N		✓		
"	2	L	N	✓	✓		
"	3	L	N		✓		
"	2	L	N	✓			
"	2	L	N	✓			
7/27/13	3	D	N				✓
"	3	D	N	✓			
"	5	D	N	✓			
"	2	D	N	✓			
"	3	D	N		✓		
"	12	D	N	✓			
"	5	D	N	✓			
"	3	D	N	✓			
"	5	D	N	✓			
"	4	D	N	✓			
"	4	D	N	✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/27/13	2	D	Y	✓			
"	2	D	N		✓		
"	4	D	N	✓			
"	4	D	Y	✓			
"	2	D	N	✓			
"	5	D	N	✓			
"	12	D	N	✓			
"	4	D	N	✓			
"	2	D	N	✓			
"	4	D	N		✓		
"	4	D	N	✓			
"	7	D	N	✓			
"	2	D	N	✓			
"	4	D	N	✓			
"	4	D	N		✓		
"	2	D	N	✓			
"	5	D	N	✓			
"	9	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	4	D	N		✓		
"	4	D	N	✓			
"	8	D	N	✓			
"	2	D	N	✓			
"	4	D	N	✓			
"	4	D	N		✓		

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/24/13	3	L	N	✓			
"	2	L	N	✓			
"	4	L	N	✓			
"	3	L	N		✓		
"	3	L	Y	✓			
"	4	L	N		✓		
"	3	L	N		✓		
"	5	L	N	✓	✓		
"	3	L	N		✓		
"	3	L	Y		✓		
"	3	L	N		✓		
"	3	L	N		✓		
"	6	L	N		✓		
"	6	L	N		✓		
"	7	L	N	✓			
"	3	L	N	✓			
"	3	L	N	✓			
"	5	L	Y		✓		
"	2	L	N	✓			
"	4	L	N		✓		
"	3	L	N	✓			
"	6	L	N		✓		
"	3	L	N	✓			
"	4	L	N	✓			
"	2	L	N	✓			
"	4	L	N	✓			
"	4	L	N		✓		
"	3	L	N	✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/28/13	2	L	N		✓		
"	4	L	N	✓			
"	2	L	N	✓			
"	4	L	N	✓			
"	2	L	N	✓			
"	4	L	N		✓		
"	4	L	N		✓		
"	3	L	N		✓		
"	3	L	N	✓			
"	4	L	N		✓		
"	2	L	N	✓			
"	12	L	N		✓		
"	6	L	N		✓		
"	4	L	N	✓			
"	6	L	N		✓		
"	2	L	N	✓			
"	2	L	N	✓			
"	2	L	N	✓			
"	2	L	N		✓		
"	7	L	N		✓		
"	4	L	N	✓			
"	2	L	N	✓			
"	2	L	N	✓			
"	3	L	N		✓		
"	7	L	N		✓		
"	2	L	N	✓			
"	8	L	N		✓		
"	5	L	N	✓			
"	4	L	N	✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7-28-13	2	L	N	✓			
"	2	L	N	✓			
"	2	L	N	✓			
"	7	L	Y		✓		
"	4	L	N	✓			
"	4	L	N	✓			
7/28/13	2	D	N	✓			
"	5	D	N		✓		
"	2	D	N	✓			
"	4	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	3	D	Y	✓			
"	2	D	N	✓			
"	3	D	N	✓			
"	2	D	N	✓			
"	4	D	N	✓			
"	2	D	N	✓			
"	4	D	N	✓			
"	10	D	Y	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	2	D	<del>Y</del>	✓			
"	2	D	N	✓			
"	5	D		✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/28/13	2	D	N			✓	
"	2	D	N	✓			
"	6	D	N		✓		
"	3	D	N	✓			
"	2	D	N	✓			
"	4	D	Y	✓			
"	4	D	Y	✓			
"	3	D	N	✓			
"	2	D	N	✓			
"	6	D	N	✓			
"	2	D	Y	✓			
"	7	D	N	✓			
"	25	D	N	✓			
"	3	D	N	✓			
"	4	D	N	✓			
"	4	D	N	✓			
"	6	D	N	✓			
"	4	D	N	✓			
7/29/13	2	L	N		✓		
"	9	L	N		✓		
"	6	L	N		✓		
"	2	L	N		✓		
"	2	L	Y	✓			
"	2	L	N	✓			
"	6	L	N		✓		
"	5	L	Y		✓		
"	2	L	Y	✓			
"	2	L	N	✓			
"	2	L	N	✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/29/13	4	L	Y	✓			
"	2	L	Y		✓		
"	2	L	N		✓		
"	2	L	N	✓			
"	4	L	N	✓			
"	7	L	Y	✓			
"	3	L	Y		✓		
"	3	L	N	✓			
"	8	L	Y	✓			
"	2	L	Y	✓			
"	4	L	N	✓			
"	6	L	N		✓		
"	4	L	N		✓		
"	4	L	N	✓			
"	2	L	N	✓			
"	3	L	N	✓			
"	3	L	N	✓			
"	2	L	Y	✓			
"	4	L	N	✓			
"	2	L	N	✓			
"	4	L	N		✓		
"	2	D	N	✓			
"	2	D	N	✓			
"	6	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	3	D	N	✓			
"			N	✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/29	3	D	Y	<del>✓</del>			✓
"	5	D	Y	✓			
"	2	D	Y	✓			
"	3	D	Y	✓			
"	2	D	Y	✓			
"	2	D	Y	✓			
"	4	D	Y	✓			
"	2	D	Y	✓			
"	<del>3</del>	D	Y	✓			
"	2	D	Y	✓			
"	4	D	Y	✓			
"	3	D	Y	✓			
"	6	D	Y	✓			
7/30	6	L	Y		✓		
"	2	L	Y	✓			
"	2	L	Y	✓			
"	3	L	Y		✓		
"	2	L	Y		✓		
"	4	L	Y	✓			
"	3	L	Y		✓		
"	5	L	Y		✓		
"	2	L	Y	✓			
"	2	L	Y		✓		
"	6	L	Y		✓		
"	9	L	Y		✓		
"	6	L	Y	✓			
"	2	L	Y		✓		
"	2	L	Y	✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/30/13	2	D	N	✓			
"	4	D	N		✓		
"	2	D	N	✓			
"	6	D	Y	✓			
"	2	D	N	✓			
"	2	D	<del>N</del>	✓			
"	2	D	N	✓			
"	3	D	N		✓		
"	2	D	N	✓			
"	4	D	Y	✓			
"	8	D	N	✓			
"	2	D	N	✓			
"	3	D	Y		✓		
"	5	D	N	✓			
"	2	D	Y	✓			
"	2	D	N	✓			
"	3	D	N	✓			
"	2	D	N	✓			
"	2	D	N	✓			
"	4	D	Y	✓			
"	4	D	N	✓			
"	2	D	N	✓			
"	1	D	N	✓			
"	3	D	N	✓			
"	4	D	N	✓			
"	2	D	N	✓			

# Mar Vista Patron Survey

Date	Number of People	Lunch or Dinner?	Live on LBK? (Y or N)	Car	Boat	Bike	Walk
7/31/13	2	L	N	✓			
"	4	L	N		✓		
"	2	L	N	✓			
"	2	L	N	✓			
"	2	L	N	✓			
"	6	L	N		✓		
"	3	L	Y	✓			
"	3	L	Y	✓			
"	2	L	N	✓			
"	3	L	N		✓		
"	2	L	N	✓			
"	4	L	N		✓		
"	3	L	N	✓			
"	2	L	Y	✓			
"	2	L	Y	✓			
"	2	L	N	✓			
"	2	L	Y			✓	
"	4	L	N	✓			
"	2	L	N	✓			
"	2	L	N		✓		
"	9	L	N		✓		
"	7	L	N	✓			
"	2	L	N	✓			
"	1	L	N		✓		
"	1	L	N	✓			
7/31/13	11	D	N	✓			
	3	D	N	✓			
	12	D	N	✓			





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

(941) 316-1966

APPLICATION FOR SITE PLAN REVIEW

Date: 10/15/12

New

Revised

Name of Development: Mar Vista Restaurant Renovation

	Applicant	Engineer/Surveyor	Architect
Name	Ed Chiles, Mar Vista Pub	LTA Engineers, LLC	Gene Aubrey
Address	P.O. Box 1478	1922 53 <sup>rd</sup> Ave East	410 Spring Ave
City, State Zip	Anna Maria, FL 34210	Bradenton, FL 34203	Anna Maria, FL 34210
Phone	941-778-11090	941-750-9100	941-778-0849
Fax		941-750-9119	
Mobile		941-526-3375	

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

Site Address: 760 Broadway Street North

Zoning District: C-1 Sq. Ft. of Site: 39,941 % Lot Coverage: 19.77

Total Units: - Proposed Density: -

% Non-Open Space: 65.73 Max. Density Allowed: -

Proposed Development for Existing and New Buildings						
(Circle One)	Building	Building Use	Sq. Ft.	Height	# Floors	1 <sup>st</sup> Floor Elev.
<input checked="" type="checkbox"/> Existing	Building A	OFC/STORAGE	1,793		2	
<input checked="" type="checkbox"/> Existing	Building B	RESTAURANT EXP.	3,359		1	
<input type="checkbox"/> New	Building C	RESTAURANT (2 <sup>nd</sup> FLOOR) ADDITION	1,735		1	

Parking Spaces Required: 32

Parking Spaces Indicated: 44

Please check all that apply:

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

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

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

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

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

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

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





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

(941) 316-1966

**VERIFIED STATEMENT AND CERTIFICATE OF OWNERSHIP**

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

I hereby verify and certify that as of April 19, 2010, the following are all  
(date)  
 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

(seal of Notary)  
  
 MARK JOHN ANDERSON  
 MY COMMISSION # DD716656  
 EXPIRES September 19, 2011  
 (407) 393-0153

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  
Site Plan Amendment Application  
LTA Project No.: 417.03.01.10**

Dear Steve:

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

- Reconfiguration and relocation of approved seating in the new upstairs outdoor dining area;
- Renovation to the existing bar and kitchen areas;
- Renovation of the existing retail areas;
- The addition of 11 seats – two within the bar and nine within the downstairs patio dining area;
- Relocation of the proposed stairways to access the second floor outdoor dining area;
- Relocation of the proposed elevator to provide ADA access to the second floor outdoor dining area; this location has been revised again to reflect the comments received during the most recent public hearing process.
- Removal of the 10 foot landscape buffer adjacent to Moore's Crab Shack;
- Retainage of the existing drive aisle and 6 parking spaces located on the east side of the existing restaurant and office/storage building;
- Addition of two new storage areas on the existing ground floor of the restaurant;
- Revision to the location of the main entrance and hostess station on the north east side of the existing restaurant;
- Revisions to the existing Stormwater Retention Area by raising the top of bank along Sarasota Bay by 0.25'. Replacement of proposed swale along eastern property line with a proposed berm;
- Revision to the associated lot coverage, open space, occupancy and parking calculations;
- Removal of two non-conforming parking spaces on Lois Avenue
- Addition of two boat slips as approved by FDEP.

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

Section 158.097, Application for Site Plan Approval

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

- (A) The character of use and the location and size of the site, including a current land survey with a complete legal description prepared and certified by a registered surveyor.  
***This information is provided on the Site Plan. An updated, signed and sealed survey is also provided as part of the application package. The existing conditions plan has been updated consistent with the most recent survey to reflect current conditions as of 8-29-2012.***
- (B) Site plan with the title of the project, its lot configuration, finished ground floor elevations, contours (i.e., at six-inch intervals with reference to mean sea level), and designating number of dwelling units, square footage paved areas and open area, and dimensioned setbacks to scale indicating compliance with regulations.  
***This information is provided on the site plan. Also on Sheet 2 are the dimensions of the proposed additions to the building including the newly constructed cooler. A full set of revised architectural plans are also provided with elevations from each view. Sheet A-3.0 depicts the height of the roof from the proposed dining area floor consistent with the maximum allowable height of 19'. Labels have been added to each restaurant elevation to identify the direction façade is facing; ie – Broadway Street, Lois Avenue, Bayside, Moore's. The applicable waterfront setback for this property is 25'. The latest survey accurately depicts the existing setback as 45.4' as measured from the MHWL. Shoreline changes can take place over time so it is understood that each survey is representative of field conditions as of the latest revision date. There are no proposed modifications to the existing 2 story office/storage building.***
- (C) Verified statement, including a certificate of ownership, showing each and every individual person having a legal ownership, interest in the subject property except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the name and address of the corporation and principal executive officers will be sufficient.  
***A certificate of ownership is included in the submittal package.***
- (D) The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and important physical features in and adjoining the project, including ecological features.  
***Existing information surrounding the site is provided on the Site Plan and Survey. There are existing residences to the West and North of the project. There is an existing restaurant and parking lot to the east. The southern property line is bounded by Sarasota Bay. There is an existing dock with***

**12 boat slips which service the restaurant patrons. The vegetative buffers on the west, north and east sides are fully mature and adequately screen the view from those sides. The 2<sup>nd</sup> story addition of the restaurant will have minimal impact on the adjoining properties and will have no detrimental ecological impact. No music or amplified voices shall be allowed in the outdoor dining area. In accordance with the hours of operation, the upstairs dining area shall be vacated by 10:00 pm. Lighting and Photometric Plans are included in this submittal as Sheets EL-1 and EL-2 of the Site Plan covering all aspects of the improvements included in this application. This restaurant has been an established part of this community and neighborhood and will continue to provide quality dining and entertainment as part of it's contribution to Longboat Key. Refer to the Comprehensive Plan Analysis included as part of this Site Plan Amendment package for more detailed information regarding protection of surrounding properties.**

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

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

- (F) Tabulations by acreage and percentage as to the amount of the site that is uplands and wetlands, indicating those wetlands landward and seaward of the mean high-water line (MHWL). Additional related information should include the extent and type of wetlands in accordance with the town's comprehensive plan.

**There are no wetlands onsite. The MHWL is identified on the Site Plan.**

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

**A detailed seating plan is depicted on the Site Plan Sheet 2. An additional 2 seats are proposed to be added to the bar and an additional 9 seats are proposed in the outdoor patio area. The total number of additional seats proposed is 11. Each area and its respective use are delineated on the Sheet 2 of the Site Plan. The uses are as follows: Service Area - Provides staff access to new enclosed stairs and proposed outdoor dining area above the restaurant; Patron Area - Provides customer access to existing restaurant/bar, retail area and new restrooms; Retail Area -Provides customers opportunity to view retail merchandise for personal purchase. Elevations of the building (existing and proposed) are provided in the Architectural plans.**

- (H) The type and location of all existing trees protected by town regulations, including a plan how the removal of such vegetation would be avoided and/or replanted or replaced.  
***The existing trees are shown on the Survey and Site Plan. No existing protected vegetation will be removed. Additional screening and landscaping will be provided to enhance the site buffers. See attached Landscape Buffer Exhibit prepared by Michael Miller for specific details on plant material sizes, types and proposed locations.***
- (I) Location, design and character of all utilities.  
***Existing utility information is shown on the Site Plan. In addition, the following utilities will be modified or upgraded as applicable: new elevator/elevator equipment room will require new electric service (See attached Architectural Plan); second floor dining area will require new electric for casual dining service (See attached Architectural Plan). In addition, a sink(s) will be provided within the upstairs service area. Since this is a renovation of an existing restaurant, with only a few additional seats, there are no additional proposed utilities. Only interior plumbing will be modified to accommodate the renovations. Existing meter and backflow sizes will be verified prior to building permit application based on the additional fixture units proposed. No food or drink preparation is proposed in the upstairs dining area; only simple garnishes, composing of food on the plates or pouring of drinks will take place in the upstairs outdoor dining area as previously stipulated.***
- (J) Location, height and general character of perimeter and ornamental walls, fences, landscaping, including berms and other required screening devices and any other plans for protecting adjacent property owners.  
***A detailed Landscaping & Screening Plan is included in the Site Plan Amendment on Sheet 3. Refer to the enlarged area for the proposed opacity. Existing vegetative buffers are fully mature and provide excellent screening & buffer of the site in its current condition. Additional landscaping is proposed at ground level and on the 2<sup>nd</sup> story to further enhance the screening and buffers. The proposed elevations within the Architectural Plans depict the 4' high lattice screening on the second floor of the outdoor dining. In addition, please see attached Landscape Buffer Exhibit prepared by Michael Miller.***
- (K) Location of all pedestrian walks, malls and bike paths.  
***There are no proposed walks or bike paths. The existing walks will be modified slightly to enhance ingress/egress to the restaurant.***
- (L) Location and character of recreation areas and facilities and the disposition of all open space indicated on drawings. This information should include calculations, verified by a licensed design professional, indicating how the town's open space requirements are being met. If common facilities (such as recreation areas or structures, private streets, common open space, etc.) are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. Such statements may take the form of proposed deed restrictions, deeds of trust, homeowners associations, surety

arrangements, or other legal instruments providing adequate guarantees to the town that such common facilities will not become a future liability of the town.

**Updated intensity and coverage calculations are provided on the Site Plan consistent with the Town Lot Coverage Calculation Sheet. There are no proposed recreation areas or facilities. See revised calculations shown on Sheet 2.**

- (M) Location and character of all outside facilities for waste disposal, storage areas or display.  
**This information is shown and identified on the Site Plan.**
  
- (N) A traffic impact analysis shall be provided, except for involuntary reconstruction and voluntary reconstruction without additional units, to ensure that the adopted levels of service standards are not exceeded before capacity-related improvements are implemented. The locations and dimensions of all curb cuts, driveways, including the number of parking spaces with their location and dimension, details of off-street parking, including interior parking areas and loading areas, all off-street vehicular surfaces available for maneuvering, surface materials, number of employees and number and type of vehicles owned by the establishment shall be provided.  
**See attached Traffic Study. All curb cuts and driveways are existing. There are 50 total employees at the restaurant with approximately 10-15 employees on staff at any given time. There are no vehicles owned by the establishment. Refer to Site Plan Amendment sheet 2 for proposed traffic circulation patterns and pedestrian paths for ingress and egress to the restaurant. An updated parking calculation is provided on the Site Plan Amendment based on net patron area per 158.178. This renovation qualifies for the Commercial Revitalization Waiver and utilizes a bike rack and existing boat slips to meet the parking needs of the restaurant. Refer to Sheet 2 of the Site Plan Amendment for all applicable parking dimensions and wheel stop locations. As previously approved, all non-conforming spaces are being relocated and/or modified to be conforming. The treetop dining area (599s.f.) has been included in the occupancy and parking calculations. One of the existing doorways opening onto the patio will be eliminated to make additional room for the retail area. The seating area has been revised accordingly.**
  
- (O) Flood protection elevation data and flood zones delineated. A surface water management plan based on best management practices and in accordance with the sanitary sewer, potable water, solid waste, and drainage element of the town's comprehensive plan.  
**The flood zone and elevation are identified on the site plan. There are no new site improvements requiring a surface water management plan.**
  
- (P) A soil erosion and sedimentation plan in accordance with of the town's comprehensive plan and best management practices.  
**A Soil Erosion & Sedimentation Plan is included as sheet 4 of the Site Plan Amendment in accordance with best management practices and the Town's comprehensive plan.**

- (Q) All applications for permits and supporting documentation, correspondence and any other material submitted to any outside permitting agencies or received from such agencies.  
**Applicable Health Department approvals will be obtained upon Site Plan Amendment Approval and will be provided to the Building Department upon receipt. With the exception of NPDES permitting which will be obtained and maintained prior to and during construction; no other agency permits are required or have been requested as part of this Site Plan Amendment. We acknowledge the comments received from the Building Department pertaining to the Main Building (Restaurant) and agree to comply with FEMA 50% rule, Chapter 10 of the Existing Building Code, FPC Table 403.1, FBC 1028.8 and FBC 1014.2. Compliance with all other applicable codes and requirements shall be demonstrated during Building Permit review stage as well.**
- (R) Such additional data, maps, plans or statements as may be required for the particular use or activity involved.  
**Refer to entire Site Plan Amendment package for all required/requested information.**
- (S) Such additional data, as the applicant may believe is pertinent to the site development plan.  
**Refer to entire Site Plan Amendment package for all pertinent site information.**
- (T) Such additional material and information the town may reasonably require.  
**Refer to entire Site Plan Amendment package for all required/requested information.**
- (U) A list of all departures from the supplement controls set forth in subsection 158.102(L) and a clear description of the nature and extent of the departure and a statement specifically indicating the factual basis for any hardship claimed by the applicant and/or a statement of the facts constituting the basis for a request for a waiver of the supplemental controls as set forth in subsection 158.102(L).  
**No departures or hardships are being requested.**
- (V) If the project is in a planned unit development, utilizing the involuntary reconstruction provisions of section 158.139, or utilizing the voluntary reconstruction provisions of section 158.140, a statement specifically listing any departures, relaxations, modifications and adjustments from provisions of the Code of Ordinances which would otherwise be applicable to the project if the outline development plan process were not applicable. If the project is in the GPD, PD or NPD district, departures should be based upon the requirements of a zoning district most similar to the use approved for the parcel being considered as determined by the town.  
**N/A**
- (W) (1) In addition to the applicable provisions for site plan approval enumerated above, the following will be required for consideration of site plan approval or site plan exemption for personal wireless service facilities classified as rooftop

antennas or antennas placed on the exterior of buildings or structures which meet the requirements of section 158.1361 of this chapter.

(a) – (m)

**N/A**

(2) The following will be required for conditions of site plan approval and a special exception permit for personal wireless service facilities not governed by subsection (W)(1) above, including, but not limited to towers:

(a) – (ff)

**N/A**

Section 158.102, Performance standards for site and development plans:

- (A) Site Location and Character of Use:  
***Detailed Site Information is provided in the Site Plan Amendment Plan Set. Refer to Sheet 2 for off-street parking information and calculations. A Landscape & Screening Plan Sheet 3 provides detailed information on the existing and proposed landscape buffers, required screening for the 2<sup>nd</sup> floor outdoor dining area, required and provided open space and yards. A signed and sealed survey is also provided which includes an updated tree survey detailing the type and size of existing trees onsite. Dimensions have been added to the Site Plan (Sheet 2) for all yard and building setbacks. Refer to Comprehensive Plan Analysis included as part of this submittal for more detailed information on the suitability of the location and design of the proposed use.***
- (B) Appearance of Site and Structures:  
***Detailed Site and Structure Information is provided in the Site Plan Amendment Plan Set and Architectural Plan Set. In addition, a Lighting Plan is provided for the existing and proposed lighting fixtures as part of the restaurant renovation. Refer to Sheets EL-1 and EL-2. Elevations of the restaurant are provided in the Architectural Plan Sets. Refer to Sheet 2 and the Architectural Plans for applicable horizontal and vertical dimensions of the buildings. The existing vegetation within the buffer yard areas will be enhanced and will exceed opacity requirements. Additional plants will be installed on the second floor of the restaurant and the railings will be installed with lattice. Vines will be planted within the lattice to achieve the opacity requirements.***
- (C) Maximum Floor Area Ratio:  
***Refer to calculations on Sheet 2 of the Site Plan Amendment Set.***
- (D) Parking, Internal Circulation, and Access to Public or Private Streets:  
***Existing Site currently has one curb cut access to Lois Street and two curb cut access points to Broadway Avenue. Both are public streets. Refer to Site Plan Amendment sheet 2 for proposed traffic circulation patterns and pedestrian paths for ingress and egress to the restaurant. An updated parking calculation is provided on the Site Plan Amendment; in addition, maximum occupancy load calculations are provided on the Site Plan Amendment. This site currently has an approved Commercial Revitalization Waiver for the parking. In conjunction with the renovation, a bike rack has been installed in addition to the existing boat slips to meet the parking needs of the restaurant. Refer to Sheet 2 of the Site Plan Amendment for all applicable parking dimensions and wheel stop***

- locations. As part of this amendment, all non-conforming spaces are being removed, relocated and/or modified to be conforming.**
- (E) Traffic Impacts:  
**Refer to enclosed Traffic Impact Analysis. Refer to Site Plan Amendment sheet 2 for proposed traffic circulation patterns and pedestrian paths for ingress and egress to the restaurant. The bicycle ingress/and egress and pedestrian access will be as shown on the Site Plan.**
- (F) Open Space and Landscape:  
**A Landscape & Screening Plan is provided as Sheet 3 of the Site Plan Amendment Set. Required and Provided open space calculations are provided on Sheet 2 of the Site Plan Amendment Set.**
- (G) Wetland Development Restrictions:  
**Not Applicable.**
- (H) Surface Water Management:  
**See attached Stormwater Treatment Calculations as requested by Town's Reviewer. As requested, the top of bank along Sarasota Bay will be elevated by an additional 0.25' to protect the shoreline from tidal waters and increase storage volume onsite for water quality purposes.**
- (I) Available Potable Water:  
**Existing Water and Irrigation Meters are in place. Meter Calculations will be provided to Public Works Department in conjunction with Building Permit Application to verify that existing meter and backflow sizes are adequate.**
- (J) Wastewater Service:  
**The bathrooms have been relocated and upgraded as part of the prior Site Plan Amendment Approval. No additional bathrooms are proposed as part of this application.**
- (K) Soil Erosion & Sedimentation Control:  
**A Drainage and Soil Erosion Plan is included as Sheet 4 of the Site Plan Amendment Set in accordance with the Town's Plan and for approval by Public Works Department. The shell parking lot areas will be regraded and will redirect stormwater runoff into the new retention areas and away from the adjacent public rights of way as previously approved. Since this project results in a net increase of less than 9,000 s.f. of impervious surface, it is exempt from SWFWMD permitting. This project is designed to exceed State water quality requirements. NPDES permits will be obtained and maintained during construction.**

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

- (A) Consistency with Comprehensive Plan and the purpose and intent of the zoning district.  
**The current zoning for the property is C-1. Outdoor Dining is a permitted and allowed special exception use within the C-1 zoning district. Refer to Comprehensive Plan Analysis included as part of this submittal for more detailed information on the suitability of the location and design of the proposed use in accordance with the intent of the zoning district.**
- (B) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.  
**Detailed Site and Structure Information is provided in the Site Plan Amendment Plan Set and Architectural Plan Set demonstrating compliance with all applicable regulations of the zoning district.**

- (C) In what respects the plan is or is not in conformance with the Town's subdivision regulations, chapter 157, and all other applicable Town requirements including the design, adequacy and construction of streets, drainage, utilities facilities and other essential services.

**Refer to Site Plan Amendment Set for all aspects of the plan demonstrating compliance.**

- (D) In what respects the plan is or is not consistent with good design standards in respect to all external relationships, including, but not limited to, relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.

**Existing Site currently has one curb cut access to Lois Street and two curb cut access points to Broadway Avenue. Both are public streets. There are existing residences to the West and North of the project. There is an existing restaurant and parking lot to the east. The southern property line is bounded by Sarasota Bay. There is an existing dock with 12 boat slips which service the restaurant patrons. Two additional slips will be added as approved by FDEP. The vegetative buffers on the west, north and east sides are fully mature and adequately screen the view from those sides. Additional vegetation will be added in accordance with the Proposed Landscape Buffer exhibit prepared by Michael Miller. The 2<sup>nd</sup> story addition of the restaurant will have minimal impact on the adjoining properties and will have no detrimental ecological impact. No music or amplified voices shall be allowed in the outdoor dining area. In accordance with the hours of operation, the upstairs outdoor dining area shall be vacated by 10:00 pm. Lighting and Photometric Plans are included in this submittal as Sheets EL-1 and EL-2 of the Site Plan covering all aspects of the improvements included in this application. This restaurant has been an established part of this community and neighborhood and will continue to provide quality dining and entertainment as part of it's contribution to Longboat Key. Refer to the Comprehensive Plan Analysis included as part of this Site Plan Amendment package for more detailed information regarding protection of surrounding properties.**

- (E) In what respects the plan is or is not in conformance with the Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

**Mar Vista Pub, Inc. has been the owner of this property and will continue to maintain ownership and maintenance responsibilities. As the Engineer of Record for the site related components of this project, I hereby certify that all requirement improvements will be completed in accordance all applicable requirements and permits. Mar Vista Pub, Inc. guarantees that maintenance of the property will continue to be performed to the Town's full satisfaction.**

Section 158.126 and Section 158.136– Special Exception Uses:

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

Section 158.128 – Off-street parking:

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

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

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

- (J) Parking Access and Circulation:

**Refer to Site Plan Amendment sheet 2 for proposed traffic circulation patterns and pedestrian paths for ingress and egress to the restaurant.**

- (L) Delineation of Parking Spaces:

**Wheel stops are shown on the Site Plan Sheet 2. Handicap Spaces shall be striped in accordance with FDOT and ADA standards. All spaces and drive aisles are dimensioned on the Site Plan Sheet 2.**

Section 158.150 – Yard Regulations:

- (C) Transition Yard Requirements:

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

Section 158.154 – Screening Regulations:

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

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

**Existing and Proposed Buffers are shown on the Landscape & Screening Plan Sheet 3. The existing landscape buffer to the east shall be enhanced as follows: The existing chain link fence will be replaced with a 6' high opaque fence as shown on Sheet 3. The existing plants and trees located within the buffer exceed the 60% solidity requirements as measured perpendicularly. Additional vegetation will be added in accordance with the Proposed Landscape Buffer exhibit prepared by Michael Miller.**

(2) By landscaping which is selected and arranged to form a visual screen between the nonresidential use and the residential district or use from which it is to be screened. The landscaping shall be by berm or mature plants having

already attained a six-foot height and providing the necessary screening; however a permanent fence to supplement the landscaping may be required.

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

Section 158.178 – Commercial Revitalization - Waivers:

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

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

Sincerely,

**LTA Engineers, LLC**



Lynn Burnett, P.E.

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 Site Plan 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.

## Treatment Calculations

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

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

**TOTAL PROJECT AREA**

**39941** Square Feet  
**0.92** Acre(s)

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

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

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

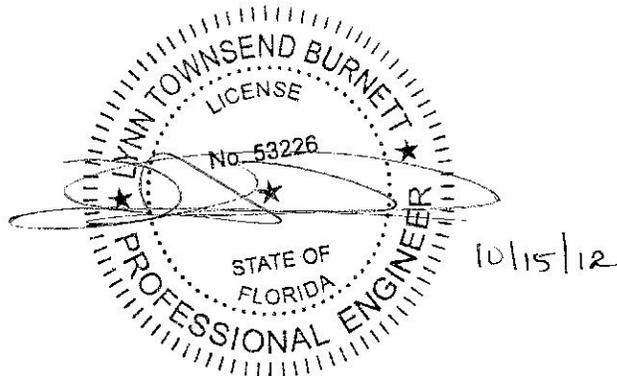
**2496** Cubic Feet of treatment volume required

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

**Areas**

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

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



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)

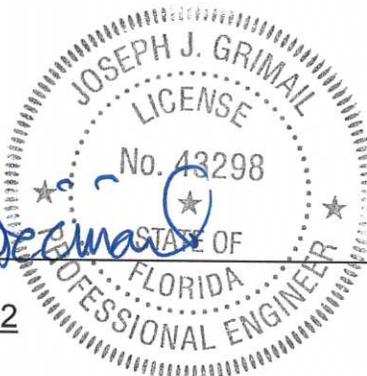
**CLIENT:** LTA Engineers, LLC.

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



**grimail  
crawford  
inc.**

November 2012

### III. PROJECT TRAFFIC GENERATION ESTIMATES

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

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

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

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

#### **IV. PROJECT DISTRIBUTION AND ASSIGNMENT**

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

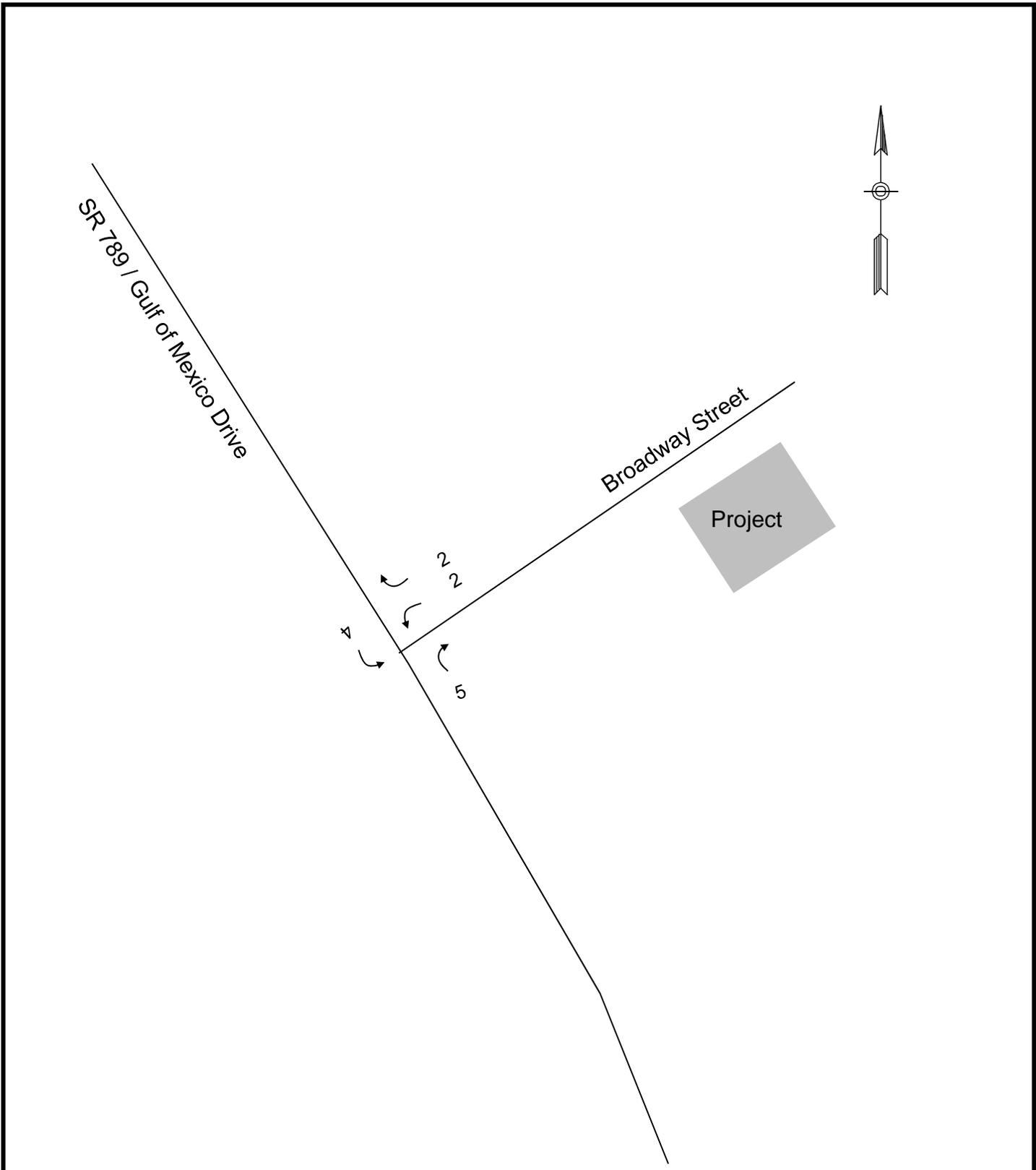
#### **V. IMPACT STUDY AREA**

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

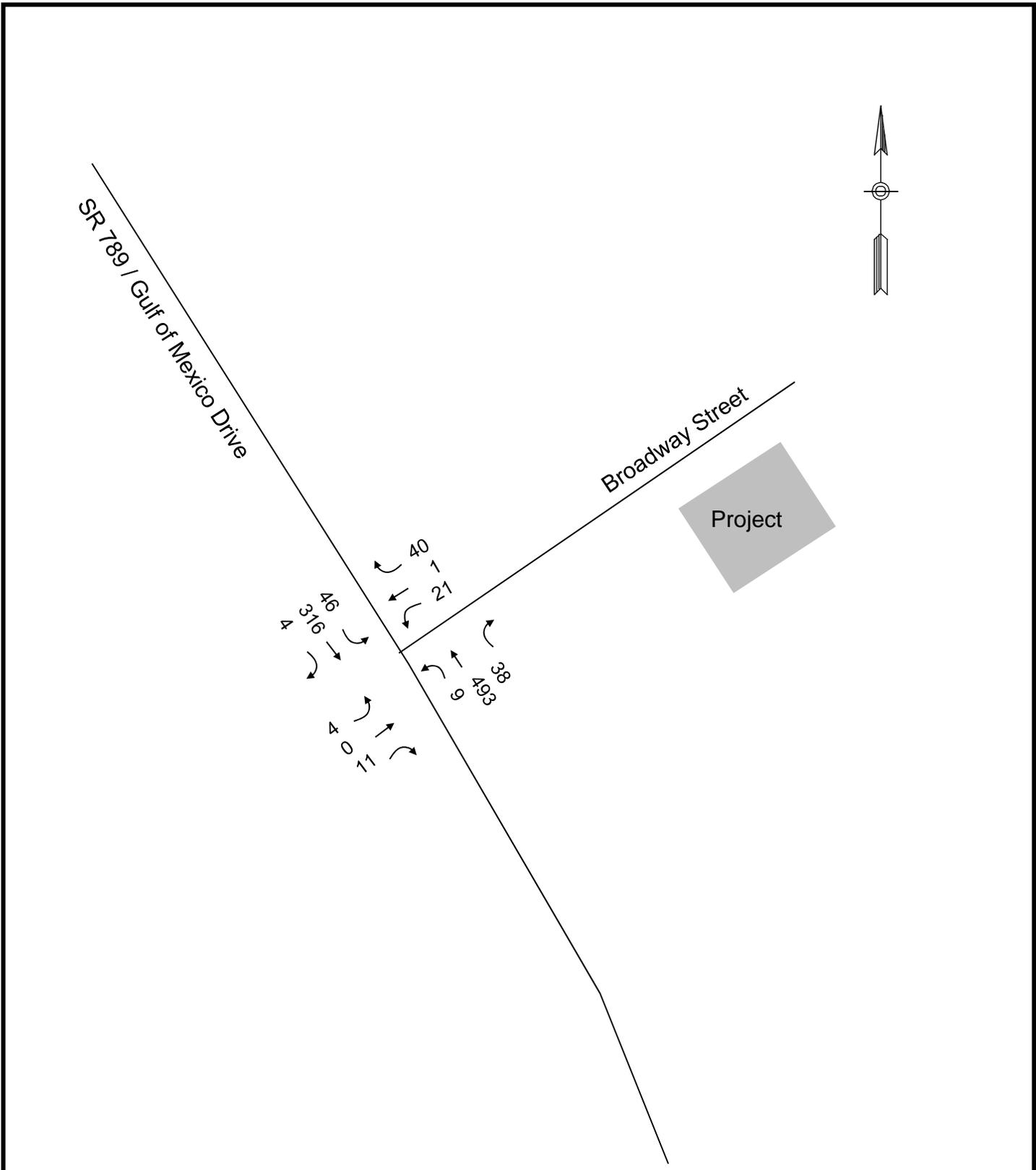
**Mar Vista Restaurant**  
Longboat Key, Florida

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

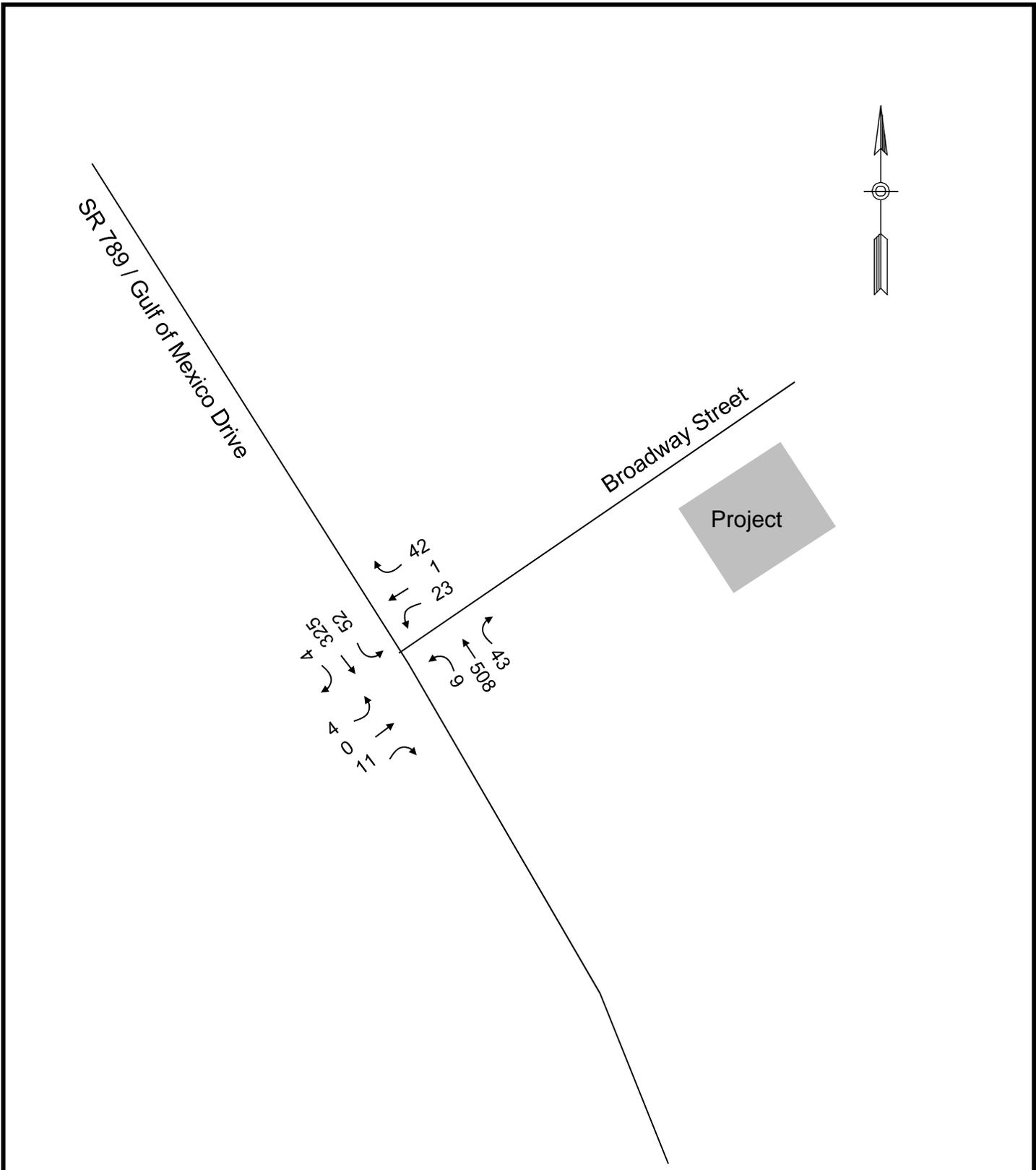
To develop total traffic volumes for the year 2015, Project trips were added to background traffic volumes. This process is documented in **Appendix 6**, and **Figure 4** illustrates the future total volumes at the intersection of Gulf of Mexico Drive and Broadway Street.

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)

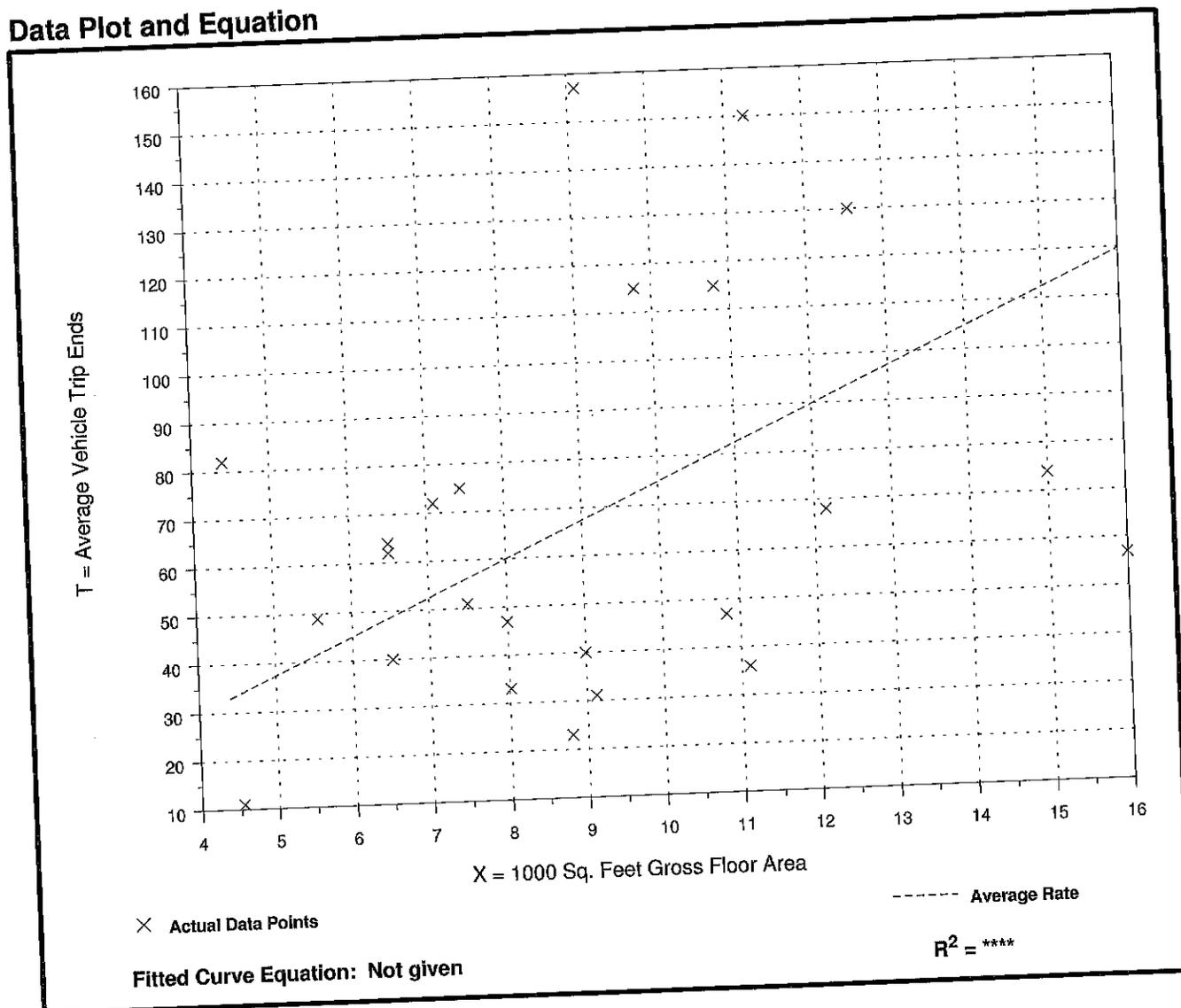
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.

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



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 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

Start Time Factor	MAR VISTA RESTAURANT						BROADWAY ST							
	From North			From South			From East			From West				
	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23		
04:00 PM	0	0	0	1	0	0	2	0	1	0	0	4	14	17
04:15 PM	0	0	0	0	0	0	0	0	5	0	0	1	6	11
04:30 PM	0	0	0	4	0	0	4	0	2	0	0	5	12	18
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	7	7
Total	0	0	0	5	0	1	6	0	8	0	0	10	39	53
05:00 PM	0	0	0	0	0	0	0	0	4	0	0	5	11	15
05:15 PM	0	0	0	1	0	0	1	1	1	0	0	1	12	14
05:30 PM	0	0	0	4	0	0	4	0	1	0	0	5	9	14
05:45 PM	0	0	0	0	0	1	1	1	4	0	0	4	9	15
Total	0	0	0	5	0	1	6	1	10	0	0	15	41	58
Grand Total	0	0	0	10	0	2	12	1	18	0	0	25	80	111
Approch %	0.0	0.0	0.0	83.3	0.0	16.7	10.8	5.3	94.7	0.0	0.0	31.3	72.1	
Total %	0.0	0.0	0.0	9.0	0.0	1.8	17.1	0.9	16.2	0.0	0.0	22.5		

Start Time Factor	MAR VISTA RESTAURANT						BROADWAY ST							
	From North			From South			From East			From West				
	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23		
05:00 PM	0	0	0	0	0	0	6	1	10	0	0	11	41	58
05:15 PM	0	0	0	0	0	0	0	0	4	0	0	5	12	14
05:30 PM	0	0	0	4	0	0	4	0	1	0	0	5	9	14
05:45 PM	0	0	0	0	0	1	1	1	4	0	0	4	9	15
Total	0	0	0	5	0	1	6	1	10	0	0	15	41	58
Grand Total	0	0	0	10	0	2	12	1	18	0	0	25	80	111
Approch %	0.0	0.0	0.0	83.3	0.0	16.7	10.8	5.3	94.7	0.0	0.0	31.3	72.1	
Total %	0.0	0.0	0.0	9.0	0.0	1.8	17.1	0.9	16.2	0.0	0.0	22.5		

Start Time Factor	MAR VISTA RESTAURANT						BROADWAY ST							
	From North			From South			From East			From West				
	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23		
05:00 PM	0	0	0	0	0	0	6	1	10	0	0	11	41	58
05:15 PM	0	0	0	0	0	0	0	0	4	0	0	5	12	14
05:30 PM	0	0	0	4	0	0	4	0	1	0	0	5	9	14
05:45 PM	0	0	0	0	0	1	1	1	4	0	0	4	9	15
Total	0	0	0	5	0	1	6	1	10	0	0	15	41	58
Grand Total	0	0	0	10	0	2	12	1	18	0	0	25	80	111
Approch %	0.0	0.0	0.0	83.3	0.0	16.7	10.8	5.3	94.7	0.0	0.0	31.3	72.1	
Total %	0.0	0.0	0.0	9.0	0.0	1.8	17.1	0.9	16.2	0.0	0.0	22.5		

Start Time Factor	MAR VISTA RESTAURANT						BROADWAY ST							
	From North			From South			From East			From West				
	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23	Left 1.23	Thru 1.23	Right 1.23		
05:00 PM	0	0	0	0	0	0	6	1	10	0	0	11	41	58
05:15 PM	0	0	0	0	0	0	0	0	4	0	0	5	12	14
05:30 PM	0	0	0	4	0	0	4	0	1	0	0	5	9	14
05:45 PM	0	0	0	0	0	1	1	1	4	0	0	4	9	15
Total	0	0	0	5	0	1	6	1	10	0	0	15	41	58
Grand Total	0	0	0	10	0	2	12	1	18	0	0	25	80	111
Approch %	0.0	0.0	0.0	83.3	0.0	16.7	10.8	5.3	94.7	0.0	0.0	31.3	72.1	
Total %	0.0	0.0	0.0	9.0	0.0	1.8	17.1	0.9	16.2	0.0	0.0	22.5		



## **APPENDIX 3**

EXISTING TRAFFIC COUNT/PEAK  
SEASON CORRECTION FACTOR

Default Titles

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

SR 789/GULF BLVD @  
 BROADWAY ST

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

Weather: Clear

Start Time	SR 789/GULF BLVD From North						SR 789/GULF BLVD From South						BROADWAY ST From East						BROADWAY ST From West												
	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	U-Turn	Left	Thru	Right	App. Total	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	1	3	0	1	1	1	251
04:15 PM	0	9	97	1	107	0	2	103	5	110	0	4	0	10	14	0	0	0	4	4	14	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	16	0	0	4	4	0	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	20	0	0	0	2	4	0	0	4	236	
Total	0	49	320	5	374	0	9	467	30	506	0	27	0	35	62	0	5	1	11	17	62	0	5	1	11	17	0	0	17	959	
05:00 PM	0	9	74	0	83	0	2	159	18	179	0	1	1	10	12	0	0	0	1	1	12	0	0	0	0	1	0	0	1	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	12	0	1	1	4	6	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	17	0	1	0	2	3	0	0	2	217	
05:45 PM	0	14	65	2	81	0	2	67	6	75	0	1	0	5	6	0	0	0	0	1	6	0	0	1	0	1	0	0	1	163	
Total	0	47	273	5	325	0	4	444	50	498	0	9	1	37	47	0	2	2	7	11	47	0	2	2	7	11	0	0	11	881	
Grand Total	0	96	593	10	699	0	13	911	80	1004	0	36	1	72	109	0	7	3	18	28	109	0	7	3	18	28	0	0	18	1840	
Approch %	0.0	13.7	84.8	1.4		0.0	1.3	90.7	8.0		0.0	33.0	0.9	66.1		0.0	25.0	10.7	64.3		0.0	0.0	0.4	0.2	1.0		0.0	0.0			
Total %	0.0	5.2	32.2	0.5	38.0	0.0	0.7	49.5	4.3	54.6	0.0	2.0	0.1	3.9	5.9	0.0	0.4	0.2	1.0	1.5	5.9	0.0	0.4	0.2	1.0	1.5	0.0	0.0			

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

2%

4%

2% 7%



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

County: 13 MANATEE

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

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

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

Site Type : Blank= Portable; T= Telemetered  
 "K" Factor : Department adopted standard K factor beginning with count year 2011  
 AAADT 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; E= 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							
<b>General Information</b>				<b>Site Information</b>			
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>			
<b>Vehicle Volumes and Adjustments</b>							
<b>Major Street</b>	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	<i>Two Way Left Turn Lane</i>						
RT Channelized			0			0	
Lanes	1	1	1	1	1	0	
Configuration	L	T	R	L		TR	
Upstream Signal		0			0		
<b>Minor Street</b>	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		
<b>Delay, Queue Length, and Level of Service</b>							
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
<b>Existing Volumes</b>	<b>EXISTING (2012)</b>											
% 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%		
<b>Background Traffic</b>	<b>BACKGROUND (2015)</b>											
Growth Rate	0.00%			0.00%			1.00%			1.00%		
Total Background	4	0	11	21	1	40	9	508	39	47	325	4
<b>Project Traffic</b>	<b>PROJECT</b>											
				2		2			4	5		
<b>Total Traffic</b>	<b>TOTAL (2015)</b>											
	4	0	11	23	1	42	9	508	43	52	325	4

## **APPENDIX 7**

### **TOTAL TRAFFIC HCS WORKSHEET**

TWO-WAY STOP CONTROL SUMMARY							
<b>General Information</b>				<b>Site Information</b>			
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>			
<b>Vehicle Volumes and Adjustments</b>							
<b>Major Street</b>	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		
<b>Minor Street</b>	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		
<b>Delay, Queue Length, and Level of Service</b>							
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

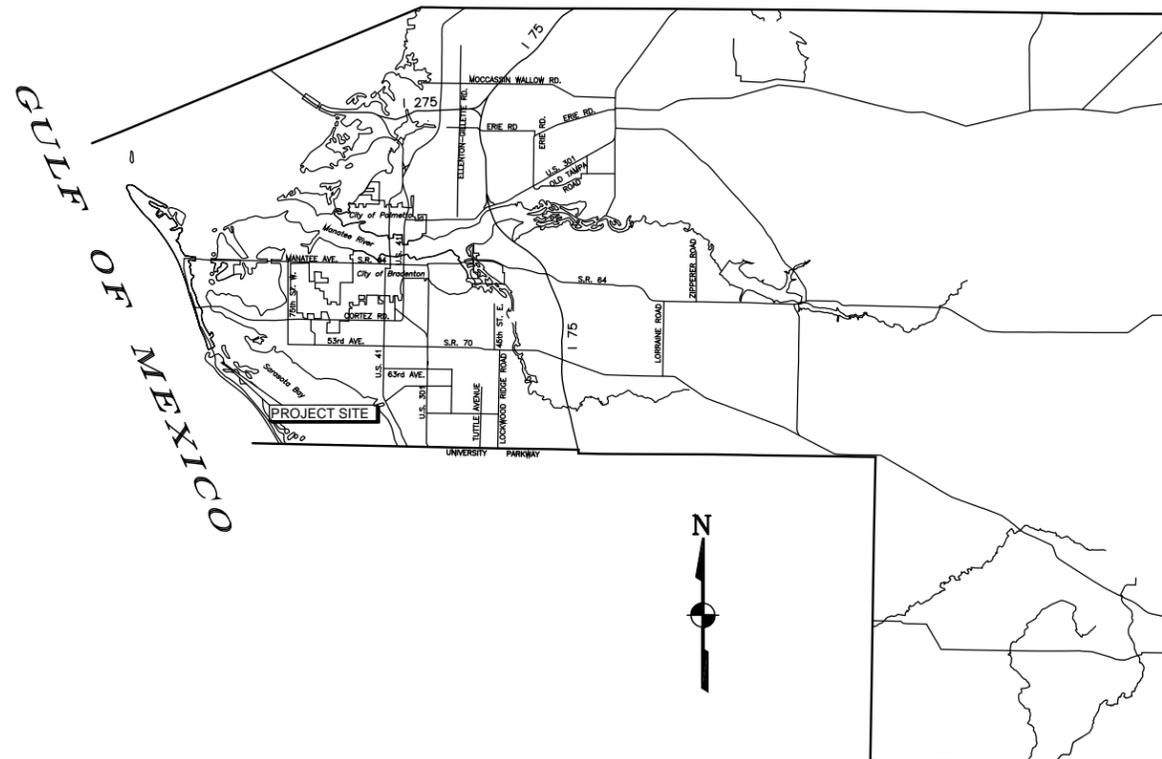
Leo Mills & Associates, Inc.  
620 8th Avenue West  
Palmetto, FL 34221  
(941) 722-2460

#### LIGHTING ENGINEER

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

#### STRUCTURAL ENGINEER

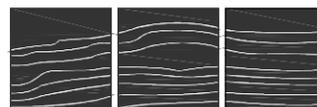
SEGO & SEGO  
113 Los Cedros Dr.  
Anna Maria, FL 34216  
(941) 778-8204



## JULY 2012

REVISED SEPTEMBER 2012

REVISED MAY 2013



## LTA Engineers, LLC

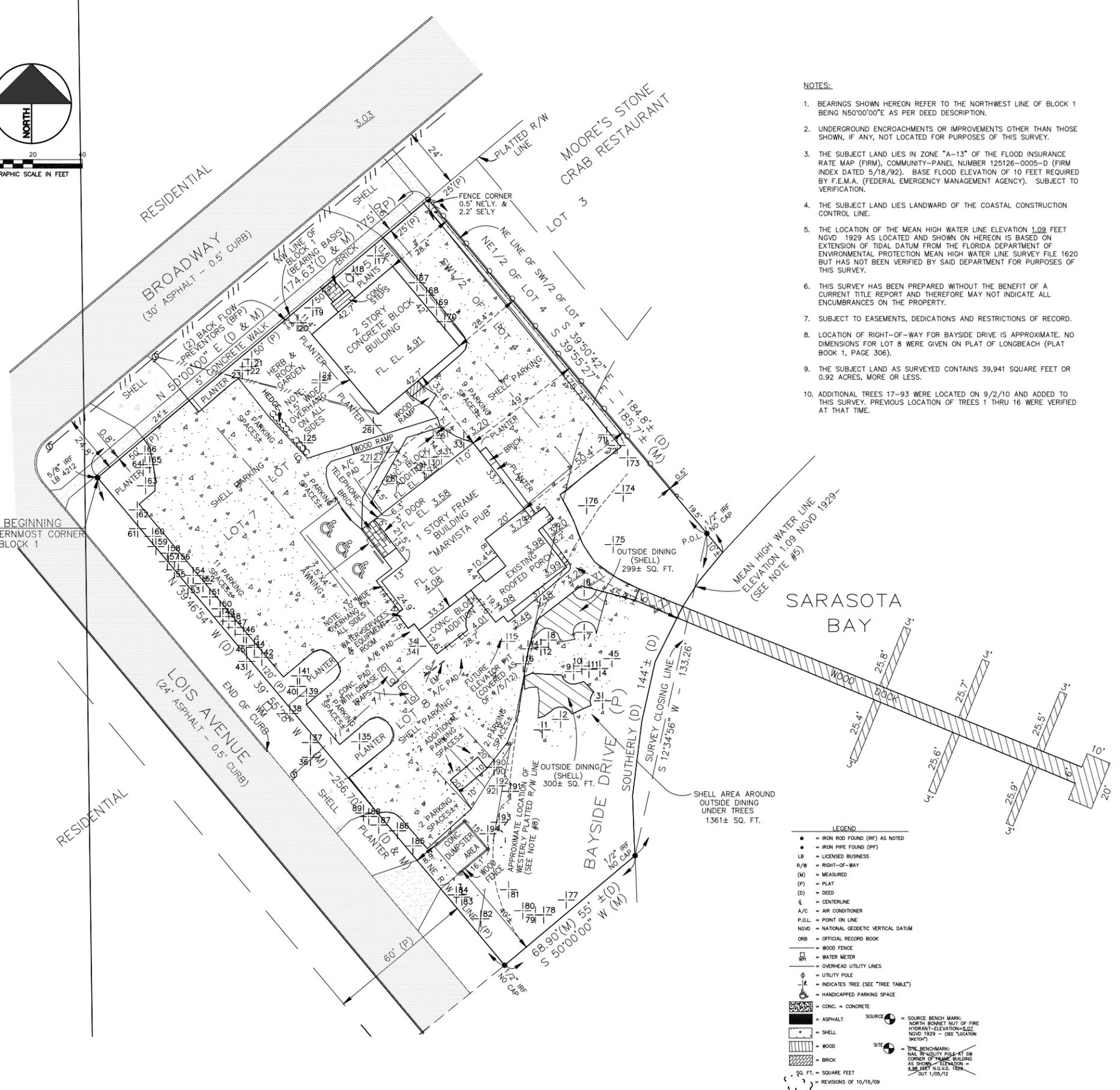
2004 53rd Avenue East, Bradenton, FL 34203  
Phone 941.756.9100  
Fax 941.756.9119



0



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

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 BONNET NUT OF FIRE HYDRANT-ELEVATION=5.027 NOV 1929 - (SEE "LOCATION SKETCH")
  - SITE BENCH-MARK: NAIL TENSITY POLE AT SW CORNER OF FRAME BUILDING AS SHOWN ELEVATION = 4.98 FEET N.G.V.D. 1929 OCT 1/05/12

1922 53rd Avenue East  
Bradenton, FL 34203  
Phone 941.759.9100  
Fax 941.756.9119

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

12025 State Road 54, Suite 100  
LTA ENGINEERS, LLC  
L.L.C. Public entities are exempt from this copyright.

DATE BY  
2/26/09 JLS  
8/29/2010 JLS  
8/29/2010 JLS  
8/29/2010 JLS

REVISION  
REVISED PER STAFF COMMENTS  
REVISED PER STAFF COMMENTS  
REVISED PER STAFF COMMENTS  
REVISED PER STAFF COMMENTS

NO. 1 2 3 4

**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**

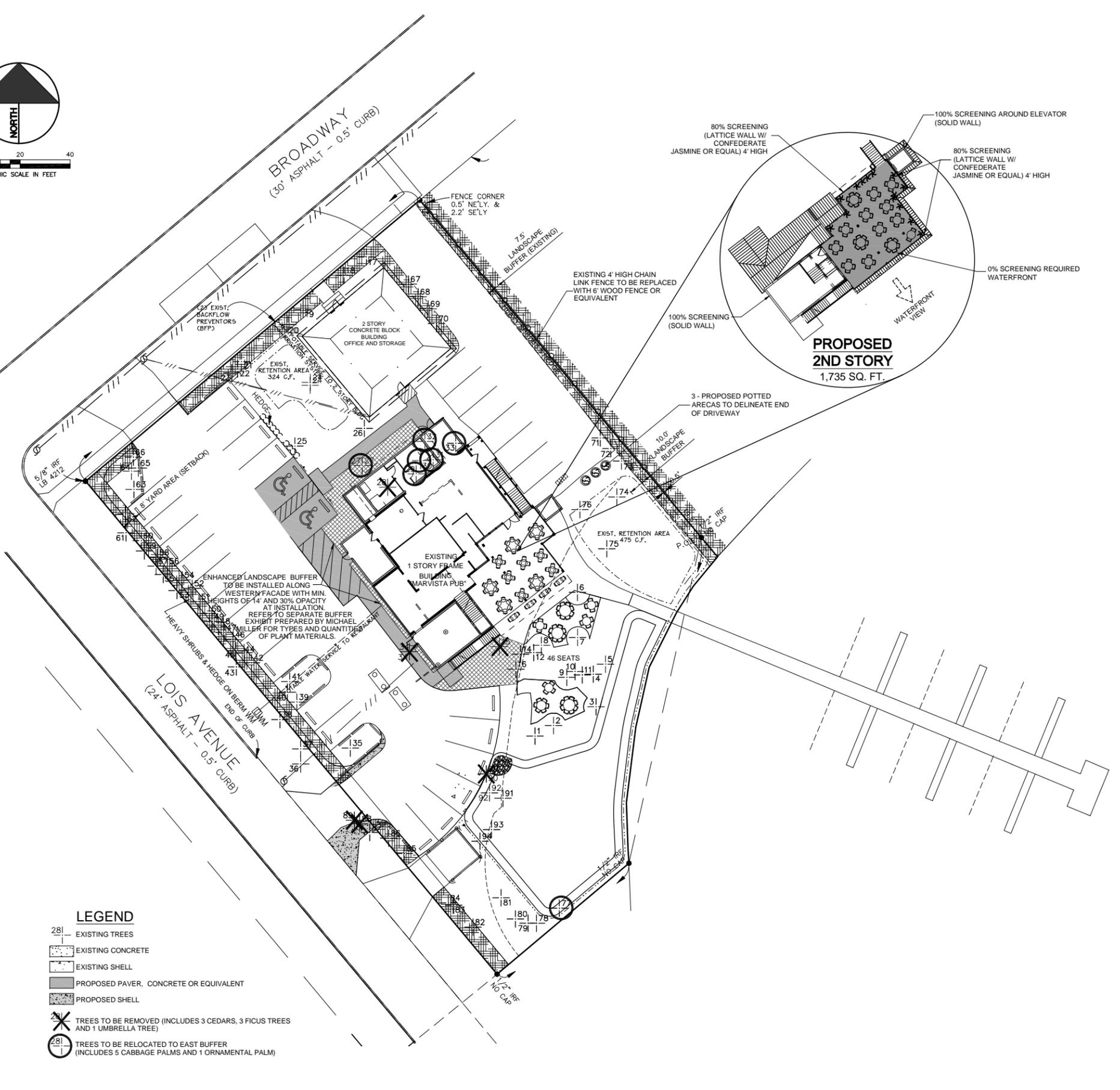
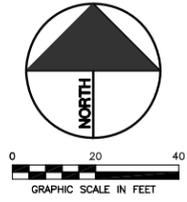
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No. 63226

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

1

OF: 4





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

TREE #	TYPE	DIAMETER±	HEIGHT±	LIMB SPAN±
1	BUTTONWOOD	18"	35'±	50'±
2	BUTTONWOOD	24"	30'±	50'±
3	CABBAGE PALM	15"	15'±	10'±
4	BUTTONWOOD	24"	25'±	60'±
5	CABBAGE PALM (DEAD)	15"	20'±	10'±
6	BUTTONWOOD	20"	25'±	30'±
7	BUTTONWOOD	20"	25'±	50'±
8	BUTTONWOOD	20"	25'±	50'±
9	CABBAGE PALM	12"	20'±	10'±
10	CABBAGE PALM	12"	20'±	10'±
11	CABBAGE PALM	12"	20'±	10'±
12	BUTTONWOOD	18"	20'±	40'±
13	REMOVED			
14	FIGUS	6"	12'±	10'±
15	FIGUS	8" BASE	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"	46'±	60'±
29	CABBAGE PALM	12"	25'±	14'±
30	CABBAGE PALM	12"	25'±	14'±
31	CABBAGE PALM	14"	20'±	14'±
32	CABBAGE PALM	12"	26'±	14'±
33	UMBRELLA TREE	4"-8"	26'±	24'±
34	FIGUS	4"-6"	12'±	20'±
35	CEDAR CLUSTER (S)	ALL 16"	30'±	30'±
36	BANYAN	18"	35'±	30'±
37	SEAGRAPE CLUSTER	4"-6"	15'±	30'±
38	CABBAGE PALM	10"	15'±	12'±
39	AUSTRALIAN PINE	12"	30'±	20'±
40	CABBAGE PALM	6"	15'±	12'±
41	CEDAR CLUSTER (S)	6"-14"	36'±	30'±
42	CABBAGE PALM	10"	15'±	12'±
43	CABBAGE PALM	10"	15'±	12'±
44	CABBAGE PALM	12"	12'±	12'±
45	CABBAGE PALM	14"	20'±	14'±
46	CABBAGE PALM	8"	10'±	12'±
47	CABBAGE PALM	10"	15'±	14'±
48	CABBAGE PALM	12"	12'±	14'±
49	CABBAGE PALM	12"	12'±	12'±
50	CABBAGE PALM	10"	20'±	14'±
51	CABBAGE PALM	10"	10'±	12'±
52	CABBAGE PALM	12"	15'±	16'±
53	CABBAGE PALM	12"	20'±	14'±
54	CABBAGE PALM	12"	15'±	14'±
55	CABBAGE PALM	12"	20'±	14'±
56	CABBAGE PALM	12"	12'±	14'±
57	CABBAGE PALM	12"	15'±	14'±
58	CABBAGE PALM	12"	15'±	14'±
59	CABBAGE PALM	12"	12'±	12'±
60	CABBAGE PALM	12"	20'±	12'±
61	CABBAGE PALM	10"	15'±	14'±
62	CABBAGE PALM	8"	12'±	12'±
63	CABBAGE PALM	12"	10'±	12'±
64	CABBAGE PALM	12"	12'±	12'±
65	CABBAGE PALM	12"	12'±	12'±
66	CABBAGE PALM	10"	10'±	12'±
67	CABBAGE PALM	8"	10'±	12'±
68	CABBAGE PALM	16"	15'±	16'±
69	CABBAGE PALM	12"	18'±	12'±
70	CABBAGE PALM	10"	12'±	14'±
71	CABBAGE PALM	12"	12'±	12'±
72	CABBAGE PALM	10"	15'±	12'±
73	CABBAGE PALM	14"	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

REMOVED 1/05/12

RE-LOCATED 1/05/12

RE-LOCATED 1/05/12

RE-LOCATED 1/05/12

REMOVED 1/05/12

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

**OPEN SPACE CALC.**  
 TOTAL OPEN SPACE REQUIRED = 20% MINIMUM  
 TOTAL OPEN SPACE PROVIDED = 34.3%

1922 2530 Avenue East  
 Tallahassee, FL 32304  
 Phone: 904.756.9100  
 Fax: 904.756.9119

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

1522 2530 Avenue East  
 Tallahassee, FL 32304  
 Phone: 904.756.9100  
 Fax: 904.756.9119

SCALE: SEE SCALE  
 Design By: KAT  
 Drawn By: KAT  
 Checked By: LTB  
 Project No.: 417-01-01-10

NO. 1 7/26/10  
 2 8/17/10  
 3 10/1/10  
 4 10/20/10  
 5 10/20/10  
 6 2/26/13  
 7 2/26/13

REVISION  
 1 REVISED PER STAFF COMMENTS  
 2 REVISED PER STAFF COMMENTS  
 3 REVISED PER STAFF COMMENTS  
 4 REVISED PER STAFF COMMENTS  
 5 REVISED PER STAFF COMMENTS  
 6 REVISED PER STAFF COMMENTS  
 7 ADD BUFFER TO BEING FACING LOIS AVE FOR 30% SCREENING

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

**LANDSCAPE, BUFFER & SCREENING PLAN**

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

3





**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 150 Watt PAR38 - max. 75 Watt PAR30 - max.	CFF Clear Flat Flange CBF Black Baffle CFF Clear Flat Flange VWP White Flat Flange WSP White Spun Glass (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**

Enter KL12 2X	Lamp (By Others)	Cross Baffle Type	Cross Baffle/Cone Finish	Mounting	Voltage	Options
2X 2 Horizontal Mounted	32 32 Watt PL Type 32 Watt PL Type 32 Watt PL Quad	XR 4 Cell Parabolic	CFF Clear Flat Flange CBF Black Baffle CFF Clear Flat Flange VWP White Flat Flange WSP White Spun Glass (Add as prefix)	S Surface Pendant (24" standard) SW Wall Bracket HP Hang Straight Pendant (Flat Cusible)	120 150 120V 277 347V	WL-EM Select from Options above list.

Example KL12 2X 32PLT XR 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**

Enter KL12 2X	Lamp (By Others)	Cross Baffle Type	Cross Baffle/Cone Finish	Mounting	Voltage	Options
2X 2 Horizontal Mounted	32 32 Watt PL Type 32 Watt PL Type 32 Watt PL Quad	XR 4 Cell Parabolic	CFF Clear Flat Flange CBF Black Baffle CFF Clear Flat Flange VWP White Flat Flange WSP White Spun Glass (Add as prefix)	S Surface Pendant (24" standard) SW Wall Bracket HP Hang Straight Pendant (Flat Cusible)	120 150 120V 277 347V	WL-EM Select from Options above list.

Example KL12 2X 32PLT XR 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 Mod, 15' AFF

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

**HPS in AC Mod, 15' AFF**

**HPS in Emergency Mode, 15' AFF**

**COEFFICIENT OF UTILIZATION**

FLOOR	CEILING	WALL	REFL	REFL	REFL	REFL
0	0	0	0	0	0	0
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0

**COEFFICIENT OF UTILIZATION**

FLOOR	CEILING	WALL	REFL	REFL	REFL	REFL
0	0	0	0	0	0	0
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0

**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 Mod, 15' AFF

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

**HPS in AC Mod, 15' AFF**

**HPS in Emergency Mode, 15' AFF**

**COEFFICIENT OF UTILIZATION**

FLOOR	CEILING	WALL	REFL	REFL	REFL	REFL
0	0	0	0	0	0	0
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0

**COEFFICIENT OF UTILIZATION**

FLOOR	CEILING	WALL	REFL	REFL	REFL	REFL
0	0	0	0	0	0	0
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0

**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**

Enter KL12 2X	Lamp (By Others)	Cross Baffle Type	Cross Baffle/Cone Finish	Mounting	Voltage	Options
2X 2 Horizontal Mounted	32 32 Watt PL Type 32 Watt PL Type 32 Watt PL Quad	XR 4 Cell Parabolic	CFF Clear Flat Flange CBF Black Baffle CFF Clear Flat Flange VWP White Flat Flange WSP White Spun Glass (Add as prefix)	S Surface Pendant (24" standard) SW Wall Bracket HP Hang Straight Pendant (Flat Cusible)	120 150 120V 277 347V	WL-EM Select from Options above list.

Example KL12 2X 32PLT XR 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**

Enter KL12 2X	Lamp (By Others)	Cross Baffle Type	Cross Baffle/Cone Finish	Mounting	Voltage	Options
2X 2 Horizontal Mounted	32 32 Watt PL Type 32 Watt PL Type 32 Watt PL Quad	XR 4 Cell Parabolic	CFF Clear Flat Flange CBF Black Baffle CFF Clear Flat Flange VWP White Flat Flange WSP White Spun Glass (Add as prefix)	S Surface Pendant (24" standard) SW Wall Bracket HP Hang Straight Pendant (Flat Cusible)	120 150 120V 277 347V	WL-EM Select from Options above list.

Example KL12 2X 32PLT XR 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 Mod, 15' AFF

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

**HPS in AC Mod, 15' AFF**

**HPS in Emergency Mode, 15' AFF**

**COEFFICIENT OF UTILIZATION**

FLOOR	CEILING	WALL	REFL	REFL	REFL	REFL
0	0	0	0	0	0	0
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0

**COEFFICIENT OF UTILIZATION**

FLOOR	CEILING	WALL	REFL	REFL	REFL	REFL
0	0	0	0	0	0	0
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0

**CHLORIDE SYSTEMS**

**GENERAL DESCRIPTION**  
Solaray combines an industry recognized outdoor luminaire with a custom fitted emergency lamp. The result is a single fixture for normal and outdoor areas lighting. Solaray meets the Buy American requirements.

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

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

**DIMENSIONS**

**ORDERING INFORMATION (EXAMPLE: FT1MHMBZ)**

FT	1MH	EM	BZ
FT = Forward Throw Cutoff Luminaire	1MH = 100-Watt, High-Pressure Sodium Lamp	EM = AC Fixture, No Emergency Lamp	BZ = Bronze

**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 Mod, 15' AFF

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

**HPS in AC Mod, 15' AFF**

**HPS in Emergency Mode, 15' AFF**

**COEFFICIENT OF UTILIZATION**

FLOOR	CEILING	WALL	REFL	REFL	REFL	REFL
0	0	0	0	0	0	0
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0

**COEFFICIENT OF UTILIZATION**

FLOOR	CEILING	WALL	REFL	REFL	REFL	REFL
0	0	0	0	0	0	0
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0

**CHLORIDE SYSTEMS**

272 West Ship Park Service Road • Burgin, NC 28405  
Telephone: (919) 289-1000 • Facsimile: (919) 289-9803  
www.chloride.com

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**  
E8006107

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. THESE ARE GENERAL NOTES ONLY. ANY REVISIONS TO THESE NOTES SHALL BE MADE BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESS WRITTEN PERMISSION FROM STEWART ENGINEERING CONSULTANTS, INC. © COPYRIGHT 2010

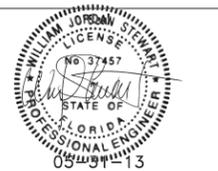
BY THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THIS PLAN AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE ORDINANCES OF THE CITY OF LONGBOAT KEY, FLORIDA, AND WITH CHAPTERS 553, AND 633, FLORIDA STATUTES AND LOCAL ORDINANCES.

Project Number: 3666  
File Name: 3666 ESL-2.dwg  
Designed: JMB  
Checked: WJS  
Date: 07-09-10

No.	Description	Date
1	FLOOR PLAN REVISION	10-08-12

Drawing Title

## PROPOSED FIXTURE SELECTIONS



William J. Stewart  
PE 0037457

Sheet Number

## ESL-2





Project Name:

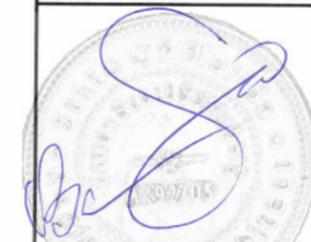


# PHASE-III RENOVATION & ADDITION

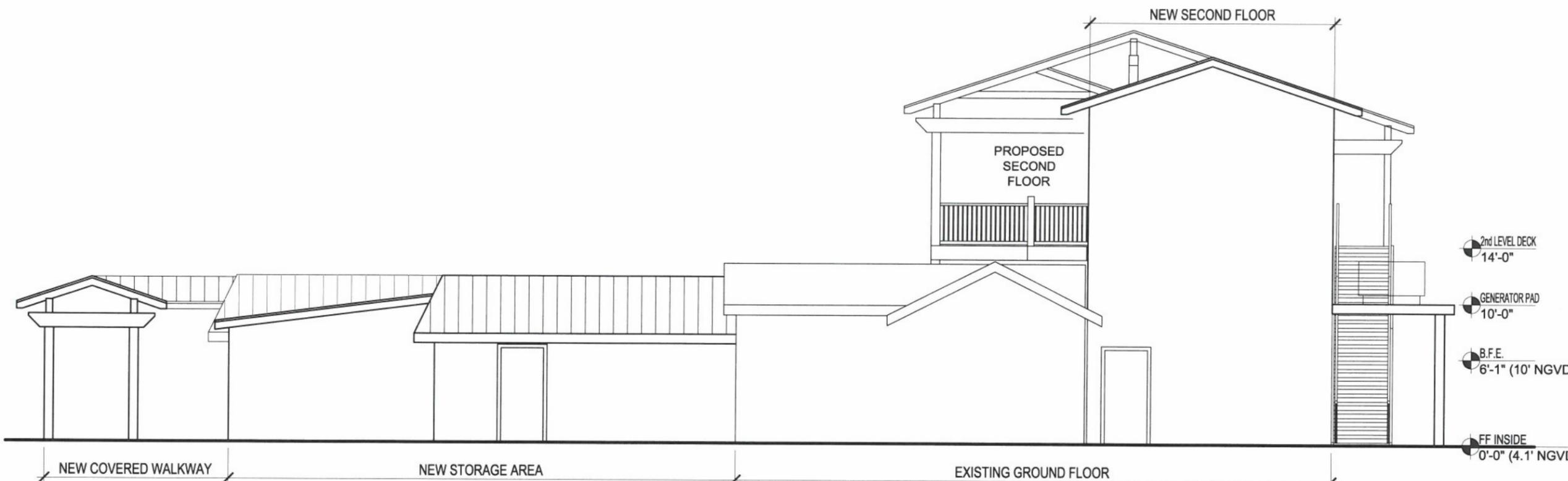
760 Broadway Street N.  
Longboat Key, FL 34228



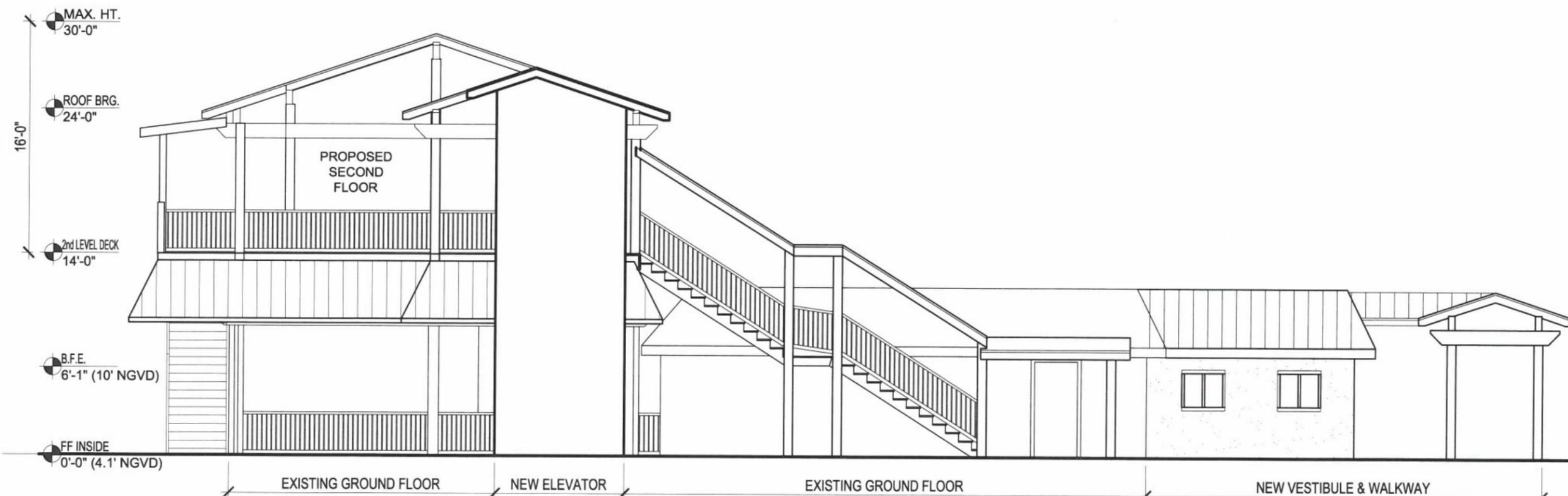
**The Schimberg Group Inc**  
FL #AR92705  
40 S. PINEAPPLE AVE., SARASOTA, FL 34236  
Tel: 941.894.6888 Fax: 941.894.6889  
Email: info@tsg-fl.com



Barron Schimberg  
AR92705  
Date: 8/31/13



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



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

05.31.13 Special Exception Application

Date: Description of ISSUE:

Proj. No. / Name

c1317 / Mar Vista

NORTH	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  
"MAR VISTA 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

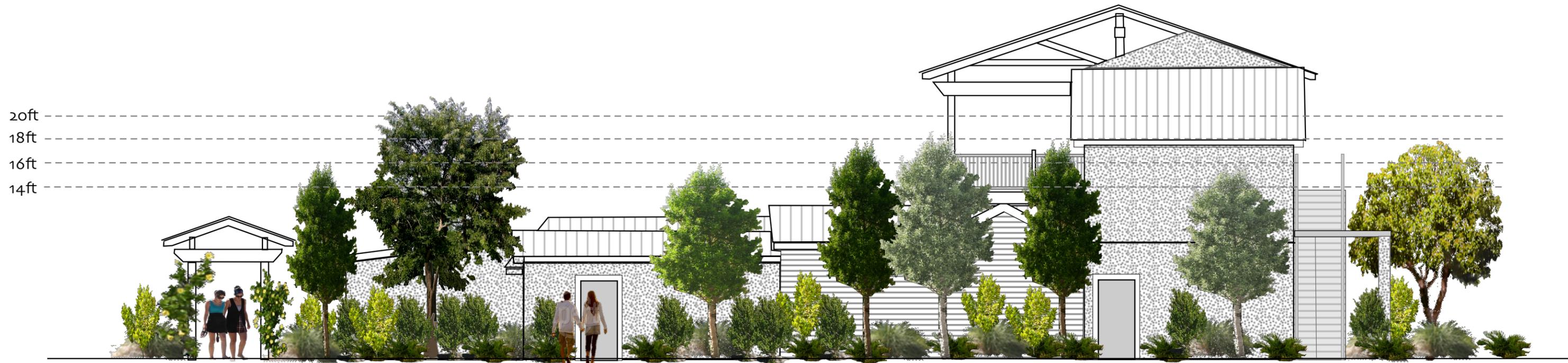


Native Morning-glory

## 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](mailto:mcm@perfectisland.us) • tel: 941.778.1200 or 779.6097