



AAC Project Narrative New Restaurant at Taha Marine

April 12, 2021

The Taha Family is requesting Major Site Plan approval and Major Building Design approval for a new restaurant at Taha Marine. The subject site is approximately 0.8 acres, located in the B-3/Atlantic Overlay Zoning Districts and contains two existing commercial buildings and dockage. The 11,674 square foot building is existing to remain and is not included in this development. The existing 2,460 square foot building with commercial spaces will be renovated to become an oyster bar and kitchen which will serve an addition of a 2,800 square foot covered outdoor dining area with a freestanding bar. There is also an addition of a 421 square foot restroom building. The Restaurant is a permitted Use in the B-3 district and the Outdoor Seating is permitted as an Accessory Use in both B-3 and AOD Districts.

This restaurant development along the Intracoastal Waterway promotes the goals and purposes of the Atlantic Overlay District by creating a destination as part of the center of activity. The design of the restaurant is of a scale that fits well within the existing context while creating a fresh, attractive building for visitors to the beaches. Its open design and visibility encourage pedestrian circulation within the restaurant as well as along the adjacent walkway at the Atlantic Boulevard Bridge.

Superior Design Alternative:

Nonconformity – Not providing glazing for 50% of building façade width on south elevation

Alternative #6 – The project proposes other creative, innovative, or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.

We are seeking an exception to this requirement because the façade in question is on the building with only restrooms within. Providing glazing in this façade would not support the intention of this requirement to provide visibility of activity.

We propose that this intention is met more successfully with the incorporation of outdoor dining and an open entry breezeway. On the south side of the site fronting Atlantic Boulevard and the public walkway along the Atlantic Boulevard Bridge is the toilet building and a large covered outdoor dining area. The activity within this outdoor dining is highly visible, and its openness allows pedestrians on the sidewalk to view into the entire space. It is also visible for cars on Atlantic Boulevard and boat traffic on the Intracoastal. Additionally, this project has a highly visible and articulated entry that is open to a breezeway which also allows pedestrians to observe activity in the oyster bar.

Respectfully submitted,

Andre Capi
Directo

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