



To: City of Pompano Beach  
Department of Development Services  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

Date: December 29, 2020

Re: **SITE PLAN SUBMITTAL**  
Taha Marine Restaurant Development  
3109-3231 East Atlantic Boulevard  
Pompano Beach, FL 33062

## NARRATIVE

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 as a center of activity and a source of identity for the community while stimulating economic growth. The design in the Florida Maritime Vernacular Style will preserve the overall design character of the district.

Respectfully submitted,

A handwritten signature in blue ink that reads 'A. Capi'.

Andre Capi, Director