

Memo

To: Mayor and Town Council
Cc: Kirk Blouin, Jay Boodheshwar, Wayne Bergman
From: John C. Randolph
Date: July 12, 2021
Subject: Zoning Ordinance Restricting Restaurants

Pursuant to your request we have prepared a legal memorandum relating to the matter of regulating the number of restaurants or, in the alternative, the distance between restaurants in the commercial zoning classifications within the Town.

Although this research generally supports the ability of the Town to regulate restaurants in this manner, if you choose to pursue this course of action, there is a considerable amount of study and research which would need to be undertaken prior to proposing any zoning changes. Any changes made in this regard are required to bear a reasonable relationship to the public health, safety, morals and general welfare of the Town, in this case to alleviate traffic and intensity concerns. At the very least, therefore, a study should be undertaken in regard to the effect existing restaurants, as opposed to other commercial establishments, have on traffic and congestion within a particular zoning district. The study should then include the potential effect on traffic and congestion resulting from additional restaurants within the same zoning district. A question which would need to be addressed, as well, is whether it is the close proximity of restaurants in a particular location which causes the problem. A traffic study should be undertaken to determine the effect, the number and/or location of restaurants have upon the public health, safety and welfare.

At this point, we have not been able to locate any other municipalities which regulate the number or location of restaurants within a particular commercial zone, although it is common to regulate by distance, the location of establishments which sell liquor for onsite or offsite consumption, excepting restaurants which serve cooked, full-course meals. It would be helpful to locate precedent for this type of regulation.

We will be prepared to discuss this matter in greater detail at the July Town Council meeting. In the meantime, if you have any questions, please do not hesitate to contact me.

JCR/jsr

E S T .
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Memo

To: Mayor and Town Council
Cc: Kirk Blouin, Jay Boodheshwar, Wayne Bergman
From: John C. Randolph
Date: July 12, 2021
Subject: Town of Palm Beach (File No. 13156.8)
Research re: Restricting Restaurants in Zoning Districts

ISSUE

Can the Town of Palm Beach ("Town") restrict the number of restaurants in a particular zoning category or, alternatively, create a distance requirement between restaurants and bars to avoid the congregation of these facilities in close proximity to each other, creating traffic and intensity concerns?

SHORT ANSWER

The Town can limit the number of restaurants in a particular zoning category and/or create a distance requirement between restaurants as long as the restrictions on restaurants bear a reasonable relationship to the public health, morals, or general welfare.

Here, the Town's basis for limiting the number of restaurants in a zoning district or, alternatively, establishing a distance requirement between restaurants (i.e., to alleviate traffic and intensity concerns) appears to bear a reasonable relationship to the public health, safety, morals, and general welfare of the Town. Therefore, the Town could likely establish an ordinance restricting the number of restaurants within a particular zoning category or, alternatively, create a distance requirement between restaurants and bars.

DISCUSSION

I. **Town Can Limit Number of Restaurants in Zoning Category If There is a Reasonably Identifiable Rational Relationship Between Restricting Number of Restaurants and Demands of Public Welfare**

In order to be a valid exercise of police power, a zoning ordinance must bear a substantial relation to, or be reasonably necessary for, the public health, safety, morals, or general welfare. *City of Miami Beach v. 8701 Collins Ave., Inc.*, 77 So. 2d 428 (Fla. 1954). Where there is no relation whatsoever between a zoning ordinance and the general welfare of the community, the ordinance will be declared unconstitutional. *Lippow v. City of Miami Beach*, 68 So. 2d 827 (Fla. 1953). Conversely, however, a zoning regulation must be upheld under the rational basis test if reasonable persons could differ as to its propriety; in other words, if the validity of the legislative classification for zoning purposes is fairly debatable, the legislative judgment must be allowed to control. *Kurin v. City of Coral Gables*, 62 So. 3d 625 (Fla. 3d DCA 2010).

A zoning ordinance that restricts or designates the locations of certain uses or types of buildings is a reasonable exercise of police power, pursuant to the authority conferred on municipalities to adopt regulations designed to promote health and the general welfare and to accomplish this with a view to conserving the value of buildings and encouraging the most appropriate use of land. *Cooper v. Sinclair*, 66 So. 2d 702 (Fla. 1953). However, an ordinance whereby the city council delegates to itself the arbitrary and unfettered authority to decide where and how a particular structure will be built or located, without at the same time setting up reasonable standards that would be applicable alike to all property owners similarly conditioned, is invalid. *North Bay Village v. Blackwell*, 88 So. 2d 598 (Fla. 1956).

The public welfare with which the zoning authority and the courts must be concerned is the welfare of the whole community. *Fogg v. City of South Miami*, 183 So. 2d 219 (Fla. 3d DCA 1996). A benefit or anticipated benefit to a special group within the community is not enough. *Id.* Thus, a zoning enactment that prohibited businesses from offering drive-in-service, on the grounds that it enhanced business for other proprietors in the area if customers were forced to get out of their cars to go into a store, was not a valid exercise of the police power. *Id.*

Municipalities may not use their zoning powers to restrict competition in business. *Wyatt v. City of Pensacola*, 196 So. 2d 777 (Fla. 1st DCA 1967). Thus, if the sole purpose of a zoning classification is to restrict competition in an industry, that classification is unconstitutional. *Id.* Legislative restraint upon private business will not be permitted when there is no reasonably identifiable rational relationship between such restraint and the

demands of the public welfare. *Eskind v. City of Vero Beach*, 159 So. 2d 209 (Fla. 1963). Neither the state nor a city can arbitrarily interfere in private businesses or impose unreasonable or unnecessary restrictions upon them under the guise of protecting the public. *Id.* However, although the restriction or control of business competition is not a valid objective or purpose of zoning regulations, protection of the economic value of existing uses is a proper purpose. *Wyatt v. City of Pensacola*, 196 So. 2d 777 (Fla. 1st DCA 1967).

Here, the Town's purpose for enacting an ordinance restricting the number of restaurants within a zoning category is to avoid and alleviate traffic and intensity concerns caused by the congregation of people resulting from restaurants being located in close proximity to each other. Because the stated purpose for this ordinance appears to bear a substantial relation to the public health, safety, morals, or general welfare, this ordinance would likely withstand constitutional scrutiny.

II. Town Can Establish Distance Requirement Between Restaurants/Bars if the Distance Requirement Has Reasonable Relationship to the Public Health, Morals, Safety or Welfare

I was unable to find any legal authority on zoning regulations with respect to distance requirements between restaurants. However, zoning regulations with respect to distance requirements between gas stations and liquor stores have been held to be valid exercises of police power. See *City of Boca Raton v. Tradewind Hills, Inc.*, 216 So. 2d 460 (Fla. 4th DCA 1986) (holding that city's classification of filling stations as enterprises needing special spacing restrictions was fairly debatable and therefore valid, absent a showing that plaintiffs' property was useless for any purpose other than a filling station site); *Ross v. City of Miami*, 205 So. 2d 545 (Fla. 3d DCA 1968) (holding that ordinance prohibiting construction of gasoline station in commercial zones within 750 feet of an existing gasoline station is a proper exercise of police power); *City of Miami v. Thompson*, 169 So. 2d 838 (Fla. 3d DCA 1965) (zoning ordinance requiring 1,050 foot distance between churches and filling stations was constitutional as having relationship to public health, safety, and welfare and was not void or arbitrary); *City of Miami v. Walker*, 169 So. 2d 842 (Fla. 3d DCA 1965) (although owners of property zoned for commercial use were precluded from putting it to what they considered its best use, a filling station, inasmuch as there were many other beneficial uses to which land could be put, ordinance prohibiting erection of filling station within 750 feet of another filling station was not arbitrary or confiscatory); *Orange County v. Costco Wholesale Corporation*, 823 Sp. 2d 732 (Fla. 2002) (County's imposition of a 5,000 foot separation distance between package goods stores, selling alcohol for off-premises consumption, was a constitutional exercise of the police powers, basic

purpose of restricting distances was well founded in the protection of the health and morals of the general public).

However, where a municipality presents no evidence as to the rational or logic for the applicability of a distance between service stations, the court will be unable to say that the distance requirement has a reasonable relationship to public health, morals, safety, or welfare. *City of Miami v. Wysong*, 217 So. 2d 603 (Fla. 3d DCA 1996). The fact that a municipality has permitted several hundred filling stations within the prohibited distance requirements for filling stations does not constitute a waiver of the ordinance by the city, nor equitably estop the city from enforcing the ordinance as to the property owners seeking the a variance from the requirements. *Id.*

Here, the Town's purpose for establishing an ordinance creating a distance requirement between restaurants and bars in the Town is to avoid and alleviate traffic and intensity concerns caused by the congregation of people resulting from restaurants being located in close proximity to each other. This rationale for creating a distance requirement between restaurants and bars appears to bear a reasonable relationship to the public health, morals, safety or welfare. Thus, an ordinance establishing a distance requirement between restaurants and bars would likely be valid.

THE CORRADINO GROUP, INC.

CORRADINO

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

Sent via Email to wbergman@townofpalmbeach.com

August 1, 2024

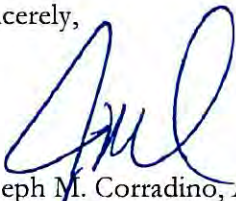
Wayne Bergman, MCP, LEED AP
Director
Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480

Dear Mr. Bergman:

It is our understanding that the Town of Palm Beach has requested traffic engineering and transportation planning services related to the Zoning Code Update project. Corradino will provide the following scope of work associated with the current Zoning in Progress (ZIP) established by the Town Council. This task work order will be per the terms and conditions of our continuing services agreement with the Town. This work will be performed as part of the Zoning Code Reform Services.

The Corradino Group appreciates this opportunity to submit this proposal to the Town of Palm Beach. We look forward to assisting you in providing the Town with the best professional consulting services possible.

Sincerely,



Joseph M. Corradino, AICP
President
The Corradino Group, Inc.

CONSULTING SERVICE AUTHORIZATION

Statement of Work (SOW)

TOWN P.O. NO. _____

TOWN EXPENSE CODE _____

TITLE: Zoning in Progress- Food and Beverage Traffic and Parking Evaluation

I. PROJECT DESCRIPTION:

The Consultant will provide traffic engineering and transportation planning services related to the Zoning Code Update project. These services will include further evaluation of the trip generation and parking generation for the existing food and beverage establishments in the Town. The evaluation will also include traffic and parking loading on adjacent Town roadways for certain food and beverage establishments in the Town.

II. SCOPE OF SERVICES:

- 1. Existing Food and Beverage Establishment Trip Generation-** The Consultant will quantify the total daily, AM and PM peak hour trips generated by the existing 60 food and beverage establishments in the Town of Palm Beach. The trip generation will be based on the trip generation rates for the number of seats established for Land Use Code 931 Fine Dining Restaurant in the ITE Trip Generation Handbook, 11th Edition.

The Consultant will utilize the existing food and beverage establishment inventory (Exhibit One) and GIS mapping information (Exhibit Two) prepared by the Town of Palm Beach in this task.

- 2. Existing Food and Beverage Establishment Parking Generation-** The Consultant will quantify the total daily, AM and PM peak hour trips generated by the existing 60 food and beverage establishments in the Town of Palm Beach. The parking spaces required will be calculated based on the Town's parking rate in the current Town Code of Ordinances. An additional calculation will be completed based on the ITE Parking Generation Manual.

The Consultant will utilize the existing food and beverage establishment inventory (Exhibit One) and GIS mapping information (Exhibit Two) prepared by the Town of Palm Beach in this task.

- 3. Existing Food and Beverage Establishment Traffic Loading on Adjacent Road Network-** The Consultant will split the 60 food and beverage establishments into Districts which will be used to determine a traffic loading on key Town roadways in the districts. The traffic loading (site-generated trips calculated in Task One for the number of seats from the food and beverage establishments in the district) will be compared to the overall LOS D/E threshold per the Generalized Service Volume Tables from the FDOT 2020 LOS Handbook. The food and beverage establishment traffic loading versus total roadway capacity per approved LOS threshold will be determined. The available overall capacity of the adjacent road segments per the approved LOS threshold will also be determined based on the Town's 2024 Annual Traffic Count Update dated 04/24/24.

4. **Existing Food and Beverage Establishment District Parking Loading-** The Consultant will split the 60 food and beverage establishments into Districts which will be used to determine a parking loading in the districts (from the food and beverage establishments). The parking loading (parking requirement/generation calculated in Task Two for the number of seats from the food and beverage establishments in the district) will be compared to the overall available parking spaces/facilities in the district. The Town of Palm Beach Traffic Analyses and Commercial Areas Parking Study dated July 2024 will be used for recent parking data collection, including parking utilization and peak valet queueing.
5. **Food and Beverage Establishment Code Revision and Policy Recommendations-** The Consultant will review the results of tasks one through four and develop potential draft code revisions and draft policy recommendations related to the potential regulation of future food and beverage establishments in the Town of Palm Beach.
6. **Technical Memorandum-** The Consultant will summarize the traffic and parking analysis and findings in a technical memorandum using tables and figures as necessary. The technical memorandum will include a summary of the traffic and parking demand and impact on the public parking facilities and roads per district from the theoretical demand of the existing food and beverage establishments.
7. **General Coordination and Meeting Attendance-** The Consultant will provide general coordination and meeting attendance with the Town of Palm Beach.

III. BASIS OF SCOPE

- Note: This scope of services does not include collecting new traffic and parking data. The Consultant will utilize recent traffic and parking data available from the Town of Palm Beach. If additional traffic and parking data collection is required, this can be provided as an additional service as requested by the Town of Palm Beach.
- Note: This scope of services is based on the Town of Palm Beach's recent food and beverage establishment inventory (Exhibit One) and GIS mapping (Exhibit Two). The inventory and GIS mapping will be a basis for evaluating the traffic and parking loading in certain areas of the Town of Palm Beach. This scope of services does not include research of existing locations, number of approved seats, etc., of food and beverage establishments in the Town of Palm Beach. These services can be provided as an additional service as requested by the Town of Palm Beach.
- Note: An alternative method to calibrate the information identified in tasks one through five can be performed during seasonal traffic conditions. Corradino can also coordinate with location analytics providers (i.e. Placer.ai) to aid in the recalibration of the location and foot traffic information such as park-and-walk and park-and-dine, etc. The new traffic data collection (actual trip and parking generation) for specific food and beverage establishments during peak season. This is similar to the information collected during the evening peak period for the Carriage House (private club) between 01/18/24 and 01/20/24. It should be noted that a current road closure near the State Road A1A/Southern Boulevard roundabout is affecting traffic circulation in the Town.

IV. BUDGET:

The Corradino Group staff will provide the Town of Palm Beach with the basic services described in this scope of services on an hourly basis per our continuing services contract. These services will be billed against Purchase Order Number 220829.

IV. ACCEPTANCE OF PROPOSAL

Zoning Code Reform Services- ZIP Food and Beverage Traffic and Parking Evaluation

Approved by:


TOWN OF PALM BEACH

Date: _____

By: _____
Wayne Bergman, MCP, LEED, AP
Director – Planning, Zoning, Building

THE CORRADINO GROUP, INC.

Date: _____

By:  _____
Joseph M. Corradino, AICP
President

RESTAURANTS, BARS, LOUNGES, NIGHTCLUBS, AND PRIVATE CLUBS

Map Reference Number	Full Primary Address	DBA Name	#SEATS	Creation Date*	Status Code
1	2875 S OCEAN BLVD 103 PALM BEACH FL 33480	ACQUA CAFE	92	10/10/2018	act
2	2345 S OCEAN BLVD CLUBHOUSE PALM BEACH FL 33480	AL FRESCO RESTAURANT & BAR	150	1/10/2014	act
3	207 ROYAL POINCIANA WAY PALM BEACH FL 33480	ALMOND PALM BEACH	284	12/19/2019 - 07/11/2024	cls
4	2730 S OCEAN BLVD PALM BEACH FL 33480	THE AMBASSADOR GRILL	150	12/16/2019	act
5	1170 S OCEAN BLVD BLDG 1 PALM BEACH FL 33480	BATH & TENNIS CLUB INC	543	8/22/2002	act
6	313 1/2 WORTH AVE PALM BEACH FL 33480	BICE RISTORANTE	191	5/28/2003	act
7	150 BRADLEY PL PALM BEACH FL 33480	BILTMORE BEACH CLUB	60	10/30/2002	act
8	2842 S OCEAN BLVD BLDG 1 PALM BEACH FL 33480	BRANDON'S	276	4/21/2003	act
9	375 S COUNTY RD 101 PALM BEACH FL 33480	BRICKTOP'S	150	5/10/2013	act
10	350 S COUNTY RD 100 PALM BEACH FL 33480	BUCCAN	177	8/16/2010	act
11	301 AUSTRALIAN AVE CU-1 PALM BEACH FL 33480	CAFE BOULUD	298	9/4/2002	act
12	331 S COUNTY RD PALM BEACH FL 33480	CAFE L'EUROPE	175	3/9/1995	act
13	240 WORTH AVE 118 PALM BEACH FL 33480	CAFE VIA FLORA	54	5/8/2007	act
14	264 S COUNTY RD PALM BEACH FL 33480	CARRIAGE HOUSE CLUB	150	2/3/2022	act
15	215 PERUVIAN AVE PALM BEACH FL 33480	CLUB COLETTE	150	2/7/2003	act
16	257 ROYAL POINCIANA WAY PALM BEACH FL 33480	CUCINA	101	8/21/2017	act
17	230 SUNRISE AVE A PALM BEACH FL 33480	ECHO	157	11/4/2002	act
18	281 ROYAL POINCIANA WAY PALM BEACH FL 33480	FIELD OF GREENS	15	10/30/2023	act
19	2 S COUNTY RD SITE PALM BEACH FL 33480	THE FLAGLER STEAKHOUSE	100	11/4/2002	act
20	151 N COUNTY RD BLDG 1 PALM BEACH FL 33480	GREEN'S PHARMACY	80	5/27/1993	act

RESTAURANTS, BARS, LOUNGES, NIGHTCLUBS, AND PRIVATE CLUBS

21	229 ROYAL POINCIANA WAY PALM BEACH FL 33480	HENRY'S PALM BEACH	150	3/25/2020	act
22	288 S COUNTY RD PALM BEACH FL 33480	LA GOULUE	138	8/6/2019	act
23	245 WORTH AVE A PALM BEACH FL 33480	LE BILBOQUET	109	10/30/2020	act
24	290 SUNSET AVE PALM BEACH FL 33480	LOLA 41 PALM BEACH (WHITE ELEPHANT HOTEL)	156	8/9/2019	act
25	1100 S OCEAN BLVD PALM BEACH FL 33480	THE MAR-A-LAGO CLUB	75	4/3/1995	act
26	NUMBER NOT USED ON MAP	N/A	N/A	N/A	N/A
27	2870 S OCEAN BLVD BLDG 1 PALM BEACH FL 33480	MARRIOTT FAIRFIELD INN & SUITE RESTAURANT	24	12/6/1994	act
28	191 BRADLEY PL PALM BEACH FL 33480	MEAT MARKET PALM BEACH LLC	125	9/9/2013	act
29	760 N OCEAN BLVD CLUBHOUSE PALM BEACH FL 33480	PALM BEACH COUNTRY CLUB INC	330	12/11/2002	act
30	340 ROYAL POINCIANA WAY 336 PALM BEACH FL 33480	PALM BEACH GRILL	164	10/11/2002	act
31	251 SUNRISE AVE PALM BEACH FL 33480	PB CATCH	150	8/3/2006	act
32	14 VIA MIZNER PALM BEACH FL 33480	PIZZA AL FRESCO	103	8/23/2002	act
33	87 VIA MIZNER PALM BEACH FL 33480	RENATO'S RESTAURANT	150	12/18/2002	act
34	44 COCOANUT ROW T 3 PALM BEACH FL 33480	RESTAURANT 44 PALM BEACH	151	9/26/2018	act
35	1338 N LAKE WAY BLDG 1 PALM BEACH FL 33480	SAILFISH CLUB OF FLORIDA	300	12/17/2002	act
36	340 ROYAL POINCIANA WAY M304 PALM BEACH FL 33480	SANT AMBROEUS	120	7/21/2016	act
37	1 S COUNTY RD PALM BEACH FL 33480	THE SEAFOOD BAR (BREAKER'S HOTEL)	230	11/4/2002	act
38	2800 S OCEAN BLVD PALM BEACH FL 33480	SEAWAY (FOUR SEASON'S HOTEL)	224	8/26/2002	act
39	150 WORTH AVE 110 PALM BEACH FL 33480	STARBUCKS COFFEE	19	11/20/2006	act
40	314 S COUNTY RD PALM BEACH FL 33480	SURFSIDE DINER	78	10/12/2012	act
41	155 HAMMON AVE HOTEL PALM BEACH FL 33480	SWIFTY'S POOL (COLONY HOTEL)		5/30/1995	act
42	221 WORTH AVE PALM BEACH FL 33480	TABOO	213	08/23/2002 - 08/16/2023	cls

RESTAURANTS, BARS, LOUNGES, NIGHTCLUBS, AND PRIVATE CLUBS

43	755 N COUNTY RD PALM BEACH FL 33480	THE BEACH CLUB INC	555	10/22/2002	act
44	1 S COUNTY RD PALM BEACH FL 33480	THE CIRCLE DINING ROOM AND HMF (BREAKERS HOTEL)	523	11/4/2002	act
45	NUMBER NOT USED ON MAP	N/A	N/A	N/A	N/A
46	1 S COUNTY RD PALM BEACH FL 33480	BEACH CLUB AND PATIO (BREAKERS HOTEL)	340	11/4/2002	act
48	155 HAMMON AVE HOTEL PALM BEACH FL 33480	THE COLONY PALM BEACH	149	12/21/2016	act
49	340 ROYAL POINCIANA WAY M332 PALM BEACH FL 33480	THE HONOR BAR @ PALM BEACH GRILL	55	7/25/2017	act
50	356 WORTH AVE PALM BEACH FL 33480	EVERGLADES CLUB INC	725	9/10/2002	act
51	1 S COUNTY RD PALM BEACH FL 33480	THE ITALIAN RESTAURANT	125	1/21/2003	act
52	1 S COUNTY RD GAZEBO BAR PALM BEACH FL 33480	THE SURF BREAK (BREAKERS HOTEL)	38	7/31/2013	act
53	340 ROYAL POINCIANA WAY M335 PALM BEACH FL 33480	TOOJAY'S DELI	90	10/11/2002	act
54	223 SUNSET AVE 100 PALM BEACH FL 33480	TREVINI RISTORANTE	106	9/4/2002	act
55	363 COCOANUT ROW PALM BEACH FL 33480	VINETA HOTEL RESTAURANT	134	8/28/2002	act
56	1 S COUNTY RD PALM BEACH FL 33480	BREAKAWAY CAFE (BREAKERS HOTEL)	132	4/1/2013	act
57	1 S COUNTY RD PALM BEACH FL 33480	OCEAN HOUSE (BREAKERS HOTEL)	136	12/15/1994	act
58	70 ROYAL PONCIANA PLZ PALM BEACH FL 33480	TUTTO MARE	220	TBD	
59	160 ROYAL PALM WAY PALM BEACH FL 33480	RESTURANT AND BAR AT THE PALM HOUSE HOTEL	124	TBD	
60	380 S COUNTY PALM BEACH 33480	LE BAR	108	12/18/2019	act
61	52 COCOANUT ROW PALM BEACH FL 33480	CAFE' DES BEAUX-ARTS	TBD	TBD	

UPDATED: 08/05/2024

TOTAL SEATS	9922
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*CREATION DATE is when the record was created for the Business Tax Receipt and may not reflect the opening date of the business. Some data was transferred from the legacy AS400 system and may not reflect the actual date.



Legend

 Bars, Lounges, Night Clubs, and Private Clubs

Zoning

 BA

 R-A

 R-B

Map Location:

ONONDAGA AVE TO LA PUERTA WAY

Map Description:

This map shows the general location of restaurants, dining halls, clubs, and bars.



**ACTIVE RESTAURANTS,
DINING HALLS, CLUBS,
AND BARS WITH ZONING**

Planning Zoning, Building

Sheet No.
1 of 7





Date 6/28/2024



Legend

 Bars, Lounges, Night Clubs, and Private Clubs

Zoning

-  BA
-  R-A
-  R-AA
-  R-B

Map Location:

TRADEWIND DR TO WEST INDIES DR

Map Description:

This map shows the general location of restaurants, dining halls, clubs, and bars.

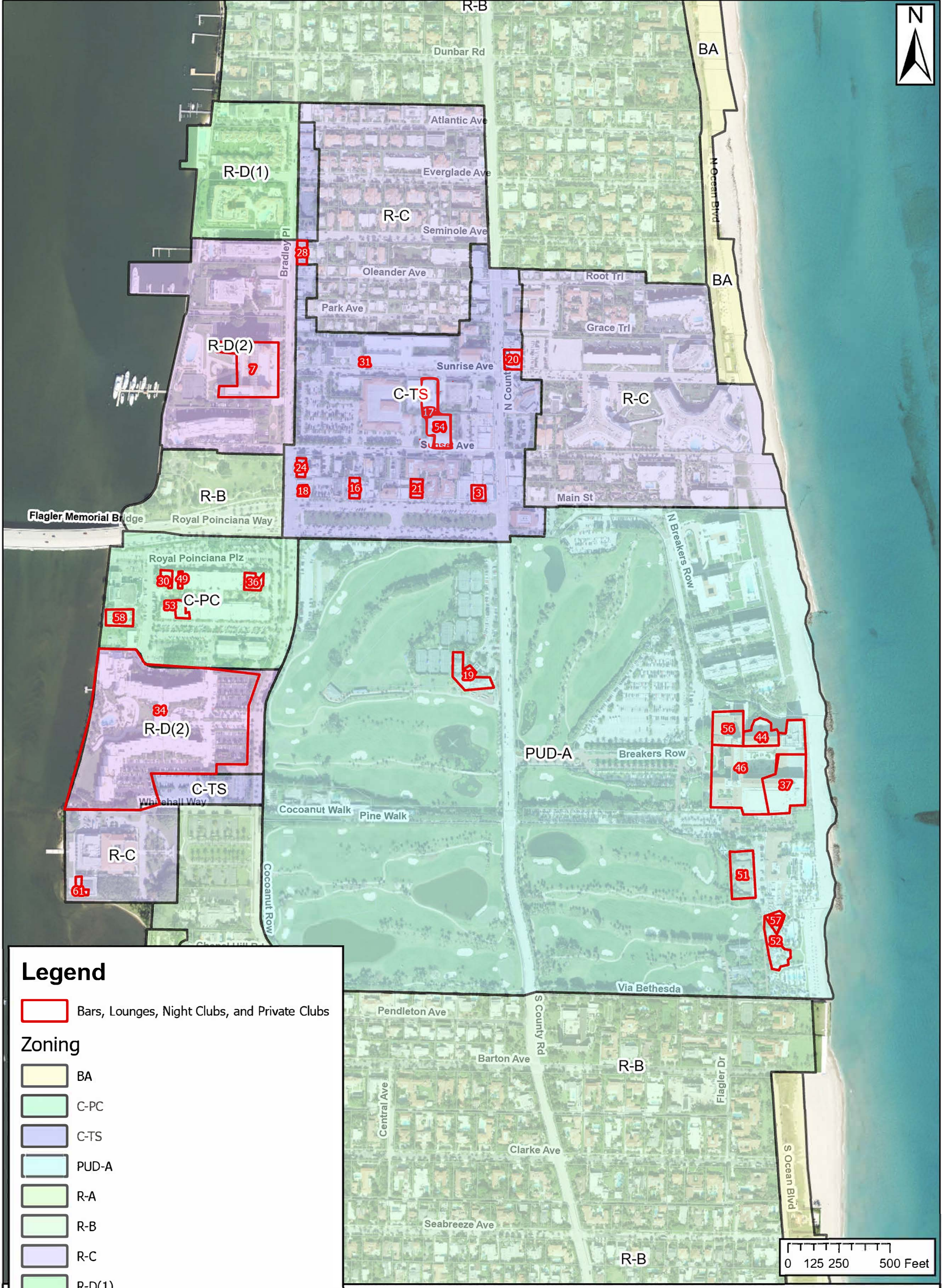


**ACTIVE RESTAURANTS,
DINING HALLS, CLUBS,
AND BARS WITH ZONING**

Planning Zoning, Building

Sheet No.
2 of 7

Date 6/28/2024



Legend

Bars, Lounges, Night Clubs, and Private Clubs

Zoning

BA

C-PC

C-TS

PUD-A

R-A

R-B

R-C

R-D(1)

R-D(2)

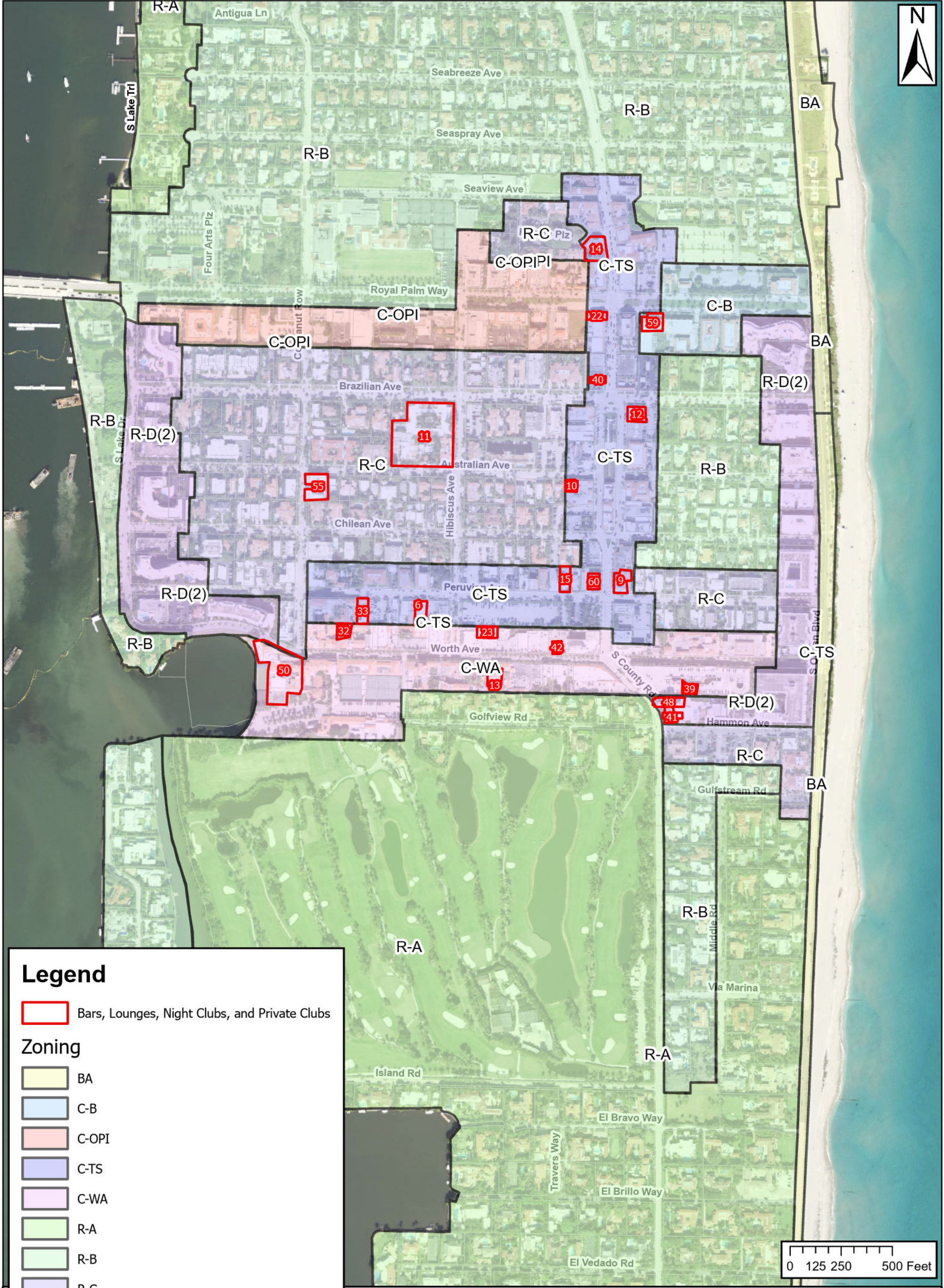
Map Location:
DUNBAR RD TO SEASPRAY AVE

Map Description:
This map shows the general location of restaurants, dining halls, clubs, and bars.



ACTIVE RESTAURANTS,
DINING HALLS, CLUBS,
AND BARS WITH ZONING

Planning Zoning, Building



Legend

Bars, Lounges, Night Clubs, and Private Clubs

Zoning

- BA
- C-B
- C-OPI
- C-TS
- C-WA
- R-A
- R-B
- R-C
- R-D(2)

Map Location:

SEAVIEW AVE TO GULFSTREAM RD

Map Description:

This map shows the general location of restaurants, dining halls, clubs, and bars.



ACTIVE RESTAURANTS, DINING HALLS, CLUBS, AND BARS WITH ZONING

Planning Zoning, Building

Sheet No.
4 of 7

Date 6/28/2024



Legend

 Bars, Lounges, Night Clubs, and Private Clubs

Zoning

 BA

 C

 R-A

 R-AA

Map Location:

VIA BELLARIA TO EMERALD BEACH

Map Description:

This map shows the general location of restaurants, dining halls, clubs, and bars.



**ACTIVE RESTAURANTS,
DINING HALLS, CLUBS,
AND BARS WITH ZONING**

Planning Zoning, Building

Sheet No.
5 of 7



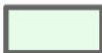

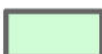
Date 6/28/2024



Legend

 Bars, Lounges, Night Clubs, and Private Clubs

Zoning

-  BA
-  PUD-C
-  R-B
-  R-C
-  R-D(1)

Map Location:

IBIS ISLE RD to 2600 S OCEAN BLVD

Map Description:

This map shows the general location of restaurants, dining halls, clubs, and bars.



**ACTIVE RESTAURANTS,
DINING HALLS, CLUBS,
AND BARS WITH ZONING**

Planning Zoning, Building

Sheet No.
6 of 7




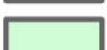
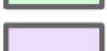
Date 6/28/2024



Legend

 Bars, Lounges, Night Clubs, and Private Clubs

Zoning

-  BA
-  C-TS
-  R-C
-  R-D(1)
-  R-D(2)

Map Location:

2560 S OCEAN BLVD TO LAKE AVE

Map Description:

This map shows the general location of restaurants, dining halls, clubs, and bars.



**ACTIVE RESTAURANTS,
DINING HALLS, CLUBS,
AND BARS WITH ZONING**

Planning Zoning, Building

Sheet No.
7 of 7

Date 6/28/2024