

Existing RPS-4 District Regulations

Section 142-693

General Use Category	R-PS 3, 4
Neighborhood impact establishments	N However, in the R-PS4 district, this use is permitted, as an accessory use in oceanfront hotels with 250 or more hotel units, as a conditional use. Access to the establishment entrance shall be only from the interior lobby of the hotel and not from the street.
Accessory	P*

P—Main permitted use C—Conditional use N—Not permitted

- (2) Notwithstanding the uses permitted in (a) and (d) above, in all districts except GU, Government Use District, no alcoholic beverage establishment, or restaurant, may be licensed or operated as a main permitted, conditional, or accessory use in any open area above the ground floor (any area that is not included in the FAR calculations) located south of 5th Street, Except that:
- (i) Outdoor restaurant seating above the ground floor, **not exceeding 40 seats**, associated with indoor venues (except as provided under (iii) below) may be permitted until 8:00 p.m.
 - (ii) Outdoor music, whether amplified or nonamplified, and television sets shall be prohibited.

Proposed RPS-4 District Amendment

Sec. 142-693

General Use Category	R-PS 1, 2	R-PS 3, 4
Neighborhood impact establishments	N	N However, in the R-PS4 district, this use is permitted, as an accessory use in oceanfront hotels with 250 or more hotel units, as a conditional use. Access to the establishment entrance shall be only from the interior lobby of the hotel and not from the street. <u>In addition, in the R-PS-4 district this use is also permitted as an accessory use to an oceanfront apartment building with more than 300 units that is adjacent to a park, as a conditional use, provided that the accessory use is located in a separate building from the primary use with a minimum square footage of 8,000 square feet.</u>
Accessory	P* Alcoholic beverage establishments pursuant to the regulations set forth in chapter 6 are prohibited in the RPS-1 district, unless otherwise specified.	P*

P – Main permitted use C – Conditional use N – Not permitted

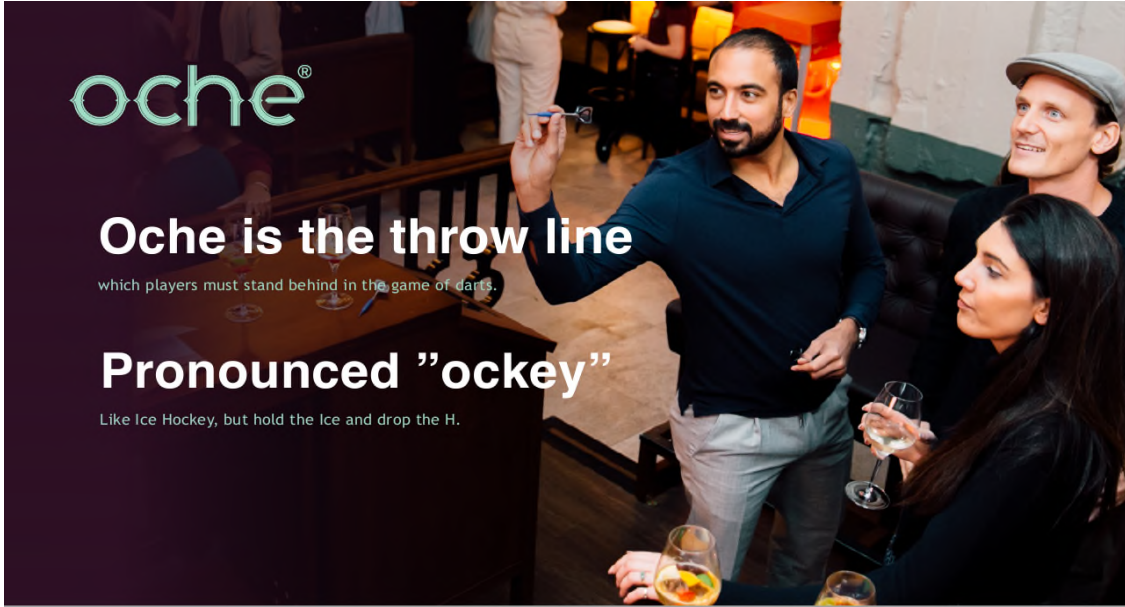
(iv) Oceanfront apartment buildings in the R-PS-4 district. Accessory uses approved as a conditional use to oceanfront apartment buildings with more than 300 units, located adjacent to a park and in a separate building from the primary use with a minimum square footage of 8,000 square feet shall be permitted subject to the following restrictions:

- a. A maximum patron-occupant load of no more than 250 individuals located on an open level above the ground floor. The patron-occupant load shall be determined by the Fire Marshall;
- b. The open level above the ground floor shall not be occupied past 8:00 PM;
- c. Outdoor music and television sets, whether amplified or nonamplified, shall be prohibited in open level above the ground floor;
- d. Outdoor bar counters shall be prohibited;
- e. Special event permits are prohibited;
- f. Notwithstanding the prohibition set forth in 142-693(i)(2), alcoholic beverages are permitted in this open level above the ground floor permitted by this subsection until 8:00 PM; and
- g. Any open area above the ground floor shall only be open when the restaurant is open serving full meals.
- h. With regard to ground floor outdoor areas the following restrictions shall apply:
 - i. Outdoor bar counters shall be prohibited;
 - ii. There shall be no issuance of any special event permit for this area;
 - iii. This area shall not be occupied past 12:00 AM midnight.
- i. With regard to the interior area of this separate accessory use building, as defined herein, the following restrictions shall apply:
 - i. The area shall not be occupied past 2:00 AM;
 - ii. There shall be no issuance of any special event permit for this area.

Existing Building – 200 S Pointe Drive



Vacant Since May 2019
Approx. 9,163 SF
Approx. Occupancy 675 persons



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Oche is the throw line
which players must stand behind in the game of darts.

Pronounced "ockey"
Like Ice Hockey, but hold the Ice and drop the H.



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Our main goal is to deliver a complete experience to our guests: Excellent service, good atmosphere, high quality products and speak-easy style music from the 50's through the 70's

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**Food
Drinks
Game
Tech**