

Date of Review: 8/21/2019

Name of Business: Mora Grill / FKA: Frank's Ristorante

Address (Application): 3428 E Atlantic Blvd

Address (Site): 3400 E Atlantic Blvd

Folio(s): 494306060570, 494306060460

Zoning: B-2 / AOD

#### Existing Businesses

Name of Business	Address	Type of Use	Sq. Ft.
Miami Blues	3400 E Atlantic Blvd	Retail	3200
Annie's Nails & Salon	3408 E Atlantic Blvd	Personal Service	750
Razzelberry's	3412 E Atlantic Blvd	Restaurant	1050
The Beach Grille	3414 E Atlantic Blvd	Restaurant	1500
Carlucci's Brick Oven	3420 E Atlantic Blvd	Restaurant	1500
Nineface Sushi Café	3422 E Atlantic Blvd	Restaurant	750
Mora Grill	3428 E Atlantic Blvd	Restaurant	5500
Atlantic Market Café	3436 E Atlantic Blvd	Retail	1800
Briny Irish Pub	3440 E Atlantic Blvd	Restaurant	1700

Sub-Total 17,750.00

Existing Parking 49

#### Added to ZUC by:

Daniel Keester-O'Mills

Principal Planner

*Current AOD /Required Parking* 66

**Deficient\*** **-17**

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**\*Deficient parking must be addressed as part of a remodel or expansion that meets the thresholds identified in Article 7: Nonconforming Site Features.**

Assembly Uses (including churches, schools, gyms, dance studios, etc.) often require more parking than retail/ commercial uses.

The City allows up to 33% of the shopping center to be "Assembly" without the need to provide additional parking.

155.5102.D.1. (Footnote 4) Where restaurants, theaters, places of worship, or similar uses occupy more than 33 percent of a shopping center's gross floor area , parking requirements for such uses shall be determined separately for each such use and added to the appropriate shopping center standard as applied to the remaining floor area .