

**NIGHTCLUB LICENSE APPLICATION FOR**  
**AMBROSIA CAFÉ & HOOKAH LOUNGE**

**General Information.**

Ambrosia Café is a hookah lounge located in an approximately 2,000 sq. ft. bay of the shopping plaza located at 409-425 W. Hallandale Beach Boulevard directly east of the Walgreens drugstore and west of SW 4<sup>th</sup> Avenue. The shopping center is owned by 409 Hallandale Inc. and is approximately 25,173 sf in size. On January 30, 2019, the Ambrosia Café was granted waiver to permit the sale of alcoholic beverages and opened for business on March 7, 2020, which was only 10 days prior to the COVID 19 stay at home orders.

Ambrosia Café currently has 7 employees and has a rated capacity of 49 patrons. The business serves beer and wine only (2COP license) and its current operating hours are from 8 pm to 2 am daily. The shopping center is zoned B-G which permits the existing business. The business has all required licenses and there are no outstanding code violations.

The nature of the business is best described in its social media reviews as a place to relax with friends. The Life Safety Plan which is submitted with this application shows the layout of the Ambrosia Café with sitting and conversation areas conducive to its friendly atmosphere. There is also a dance floor with a DJ providing entertainment for the patrons. There are no outside activities associated with the business and there has never been an issue with noise or disruption of any kind.

The owner is requesting a Nightclub license to allow the business to remain open until 6 am. There are no other changes to business requested. The granting of a Nightclub license to allow the expanded operating hours requires compliance with the standards in Chapter 5 of the City Code.

The shopping center has a total 57 parking spaces which are generally available to serve the Ambrosia Café since most if not all of the other businesses in the shopping center are closed by the time the Ambrosia Café opens at 8 pm.

The Ambrosia Café has 8 security cameras with recording capability that covers both entrances and the entire interior. The business employs one security guard 5 days a week and two security guards on Friday and Saturday.

**Conditional Use and Nightclub License Review Criteria.**

While the alcoholic beverage establishments are subject to review per standards in Chapter 5, the conditional use criteria of Section 32-964 within the City Code is utilized as a guide and justification for the proposed nightclub:

- (1) *That the use is compatible with the existing natural environment and other properties within the neighborhood.*

The extended hours for the Ambrosia Café will have no impact on café's compatibility with the neighborhood. The Ambrosia Café does not generate excessive noise or disruption of any type as evidenced by the operation of the existing business.

- (2) *That the use will create no substantial detrimental effects on property values in the neighborhood.*

The extended hours will not have any detrimental effects on the property values in the neighborhood. The café is in an existing multi-tenant commercial structure in a commercial area on Hallandale Beach Boulevard. The Ambrosia Café is currently operating its business without any impact on the neighborhood and the extended hours will not create any new or additional impacts.

- (3) *That there are adequate public facilities such as schools, roads, parks and utilities within the service areas involved.*

The extended hours will have no impact on any public facilities or services. The existing business has demonstrated minimal impact to any public facilities or services.

- (4) *That there will be adequate provisions for the traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.*

The shopping center in which the Ambrosia Café is located on Hallandale Beach Boulevard which is a major Trafficway. There is traffic access from Hallandale Beach Boulevard and SW 4<sup>th</sup> Avenue which is more than sufficient to accommodate the traffic coming and leaving the shopping center. Further, there are 57 parking spaces in the parking lot available to be used by the Ambrosia Café during its business hours which are more than sufficient to serve the use.

- (5) *That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.*

The extended hours approval will have no impact on the drainage of the existing shopping center and existing use.

- (6) *That there are adequate setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other nuisances.*

The existing use with its closing time of 2 AM has demonstrated no adverse effects of noise, light, dust and other nuisances. The extended hours should not alter or increase any such impacts in any way. Further, the business with its main entrance to the parking lot facing Hallandale Beach Boulevard is sufficiently set back from any non-commercial uses to minimize any possible negative effects.

- (7) *That the land area is sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion of the use.*

The Ambrosia Café is within a single bay of an existing shopping center and there are no plans to expand the use.