JUSTIFICATION STATEMENT

Name of Project:	Cadillac Ranch All American Bar & Grill ("Cadillac Ranch")
Address of Project:	921 Silks Run #1615, Hallandale Beach, Florida 33009
Brief Statement of Facts:	Petitioner CR Florida 921, LLC d/b/a Cadillac Ranch All American Bar & Grill has leased and built out this permitted space within The Village at Gulfstream Park for a local location for its national chain restaurant and nightclub. The Village at Gulfstream Park is a new development located within the targeted Hallandale Beach Town Center as identified in the City's Master Plan as the pivotal component of the City's future planning for the area. As such, the financial health of the businesses within The Village at Gulfstream Park is pivotal to the health of the Hallandale Beach Town Center. In order to compete with the targeted competitors at the Seminole Hard Rock and South Beach, Petitioner needs to have competitive, late night, hours. These other venues have hours until 6:00 a.m. The City's code allows for nightclub operations to 6 a.m.
Current Zoning & Use:	The parcel consists of approximately .34 acres. It is zoned PLAC and the FLU is Commercial-Recreational.
Proposal:	Petitioner is requesting that it be granted a 6:00 a.m. Nightclub License.
Justification for Request / Response to City Questions:	Granting of the 6:00 a.m. Nightclub License would be appropriate for the following reasons:

The Use is Compatible with the Existing Natural Environment and Other Properties within the Neighborhood. Establishments such as the one operated by Petitioner are already permitted as a matter of right at the Petitioner's location and within The Village at Gulfstream Park. Petitioner is solely asking for extended hours. Granting of the Nightclub License will not affect the Natural Environment either negatively or positively. The proposed Nightclub License will not adversely affect an other properties within the neighborhood because the Petitioner's business is located in the interior of the parcel occupied by Gulfstream Park and The Village at Gulfstream Park, both entertainment venues, and thus far from any residential or other uses that might be affected by the operations of Petitioner. Additionally, Petitioner would state that Nightclubs were particularly in mind when the City allowed for the development of The Village at Gulfstream Park.

The Use Will Create No Substantial Detrimental Effects on Property Values in the Neighborhood. Because of the location and nature of the development within which the Petitioner's business is located, and for the reasons stated in the above paragraph, the requested Nightclub License will create no substantial detrimental effects on property values in the neighborhood.

There Will Be Adequate Provisions for the Traffic Movement, Both Vehicular and Pedestrian, Both Internal to the Use and the Area Which Will Serve the Use. Petitioner is located within a planned development, specifically designed for high volume restaurant, nightclub, retail and gambling. The development was approved by the City with such uses in mind. The development meets the requirements of the City and the State's building and traffic codes. The development abuts two major thoroughfares US 1 and Hallandale Beach Boulevard, and has numerous means of egress and access through intersections controlled by traffic lights. Traffic movement of all types are more than adequate for the requested Nightclub License.

There are Adequate Setbacks, Buffering, and General Amenities in Order to Control and Adverse Effects of Noise, Light Dust and Other Nuisances. For the reasons stated in the above 3 paragraphs, the requested Nightclub License should be granted.

The Land Area is Sufficient, Appropriate and Adequate for the Use and Any Reasonably Anticipated Expansion Thereof. It is not anticipated that by granting the Nightclub License, that there will be any expansion of the space occupied by Petitioner or its parking needs. Only the hours of operation would increase. Unlike other nightclub petitioner's that the City might see, this Petitioner intends to operate and serve meals at hours which reflect its nature as a restaurant as well as a nightclub.

Conclusion: Petitioner respectfully requests the granting of a 6:00 a.m. Nightclub License.