



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 25R-6449

File ID: 25R-6449

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 11/24/2025

File Name: Special Exception - Classic Billiards

Final Action:

Title: RESOLUTION NO. 25R-11-215: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING TO SUN VILLAGE PLAZA, LLC, FOR 4571 BILLIARDS, LLC D/B/A CLASSIC BILLARDS, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW A BILLIARD OR POOL PARLOR USE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT ON A 3.9± ACRE SITE LOCATED AT 4561 THROUGH 4575 N. UNIVERSITY DRIVE, LAUDERHILL, FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes: Classic Billiards, Special Exception Use approval for a Pool Parlor

Sponsors:

Enactment Date:

Attachments: RES 25R-11-215 Sun Village Plaza Special Exception, Attachment A - SEU Application, Attachment B - Narrative, Attachment C - Development Review Report (DRR) 25-SE-015, Attachment D - Public Notice Affidavit, Attachment E - (Unsigned) Affidavit of Conditions (25-SE-015), Attachment F - City Commission Staff Presentation - Classic Billiards (25-SE-015)

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** MHowson@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 25R-6449

RESOLUTION NO. 25R-11-215: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING TO SUN VILLAGE PLAZA, LLC, FOR 4571 BILLIARDS, LLC D/B/A CLASSIC BILLARDS, A SPECIAL EXCEPTION USE

**DEVELOPMENT ORDER TO ALLOW A BILLIARD OR POOL PARLOR USE IN THE
GENERAL COMMERCIAL (CG) ZONING DISTRICT ON A 3.9± ACRE SITE
LOCATED AT 4561 THROUGH 4575 N. UNIVERSITY DRIVE, LAUDERHILL,
FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A
REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.**

Seeking consideration for the approval of a Special Exception Use to allow a Development Order, with conditions, to allow in the General Commercial (CG) zoning district a Billiard or Pool Parlor Use located at 4561 through 4575 N University Drive.

Need Summary Explanation/ Background:

The property owner, Sun Village Plaza, LLC is requesting Special Exception Use approval for 4571 Billiards, LLC D/B/A Classic Billiards, for expansion of an existing Billiard or Pool Parlor Use located at 4561-4575 N. University Drive. Classic Billiards was previously granted a Special Exception Use Development Order via Resolution No. 23R-06-144 in June 28, 2023 for a 3,900 square feet Billiard or Pool Parlor. The applicant seeks to expand the business into the adjacent bay to be a 10,106 square foot Billiard or Pool Parlor Use.

1. This special exception use development order to allow the Billiard or Pool Parlor Use is specifically granted to Sun Village Plaza, LLC for the Units located at 4561-4575 N. University Drive.
2. The Billiard or Pool Parlor Use is restricted to a total of 10,106 square feet site located at 4561-4575 N. University Drive. Consistent with the Land Development Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of this use shall be unlawful unless the City Commission amends this development order to allow such expansion, alteration, enlargement or removal to another location. Seating must be consistent with state licensing requirements.
3. The Billiard or Pool Parlor hours of operation are Sunday through Saturday from 1:00PM to 2:00AM. Alcoholic beverage sales will be limited the days and hours imposed by Land Development Regulations Article III., Part 5.0., Subsection 5.3.1.A.
4. Alcoholic Beverage sales which are allowed by right in association with the existing associated Restaurant Bar Use must be in conformance with the requirement that 51% of sales must be food and nonalcoholic beverages.
5. Seating must be consistent with state DBPR licensing requirements.
6. Live Entertainment is prohibited unless a Special Exception is applied for and granted for said use.
7. Gambling is prohibited.
8. A maximum number of six (6) amusement devices are permitted on premises. The City must be notified if any such devices are to be utilized so they can be included within the Certificate of Use.
9. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of

approval, may be subject to modification, suspension and/or revocation.

10. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
11. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

Cost Summary/ Fiscal Impact:

The Planning and Zoning Division find the implementation of this Resolution will not require a budget allocation or expenditure or City funds and concludes it does not have any direct fiscal impact of the City's budget.

Attachments:

Attachment A: SEU Application
Attachment B: Applicant Narrative
Attachment C: Development Review Report (DRR)
Attachment D: Public Notice Affidavit
Attachment E: SEU Conditions Affidavit (Unsigned)
Attachment F: Staff Presentation

Budget Code Number(s): _____

Procurement Information: [check all that apply]

☐ RFP/Bid	☐ Emergency Purchase	☐ SBE
☐ Proposal/Quote	☐ State Grant Funds	☐ Local Preference
☐ Piggyback Contract	☐ Federal Grant Funds	
☐ Sole Source	☐ Matching Required	