

**RESOLUTION NO. 23R-05-125**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA GRANTING TO THE PETITIONER, JAMAICA EX- POLICE ASSOCIATION OF SOUTH FLORIDA, INC. (JEPA), AN AMENDMENT TO THE APPROVAL OF AN EXISTING SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, FOR A CLUB, PRIVATE OR SOCIAL, WITH INDOOR LIVE ENTERTAINMENT AND ACCESSORY ON PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES TO MEMBERS AND INVITED GUESTS FOR FUNDRAISING EVENTS WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, IN A 1,500 SQUARE FOOT BAY WITHIN A +/-71,002 SQUARE FOOT SHOPPING PLAZA LEGALLY DESCRIBED AS PORTION OF TRACT B OF PLAT OF INVEREALTY TRACT 1 PLAT AS RECORDED IN PLAT BOOK 111 PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE COMMONLY KNOWN AS 7153 W. OAKLAND PARK BLVD.; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, this property is zoned General Commercial (CG) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the General Commercial (CG) zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of Jamaica Ex-Police Association of South Florida, Inc. (JEPA) to allow an amendment to the approval of an existing Special Exception Use Development Order, for a Club, Private or Social, with Indoor Live Entertainment and Accessory on Premises Consumption of Alcoholic Beverages to allow the sale of alcoholic beverages for fundraising events to members and invited guests within the General Commercial (CG) Zoning District in a 1,500 square foot bay within a ± 71,002 square foot shopping plaza legally described as a Portion of Tract B of Plat of Inverrealty Tract 1 Plat according to the Plat thereof, as recorded in Plat Book 111, Page 46 of the of the Official Public Records of Broward County, more commonly known as 7153 W. Oakland Park Blvd., Lauderhill, Florida, is hereby approved, subject to the following conditions:

1. This amended special exception use development order to add alcoholic beverage sales to the existing use by a Social Club, is specifically granted to Jamaica Ex-Police Association of South Florida, Inc. and such amended

development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another person. Further, this amended special exception use development order shall automatically expire and become null and void if change of ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision, if the use shall cease to operate or if Jamaica Ex-Police Association of South Florida, Inc. is sold, assigned, transferred or otherwise conveyed to another person.

2. The alcoholic beverage sales by a Social Club is restricted to a total of 1,500 square feet site located at 7153 W Oakland Park Blvd. 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.
3. Alcoholic Beverage Consumption is permitted and is limited to indoors.
4. Alcoholic Beverages Sales, solely for the purpose of charitable fundraising, is limited to operating a maximum of twelve (12) one to three day temporary permits per year. Under an approved State of Florida Temporary Permit for alcohol sales.
5. JEPA must obtain a City of Lauderhill Special Event permit approval for each event, prior to obtaining zoning approval of a Temporary Permit for alcohol sales for such event, subject to the maximum of twelve (12) fundraising events per calendar year.
6. Day and Hours of operation are as follows:
  - a. Social Club: Sunday through Thursday from 11:00 a.m. to midnight. Friday and Saturday from 11:00 a.m. to 2:00 a.m. the following day.
  - b. Indoor Live Entertainment: Sunday through Thursday from 11:00 a.m. to 10:30 p.m. Friday and Saturday from 11:00 a.m. to 1:30 a.m. the following day
  - c. Accessory alcoholic beverage consumption and/or sales: Sunday through Thursday from 11:00 a.m. to 11:30 p.m. Friday and Saturday from 11:00 a.m. to 1:30 a.m. the following day.
7. 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.

8. If the City`s Police Department or Code Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use 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 or revocation.
9. Any violation of the conditions of this amended special exception use development order approval and/or any violation of the terms and conditions relating to the temporary permit for the sale of alcohol for fundraising purposes only may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this amended special exception use development order or its conditions or both.
10. If the use which has been granted a Special Exception shall cease to operate for a period of one (1) year, the Special Exception Use approval shall expire.
11. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_,  
2023.

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PRESIDING OFFICER

ATTEST:

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CITY CLERK

MOTION  
SECOND

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M. DUNN  
D. GRANT  
L. MARTIN  
S. MARTIN  
K. THURSTON

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Approved as to Form

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Angel Petti Rosenberg  
City Attorney