

RESOLUTION NO. 25R-03-74

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO T-WILL ISLAND RESTAURANT, LLC D/B/A T-WILL ISLAND RESTAURANT A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN INDOOR LIVE ENTERTAINMENT AS AN ACCESSORY USE FOR A PERMITTED RESTAURANT BAR WITHIN A 3,000 SQUARE FOOT ± SITE LEGALLY DESCRIBED AS A PORTION OF BAYTREE OF INVERRARY PARCEL B AS DESCRIBED IN PLAT BOOK 146 PAGE 44 THEREOF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 5943-5947 W OAKLAND PARK BLVD., LAUDERHILL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petitioner, Wilner Tanis, Owner and Operator of T-Will Island Restaurant, has filed a Special Exception Use application to allow live entertainment as an accessory use for a permitted restaurant bar in the general commercial (CG) zoning district for the property located at 5943-5947 W Oakland Park Blvd, Lauderhill, Florida; and

WHEREAS, the Planning and Zoning Board reviewed the request and recommends approval; and

WHEREAS, as set forth in the Planning Analysis Report, City staff recommends approval of the Special Exception Use Development Order request, finding the proposed use to be generally consistent with the special exception considerations of Land Development Regulations, Article IV, Section 4.6 Standards for Approval.

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

Section 1. The above whereas clauses are true, correct and incorporated herein.

Section 2. The Special Exception Use Order for T-Will Island Restaurant, to allow an Accessory Live Entertainment, Indoor Use for a permitted restaurant bar in the general commercial (CG) zoning district for the property located in a 3,000 square foot ± site legally described as a portion of Baytree of Inverrary Parcel B as described in plat book 146 page 44

thereof the public records of Broward County, Florida, more commonly known as 5943-5947 W Oakland Park Blvd, is hereby **APPROVED** subject to the following conditions:

1. The Accessory Indoor Live Entertainment is restricted to a total of 3,000 square feet site located at 5943-5947 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.
2. This special exception use development order to allow the restaurant bar with accessory live entertainment is specifically granted to T-Will Island Restaurant, LLC D/B/A T- Will Island Restaurant, and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision.
3. A dance floor and elevated stage shall be prohibited.
4. A cover charge, entrance or similar fee shall not be charged for admittance.
5. Prohibited Uses include Principle Live Entertainment Uses (Nightclub) as well as Event Hall Uses and Banquet Hall Uses. Sexually Oriented Live Entertainment and/or Adult Entertainment Uses shall be strictly prohibited.
6. The general days and hours of operation are seven (7) days a week, Sunday through Saturday 9 a.m. to 11 p.m.
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. 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.

9. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
10. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
11. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

Section 3. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, are incorporated herein and hereby adopted as the findings of fact as to this special exception.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2025.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION _____
SECOND _____

Approved as to Form

R. CAMPBELL _____
M. DUNN _____
D. GRANT _____
J. HODGSON _____
S. MARTIN _____

Hans Ottinot
Interim City Attorney