



Development Review Report (DRR)

To: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From: Molly Howson, City Planner
RE: Special Exception Application No. 25-SE-015, Classic Billiard (4561-4575 N. University Drive)
Date: October 23, 2025

The property owner Sun Village Plaza, LLC in conjunction with the applicant David Bartosiak of 4571 Billiards, LLC D/B/A Classic Billiards have filed a Special Exception Use application to repeal and replace an existing Special Exception Use approval, 23R-06-144, to expand the existing business of a Billiard or Pool Parlor Use. Figure 1, below, provides an aerial of the subject site located on the W side of N. University Drive. The following information has been prepared for your consideration:

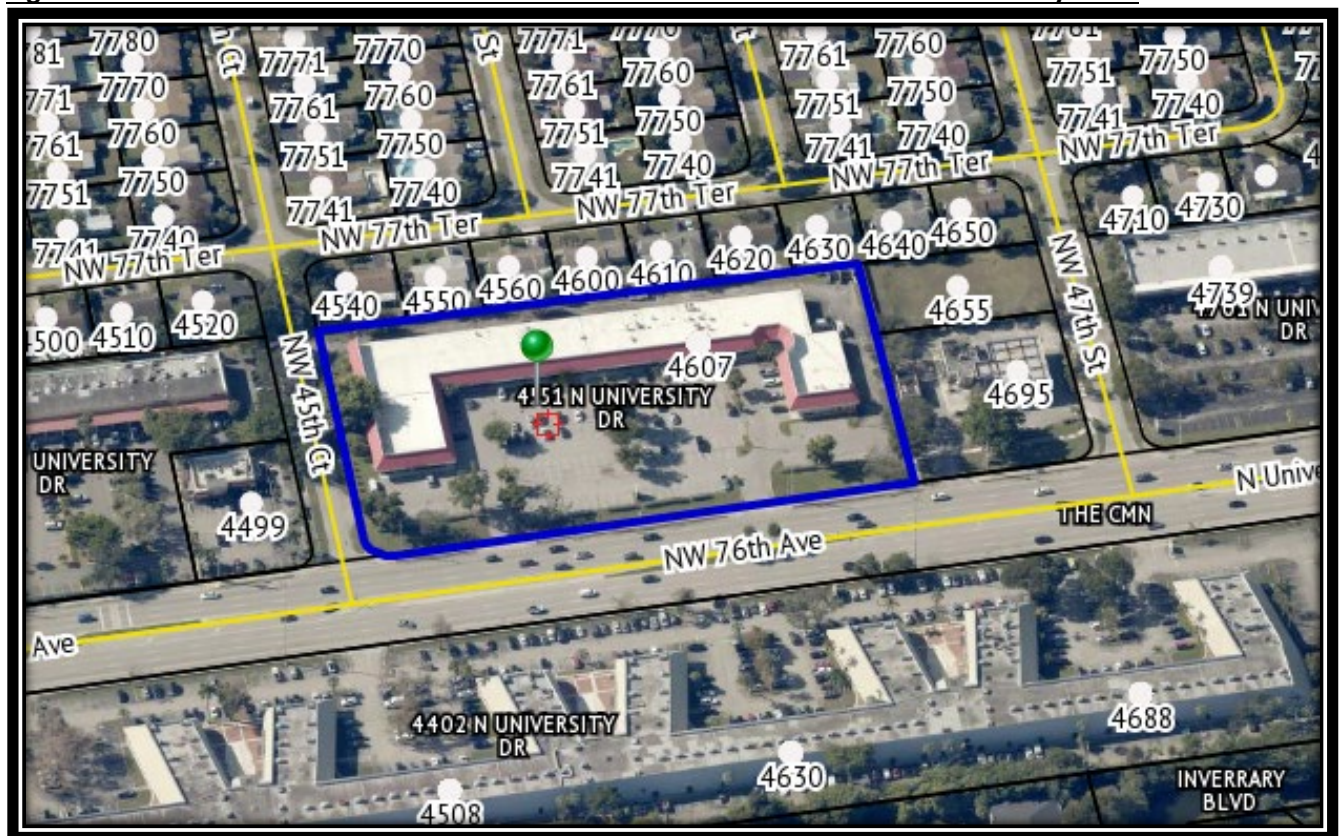
I. BACKGROUND INFORMATION

Requested Action

The Petitioner requests to repeal and replace the Special Exception Use approval to Classic Billiards Inc. to allow for the expansion of the floor area from an approved 3,900 square feet to 10,106 square feet to accommodate the growth of the business use within the Commercial General (CG) zoning district of an on an approximately 3.9± acre site located at 4551-4613 N. University Drive, Lauderhill, Florida.

Figure 1

4569-4575 N. University Drive



Applicable Land Development Regulations

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV., Part 1.0., Subsection 1.3.2., provides for the Department to review any land development order application

LDR Article IV., Part 1.0., Subsection 1.4.4., provides that within 45 days from the acceptance of the application for development subject to major review

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

LDR Article IV., Part 4.0., Subsection 4.5.B. provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

LDR Article III, Section 2.2., addresses assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

Article IV., Part 4.0., Section 4.6., Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

II. SITE INFORMATION

Legal Description:

CITY OF LAUDERHILL SEC 1 81-4 B TR G LESS N 175 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS SUN VILLAGE PLAZA, 4551-4613 N. UNIVERSITY DRIVE, LAUDERHILL, FL.

Address:

4551-4613 N. University Drive, Lauderhill, Florida

Tax Folio Number(s):

4941-16-01-9240

Land Use/Zoning:

Existing Use(s):	Commercial – Shopping Center: Restaurants, Retail, Personal Services & Medical Offices
Future Land Use Designation:	Commercial
Zoning Designation:	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial, Gas Station with Convenience store	Commercial	CG (General Commercial)
South	Commercial, Shopping Plaza	Commercial	CG (General Commercial)
East	Commercial Shopping Plaza	Commercial	CG (General Commercial)
West	Single Family Residential Neighborhood	Low (5) Residential	(RS-4) Residential Single Family at 4 units per acre

III. ZONING HISTORY

Existing Special Exceptions

Resolution No. 23R-06-144 – Billiard or Pool Parlor Use in CG Zoning District

Violations

None

Existing Variances

None

Development History

- The shopping center (~41,199 sq. ft. building) was constructed in approximately 1984.
- The shopping centers original site plan has been maintained and there has been no significant changes to the building since the time of construction

IV. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6, Standards for Approval, The Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses. The LDR classifies a Billiard or Pool Parlor Use, which is allowed in the General Commercial (CG) zoning district as a special exception use.

1. **The effect of such use on surrounding properties:** The subject property and all of the surrounding properties are designated Commercial in the Future Land Use Map Series. The property is zoned General Commercial (CG) on the City of Lauderhill Zoning Map and is located along N. University Drive. The Applicant is proposing to expand the existing Use of a Billiard or Pool Parlor into the adjacent bay. This will be an increase in size from 3,900 square feet to 10,106 square feet As the Pool Parlor Use is existing and has, since the time of the original 2023 Special Exception Use Resolution, been a responsible operator, staff finds that the expansion of said Use may not have an adverse effect to the surrounding properties. As such, Staff concludes that this is an

appropriate location for the proposed expansion of the use as it pertains to the use's effect on the surrounding properties and finds this application to be in conformance with this standard.

2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The existing Billiard or Pool Parlor is located along a main thoroughfare, N University Drive and within a commercial shopping plaza. The plaza is currently home to Retail and Restaurant Uses. Additionally, this existing Billiard or Pool Parlor has an associated Restaurant Bar which operates together as one business. The Restaurant Bar Use is permitted by right at this location. Staff finds that the Use is suitable in regard to location, characteristics and purpose.
3. **Access, traffic generation and road capacities:** Staff finds that there are two existing accessways along south bound N. University Drive as well as one existing accessway along NW 45 CT. The proposed expanded Use will be within an adjacent existing bay within the plaza and will pose no changes to the site. Staff concludes conformance to this criteria as the size of commercial uses within the plaza will remain the same in regards to Access, traffic generation and road capacities.
4. **Economic benefits or liabilities:** Staff concludes that the proposed expansion to the existing Billiard or Pool Parlor would provide both direct and indirect economic benefits. The direct benefits are the continuation of jobs within the City of Lauderdale, and the increase in jobs as additional staff will be hired. The applicant advised that they currently have 12 employees and this number will increase to 18 after expansion. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. Staff concludes that this application is in conformance with this standard.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the expanded operation of the Billiard or Pool Parlor Use within the existing commercial plaza would not generate a greater demand on utilities and community facilities than a Use that was permitted by right, such as a Restaurant. Staff concluded the application to be in conformance with this standard.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale:** Staff finds that a Billiard or Pool Parlor is a commercial use. The site and all abutting sites are designated Commercial on the City's Future Land Use Map and the Future Broward County Land Use Plan. Both the City and the County plans allow for similar Uses with Commercial designations. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
7. **Factors relating to safety, health, and general public welfare:** Staff concludes that a Billiard or Pool Parlor with an Accessory Restaurant, Bar may not adversely impact the public safety, health, and general welfare as long as any potential adverse impacts are mitigated with reasonable conditions associated with an SEU approval. The business has existing surveillance cameras and a security alarm. Staff concludes that, with the imposition of appropriate conditions, this application is in conformance with this standard.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the special exception request.

V. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for expansion of an existing Billiard or Pool Parlor.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This special exception use development order to allow the Billiard or Pool Parlor is specifically granted to Sun Village Plaza, LLC for the Units of 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.

VI. ATTACHMENTS

1. Resolution No. 23R-06-144 to Classic Billiards in 2023

RESOLUTION NO. 23R-06-144

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA GRANTING TO 4571 BILLIARDS LLC. D/B/A CLASSIC BILLIARDS, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A BILLIARD OR POOL PARLOR USE ON A 1± ACRE SITE LEGALLY DESCRIBED AS PORTION OF TRACT G OF CITY OF LAUDERHILL SEC 1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81 PAGE 4 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE COMMONLY KNOWN AS 4569-4573 N. UNIVERSITY DRIVE LAUDERHILL, FLORIDA; 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 APPROVAL and that the City Commission vote IN FAVOR 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 4571 Billiards, LLC. d/b/a Classic Billiards to allow in the General Commercial (CG) Zoning District a billiard or pool parlor use on a ±1 acre site legally described as a Portion of Tract G of the City of Lauderhill Sec 1 Plat, according to the Plat thereof, as recorded in Plat Book 81, Page 4 of the Public Records of Broward County, more commonly known as 4569-4573 N. University Drive, Lauderhill, Florida, is hereby approved, subject to the following conditions:

1. This special exception use development order for a Billiard or Pool Parlor Use, is specifically granted to 4571 Billiards LLC and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another person. Further, this 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 Classic Billiards is sold, assigned, transferred or otherwise conveyed to another person.
2. The Billiard or Pool Parlor Use is restricted to a total of 3,900 square feet site located at 4569-4573 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 hours of operation are limited to Sunday through Saturday from 1:00 P.M. until 2:00 A.M.
4. Alcoholic Beverage sales which are allowed by right in association with the existing 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 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. 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.
12. 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 12 day of June, 2023.

PASSED AND ADOPTED on first reading this 12 day of June,
2023.



PRESIDING OFFICER

ATTEST:



CITY CLERK

MOTION
SECOND

L. Martin
S. Martin

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

Yes
Absent
Yes
Yes
Yes

Approved as to Form



Angel Petti Rosenberg
City Attorney