

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.

WHEREAS, the property owner, Sun Village Plaza, LLC, for 4571 Billiards LLC D/B/A Classic Billiards (tenant), is requesting special exception use approval to expand an existing Billiard or Pool Parlor Use within the Commercial General (CG) zoning district of an on an approximately 3.9± acre site located at 4561-4575 N. University Drive; and

WHEREAS, the Applicant was previously granted a Special Exception Use Development Order via Resolution No. 23R-06-144 on June 28, 2023, for a 3,900 square foot Billiard or Pool Parlor, and now wishes to expand the use to a 10,106 square foot Billiard or Pool Parlor Use into the adjacent bay; and

WHEREAS, the subject property is also more particularly described as 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; and

WHEREAS, in order to expand the use, the Applicant is required to seek a new approval in accordance with Resolution No. 23R-06-144; and

WHEREAS, City Staff has analyzed the application and the City's Code of Ordinances and finds that the request meets the criteria as set forth in the code of ordinances; and

WHEREAS, approval of a special exception use requires four (4) affirmative votes of the City Commission.

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

Section 1. The above recitations are true and incorporated herein.

Section 2. The City Commission, having considered all testimony and evidence presented at the Commission meeting, including the staff report, and pursuant to the City's Code of Ordinances, hereby finds that the request meets relevant land development regulation criteria

and specifically meets the criteria set forth in section Article IV, Section 4.6, Standards for Approval, of the City's Code of Ordinances.

Section 3. The Special Exception Use Order for property located at 4561-4575 N. University Drive, is hereby approved, subject to the following conditions:

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 located at 4561-4575 N. University Drive.
2. The Billiard or Pool Parlor Use is restricted to 10,106 square feet at a 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.

Section 4. With the passage and approval of this Resolution, Resolution No. 23R-06-144 is hereby repealed.

Section 5. 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
City Attorney