



Special Exception – Application

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be provided on a USB with the submittal.* Refer to the Department Meeting Schedule & Submittal Deadline" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the agenda when a complete submission has been provided. If a complete submission is not uploaded by the deadline, the application will be notified via email with an itemized list of outstanding items and/or corrections.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Special Exception	Pre-Application Meeting with Staff	Staff Review	Staff provides Applicant with the required language & tentative meeting date for mailed notice & sign.	City Commission Review	Resolution from the City Commission	Applicant addresses any conditions & proceeds with the Certificate of Use (COU) application / process

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) by Staff. Staff will review to ensure a complete submittal with 5 business days.

SUBMISSION: The following paper documents must be submitted:

PAPER	One (1) completed application with original signatures (All Owners of Record must sign)	
	One (1) Affidavit (must be completed by the Landowner)	
	One (1) Letter of Authorization (signed by the Landowner), <i>if the Applicant is not the Landowner</i>	
	One (1) Letter of Authorization from the Condominium Association, <i>if the property is a condominium</i>	
	Application Fee as established by the City Commission. Refer to Chapter 6 – Section. 6-10 – Enumeration of permit fees, regulations and inspection fees. Checks must be made payable to the “City of Lauderhill.”	
	Copy of Deed or Contract to Purchase	
	Copy of Lease (for Applicants who are renting)	
	Written Narrative addressing each review standard & description of the proposed business/use operation	
	Legal description of the property (i.e. the subdivision, block & lot; or metes & bounds description)	
USB	One (1) electronic version of the special exception package	
PUBLIC NOTICES	TO BE PROVIDED <u>AFTER</u> INITIAL SUBMITTAL & STAFF REVIEW:	
		Public Notification Affidavit – Posted Sign at Property (Information for sign provided by City Staff)
		Proof of Sign Posted on Property (refer to page 8 of this application for additional details & requirements): Photograph of posted sign must be submitted to Planning and Zoning Division no less than fifteen (15) days prior to hearing date.
		Public Notification Affidavit – Mailed Notices (Information for letter provided by City Staff)
		A certified copy of the Mailing (refer to page 8 of this application for additional details & requirements): A list of all property owners within 500 feet of the site must be provided to Planning and Zoning Division no less than fifteen (15) days prior to hearing date.

Is the property for this application subject to unpaid city liens, fines or fees?
If so, the Landowner must resolve all fees prior to placement on the City Commission agenda.

☐ Yes

☒ No



Special Exception – Application

Applicability

Article IV – Development Review Requirements

Section 4.6. – Standards for approval:

The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:

- A. The effect of such use on surrounding properties.
- B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
- C. Access, traffic generation and road capacities.
- D. Economic benefits or liabilities.
- E. Demands on utilities, community facilities, and public services.
- F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
- G. Factors relating to safety, health, and general public welfare.

Information about the Business / Use (to be included in the Narrative)

- Business Description (list all activities conducted at your business)
- Date the business is expected to open.
- Days and Hours of Operation for the Business (include the estimated number of employees on duty per day)
- Estimated number of persons that the business will employ
- List the job titles and approximate salaries for the proposed employees
- Size of the building area that the business will occupy
- Describe how your business will affect the residents who live close by.
- Describe how this business/ use will affect neighboring businesses.
- Explain what site characteristics make this location suitable for your business/ use.
- Explain how this business/ use will affect the community economically.
- Describe any fire hazards associated with the business/ use.
- Describe what security measures the business/ use will require.
- Describe any chemicals, fluids, gases or potentially hazardous substances that the business/ use requires or stores on-site.
- Describe the water demand that the business/ use may require (above “normal” bathroom needs for employees and customers to use toilets and washing).
- Describe any activity the proposed business/ use will utilize city park facilities.
- Describe any activity the proposed business/ use will generate noise, light or vibrations.
- Describe transit, automobile or pedestrian traffic that the proposed business/ use will create in the area.
- Describe any activity of the proposed business/ use may engage in related to alcohol, music or live entertainment.
- Describe any other aspects of the business/ use that may be relevant to the City’s review not requested.



Special Exception – Application

Additional Information about the Business / Use for Childcare / Schools

1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1 year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease.
3. Provide evidence of a letter submitted to the Department of Public Services, Social Services Division, acknowledging your desire operate a child care facility.
4. Evidence of past job and education experience or both showing that the applicant and employees of the applicant are qualified to operate a child care facility.
5. List of all persons with a financial interest in the facility, along with affidavits from each stating whether or not that person was ever convicted of a crime. Also provide a copy of each person's driver's license and social security number.
6. The owner or operator of any child care facility shall annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
7. Demonstrate conformance with the usable indoor floor space, outdoor play area, staff-to-child ratio, and toilet and bath facility requirements in Florida Administrative Code Section 65C-22.002, as may be amended from time-to-time.
8. If transportation services are provided, the following requirements shall apply:
9. The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
10. Annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of one million dollars (\$1,000,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
11. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.



Special Exception – Application

Property Description		
Street Address: NW 16th Street	Folio Number(s): 4942 31 24 0042	
Nearest Cross Street: NW 38th Avenue		
Subdivision: INDUSTRIAL 100 UNIT 2 85-2 B TR E	Block:	Lot:

Business Information	
Business Name (if applicable):	Business Owner: Sharp Energy, Inc.
Mailing Address: 500 Energy Lane	City, State & Zip Code: Dover, DE 19901
Phone Number: 302-272-2855	Email: bhancock@chpk.com

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Sharp Energy, Inc.	Business Name (if applicable): Boye's Gas Service Inc.
Name and Title: Bill Hancock, Assistant Vice President	Name and Title: Charles F. Boye, President
Signature: Bill Hancock <small>cn=Bill Hancock, o=Sharp Energy, ou=Assistant Vice President, email=bhancock@chpk.com, c=US 2025.05.15 20:45:01 -04'00'</small>	Signature:
Date: May 15, 2025 at 20:45:01 (see above)	Date:
Mailing Address: 500 Energy Lane	Mailing Address: 4366 SW 130th Avenue
City, State & Zip: Dover, DE 19901	City, State & Zip Code: Davie, FL 33330
Phone Number: 302-272-2855	Phone Number: 954-802-5715
Email: bhancock@chpk.com	Email: BBQGURU@Bellsouth.net
All communication will be sent to the Landowner (Owner of Record) and Applicant.	

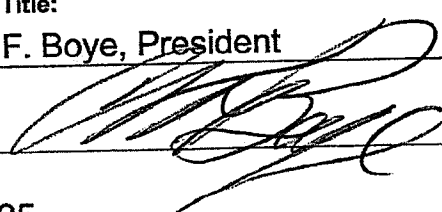


City of Lauderdale
Development Services Department / Planning & Zoning Division
3300 Inverrary Blvd., Lauderdale, FL 33319
Phone: 954.730.3050

Special Exception – Application

Property Description		
Street Address: NW 16th Street	Folio Number(s): 4942 31 24 0042	
Nearest Cross Street: NW 38th Avenue		
Subdivision: INDUSTRIAL 100 UNIT 2 85-2 B TR E	Block:	Lot:

Business Information	
Business Name (if applicable):	Business Owner: Sharp Energy, Inc.
Mailing Address: 500 Energy Lane	City, State & Zip Code: Dover, DE 19901
Phone Number: 302-272-2855	Email: bhancock@chpk.com

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Sharp Energy, Inc.	Business Name (if applicable): Boye's Gas Service Inc.
Name and Title: Bill Hancock, Assistant Vice President	Name and Title: Charles F. Boye, President
Signature:	Signature: 
Date:	Date: 5/16/2025
Mailing Address: 500 Energy Lane	Mailing Address: 4366 SW 130th Avenue
City, State & Zip: Dover, DE 19901	City, State & Zip Code: Davie, FL 33330
Phone Number: 302-272-2855	Phone Number: 954-802-5715
Email: bhancock@chpk.com	Email: BBQGURU@Bellsouth.net
All communication will be sent to the Landowner (Owner of Record) and Applicant.	



Special Exception – Application

Architect	Engineer
Business Name (if applicable):	Business Name (if applicable): RJ Ruiz and Associates, Inc.
Name and Title:	Name and Title: Roland Ruiz, President
Signature:	Signature: Roland J Ruiz <small>Digitally signed by Roland J Ruiz Date: 2025.05.19 11:10:59 -04'00'</small>
Date:	Date: May 19, 2025 at 11:10:59 (see above)
Mailing Address:	Mailing Address: 10101 SW 56th Street
City, State & Zip:	City, State & Zip Code: Miami, FL 33165
Phone Number:	Phone Number: 305-298-0339
Email:	Email: roland.ruiz@ruizusa.com

Attorney	Other
Business Name (if applicable): Baker & Hostetler LLP	Business Name (if applicable):
Name and Title: Michael Wilde, Partner	Name and Title:
Signature: 	Signature:
Date: 5/21/25	Date:
Mailing Address: 200 S. Orange Avenue, Suite 2300	Mailing Address:
City, State & Zip: Orlando, FL 32801-3432	City, State & Zip Code:
Phone Number: 407-540-7901	Phone Number:
Email: mwilde@bakerlaw.com	Email:



Special Exception – Application

Site Data

Development / Project Name: **Sharp Energy prepare distribution facility**

Briefly describe the special exception requested (a project narrative must be submitted separately that explains in greater detail the request & address each review standard 4.6. Standards for approval):

Special exception to permit the use of the Property for a propane distribution facility servicing residential and commercial customers.

Additional Information

Have any other applications been submitted for this site? ☒ Yes ☐ No

If so, list the other applications & provide reference to the Meeting Date/ Results:

6/10/2024 - Approval of special exception (Resolution No. 24R-06-113)

Pre-Application Conference Date: 04/08/2025



City of Lauderhill
Development Services Department / Planning & Zoning Division
3300 Inverrary Blvd., Lauderhill, FL 33319
Phone: 954 730 3050

Special Exception – Application

AFFIDAVIT

I AM THE LANDOWNER OF RECORD (OR I HAVE FURNISHED THE CITY OF LAUDERHILL WITH A NOTARIZED LETTER FROM THE LANDOWNER AUTHORIZING ME TO SUBMIT THIS APPLICATION ON THEIR BEHALF), AND DO HEREBY SWEAR OR AFFIRM THE FOLLOWING:

- ☒ 1 THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
- ☒ 2 CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST FIFTEEN (15) DAYS PRIOR TO THE PUBLIC HEARING. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING AND PHOTOGRAPH OF THE REMOVED SIGN SHALL BE PROVIDED TO THE PLANNING AND ZONING DEPARTMENT
- ☒ 3 CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, I WILL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT PROPERTY POSTMARKED NO FEWER THAN 15 CALENDAR DAYS BEFORE THE HEARING DATE

Landowner's Name Sharp Energy Inc. as authorized agent for Boye's Gas Service, Inc.
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address 500 Energy Lane

Dover, DE 19901
(City) (State) (Zip Code)

Bill Hancock, Asst. VP
of Sharp Energy, Inc.

[Signature]
Signature of Owner or Authorized Representative

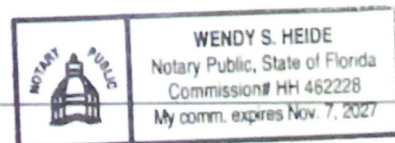
SWORN AND SUBSCRIBED before me this 22 day of May, 2025 by means of
☒ physical presence or ☐ online notarization.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Wendy S. Heide
(Name of Notary Public: Print, stamp, or Type as Commissioned)

☐ Personally know to me, or

☒ Produced identification: FLDH522 924-73-172-0
(Type of Identification Produced)



AGENT AUTHORIZATION FORM

I/we, Boye's Gas Service, Inc., as the owner(s) of the real property described as follows, property located on NW 16th Street, Lauderdale, FL (as identified below), do hereby authorize to act as my/our agent Sharp Energy Inc. (and/or its counsel Baker& Hostetler LLP), to execute any petitions or other documents necessary to affect the application approval requested and more specifically described as follows, the Special Exception Application and Site Plan Development & Modifications - Application, and to appear on my/our behalf before any administrative or legislative body in the city considering this application and to act in all respects as our agent in matters pertaining to the application.

Signature of Property Owner

Charles F. Boye

Print Name of Property Owner

5/16/2025

Date

Signature of Property Owner

Print Name of Property Owner

Date

STATE OF FLORIDA)

COUNTY OF Broward) ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of May, 2025, by Charles F. Boye [name of officer/agent] of Boye's Gas Service, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.



(NOTARIAL SEAL)

Notary Public

Printed Name:

My Commission Expires:

Donna Boye Marley
DONNA BOYE MARLEY

PARCEL ID #

4942 31 24 0042



Special Exception – Application

ADDITIONAL RESOURCES: REAL ESTATE RESEARCH SERVICES

The following companies have provided the required certified mailing list for previous applicants. This is not a comprehensive list of companies that provide this service, nor shall this be construed as a list of companies the City endorses. This is merely a list of businesses who have provided this service in the past. Please refer to the yellow pages or internet search engine for additional sources.

Alldata Real Estate
Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800

Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least fifteen (15) days before the public hearing. No permit shall be required for such sign.

The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3 feet above ground level.

POSTS shall be set a minimum of 18" below ground level.

CITY OF LAUDERHILL NOTICE OF PUBLIC HEARING

SPECIAL EXCEPTION

DATE:

TIME:

CITY OF LAUDERHILL
COMMISSION CHAMBERS
5581 WEST OAKLAND PARK BLVD
LAUDERHILL, FL 33313

FOR ADDITIONAL INFORMATION
PLEASE CALL 954-730-3050



Baker&Hostetler LLP

200 South Orange Avenue
Suite 2300
Orlando, FL 32801-3432

T 407.649.4000
F 407.841.0168
www.bakerlaw.com

Michael C. Wilde
direct dial: 407.540.7900
abustamante@bakerlaw.com

May 22, 2025

VIA EMAIL (MHowson@Lauderhill-fl.gov) **AND**
VIA UPS NEXT DAY AIR (Tracking #1ZF255R80193184476)

City of Lauderhill
Development Services Department /
Planning & Zoning Division
3300 Inverrary Boulevard
Lauderhill, FL 33319

Re: Special Exception Application regarding NW 16th Street
Business Owner: Sharp Energy, Inc.
Landowner Business Name: Boye's Gas Service Inc.
Client-Matter #: 079600.000006

To Whom it May Concern:

Please see the enclosed application for a Special Exception relative to the property located on the south side of NW 16th Street between NW 34th Terrace and NW 38th Avenue within the City of Lauderhill, Florida ("Property"). The Property is currently vacant with no improvements other than fencing.

The proposed use of the Property is for a propane distribution facility, servicing residential and commercial customers. The use of the Property will be substantially similar to that currently being operated at the existing location on NW 49th Avenue within the City of Lauderhill. The area surrounding the Property is industrial with various businesses, and the proposed use is compatible with adjacent properties. The proposed use will have a positive business and economic impact as the Property will be used for a propane facility that serves other businesses and residents in the City of Lauderhill and the surrounding area.

It is not anticipated that the proposed use would generate excess traffic. Further, it is not anticipated that the proposed use would place any excess demand on utilities, other community facilities or public services.

Please see the attached Schedule 1 for further responses to the questions on page 2 of the Special Exception Application. As this is a relocation of an existing business currently located in the City

City of Lauderhill


May 22, 2025

Page 2

of Lauderhill, the proposed user selected this Property as the company wants to stay within the City of Lauderhill and continue the long standing business relationship. The applicant respectfully requests approval of the Special Exception.

Thank you for your attention to this matter.

Sincerely,



Michael C. Wilde

MCW/dah

Enclosures:

Schedule 1 – Business Information

Schedule 2 – Index of Application Documents Attached

USB Drive containing all documents

To open the thumb drive, click on “IronKey Unlocker” message

Click on Run IronKey.exe

Type in the Password ... Lauderhill2025!

SCHEDULE 1

Application (page 2) – Business Information

No.	Information about the Business / Use	Response
1.	Business Description (list all activities conducted at your business)	Distribution of propane to residential and commercial customers. Thru-put services for other companies to extract product from company storage. Technical services provided to customers on an “as needed “ basis.
2.	Date the business is expected to open.	Fall 2025.
3.	Days and Hours of Operation for the Business (include the estimated number of employees on duty per day)	7 A.M. – 5 P.M. One (1) corporate employee regularly onsite with four (4) to five (5) from visiting companies.
4.	Estimated number of persons that the business will employ	One (1) corporate employee regularly onsite with the business activities onsite supporting additional job opportunities.
5.	List the job titles and approximate salaries for the proposed employees	Bulk Driver – \$55K.
6.	Size of the building area that the business will occupy	Approximately 576 square feet. Proposed building approximately 1,600 square feet.
7.	Describe how your business will affect the residents who live close by.	No anticipated effect.
8.	Describe how this business / use will affect neighboring businesses.	No anticipated effect.
9.	Explain what site characteristics make this location suitable for your business / use.	The Property is currently vacant with minimal vegetation and the Property is located in an industrial area.
10.	Explain how this business / use will affect the community economically.	As the Property is currently vacant and unimproved, the proposed development use of the Property will have a positive impact on the value and appearance of the Property. Further, the business being conducted on the Property benefits and serves the residents and local businesses.
11.	Describe any fire hazards associated with the business / use.	Propane storage.
12.	Describe what security measures the business / use will require.	Secured premises with fencing and barb wire. Along with 24/7 camera security system.

No.	Information about the Business / Use	Response
13.	Describe any chemicals, fluids, gases or potentially hazardous substances that the business / use requires or stores on-site.	Propane.
14.	Describe the water demand that the business / use may require (above "normal" bathroom needs for employees and customers to use toilets and washing).	No anticipated additional water needs.
15.	Describe any activity the proposed business / use will utilize city park facilities.	No anticipated effect.
16.	Describe any activity the proposed business / use will generate noise, light or vibrations.	No anticipated effect.
17.	Describe transit, automobile or pedestrian traffic that the proposed business / use will create in the area.	Normal vehicular traffic of trucks accessing the Property.
18.	Describe any activity of the proposed business / use may engage in related to alcohol, music or live entertainment.	NONE.
19.	Describe any other aspects of the business / use that may be relevant to the City's review not requested.	This is related to a relocation of an existing business currently located in the City of Lauderhill, the proposed user is wanting to stay within the City of Lauderhill.

SCHEDULE 2

Index of Application Documents Attached

No.	Application Documents
1.	Special Exception – Application for NW 16th Street Business Owner: Sharp Energy, Inc. Landowner Business Name: Boye's Gas Service Inc.
2.	Affidavit by Sharp Energy Inc. for Boye's Gas Service, Inc.
3.	Agent Authorization Form from Boye's Gas Service, Inc.
	Letter of Authorization from Condominium Association – N/A
4.	Application Fee for a Special Exception filing of \$1,325.00 (Baker & Hostetler Check No. 658358)
5.	Warranty Deed, recorded on 11/13/2002 at CFN# 102409870, OR Book 34093, Page 1959, recorded in Broward County, Florida
	Lease – N/A
6.	Written Narrative addressing review standard and proposed business use/operation – See attached Schedule 1
7.	Property card from Broward County for NW 16th Street, Lauderhill, FL
8.	ALTA/ACSM Land Title Survey, dated 03/24/2025
9.	Proposed Site Plan, dated 04/28/2025



Site Address	NW 16 STREET, LAUDERHILL FL 33311	ID #	4942 31 24 0042
Property Owner	BOYE'S GAS SERVICE INC	Millage	1912
Mailing Address	4366 SW 130 AVE DAVIE FL 33330	Use	40-01
Abbr Legal Description	INDUSTRIAL 100 UNIT 2 85-2 B TR E,POR DESC AS COMM AT SE COR OF SAID TR,N 329.65,W 1080.33, N 203.95 TO POB,CONT N 204.17, E 97.53,S 204.06,W 97.61 TO POB DESC IN OR 17866/376 TOG WITH A POR OF TR E DESC AS COM AT SE COR SAID TR E,THEN N 329.65,W 982.63,N 203.95 TO POB,THEN CONT N 204.06,E 97.71,S 203.94,W 97.71 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$796,920		\$796,920	\$466,690	
2024	\$557,840		\$557,840	\$424,270	\$10,766.27
2023	\$478,150		\$478,150	\$385,700	\$9,834.82

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$796,920	\$796,920	\$796,920	\$796,920
Portability	0	0	0	0
Assessed/SOH	\$466,690	\$796,920	\$466,690	\$466,690
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$466,690	\$796,920	\$466,690	\$466,690

Sales History

Date	Type	Price	Book/Page or CIN
11/8/2002	WD	\$207,500	34093 / 1959
7/11/1997	WD	\$15,000	26731 / 865
4/19/1996	WD	\$5,000	25036 / 10742

Land Calculations

Price	Factor	Type
\$20.00	39,846	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
L								
1								

This Document Prepared By and Return to:

MAX M. HAGEN, ESQ.
HAGEN & HAGEN, P.A.
3531 GRIFFIN ROAD
FT. LAUDERDALE, FLORIDA 33312

Parcel ID Number: 9231-24-0042
Grantee #1 TIN: ~~92-0000000~~

Warranty Deed

This Indenture, Made this 8th day of November, 2002 A.D., Between
JOSEPH CWIKLIK and ALICE CWIKLIK, HUSBAND AND WIFE

of the County of BROWARD, State of Florida, grantors, and
BOYE'S GAS SERVICE, INC., a Florida corporation

whose address is: 531 N. E. 8TH STREET, FORT LAUDERDALE, FL 33304

of the County of BROWARD, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of BROWARD State of Florida to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: JOAN GROSS
Witness

Printed Name: TONIE B. ALLARD
Witness

JOSEPH CWIKLIK (Seal)

P.O. Address: 1440 S. OCEAN BLVD., APT. 6A
POMPANO BEACH, FL 33062

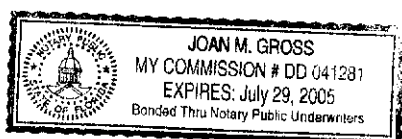
ALICE CWIKLIK (Seal)

P.O. Address: 1440 S. OCEAN BLVD., APT. 6A
POMPANO BEACH, FL 33062

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8th day of November, 2002 by
JOSEPH CWIKLIK and ALICE CWIKLIK, HUSBAND AND WIFE

who are personally known to me or who have produced VALID DRIVER'S LICENSES as identification



Printed Name: _____
Notary Public
My Commission Expires: _____

EXHIBIT "A"

A PORTION OF TRACT "E", "INDUSTRIAL '100' UNIT TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

PARCEL I:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "E", "INDUSTRIAL '100' UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 85 AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF NORTH 00°53'25" WEST ALONG THE EAST LINE OF SAID TRACT "E" FOR 329.65 FEET MEASURED (328.90 FEET DEEDS); THENCE RUN SOUTH 89°09'40" WEST FOR 982.63 FEET, A PORTION OF THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF LINE OF N.W. 15TH STREET AS DESCRIBED IN RESOLUTION NO. 81-110 AND 81-89 BY THE CITY OF LAUDERHILL; THENCE RUN NORTH 00°48'38" WEST FOR 203.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°48'38" WEST FOR 204.06 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN NORTH 89°13'47" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE AS DESCRIBED IN RESOLUTION NO. 81-110 BY THE CITY OF LAUDERHILL, SAID SOUTH RIGHT-OF-WAY LINE BEING PARALLEL WITH THE NORTH LINE OF SAID TRACT "E" FOR A DISTANCE OF 97.71 FEET; THENCE RUN SOUTH 00°48'38" EAST FOR 203.94 FEET; THENCE RUN SOUTH 89°09'40" WEST FOR 97.71 FEET TO THE POINT OF BEGINNING.

PARCEL II:

Commence at the southeast corner of Tract "E", Industrial 100, Unit Two, according to the plat thereof, recorded in Plat Book 85, Page 2 of the Public Records of Broward County, Florida and run on an assumed bearing of North 00° 53' 25" West along the East line of said Tract "E" for 329.65 feet measured (328.90 feet deeds); thence run South 89° 09' 40" West for 1080.33 feet, a portion of the last described course being coincident with the North right-of-way line of N.W. 15th Street as described in Resolution No. 81-110 and 81-89 by the City of Lauderhill; thence run North 00° 47' 10" West for 203.95 feet to the Point of Beginning; thence continue North 00° 47' 10" West for 204.17 feet to a point on the South right-of-way line on N.W. 16th Street; thence run North 89° 13' 47" East along the South right-of-way line of N.W. 16th Street as described in Resolution No. 81-110 by the City of Lauderhill said South right-of-way line being parallel with the North line of said Tract "E" for a distance of 97.53 feet; thence run South 00° 48' 38" East for 204.06 feet; thence run South 89° 09' 40" West for 97.61 feet to the Point of Beginning. Said lands situate in Lauderhill, Broward County, Florida.

ALTA/NSPS LAND TITLE SURVEY



NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work ALTA/NSPS LAND TITLE SURVEY was on March 24, 2025.

SECTION 2) LEGAL DESCRIPTION:

A portion of Tract "E", Industrial "100" Unit Two, according to the plat thereof as recorded in Plat Book 85, Page 2, Public Records of Broward County, Florida, being more particularly described as follows:

Parcel I:

Commence at the Southeast corner of Tract "E", Industrial "100" Unit Two, according to the plat thereof recorded in Plat Book 85, Page 2, Public Records of Broward County, Florida, and run on an assumed bearing of North 00°53'25" West along the East line of said Tract "E" for 329.65 feet measured (328.90 feet deeds); thence run South 89°09'40" West for 982.63 feet, a portion of the last described course being coincident with the North right of way line of N.W. 15th Street as described in Resolution No. 81-110 and 81-89 by the City of Lauderhill; thence run North 00°48'38" West for 203.95 feet to the Point of Beginning; thence continue North 00°48'38" West for 204.06 feet to a point on the South right-of-way line of N.W. 16th Street; thence run North 89°13'47" East along the South right-of-way line as described in Resolution No. 81-110 by the City of Lauderhill, said South right-of-way line being parallel with the North lien of said Tract "E" for a distance of 97.71 feet; thence run South 00°48'38" East for 203.94 feet; thence run South 89°09'40" West for 97.71 feet to the Point of Beginning.

Parcel II:

Commence at the Southeast corner of Tract "E", Industrial "100" Unit Two, according to the plat thereof as recorded in Plat Book 85, Page 2, Public Records of Broward County, Florida, and run on an assumed bearing of North 00°53'25" West along the East line of said Tract "E" for 329.65 feet measured (328.90 feet deeds); thence run South 89°09'40" West for 1080.33 feet, a portion of the last described course being coincident with the North right-of-way line of N.W. 15th Street as described in Resolution No. 81-110 and 81-89 by the City of Lauderhill; thence run North 00°47'10" West for 203.95 feet to the Point of Beginning; thence continue North 00°47'10" West for 204.17 feet to a point on the South right-of-way line of N.W. 16th Street; thence run North 89°13'47" East along the South right-of-way line of N.W. 16th Street as described in Resolution No. 81-110 by the City of Lauderhill said South right-of-way line being parallel with the North line of said Tract "E" for a distance of 97.53 feet; thence run South 00°48'38" East for 204.06 feet; thence run South 89°09'40" West for 97.61 feet to the Point of Beginning. Said lands situate in Lauderhill, Broward County, Florida.

The above described lands containing a total of 39,848 Square Feet, or 0.92 Acres (Net Area), more or less, by calculations and 45,704 Square Feet, or 1.05 Acres (Gross Area), more or less, by calculations.

Property Address and Tax Folio Number:
NW 16, Street, Lauderhill, Florida 33311
Parcel Id: 494231240042

SECTION 3) ZONING INFORMATION:

Zoning Designation:

IL (INDUSTRIAL, LIGHT)

The following information was obtained from the review of the City of Lauderhill Planning & Zoning Department City Clerk Official Record. Last Revised: 1-6-2025

SECTION 4) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this type of Survey, as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of N89°13'47"E, said line to be considered a well established and monumented line.

Legal Description was furnished by client Commitment Number:110659352

Plat of "INDUSTRIAL 100 UNIT TWO", recorded in Plat Book 85, at Page 2, Public Records of Lauderhill, Broward County Florida.

SECTION 6) LIMITATIONS:

Besides the exceptions listed in the Commitment for Title Insurance, Client is hereby advised that there may be additional legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no legal representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the Public Records of this County. The Surveyor's roll is to ascertain the correct location of the boundaries of any real property according to his best knowledge and belief.

No excavation or determination was made as to how the Subject Property is served by utilities.

All visible improvements were located and are reflected on the Survey. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) STATEMENT OF ENCROACHMENTS:

There are no any visible encroachments in the subject property, other than those shown hereon.

SECTION 8) NOTES CORRESPONDING TO THE TITLE EXCEPTIONS' REVIEW:

SUBJECT TO:

The exceptions of Schedule B-II, Fund Commitment Number: 110659352, prepared by FIRST AMERICAN COMPANY, FLORIDA AGENCY ESCROW TEAM, effective date: February 27, 2025 at 8:00 A.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items # 1 through # 4, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 5: Intentionally deleted.

Item # 6, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 7: Intentionally deleted.

Items # 8 through # 9, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 10: Resolution Designating Area of Operation of Broward County Water and Sewer System No. 1 recorded January 23, 1969 in Official Records Book 3843, Page 404, Public Records of Broward County, Florida.
Document not available on Public Records

Item # 11- Deed restriction as set forth and contained in that certain Warranty Deed recorded December 22, 1972 in Official Records Book 5101, Page 10, Public Records of Broward County, Florida.

Contains blanket conditions that affects the Subject Property.

Item # 12- Developer's Agreement by and between Morse Operations, Inc., a Florida corporation d/b/a Ed Morse Chevrolet and the City of Lauderhill, recorded April 10, 1975 in Official Records Book 6165, Page 164, Public Records of Broward County, Florida.

Contains blanket conditions that affects the Subject Property.

Item # 13-Developers Agreement by and between Airline Partners, III, Ltd. and the City of Lauderhill, recorded January 14, 1982 in Official Records Book 9982, Page 235, Public Records of Broward County, Florida.

Contains blanket conditions that affects the Subject Property.

Item # 14-Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

This item not addressed.

SECTION 9) SURVEYOR'S CERTIFICATE:

Certify to:

- First American Title Insurance Company, Florida Agency Escrow Team
- Baker & Hostetler LLP

(i)This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11 (by observed evidence), 13, 16, 17, 18 and 20 of Table A thereof. The field work was completed on March 24, 2025.

(ii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property except as shown hereon. This Survey was made in accordance with laws and/or the Standards of Practice of the State of Florida.

(iii) The subject property is the same as the property described in the Schedule "A" of the Title Commitment cited on Section 8 of this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Hadonne Corp.'s search efforts and I have otherwise noted their effect on the subject property.

(iv)The Subject property is located within an area having Zone Designation "X" , by The Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map. No. 12011C0364, Suffix J, with a date of identification of July 31, 2024, for Community No. 120044 (City of Lauderhill, State of Florida, which is the current Flood Insurance Rate Map for the Community in which the Subject property is situated.

(v) The subject property has direct access to NW 16th Street, a dedicated public road.

(vi)There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vii) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction.

(viii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(ix) There is no observed evidence of Wetlands in the Subject Site.

(x) This property as shown is contiguous along their common boundary lines without gap, gore, overlap or hiatus.

The survey was also made in accordance with the Standards of Practice set forth by the Florida Board of Surveyors and Mappers pursuant to Section 472.027 of the Florida Statutes and Chapter 5J-17.051 through 5J-17.052 of the Florida Administrative Code. The easements and other recorded data shown herein were obtained from the Title Commitment.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

HADONNE

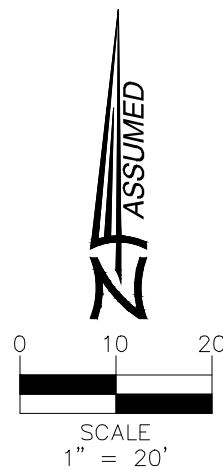
1985 NW 88th Court, Suite 101 • Doral, FL 33172 • P. • +1(305)265-1188 • F. • +1(305)207-6845 • W. www.hadonne.com

ALTA/ACSM LAND TITLE SURVEY
for
BAKER & HOSTETLER LLP
of
NW 16th Street, Lauderhill, Florida 33311

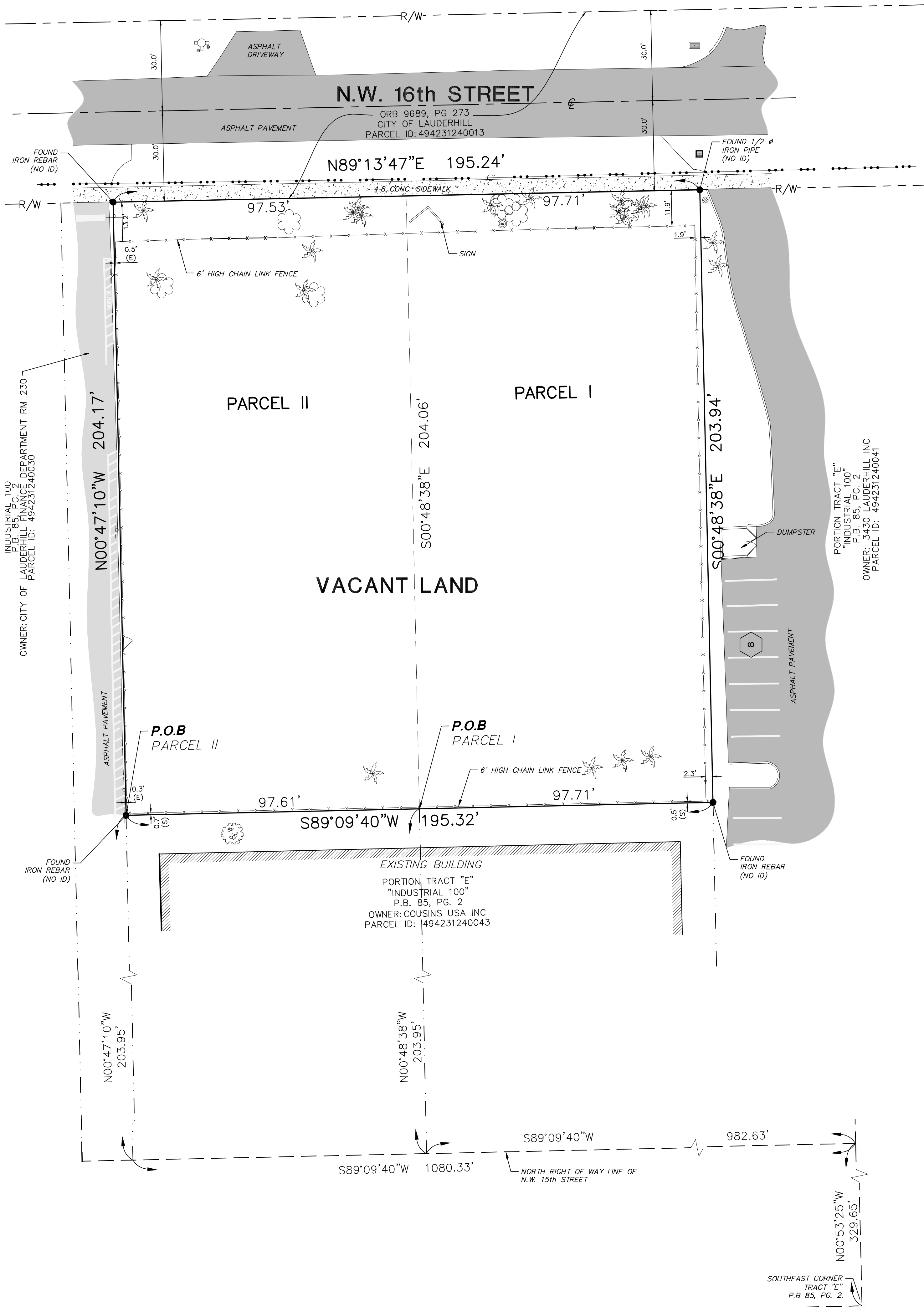
REVIEWS	6	5	4	3	2	1
	FILE					
Field Book:						
DRAWN BY:	LD					
TECH BY:	RI					
QA/QC BY:	JS					
Job No.:	25030					

ALTA/NSPS LAND TITLE SURVEY

NOTICE:
This Document is not full and complete without all
pages. (Total of Two (2) pages)



LEGEND	
SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
CBS	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
→	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊗	CATCH BASIN
E	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR
G	GAS METER
◇	PEDESTRIAN SIGNAL
E	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
—	GUY ANCHOR
W	WATER METER
V	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE
—	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
—	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE_OTHER
⊕	TREE
⊕	PINE TREE
⊕	PALM TREE
—	PROPERTY LINE
—	RIGHT-WAY-LINE
—	EASEMENT LINE
—	X-UTL-DRAIN
—	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP



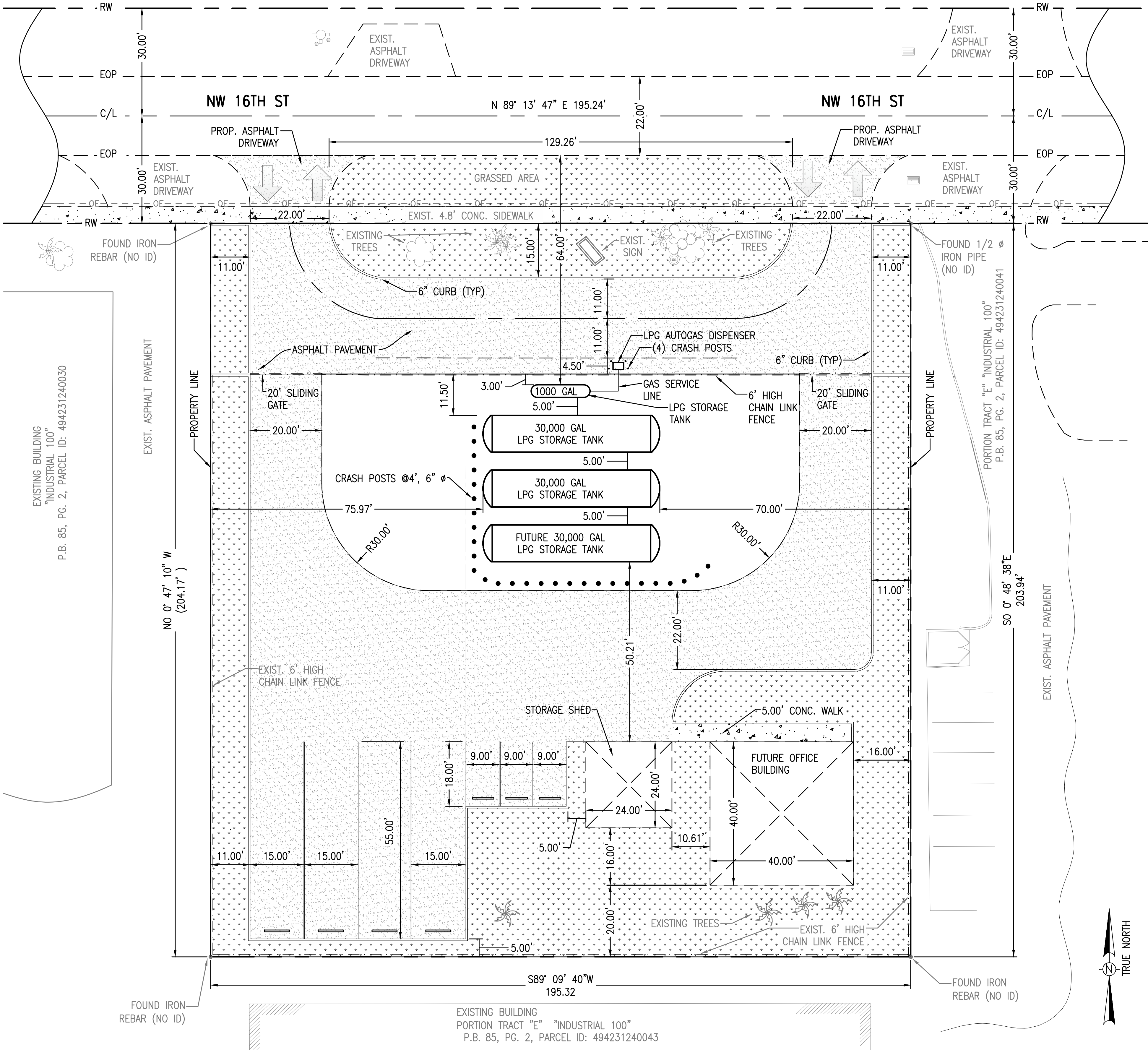
LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
P. - +1(305)207-6845 · W. www.hadonne.com

ALTA/ACSM LAND TITLE SURVEY
for
BAKER & HOSTETLER LLP
of
NW 16th Street, Lauderdale, Florida 33311

REVISIONS	1.	2.	3.	4.	5.
6.	7.	8.	9.	10.	

Field Book:
FILE
DRAWN BY:
LD
TECH BY:
RI
GAGE BY:
JS
Job No.:
25030
2/2

BROWARD COUNTY, FLORIDA
LAT: 26° 8' 45.49"
LONG: 80° 11' 45.27"



SITE INFORMATION			
LEGAL DESCRIPTION	INDUSTRIAL 100 UNIT 2 85-2 B TR E,POR DESC AS COMM AT SE COR OF SAID TR,N 329.65,W 1080.33, N 203.95 TO POB,CONT N 204.17, E 97.53, S 204.06,W 97.61 TO POB DESC IN OR 17866/376 TOG WITH A POR OF TR E DESC AS COM AT SE COR SAID TR E,THEN N 329.65,W 982.63,N 203.95 TO POB,THEN CONT N 204.06,E 97.71,S 203.94, W 97.71 TO POB		
FOLIO	494231240042		
ADDRESS	3622 NW 16TH ST LAUDERHILL, FL-33311		
ZONING INFORMATION			
	EXISTING	PROPOSED	
ZONING CLASSIFICATION	IL (INDUSTRIAL, LIGHT)	IL (INDUSTRIAL, LIGHT)	
PRIMARY LAND USE	40-01 - VACANT INDUSTRIAL (INDUSTRIAL VACANTE)	41-14 FUEL STORAGE & DISTRIBUTION	
LOT SIZE			
NET AREA	39,848.00 SF	0.92 ACRES	
GROSS AREA	45,704 SF	1.05 ACRES	
SETBACKS			
	REQUIRED	PROPOSED	NOTES
FRONT SETBACK	10.00'	64.00'	MEASURED UP TO 1000 GALLONS TANK
INTERIOR SETBACK WEST	10.00'	75.97'	ADJACENT PROPERTY IS INDUSTRIAL USE.
INTERIOR SETBACK EAST	10.00'	16.00'	ADJACENT PROPERTY IS INDUSTRIAL USE.
REAR SETBACK	10.00'	20.00'	ADJACENT PROPERTY IS INDUSTRIAL USE.
LOT COVERAGE			
	REQUIRED	PROPOSED	NOTES
MAX. LOT COVERAGE = 35% X 39,848	13,947 SF	2,176 SF	PROP. STORAGE SHED & OFFICE
MIN. GREEN/OPEN SPACE =(10% X 39,848)	3,985 SF	19,224 SF	LANDSCAPED AREA AND NATURAL SOIL AREA
(MAX) TOTAL PAVED AREAS =(55% X 39,848)	21,916 SF	18,448 SF	PAVED AREAS & CONC WALK
MAX. HEIGHT	2 STORY	1 STORY	SHED & OFFICE

LEGEND	
	PROPERTY LINE
	CHAIN LINK FENCE
	EXIST. OVERHEAD ELECTRICAL LINE.



ENGINEERS, INSPECTORS
AND SURVEYORS

R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:



SHARP ENERGY
520 COMMERCE ST.
SALISBURY. MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION

DATE: 04/28/2025
DESIGNER: LFRANDEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

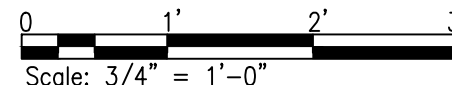
DRAWING TITLE:
SITE PLAN
PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT

SHEET NO:

A-1

1 SITE PLAN

SCALE: 3/4" = 1'-0", ANSI D



ISSUED FOR REVIEW
Thursday, May 15, 2025