



## Development Review Report (DRR)

**To:** Daniel T. Keester-O'Mills, AICP, *Development Services Director*  
**From:** Nadine Fearon, *Associate Planner*  
**RE:** Special Exception Application No. 25-SE-008 (3550 NW 16 Street)  
**Date:** June 16, 2025 (City Commission Hearing Date 7/14/2025)

The applicant (Bill Hancock) is the Assistant Vice President of Sharp Energy Inc. and has filed a Special Exception application. Figure 1, below, provides an aerial of the subject site located on NW 16 Street between NW 38 Avenue and NW 34 Terrace. The following information has been prepared for your consideration:

### ***I. BACKGROUND INFORMATION***

#### Requested Action

The Petitioner requests the Special Exception Use Development Order granted to Charles F. Boye (owner of Boye's Gas Service Inc.) for Sharp Energy, Inc. to allow an outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels, within the Light Industrial (IL) zoning district on an approximate 0.91± acre site for the storage of commercial vehicles and equipment in a fully enclosed screened area, located at 3550 NW 16 Street, Lauderhill, Florida 33311.

**Figure 1**



## Applicable Land Development Regulations

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

**Article IV, Section 1.3.2** – Completeness of Application, provides for the Department to review any land development order application

**Article IV, Section 1.4.4** – Major Review, provides that within 45 days from the acceptance of the application for development subject to major review

**Article III, Sections 2.3 and 2.4., and Schedule B** – Allowable Land Uses; Additional requirements for Specific Uses; Allowable Uses

**Article IV, Section 4.3.B** - Existing zoning provisions and uses

**Article IV, Section 4.4** - Approval for Special Exception Uses

**Article IV, Section 4.5.B** – Application for Approval, provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

**Article IV, 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:

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

### Address:

3550 NW 16 Street, Lauderhill, Florida 33311

### Tax Folio Number(s):

4942 31 24 0042

### Land Use/Zoning:

<b>Existing Use(s):</b>	Commercial – Vacant Land
<b>Future Land Use Designation:</b>	Industrial
<b>Zoning Designation:</b>	Light Industrial (IL)

### Adjacent Designations:

	<b>Existing Use</b>	<b>Future Designation</b>	<b>Zoning</b>
<b>North</b>	Industrial – Automotive, Wholesale	Industrial	Light Industrial (IL)
<b>South</b>	Industrial – Moving Company	Industrial	Light Industrial (IL)
<b>East</b>	Industrial – Warehouse / Offices	Industrial	Light Industrial (IL)

West	Industrial – Warehouse / Offices	Industrial	Light Industrial (IL)
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### III. ZONING HISTORY

#### Existing Special Exceptions

- The City Commission granted a resolution (24R-06-113) authorizing the storage of commercial vehicles and equipment in a fully enclosed screened area to the existing owner Boye's Inc. on June 10, 2024. The Applicant did not satisfy the conditions and this approval expired December 7, 2024.

#### Violations

None

#### Existing Variances

None

#### Development History

- The approximately 0.91± acre vacant parcel located within the Light Industrial (IL) zoning district is currently owned by Boye's Inc. who applied for special exception use January 22, 2024 to allow storage of commercial vehicles and equipment in a fully screened area. The City Commission granted the special exception (resolution 24R-06-113) on June 10, 2024. With the permission of property owner Boye's Gas Service Inc., Sharp Energy, Inc. has filed a special Exception application which proposes outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels. City of Lauderhill's Land Development Regulation does not allow transfer of special exception approvals for this Use; therefore, Sharp Energy, Inc. is requesting outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels storage of commercial vehicles and equipment in a fully screened area.
- The Land Development Regulations Schedule A, Land Use Classifications, Uses provides that Outdoor Storage uses be allowed through Special Exception Use approval on sites within the Light Industrial (IL) designation and within a fully enclosed screened area designed and maintained so as not to be visible at street level from abutting property or rights of way. Therefore, should approval be granted, a Site Plan application would be required to install the required fencing and screening as well as to address landscape, paving, lighting and drainage improvements.

### 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.

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

1. **The effect of such use on surrounding properties:** The subject property and all of the surrounding properties are designated Industrial in the existing and Future Land Use Map Series. The property is zoned IL (Light, Industrial) on the City of Lauderhill Zoning Map and located along NW 16 Street between NW 38 Avenue and NW 34 Terrace. The Applicant is proposing operations of outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels, for the storage of commercial vehicles and equipment in a fully enclosed screened area. Sharp Energy, Inc. is a propane gas distributor servicing commercial and residential customers, within the City of Lauderhill and surrounding areas. The site will be opened Monday thru Friday from 7am – 5pm and **will not** be opened to the general public. Sometimes during peak times, the facility will operate on the weekends between 7am and 5pm. Truck deliveries may take place earlier or later on the weekends. There will be (1) corporate employee on site daily with approximately (4-5) employees from visiting companies. The trucks will be preloaded onsite and distributed to their customers. The site will be equipped with secured fencing, barb wire and security cameras. As such, Staff concludes that this is an appropriate location for the proposed use as it pertains to the use's effect on the surrounding properties.
2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The subject site is a vacant parcel in the Light Industrial (IL) zoning district. This parcel is surrounded on all sides by properties zoned Light Industrial and Manufacturing Land Uses. The property is located along NW 16 Street between NW 38 Avenue and NW 34 Terrace. The applicant is intending to store approximately (2) 30,000, (1) 1000 and (1) future 30,000 Gallon propane LPG storage tank onsite. The site will be equipped with secured fencing, barb wire and security cameras. No excess noise or vibration is expended onsite. Staff finds that the use is suitable in regard to location, characteristics and purpose.
3. **Access, traffic generation and road capacities:** Staff finds that this proposed site lies more than 500 feet from residential zoned property at its closest point. The site's relatively far distance from General Commercial and Residentially zoned property will help mitigate any noise created by commercial vehicle traffic to and from the site. As such, Staff determines conformity to these criteria as the intensity of the use will remain the same in regards to access, traffic generation and road capacities.
4. **Economic benefits or liabilities:** Staff concludes that the proposed outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels use will provides both direct and indirect economic benefits. The applicant advised that approximately (1) corporate employee on site daily with approximately (4-5) employees from visiting companies' employee with estimated salaries: Bulk truck drivers \$55,000/year. 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. The economic liabilities would include the continued use of public services and support of other neighboring businesses.

5. **Demands on utilities, community facilities, and public services:** Staff finds that the proposed outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels operation of the use should not generate a greater demand on utilities and community facilities.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale:** Staff finds that the proposed outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels, for the storage of commercial vehicles and equipment in a fully enclosed screened area is a commercial use. Both the City and the County plans allow for outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels within a commercial corridor. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
8. **Factors relating to safety, health, and general public welfare:**  
Staff acknowledges that the outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels, for the storage of commercial vehicles and equipment in a fully enclosed screened area can adversely impact the public safety, health, and general welfare unless such adverse impacts are substantially mitigated. The applicant advised the site will be equipped with, secured fencing, barb wire and security cameras to ensure the safety of community. No excess noise or vibration is expended onsite and the general public will not have access. Staff concludes that through Special Exception Use conditions the adverse impacts of such can be substantially mitigated and that this application is in conformance with LDR Article IV, Part 4.0, Section 4.6.

## **V. RECOMMENDATION/ACTION**

Staff recommends **approval with conditions** of this special exception request for outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels, for the storage of commercial vehicles and equipment in a fully enclosed screened area. 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 is granted to Sharp Energy, Inc. All tenants, employees, agents, and independent contractors are subject to, and covered by, the express terms and conditions of this Special Exception Development Order.
2. Within 180 days of the date of the development order Sharp Energy, Inc. will obtain Site Plan approval and associated permits for required site improvements to include but not be limited to: fencing, screening, landscaping, lighting, and drainage.
3. Sharp Energy, Inc. will obtain the associated permits, consistent with the approved site plan, for all improvements associated with the outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other fuels, for the storage of commercial vehicles and equipment use within one (1) year from the date of approval.
4. A site plan layout shall be provided at the time of application of the updated Certificate of Use required for outdoor storage/distribution and fulfillment center/bulk storage of gas, oil and other

fuels, for the storage of commercial vehicles and equipment use permissions. This floorplan shall be reviewed by the Planning and Zoning division as well as Fire Department for safety of exterior layout.

5. All areas used for outdoor storage shall be constructed with a hard and bonded surface that avoids dust and safeguard groundwater, subject to approval of the Development Services Director and City Engineer.
6. The use approval for Outdoor Storage shall allow for the storage of commercial vehicles for a period greater than 24 hours. The storage of vehicles as accessory to a new or used vehicle dealer is prohibited. The use of Automotive, wrecking or junkyard is prohibited.
7. Complaints to Code Enforcement or may cause the SEU approval to be reviewed by the City Commission for possible 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. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

## **VI. ATTACHMENTS**

1. *Resolution No. 24R-06-113 (Approved Special Exception)*