



Development Review Report (DRR)

To: Planning & Zoning Board
Via: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From: Nadine Fearon, *Associate Planner*
RE: Site Plan Application No. 25-SP-007 (3550 NW 16 Street)
Date: November 10, 2025 (Planning and Zoning Board Hearing Date 11/18/2025)

The applicant (Bill Hancock, Assistant Vice President of Sharp Energy Inc.) has filed a Site Plan application on behalf of Boye's Gas Service Inc. The property is generally located on the South side of NW 16 Street, between NW 38 Avenue and NW 34 Terrace. The following table includes relevant information on the property and application request:

Property Address:	3550 NW 16 Street, Lauderhill, Florida 33311
Tax Folio ID(s):	4942 31 24 0042
Property Owner:	Boye's Gas Service Inc.
Applicant Name:	Bill Hancock on behalf of Sharp Energy Inc.
Zoning District(s):	IL (Light Industrial)
Land Use Designation(s):	Industrial
Legal Description: A PORTION OF TRACT "E", "INDUSTRIAL '100' UNIT TWO", ACCORDING TO THE PLAT THEREFORE RECORDED IN THE PLAT BOOK 85, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, and generally located on the south side of NW 16th Street between NW 34th Terrace and NW 38th Avenue (aka 3550 NW 16th Street)	
Applicant Request: A site plan application filed by Bill Hancock (Assistant Vice President of Sharp Energy Inc.), on behalf of property owner, Boye's Gas Services Inc. for approval to develop vacant parcel for 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, providing for an effective date.	
Application Type: Site Plan A site plan application serves as the formal process through which a city reviews a proposed development to ensure it complies with all applicable land development, zoning, and design regulations before construction or land alteration begins. Any application for a development required or authorized under these regulations shall require approval by the Development Review Committee, the Planning and Zoning Board, and the City Commission prior to issuance of a development order or permit. There are four conditions for approval for a site plan. All conditions must be addressed in order to grant approval, or conditions may be included on a development order to ensure compliance prior to the issuance of a building permit.	

I. AERIAL & ADJACENT PROPERTIES



Adjacent Designations:

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

Applicable Land Development Regulations

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

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

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

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

LDR Article IV., Subsection 1.4.4., provides that the acceptance of the application for development subject to major review shall be performed in accordance with the LDR (Article IV 1.3)

LDR Article IV., Subsection 5.3. outlines the site plan review process & submittal requirements

II. PROPERTY HISTORY

Special Exceptions

- Resolution No. 25R-07-128 – Outdoor Storage Use and Bulk Storage of Gas, Oil & Other Fuels for the storage of commercial vehicles and equipment in a fully enclosed screened area on July 14, 2025.
 - Eight (8) Conditions of approval, including substantial conformance with the City’s Land Development Regulations and all applicable Code of Ordinances, prior to the issuance of a development order.
- Resolution No. 24R-06-113 – Outdoor Storage of commercial vehicles and equipment in a fully enclosed screened area granted 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.

Code Violations

- None

Variances

- None

Development History

- None

III. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 1.4., Major Review, The Planning and Zoning Division has reviewed the proposal against the following application requirements:

- A. The applicable provisions of the City Land Development Regulations and Code of Ordinances.
- B. The applicable provisions of the City Comprehensive Plan.
- C. The Florida Building Code, most current edition.
- D. Any applicable federal, state and county laws, rules and regulations.

Below is a brief summary of Staff’s analysis of the relevant sections of the Land Development Regulations, zoning requirements, land use compatibility and applicable Code of Ordinances.

1. **The applicable provisions of the City Land Development Regulations and Code of Ordinances.**
 - The DRC reviewed the proposed site plan through two rounds of plan submittals and reviews with comments from individual disciplines.
 - The proposal received approval, with conditions, by the Development Review Committee on November 4, 2025.
 - Special Exception Use approval attained from the City commission for 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 on July 14, 2025.
 - LDR ART IV provides for the requirements for a site plan approval and provide that; a site plan, subject to major review, shall be approved by the Planning and Zoning Board, the City Commission, or both. This site plan will be heard by both the Planning and Zoning Board and the City Commission.

- 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.
- 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.

2. The applicable provisions of the City Comprehensive Plan.

The proposal is located within the Light Industrial (IL) Zoning District, and therefore development of the vacant parcel for an outdoor /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 aligned with the general vision for the area. Staff finds that the Use is suitable in regard to location, characteristics and purpose.

3. The Florida Building Code, most current edition.

The Chief Building Official is a member of the Development Review Committee and has provided the applicant of the relevant Florida Building Code standard and edition that will be reviewed in full detail upon submittal of a building permit application.

4. Any applicable federal, state and county laws, rules and regulations.

The applicant must adhere to any federal state and county laws that would apply to their project.

IV. COMMUNITY OUTREACH

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 *Neighborhood Meetings*, the Applicant will conduct a Community Meeting, prior to placement on the City Commission agenda.

V. RECOMMENDATION/ACTION

The Development Services Department has presented the proposal to the Development Review Committee (DRC), in accordance with the Land Development Regulations. The back-up and comments issued by the DRC are recorded and on file with the Development Services Department.

Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for a Major Site Plan approval, the Development Services Department recommends approval of the application subject to the following conditions, prior to building permit approval:

1. Substantial compliance with all conditions of approval with the special exception, granted by the City Commission by Resolution (25R-07-128).
2. A copy of the CPTED plan approved by the Police Office must be submitted.
3. Address any outstanding comments issued by the Development Review Committee, and substantial conformance to the City's Code of Ordinances and Land Development Regulations.

VI. ATTACHMENTS

1. *Resolution No. 25R-07-128 (Approved Special Exception)*

RESOLUTION NO. 25R-07-128

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING BOYE'S GAS STATION SERVICE INC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AN OUTDOOR STORAGE USE AND BULK STORAGE OF GAS, OIL AND OTHER FUELS ON AN APPROXIMATELY 0.91± NET ACRE VACANT PARCEL, GENERALLY LOCATED ON THE SOUTH SIDE OF NW 16TH STREET BETWEEN NW 34 TERRACE AND NW 38TH AVENUE, WITHIN THE CITY OF LAUDERHILL, FLORIDA (3550 NW 16TH STREET); PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner, Boye's Gas Service, Inc., on behalf of Sharp Energy Inc., is requesting special exception use development order to allow, in the light industrial (IL) zoning district, an outdoor storage use and bulk storage of gas, oil, and other fuels on an approximately 0.91± net acre vacant parcel; and

WHEREAS, the subject property is legally described as A PORTION OF TRACT "E", "INDUSTRIAL '100' UNIT TWO", ACCORDING TO THE PLAT THEREFORE RECORDED IN THE PLAT BOOK 85, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, and generally located on the south side of NW 16th Street between NW 34th Terrace and NW 38th Avenue (aka 3550 NW 16th Street); 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.

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 the criteria as set forth in section Article IV, Section 4.6 of the City's Code of Ordinances.

Section 3. The Special Exception Use Development Order for Property generally located on the south side of NW 16th Street between NW 34th Terrace and NW 38th Avenue is hereby approved, subject to the following conditions:

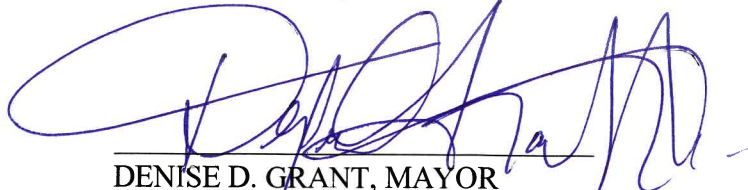
1. This special exception use development order is granted to Boye's Gas Service, Inc., on behalf of Sharp Energy, Inc. All tenants, employees, agents, and independent contractors are subject to, and covered by, the express terms and conditions of this Special Exception Development Order.

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.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 14 day of July, 2025.



DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:



ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION S. Martin
SECOND R. Campbell

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

Approved as to Form



Hans Ottinot
City Attorney

**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH CONDITIONS OF APPROVAL**

Sharp Energy, Inc. (25-SE-008)

I, B. H. Hancock, being sworn, do hereby certify and affirm that the following statements are true:

I have read in its entirety the Sharp Energy, Inc. (25-SE-008) Development Review Report, any Supplemental Development Review Reports, and all attachments and exhibits associated with the special exception use application filed with the City of Lauderdale, Florida Planning and Zoning Division and understand its contents.

I have read and understand the below described conditions of approval and voluntarily agree to comply with all said conditions:

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.
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SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

Sharp Energy, Inc. (25-SE-008)

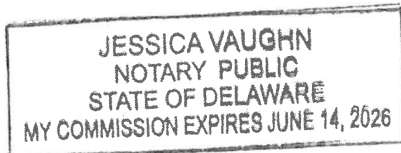
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7. Complaints to Code Enforcement or may cause the SEU approval to be reviewed by the City Commission for possible revocation.
8. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result 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.

Print your name: Bill Hancock

Sign your name: Bill Hancock

Date signed: 7/9/2025

The foregoing instrument was acknowledged before me this 9 day of July, 20125, by William Hancock, who is personally known to me or who has produced Driver's license as identification and who did take an oath.



**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH CONDITIONS OF APPROVAL**

Sharp Energy, Inc. (25-SE-008)

Notary public

Print your name: Jessica Vaughn

Sign your name: [Signature]

My Commission Expires: 6/14/26

^{Delaware}
State of Florida at Large Seal
_{JV}

