



Development Review Report (DRR)

To: Daniel T. Keester-O’Mills, AICP, *Development Services Director*
From: Molly Howson, City Planner
RE: Special Exception Application No. 26-SE-001 (3311 W. Broward Blvd)
Date: March 3, 2026 (City Commission meeting March 30, 2026)

The property owner (Sunshine Gasoline Distributors, Inc.) is represented by the applicant (Vanessa Palacios – operations manager), who has filed a special exception application on behalf of the property owner. The applicant is requesting approval to continue operations of a service station with convenience store on behalf of Sunshine Gasoline Distributors, Inc. The subject property is located at 3311 W. Broward Blvd, Lauderhill, Florida within the Commercial General (CG) zoning district on an approximately 0.95± acre site. The following information has been prepared for your consideration:

I. BACKGROUND INFORMATION

Requested Action

The Petitioner requests conveyance of a Special Exception Use approval to Sunshine Gasoline Distributors, Inc.) to allow continued use within the Commercial General (CG) zoning district of an Existing Service Station with Convenience Store on an approximately 0.95± acre site located at 3311 W. Broward Blvd, Lauderhill, Florida.

Figure 1 below that provides an aerial of the subject site located on the North side of W. Broward Blvd between NW 33rd Terrace and NW 33rd Avenue:

Figure 1



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

LDR Article III, Sections 5.15.a (Amended, Ordinance No. 160-04-113, April 25, 2016), Convenience Store

LDR Article III, Sections 5.35- Service Stations

LDR Article IV, Section 4.10- Conveyance of uses that are subject to special exception approval.

II. SITE INFORMATION

Legal Description

JEANETTE MANORS 43-14 B PARCEL A LESS PART DESC'D IN OR 29507/1605 FOR R/W & BROWARD MANOR 33-16 B TR A LESS N 130 & LESS PT DESC'D IN OR 29507/1605 FOR R/W COMMONLY KNOWN AS 1901 N STATE ROAD 7, LAUDERHILL, FLORIDA.

Address

3311 W. Broward, Lauderhill, Florida

Land Use/Zoning:

Existing Land Use:	Commercial
Future Land Use Designation:	Commercial
Zoning Designation:	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning

North	Single Family Homes	Low Medium Residential	(RS-4A) Residential Single Family at 4 dwelling units per acre, annexed
South	Commercial	<u>West Broward Blvd R.O.W</u>	City of Fort Lauderdale
East	Commercial	Commercial	(CG) General Commercial
West	Commercial;	Commercial	(CG) General Commercail

III. ZONING HISTORY

Existing Special Exceptions

- None

Violations

- Case #: 25080130 – Lien for operating without a valid COU, this SEU application is the first step towards the applicant obtaining a
- Case #: 26020228 – Notice of Violation for excessive trash and debris and “prohibited items”

Existing Variances

- None

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 of the special exception request.

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses. The LDR classifies a Service Station with Convenience Store, as 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 the properties to the east and west 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 located along W. Broward Blvd. The Applicant is continue operation of an existing Service Station with Convenience Store. As the Service Station with Convenience Store Use is existing, there may not be an adverse effect to the surrounding properties. 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 existing Service Station with Convenience Store a is located on the N side of Broward Blvd between NW 33 Avenue and NW 33 Ter. The existing Service Station with Convenience Store is along a major thoroughfare (W. Broward Blvd). The intended purpose is to continue to provide a service where the immediate community can continue to purchase everyday essential products and fuel. Since the property was built in 2001 specifically to be a Service Station with Convenience Store and the proposed Use is in existence, 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 is existing access along W. Broward Blvd as well as two accessways along NW 33 Terrace. The proposed Use will continue to exist with the same square footage and is not proposing any changes to the site. As such, Staff concludes the use conforms to this 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 Service Station with Convenience Store provides both direct and indirect economic benefits. The direct benefits are the continuation of jobs within the City of Lauderhill. The applicant advised that Sunshine Gasoline, Inc. will have up to 4 employees on staff with salaries ranging from \$12.00/hour - \$15.00/hour. 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.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the Service Station with Convenience Store is an existing use and concludes that the continued operation of the use would not generate a greater demand on utilities and community facilities. The site is currently vacant and City police services are overutilized in monitoring the site for illegal activity. The site will be opened and reactivated with the approval of this SEU request as well as a valid COU, staff believes that city service needs here will reduce once the site is activated.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill:** Staff finds that a Service Station with Convenience Store is a commercial use. The site and all sites to the west and east 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 these commercial uses within this commercial designation. 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 convenience store can adversely impact the public safety, health, and general welfare unless such adverse impacts are substantially mitigated. Staff concludes that as opposed to other commercial uses, a convenience store is susceptible to increased crime. Staff concludes that the convenience store use shall be operated consistent with all applicable Florida State Statutes governing Convenience Businesses and regarding Security and training to include but not be limited to Florida State Statute Sections 812.171, 812.173, and 812.174. 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.

In order to help prevent crime, the proposed Convenience Store Use must also comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code. Boca Gas Company Holdings 2, LLC currently has security cameras and an alarm system connected with the Lauderhill Police Department.

V. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for conveyance of a Service Station with Convenience Store.

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 Service Station with Convenience Store is specifically granted to Sunshine Gasoline Distributors, Inc. Pursuant to 4.10. Conveyance of uses that are subject to special exception approval. Should the property be sold, transferred or otherwise re-assigned the owner shall advise the new owner that they are required to file a special exception application to obtain approval from the City Commission.
2. The Service Station with Convenience Store is restricted to 1,200 square feet of leasable space located at 3311 W Broward Blvd, Lauderhill, Florida. Consistent with Land Development Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order or grants a new development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement, or removal of the use to another location.

3. The Service Station with Convenience Store hours of operation are 7 days per week 24 hours a day. Alcoholic beverage sales will be limited to beer and wine on the days and hours imposed by Land Development Regulations Article III., Part 5.0., Subsection 5.3.1.A.
4. The property owner, Sunshine Gasoline Distributors, Inc. and all subsequent tenants shall comply with all of the requirements of Section 812.173, Florida Statutes regarding security at convenience stores as well as comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code. Such conditions must be met and required at time of Certificate of Use.
5. The property shall be maintained and free from litter or trash, no less than once a week, consistent with the Code of Ordinances Chapter 10, Section 10-15.
6. 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.
7. 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.
8. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
9. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
10. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

VI. ATTACHMENTS

1. N/A