



PLANNING &amp; ZONING DIVISION

NOV 12 2025

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## MEMORANDUM

TO:	City of Lauderhill / Planning Department
FROM:	Sharp Energy
DATE:	November 5, 2025
RE:	Operations Narrative – Site Plan Application

Sharp Energy, Inc. (“Sharp”) proposes to develop the subject property (“Property”) for use as an outdoor storage/distribution and fulfillment center/bulk storage of gas, oil, and other fuels. At the July 14th 2025 City Commission meeting, the City Commission approved the Special Exception for such use. Currently the Property is unimproved and vacant. 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 (LPG) storage facility that will serve other businesses and residents in the City of Lauderhill and the surrounding area.

The Property will be accessed via NW 16<sup>th</sup> Street, with two (2) gates being located inside the boundary of the Property, separating the operations at the Property. The Property will have two (2) operational components with hours of operation to customers of 7:00 am – 5:00pm: (i) a front area with an LPG dispenser and two-way circulation, and (ii) a back fenced/gated area with three (3) – 30,000 gallon LPG storage tanks for bulk deliveries. For the front LPG dispenser, all end users will be trained prior to receiving a fueling fob (which controls the LPG dispenser). The pump flow rate is 12 gpm, with an average fill time of 5-8 minutes. Emergency safety shutoffs will be located at the dispenser per code, which will shut off electric power and flow of LPG. There will be a bulk delivery driver assigned to this location who will regularly be on site, and will be doing deliveries of LPG from the Property during the day. Fully trained technicians for the area are available 24 hours a day, and the property will be monitored by video camera(s). A storage shed/modular building of approximately 576 sq. ft. is proposed for the Property. All improvements, landscaping, parking and drive areas will comply with applicable code.