



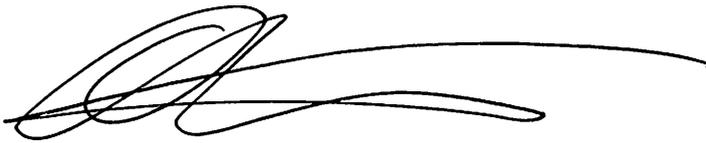
December 19th, 2022

## **Narrative**

1. To improve the health, safety, and general well-being of the city's residents, Exclusive Impex Inc. will uphold a good code of conduct within the boundaries of our zoned property. We will preserve and safeguard historic and natural resources. The community's character and stability, as well as its established neighborhoods, will be protected by us. Any issues that may arise in the future as a result of the use and development of our property will be effectively managed by Exclusive Impex Inc. We will plant grass, flowers and fauna to enhance the property further and we will maintain them.
2. Exclusive Impex Inc. will provide residents of the community surrounding the city with employment opportunities within the city. Pompano's military and government activities are supported by Exclusive Impex Inc. We have and will keep a good environment for different kinds of growth for the growth of the community and the people who live there.
3. All applicable zoning district standards have been met by Exclusive Impex Inc. We will service and repair our own in-house autos before they are ben pickup or ship to any location. We will not service or repair any vehicle from the general public. The normal free flow of pedestrian and vehicle traffic must not be disrupted by any use-related activity. The condition of all vehicles, trucks and trailers must be maintained so that they can be moved independently at any time. The use must be designated to guarantee the site's proper operation in terms of vehicle stacking, circulation and turning movement. It is forbidden to store vehicles, trucks, or trailers as a source of parts. Every 100 feet of street frontage, all vehicles on the property will be displayed within a perimeter buffer. The area of the display pad will not exceed 500 square feet and its elevation will not exceed two feet above the grade or adjacent level. No vehicles, trucks, trailers will be shown on the highest point of any structure. Between the main building and the street, only vehicles, trucks and trailers may be displayed as materials for sale.
4. The capacity of existing public facilities and services, such as schools, potable water facilities, sewage disposal, stormwater management, police and fire protection, and streets and other transportation facilities, will not be overburdened by Exclusive Impex Inc.

5. Exclusive Impex Inc. is properly found and is viable with the overall qualities of the adjoining lands and the purposes allowed in the drafting region of adjoining lands. For the past thirty years and possibly longer, this property has been a used car dealership. For both vehicles and pedestrians, the flow of traffic has been fluid. Customers and employees who are coming to visit need their own parking space.
6. In terms of refuse collection, service delivery, parking and loading, signs, lighting, and other site elements, Exclusive Impex Inc. will maintain the property so that there is no adverse odor, noise, glare, or vibration on the surrounding lands.
7. The presence of adequate screens, facing, buffers, or other means of minimizing adverse visual impacts on neighboring lands by Exclusive Impex Inc. We will completely fence the inside perimeter with a wooden fence and the outside perimeter with a metal fence.
8. Our lot's scenic resources, water and air resources, and other natural resources have always been protected by Exclusive Impex Inc. In order to preserve the value of my property and adhere to the guidelines set forth by our insurance company, we have maintained it.
9. Exclusive Impex Inc. keeps the site's ingress and egress safe and convenient, traffic flow for vehicles and pedestrians onto and through the site, and safe road conditions around the site and neighborhood.
10. Exclusive Impex Inc. makes it possible to safeguard property values while also allowing neighboring land to be used for permitted purposes in the zoning district.
11. With consideration for the current availability of such uses, Exclusive Impex Inc. meets a demonstrated need for the public convenience and service of the neighborhood's population for the special exception use.
12. All other relevant city, state, and federal laws and regulations are adhered to by Exclusive Impex Inc. We will apply and obtain all necessary licenses and documentation to run this business. Once you have approved the special exception for Exclusive Impex Inc., we will continue to comply with all laws and regulations. We have been doing for the past four years.
13. Exclusive Impex Inc. is fenced from the properties that are adjacent to it and will not in any way interfere with those properties. We will leave the vehicles where no harm, responsibility will be influencing the area or the property nearby. We have more than 500 feet of space where we can display our used cars.

Below you will find attached the before and after images that demonstrate our vision of the property. It clearly shows the difference between our business model of Luxury Autos Dealership compared to that a traditional repair shop.  
Also please see attached the Survey plan.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Yevgeniy Yugov

President