



711 S DIXIE HWY E POMPANO BEACH FL 33060

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Dear members of the Zoning City Of Pompano Beach,

On behalf of Auto Maia Corp, we hereby submit this request for special exception to allow outdoor storage. This property is located at 711 S Dixie Hwy E Pompano Beach FL 33060. The main purpose of this permit will be to store some cars outside right behind our building, to wait for parts that those cars are waiting to get the repair done. Auto Maia Corp is a small family-owned business that does a lot of work for a lot of families and companies located in Pompano Beach. That outdoor storage will be located right behind the warehouse where nobody can even see it also there's a fence covering all around the place.

**1. Is consistent with the comprehensive plan;**

The subject property is currently located within the area where mechanic shops are accepted. However, this request is completely consistent and proper for the comprehensive plan as an outdoor storage permit to keep only cars outside has lights and camera and fence with gate.

**2. Complies with all applicable zoning district standards;**

The proposal meets the requirements for Outdoor Storage as a special exception, which is permitted in I-1 districts. The property that complies with the use has intensity and dimensional standards of the code.

**3. Complies with all applicable use-specific standards in Article 4: Use Standards;**

The property is currently empty following the use to accommodate the realignment which will be located with some cars that need special parts. There are no significant structures or infrastructure on the site, The property will be redeveloped, and if the special exception is granted, it will enhance the visual appeal while adhering to all land use and relevant code requirements.

**4. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;**

The planned outdoor storage facility will have minimal to no effect on the capacity of existing public services and facilities. The site will not be open to the public. There will be no impact on local schools. The demand for police, fire protection, and transportation services will be lower than that of other industrial uses permitted in the I-1 zoning district.

5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;

There is a several other places which are mechanic shop or body shop in the area that are currently being used for outdoor storage of vehicles and other heavier industrial uses this location is ideal for this type of use and there's no effect to anybody or visual because its located on the back of the building so it will no affect anyone.

6. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

This storage will not cause adverse odor, noise or any kind vibration impacts the main purpose of this special Exception request is to allow Auto Maia Corp to storage cars outside we already have a company that take care of the mouse and cats inside the building, and we also have cameras 24/7 and with ADT, to better help us.

7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;

The proposed project includes screening and landscaping that meets or exceeds city standards, enhancing the streetscape with new plantings, layout, and design. The outdoor storage area will be located away from the nearest residential property.

8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;

No change will be made at that location that can affect water or air resources and some other natural resources.

9. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;

Sufficient access to the property will be provided through S Dixie Hwy E, which is wide enough and has the capacity to accommodate small cars. The proposed entry gate will be set back far enough to allow drivers to safely pull off the road and access the security gate without interfering with traffic. The gate is located on the side of the building which does not have full access on dixie.

10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;

The enhanced landscaping will improve the area's appearance and contribute positively to neighborhood values, while not limiting any property owner's ability to develop other uses allowed within the I-1 zoning district.

11. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;

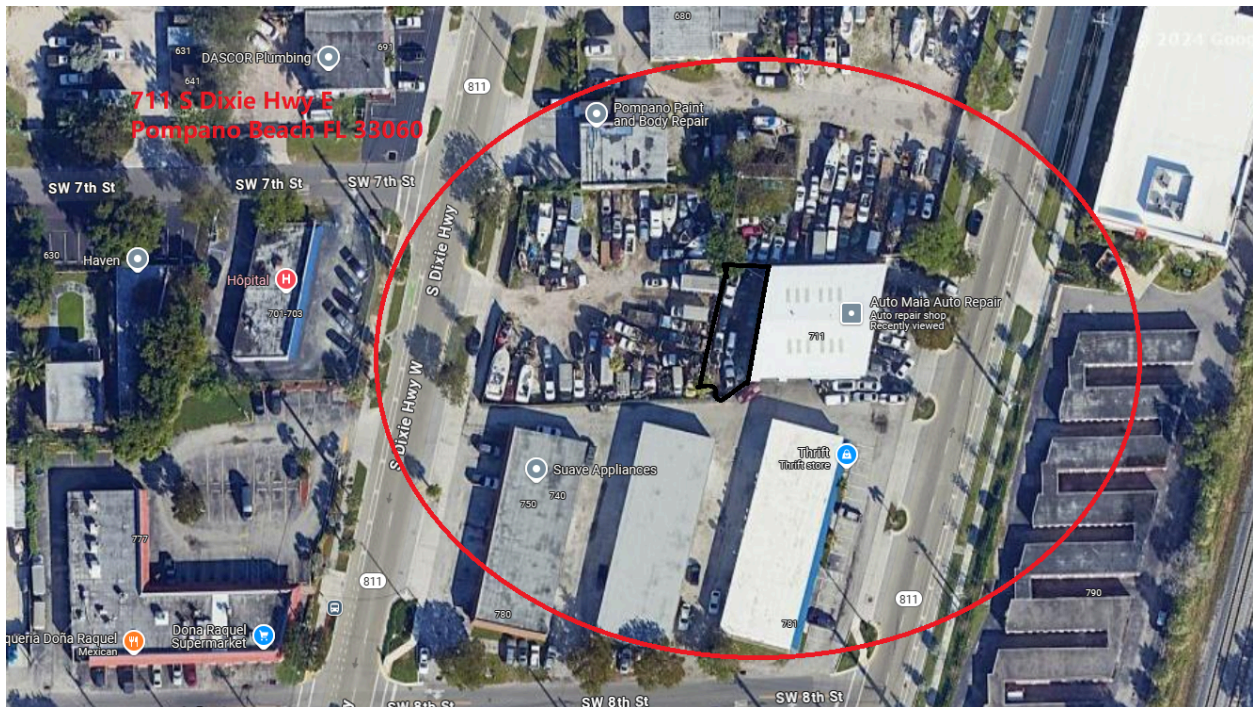
This business main purpose is repair cars & small trucks the shop is located in such an area and serves a public needs with their car needs

12. Complies with all other relevant city, state and federal laws and regulations;

This shop complies with all licenses of auto repair needs to be opened to better serve our clients.

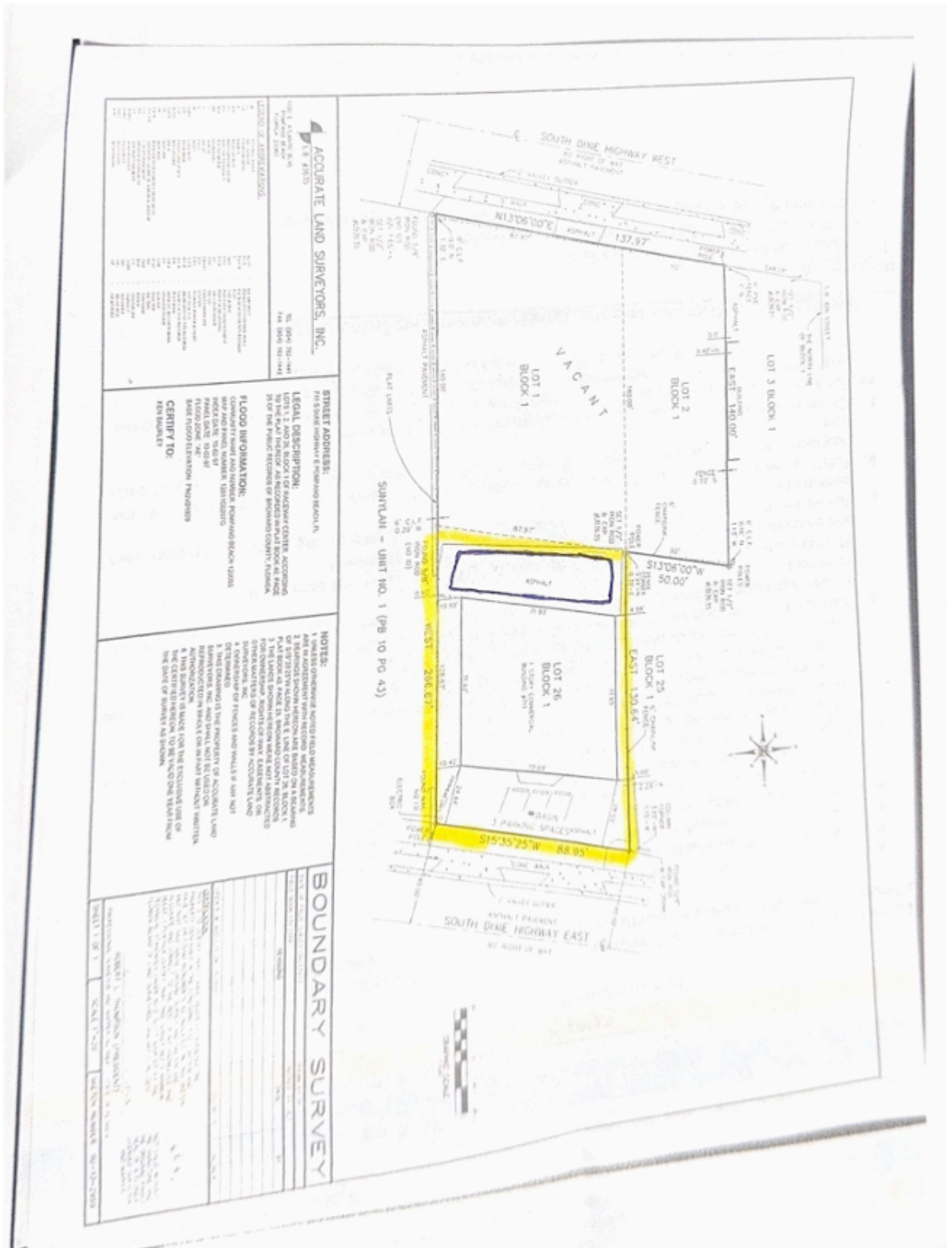
13. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 feet to a one-half mile radius from the subject site.

As stated above, this property is located in an area for industry away from the neighborhood. There's no residential area around us so nobody will be affected by our outdoor storage because we will take care of every single vehicle that we have inside of it.



Black square is the place where we will be operating the outdoor storage.

Outdoor storage plan:



Area that we will use behind the building: 27ft per 64ft.

Sincerely,  
Fabio Pimentel  
Owner of Auto Maia Corp.