



3341 N Dixie Hwy, Pompano Beach FL 33064

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REVIEW STANDARDS

Special Exception Checklist

(Each standard MUST be addressed in writing)

Except for community residences and recovery communities, a Special Exception application shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

A. Is consistent with the comprehensive plan;

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.

B. Complies with all applicable zoning district standards;

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.

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

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.

D. 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 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.

E. 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;

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.

F. 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;

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.

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

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.

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

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.

I. 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;

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.

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

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.

K. 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;

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.

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

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.

M. 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 ft to a one-half mile radius from the subject site.

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.



Legal Description

Property Address

3341 N. Dixie Hwy, Pompano Beach FL 33064

THE HIGHLANDS 24-50 B LOTS 4 & 5 LESS E 30 FOR RD & LOT
6 LESS E 30 & S 5 & RAD ARC IN SE COR FOR RD R/W/S BLK 4
TOGET WITH LOTS 12,13 & 14 ALL LESS S 5 BLK 7 OF FIRST
ADD TO THE HIHLANDS 26-7 B

Conceptual Site Plan



Conceptual Site Plan Narrative

The nature of this business will be the sale of Luxury Automobiles where the largest percentages of business is done via internet.

Since 2018, the founding vision is to provide a safe and secure way for luxury automobile connoisseurs to access the finest vehicles of the world right at their finger tips.

Our state of the art showroom will ensure a secure and comforting in person experience. We also have the ability for our in house automobiles to receive minor repairs before they are picked up or shipped to any location. No repairs will be offered to the general public.

We will buffer the display of automobiles by using our 10,000 square foot showroom while utilizing the outdoor space exclusively for showing demo automobiles and customer parking. The wooden fence that is facing the neighbors and that is on the inside of the perimeter will be replaced and on the outside of the property facing street with a new metal fence. The building remodel will include the removal of the interior walls, fresh paint, polished floors, a new lighting system for interior and exterior.



Future Vision

Property Address

3341 N. Dixie Hwy, Pompano Beach FL 33064

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



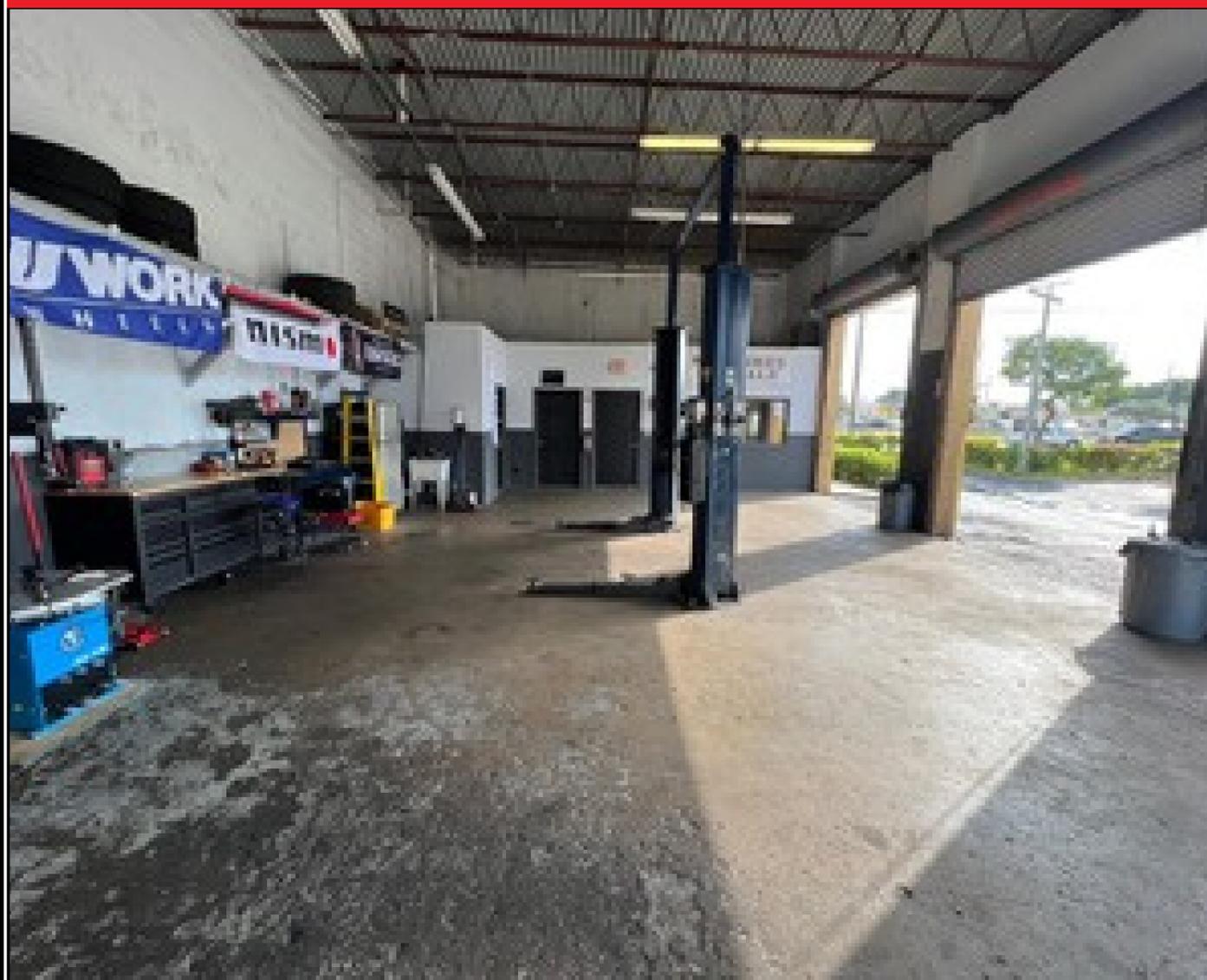
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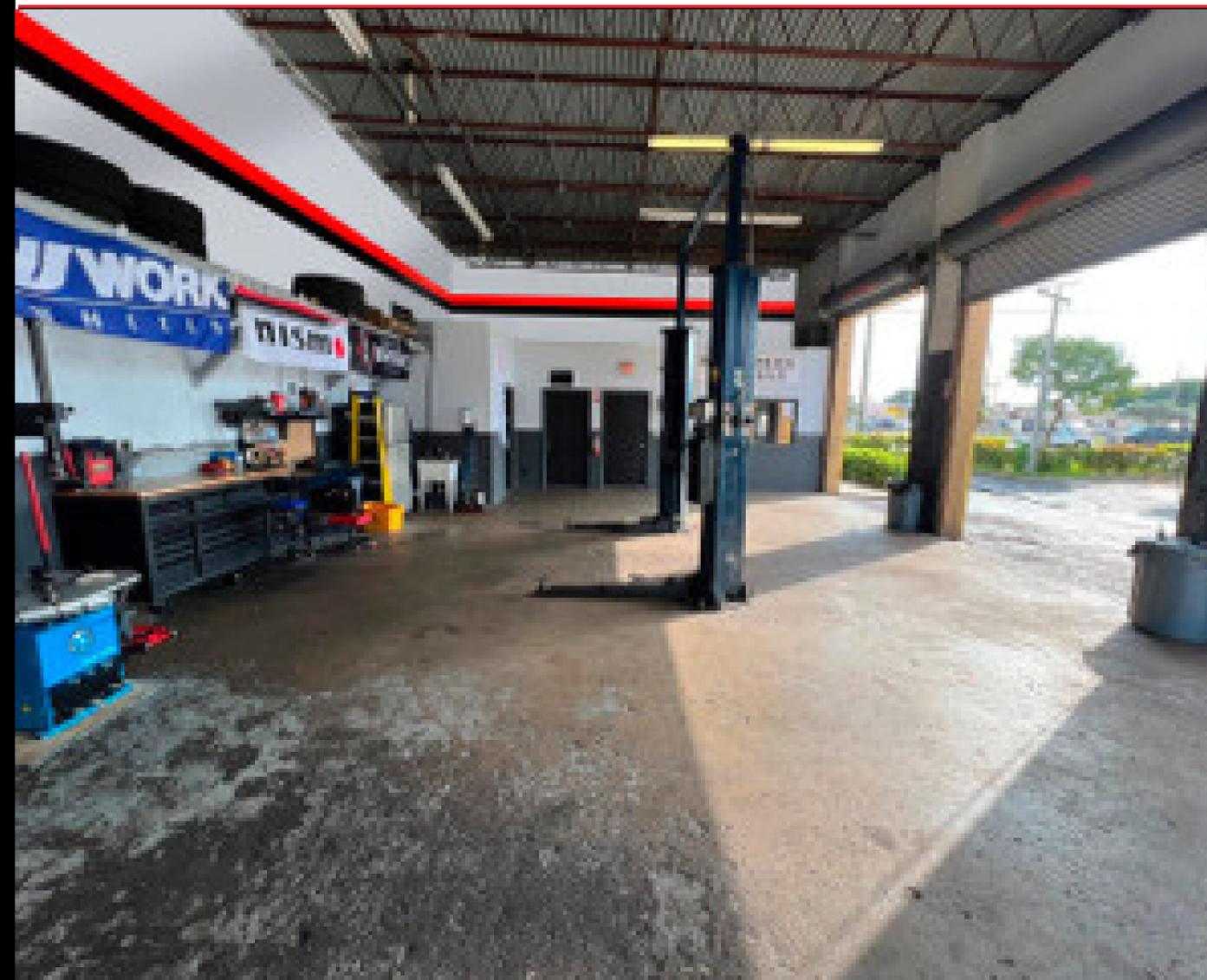
AFTER



BEFORE



AFTER



Thank You

