

March 18, 2025

Zoning Board of Appeals
City of Pompano Beach
100 W. Atlantic Blvd
Pompano Beach, FL 33060

Narrative addressing review standards for a Special Exception

Quality OEM Inc (“Applicant”), represented by its President Yauheni Shablinski, and MMM Brothers LLC (“Property Owner”), represented by its Managing Partners Yauheni Shablinski and Uladzimir Shablinski, hereby apply for a Special Exception to operate a Dealer of Salvaged Motor Vehicles facility at 327 SW 13th Ave in the City of Pompano (“Property”).

The Applicant requests a Special Exception since the scope of its business is not explicitly listed in the Zoning Code and shall be classified as “Unlisted Use”, while all operational activities of its business can be identified within the permitted in I-1 zoning district uses.

Background and Business Operations

Quality OEM Inc is a fast-growing family-owned and operated company that started its successful history in Hollywood, FL in 2019. Currently it is seeking to expand its business and add a new location in Pompano Beach.

The Applicant, as a Dealer of Salvaged Motor Vehicles, specializes in buying damaged vehicles at auto auctions for the purpose of dismantling and retrieving valuable auto parts for further online sale on eBay platform. The photographs of our current warehouse in Hollywood are attached (please see Attachments 1-3).

Quality OEM Inc business is fundamentally different from a typical junkyard: dismantled vehicles are not stored onsite; in fact, they are subsequently towed off the Property to a junkyard.

Special Exception Criteria Analysis

The following demonstrates competent substantial evidence for approval of the Special Exception.

1. Is consistent with the comprehensive plan.

The proposed facility is consistent with and proper for the Comprehensive Plan. The Property is zoned I-1 (General Industrial), which is intended for a wide range of activities connected to manufacturing, assembly, processing, warehousing, and other light and moderate industrial uses.

There are no modifications to the building or site included with this request.

The suggested use will not preclude or adversely affect the future use of surrounding areas for industrial uses.

2. Complies with all applicable zoning district standards.

Though the proposed use of the Property does not directly align with any one particular use in the Zoning Code, all of the business aspects are permitted in the I-1 district either by right (such as activities described in §155.4219.E “Automotive Repair and Maintenance Facility”, §155.4219.F “Automotive Wrecker Service”, and §155.4230.C “Other Wholesale Use”) or with the approval of a Special Exception (§155.4229.C.3 “Materials Recovery Facility”). As for reference to “Materials Recovery Facility” use, it was suggested by the Planning and Zoning Department while the Applicant does not fully support such classification. All business activities will take place within the building.

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

The proposed use complies with all applicable Use Standards which are as follows:

- i. §155.4219.A Standards applicable to Motor Vehicles Sales and Service Uses:
 - a. All business operations will be performed within the building.
 - b. A type B buffer will be located along the perimeter of the Property.
 - c. As for the Fenestration requirement outlined in §155.5602.C.7 (at least 30% of the street-facing facade shall be occupied by windows or doorways), we believe it should not apply to the proposed use as long as the Property is

in fact a warehouse located in the Industrial zone and not a retail-oriented business located in a Commercial zone.

- d. The parking space in front of the building is large and ensures proper circulation of vehicles; no stacking of vehicles will take place.
- e. There will be little to no impact on the normal free flow of vehicular or pedestrian traffic on adjacent rights-of-way.
- f. All our vehicles (except for vehicles in process on a lift) may be moved under their own power as they have light or no damages at all.
- g. The business will not store vehicles as a source of parts.
- h. Vehicles will be removed off the Property within 48 hours after arrival.
- i. There will be no display of vehicles or any parts for sale onsite.

ii. §155.4229.D General Standards for All Waste-Related Service Uses:

- a. As already stated above, all business activities will take place within the building.
- b. Access to the Property is via a paved public right-of-way with 60 feet width.
- b. Access to this site is controlled through the use of a fence with gate.
- c. As for the requirement to comply with state solid waste management regulations and permit conditions, it appears to us to be inapplicable in our case since the State does not interpret such businesses as Materials Recovery Facilities. At the same time, the Applicant is ready to comply with such requirements if needed.

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 granting of this Special Exception will not adversely impact the available capacity of existing public facilities and services. Demand for any transportation facilities, water facilities, sewage disposal, stormwater management, police and fire inspection will not be greater than that of other industrial uses allowed in I-1 zoning district. The proposed use will have no impact on schools.

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.

The proposed use is appropriate and compatible with surrounding properties and activities. The zoning around the Property is all Industrial, so our business will not disrupt the general character of the neighborhood. Adjacent uses and zoning districts are listed below:

Location	Use	Zone
North	Impact windows manufacturing facility	I-1
East	Flooring and carpet stores	I-1
South	Window treatment store	I-1
West	Machinery and equipment store and servicing	I-1

Table 1. Description of Uses adjacent to the Property.

Furthermore, there are outdoor propane storage facilities in close proximity as well as truck repair shop, used car dealer, auto repair shop and other similar uses. The business in subject will not generate any significant traffic and will not require more parking spaces than what is existing on the Property.

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.

No adverse odor, noise, glare, and vibration impacts on surrounding lands are anticipated. Our business hours will be Monday-Friday from 8 am to 5 pm. Vehicles arriving and departing from the facility (such as packages pick up by UPS/Fedex/USPS once a day or vehicles delivery on a small flatbed truck 1-2 times per week) will not negatively affect the neighborhood as they will access the Property as other businesses do in I-1 zoning district. There will be no noise as all the operations will occur indoors, and we do not use air pneumatic tools or other heavy equipment. There will be no lighting or other site elements changes. The

only signage will be on the building, non-illuminated and in accordance with the Pompano Beach Sign Code.

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

A type B buffer will be provided along the perimeter of the Property which represents a semi-opaque fence at least 6 feet high with trees and shrubs at or above the City standards. Thus, the proposed use will improve the streetscape appearance with new landscape plantings and design.

The Property in subject is at minimum 2,000 feet from the nearest residential area as shown on Figure 1 below.

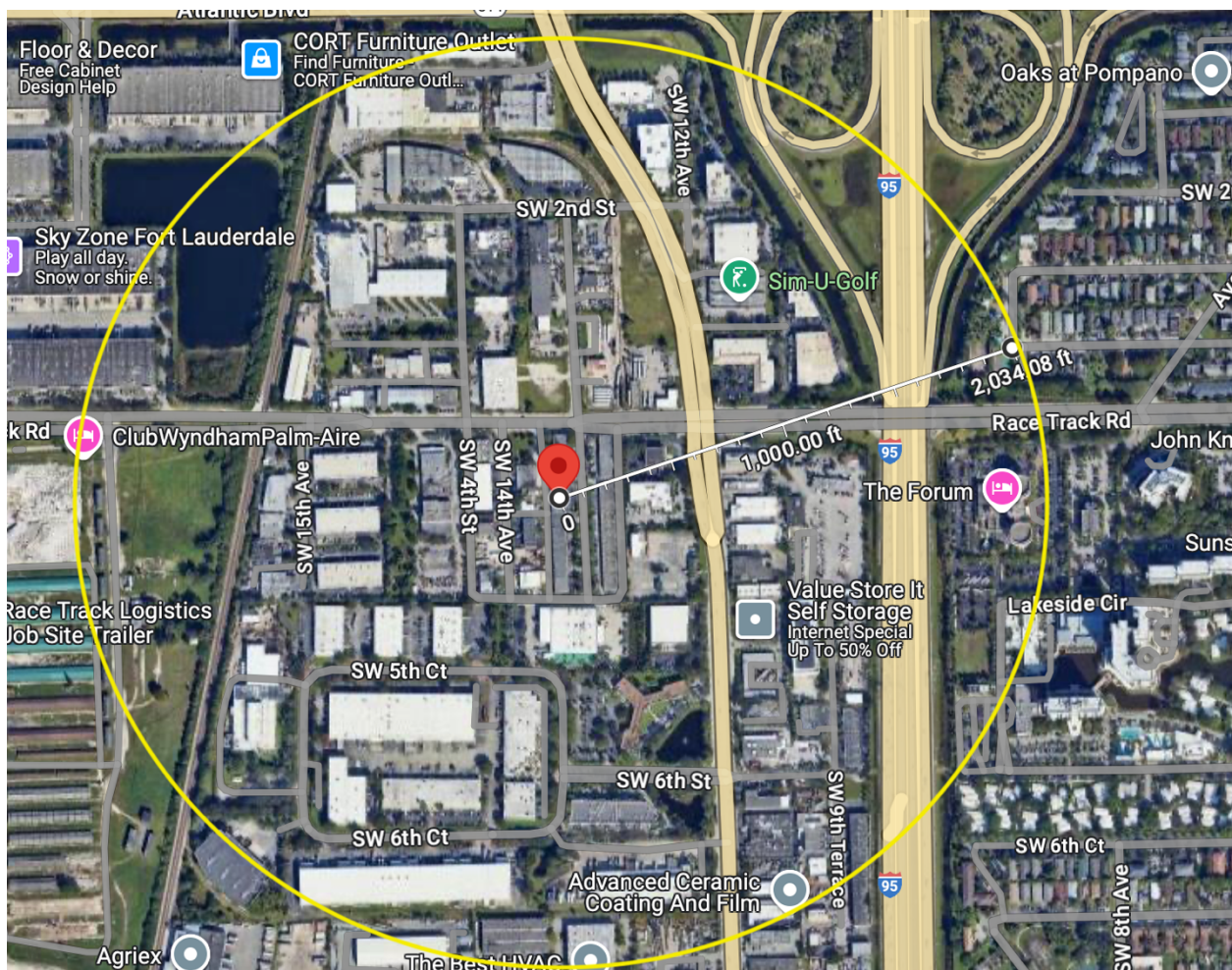


Figure 1. Distance to the nearest residential area.

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

The proposed Special Exception will have no adverse impact on the area's natural resources as it is located in the district specifically designated for industrial land uses, away from natural waterbodies, waterways, and natural greenspaces.

In fact, by reselling used auto parts, such businesses as Quality OEM Inc contribute significantly to environmental sustainability: help to conserve energy, reduce greenhouse gas emissions, and decrease the demand for raw materials.

It should also be noted here that in 2024 Quality OEM Inc successfully passed an inspection of the Department of Environmental Protection at its location in Hollywood.

In addition, in order to sell some used auto parts on eBay Quality OEM Inc must have a certification of the Automotive Recyclers Association (Attachment 4), which implies adherence to a set of standards for environmental and safety issues and requires yearly audits by an independent company.

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.

There is safe and convenient ingress and egress and traffic flow onto and through this site, as well as safe road conditions on this site. No modifications to the traffic flow pattern or site parking are included in this request. There will be no customers onsite as we sell parts online on eBay. The parking space in front of the building is large enough to ensure proper circulation of vehicles.

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

This Special Exception is fully consistent with the existing uses in the neighboring areas and will not impact their property values or the ability of neighboring lands to develop uses permitted in the industrial 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.

One of the main benefits for the public offered by such businesses as Quality OEM Inc is the opportunity to obtain high-quality auto parts at much lower prices than cost of new components, that becomes particularly important in the current environment of increasing inflation. In addition, car owners can find OEM (Originally Equipment Manufacturer) parts that may not be readily available elsewhere.

This Special Exception approval will bring our successful used auto parts business to the City of Pompano that will help contribute to the City's economic tax base and provide employment opportunities to its residents.

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

The Applicant will comply with all other relevant city, state and federal laws and regulations. Quality OEM Inc is licensed by the Florida Department of Highway Safety and Motor Vehicles (Attachment 5) to carry on business as a dealer in salvaged or wrecked motor vehicles at its location in Hollywood. The Company will apply for same license to conduct business at its new location in Pompano Beach as soon as Zoning Use Certificate is received.

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.

There will be no adverse impacts on the neighboring lands and properties. The surrounding area within 500 feet to a one-half mile radius from the Property consists of Industrial zone lands occupied by similar industrial uses (see Figure 2 below).

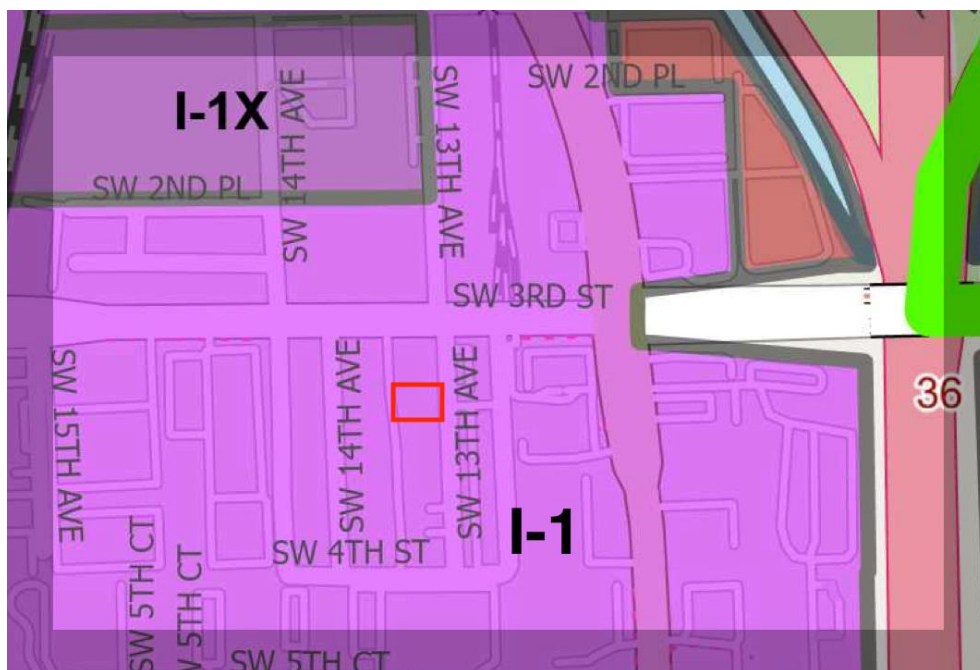


Figure 2. Zoning of neighboring properties.

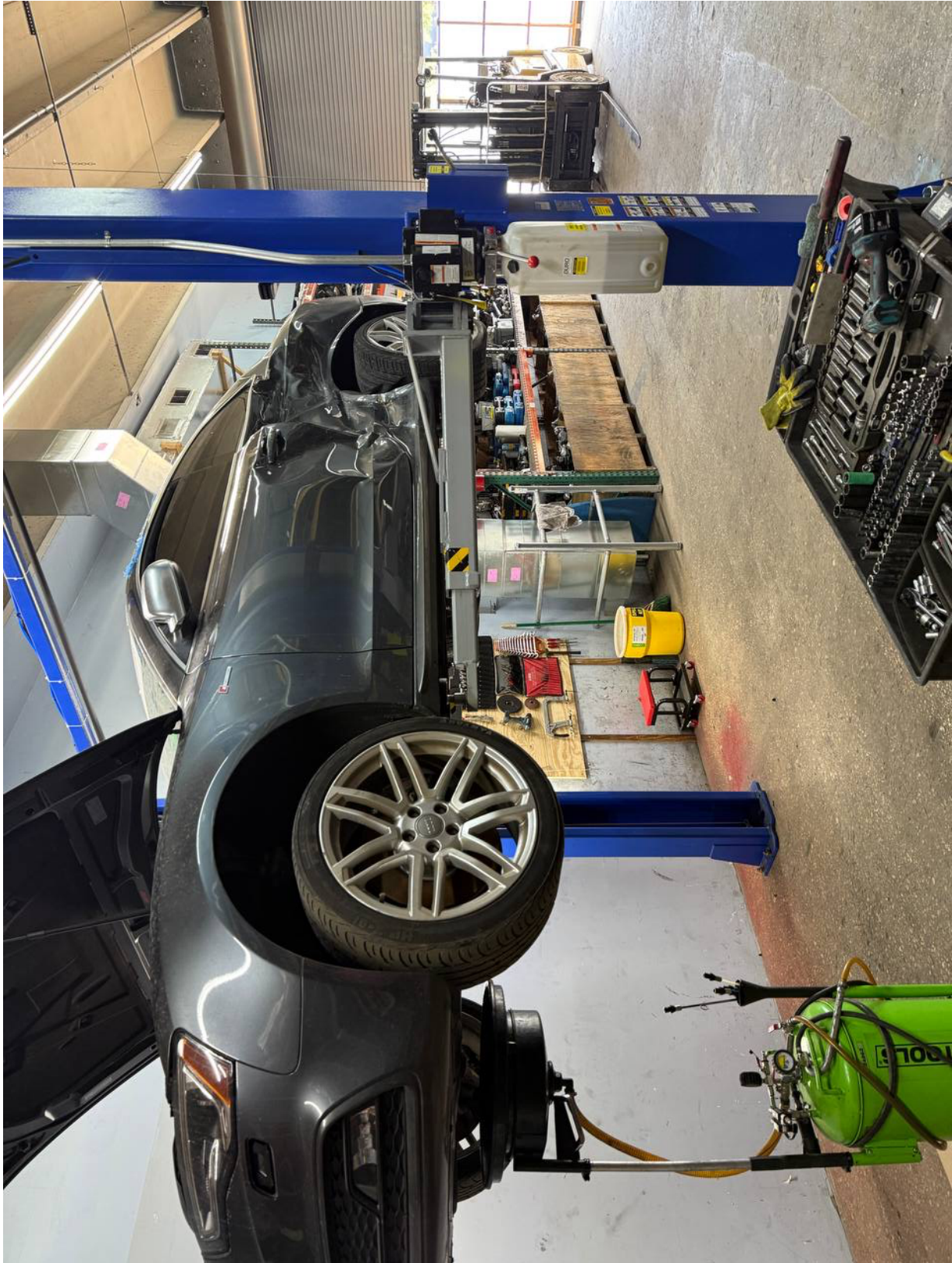
Sincerely,

Yauheni Shablinski
President of Quality OEM Inc, Managing Partner of MMM Brothers LLC

and

Uladzimir Shablinski
Managing Partner of MMM Brothers LLC

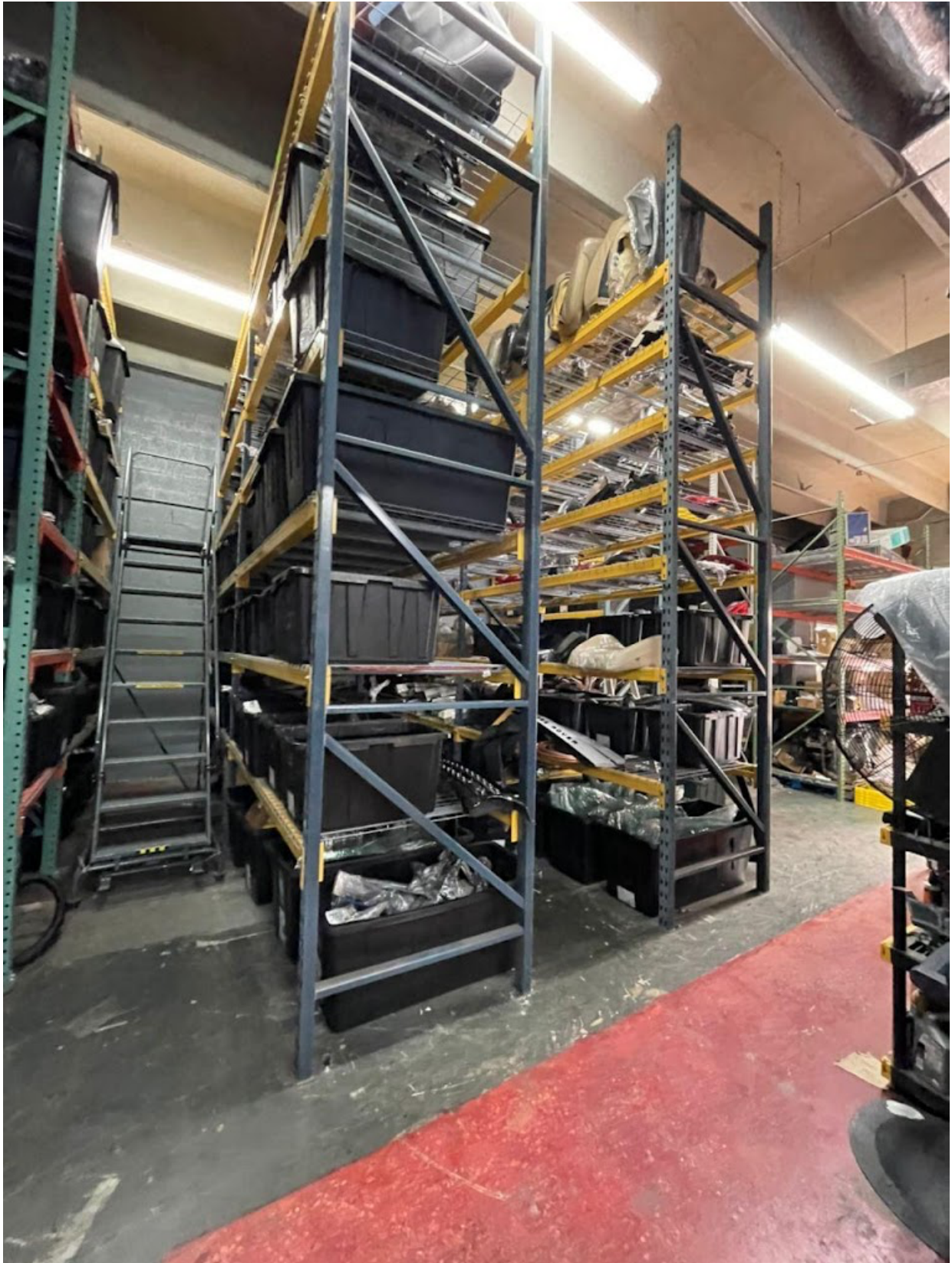
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

CERTIFICATE OF RECOGNITION



In recognition of having met the business, environmental, and safety standards of a *Certified Automotive Recycler* and the *Recall* standards for safeguarding the integrity of parts that have safety recalls as established by the Automotive Recyclers Association,

Quality OEM, Inc.

is hereby a *Recall Certified Auto Recycler* for 2024

A handwritten signature in black ink, appearing to read "Shannon Nordstrom".

Shannon Nordstrom, Chairman



ATTACHMENT 5

LICENSE CERTIFICATE

STATE OF FLORIDA
DEPARTMENT OF HIGHWAY SAFETY AND
MOTOR VEHICLES
DIVISION OF MOTORIST SERVICES

QUALITY OEM INC
5741 DEWEY ST BAY C & D
HOLLYWOOD, FL 33023-1917

License

FOR A DEALER OF SALVAGED OR
WRECKED MOTOR VEHICLES

LICENSE NUMBER
SD/1129506/1
PRIMARY LOT

EFFECTIVE DATE
02/22/2024

EXPIRATION DATE
04/30/2026

THIS CERTIFIES, THAT

QUALITY OEM INC

AT 5741 DEWEY ST BAY C & D
HOLLYWOOD, FL 33023-1917

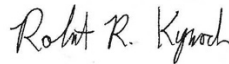
IS HEREBY LICENSED UNDER THE PROVISIONS OF SECTION

320.27, FLORIDA STATUTES TO CONDUCT AND CARRY ON BUSINESS AS
A DEALER IN SALVAGED OR WRECKED MOTOR VEHICLES AT THE ABOVE
DESCRIBED LOCATION

GIVEN UNDER MY HAND AND SEAL THE ABOVE DATE WRITTEN.



BUREAU CHIEF



DIRECTOR

HSMV 84103 (REV. 2/11)S

STATE OF FLORIDA

VOID
IF
ALTERED

VOID
IF
ALTERED