

MHM GLOBAL LLC
1952 NE 49th Street,
Pompano Beach, FL. 33064
786-283-3670

WRITTEN NARRATIVE

Response to the Thirteen (13) Special Exception Review Standards

Property Address: 1952 NE 49th Street, Pompano Beach, FL 33064

Request: Special Exception to allow liquor sales within an existing retail convenience grocery store

Review Standard 1 – Consistency with the Comprehensive Plan

The proposed addition of liquor sales within the existing retail convenience grocery store is consistent with the City of Pompano Beach Comprehensive Plan. The property's future land use designation allows for neighborhood-serving commercial uses. The sale of alcoholic beverages is a customary accessory retail activity that supports commercial viability while continuing to serve the surrounding community without altering the established land use pattern.

Review Standard 2 – Compliance with Zoning District Standards

The subject property meets all applicable zoning district requirements for retail use, including lot size, setbacks, parking, access, and operational standards. The proposed liquor sales will occur entirely within the existing building footprint and will not require any physical expansion or deviation from zoning regulations.

Review Standard 3 – Compliance with Applicable Use-Specific Standards

The proposed use complies with all applicable use-specific standards contained in Article 4 of the City's Zoning Code. Liquor sales will be conducted in accordance with City, County, and State regulations, including licensing requirements and operational limitations.

Review Standard 4 – Public Facilities and Services

The proposed Special Exception will not overburden public facilities or services. The site is already developed and operating as a retail convenience grocery store. The addition of liquor sales represents an intensification of an existing use rather than a new or expanded use.

Review Standard 5 – Compatibility with Surrounding Uses

The proposed liquor sales are compatible with surrounding commercial and mixed-use properties. The retail character of the site will remain unchanged, and no exterior modifications are proposed.

Review Standard 6 – Odor, Noise, Glare, and Vibration

The proposed use will not generate any additional odor, noise, glare, or vibration beyond what is currently associated with the existing retail operation.

Review Standard 7 – Visual Impacts and Buffering

No adverse visual impacts will result from the proposed use. The building, signage, and site layout will remain consistent with existing conditions.

Review Standard 8 – Natural Resources

The proposed use will not result in the deterioration of water, air, scenic, or other natural resources.

Review Standard 9 – Traffic, Access, and Circulation

The addition of liquor sales is not expected to significantly increase traffic volumes or alter traffic patterns.

Review Standard 10 – Protection of Property Values

The proposed use will not negatively impact surrounding property values and contributes to neighborhood stability.

Review Standard 11 – Public Convenience and Service

The proposed liquor sales will provide a public convenience by offering a regulated retail option for alcoholic beverages.

Review Standard 12 – Compliance with Laws and Regulations

The applicant will comply with all applicable City, County, State, and Federal laws.

Review Standard 13 – Neighborhood Impacts

The request involves the addition of liquor sales within an existing retail store and will result in minimal neighborhood impacts.

A handwritten signature in black ink, reading "Mahitosh Debnath". The signature is written in a cursive, flowing style.

Mahitosh Debnath