



October 18, 2022

Dear Board Members,

**House of Bethany International** is requesting a Special Exception as approved by Article 4 in B-2 zoning district (see §155.4211 D) in order to use the property at (2310 NW 3<sup>rd</sup> Ave, Pompano Beach, Florida, 33060) for a place of worship. A Special Exception shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception as proposed is:

1 Is consistent with the comprehensive plan;

**House of Bethany International** plans on making this property a house of worship and restoration. Our plan is to utilize this property as a place to congregate throughout the week after 6pm, as well Saturdays and Sundays in the morning till afternoon. **House of Bethany International** will be utilizing this facility to bring hope to people in despair while helping the community in various avenues. We plan on first getting approval of Special Exemption. Upon approval, we will utilize an architect and general contractor (which we have already obtained both) in order to make it appropriate for congregational use. This would include minimal changes such as removing a couple of interior walls to make the floor plan more open concept for a 1053sqft sanctuary as well as create an additional offices.

2 Complies with all applicable zoning district standards;

After careful research of section 155.4211 D the proposed property (2310 NW 3<sup>rd</sup> Ave, Pompano Beach, Florida, 33064) complies to be utilized as a place of worship. As stated in the in Section 155.4211 D, zoning B-2 property is in fulfillment to being operated as a place of worship. There would be no obstruction of the use of this property outside of the intended purpose.

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

As stated in article 4 the definition of (**House of Bethany International**) a place of worship is that in which is a structure used and maintained by a religious organization. The proposed property would be a place that would be utilized as a church for worship services. **House of Bethany International** will also utilize this proposed property for administrative uses and Sunday schools as well, which also pertains to the standards.

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

House of Bethany International would not overextend any resources. The capacity of our church is still at the beginning stages with only seventy-five congregants. We would only need the use of disposal services. The church will not burden on any of these City of Pompano Beach entities.

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;

Presently our congregation is meeting in a place that is only 1,700 sqft. This property being at 2,306 sqft. actually, helps our overall room for population and density. It remains in character due to our location that we lease now, which is located within 8 minutes of proposed property. The intensity and character of activity would not disturb any of the current neighboring zoning districts. There will be enough room with parking due to our evening services not starting till after 6:30pm and Sunday services starting at 11am. The space given would allow appropriate space for House of Bethany International members to not cause any obstruction.

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;

Our use would not cause any of the diverse impacts listed which include adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collections, service delivery, parking and loading, signs, lighting, and other site elements. The services we provide do not leave room for effecting any of the surrounding occupants.

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

None of the following would be an issue with the church as we will be having services inside the building. There would be no visual impacts that would affect neighboring lands.

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

None of the use of this proposed property would negatively affect resources surrounding the property and if anything, will improve the overall surroundings.

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;

We would only need to use the parking allotted at the proposed property and not be at the facility during normal business hours for services. Our ministry is cognizant of the surroundings and traffic flow would not cause problems due to the times of services and number of congregants.

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

PLEASE UTILIZE ATTACHED WORD DOCUMENT TO APPLICATION FOR SURVEY



**House of Bethany International** has no intention to go against any ordinances put in to place for the protection of the property values. We are able to abide with such acts put in place to make sure that neighboring land rights are not impeded.

- 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;

**House of Bethany International** is a church that currently serves the community of Pompano Beach, Florida. We have been a beacon to the community and believe in serving. **House of Bethany International** ministry has helped marriages, people suffering from addictions, and saving people from the streets. This proposed site would give us more room to counsel people to live lives in victory. This has already been a benefit at our current location to the community and know that it will continue to provide a service to the public of Pompano Beach, Florida.

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

**House of Bethany International** is willing and able to abide by all relevant city, state, and federal laws. As a church we are about upholding a good testimony amongst the city and make sure to uphold the ministry in the best manner.

- 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.

The proposed property will be located definitely 500 ft or more away from any neighborhood and would not pose as an obstruction to any of their normal routine. We would be in a condo unit, but plan on making sure to keep good relations with the surrounding businesses to make sure there is no miscommunication.

**House of Bethany International** thanks you for your consideration of our Special Exemption proposal. Please utilize the contact information below if you have any more questions or concerns on this application and thank you again for your time.

**Pastors Joel and Jennifer Eads**

**House of Bethany International**  
**Phone Number: 856-283-8752**  
**E-mail: [houseofbethanyascend@gmail.com](mailto:houseofbethanyascend@gmail.com)**



Dear Board Members:

House of Bethany International, Inc. was established on April 26, 2020 by Pastor Joel Eads and Pastor Jennifer Eads. The Church came into existence in accordance with the vision of the Pastors, as given to them by God, to be a light in the community of Pompano Beach and the greater South Florida areas. Our mission, as well as our mission Scripture (Isaiah 58: 10-12), is to give to those in need everything that the Lord has entrusted us to steward and to continue to spread the gospel as our Lord and Savior, Jesus Christ, commanded. The foundational tenets of House of Bethany International, Inc. are the acronym D.I.E. – **D**iscipleship, **I**ntercession and **E**vangelism. Our beliefs align strictly with that of the Assemblies of God and all teachings are derived solely from the Holy Word of God our Father. The Church is planted firmly on the rock, which cannot be shaken, moved or changed.

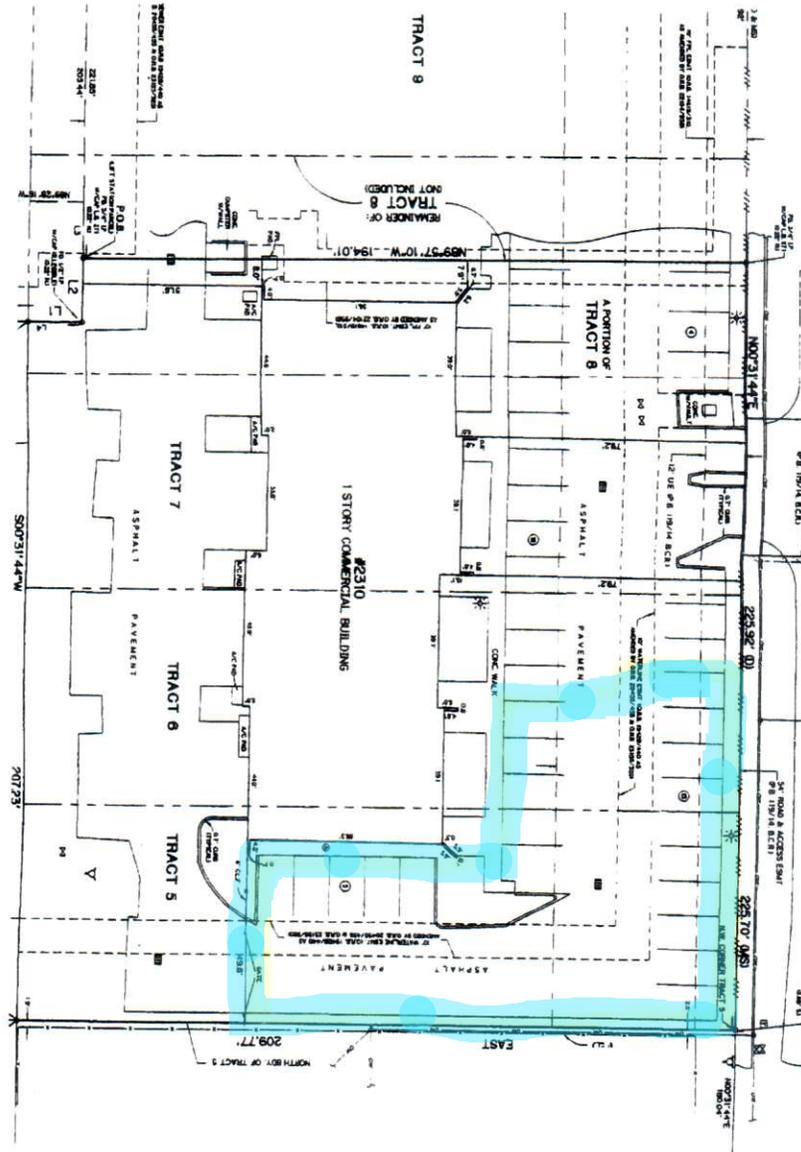
House of Bethany International, Inc. is multi-racial and open to all individuals, regardless of race or ethnicity, gender, nationality, age, relational background, etc. It is comprised of men, women and children of varying ages, income status, marital status, educational backgrounds and family backgrounds. We believe that our Church most closely resembles Heaven in this way. Our current membership (as of the time of this document) totals approximately 75 individuals, which includes children. We offer Sunday Worship service, Bible studies for men and women of all ages, Intercession and Evangelism. In addition, House of Bethany International, Inc. also offers services for marriages, funerals and baby dedications.

House of Bethany International, Inc. has been registered 501(C3) since its inception in April 2020. Therefore, we are recognized by the State of Florida as a non-profit organization permitted to engage in all activities relevant to that of any Church organization. During this time, we have complied with any and all state regulations and mandates pertaining to the allowable practices of the Church in our community, and we have remained in good standing with all overseeing organizations and the property owners of our rental space. We remain committed to fulfilling the mission and the vision commanded by God and to win souls for the Kingdom of Heaven.

#### ***Isaiah 58: 10-12***

*“<sup>10</sup>If you extend your soul to the hungry and satisfy the afflicted soul, then your light shall dawn in the darkness, and your darkness shall be as the noonday. <sup>11</sup>The Lord will guide you continually, and satisfy your soul in drought, and strengthen your bones; you shall be like a watered garden, and like a spring of water, whose waters do not fail. <sup>12</sup>Those from among you shall build the old waste places; you shall raise up the foundations of many generations; and you shall be called the Repairer of the Breach, The Restorer of Streets to Dwell In.”*

EXHIBIT NO. 1



SITE PLAN:  
The highlighted in blue will be utilized as parking for the cogregation.



This property described as:

Tracts 5 through 7 inclusive, together with portions of Tracts 8 through 11 of Copans Commercial No. 2, according to the Plat thereof, as recorded in Plat Book 119, Page 14, of the Public Records of Broward County, Florida, all being more particularly described as follows:

Beginning at the Southwest corner of said Copans Commercial No. 2, thence North 00°31'44" East, along a Westerly boundary of said Copans Commercial No. 2, a distance of 447.92 feet to the Northwest corner of said Tract 5; thence East along the North boundary of said Tract 5, a distance of 209.77 feet to the Northeast corner of said Tract 5; thence South 00°31'44" West, along a Westerly boundary of said Tract 11, a distance of 207.23 feet; thence East a distance of 18.89 feet; thence South 00°31'44" West, along an Easterly line of that certain 15.00 foot sanitary sewer easement and the Southerly extension thereof, as recorded in Official Records Book 19428, Pages 461 and 462 of the Public Records of Broward County, Florida, a distance of 35.57 feet; thence North 89°28'16" West, along a Southerly line of said easement, a distance of 34.65 feet; thence South 00°31'44" West, along an Easterly line of said easement and the Easterly extension thereof, a distance of 205.44 feet to a point on the Southerly boundary of said Copans Commercial No. 2; thence West along said Southerly boundary a distance of 194.01 feet to the Point of Beginning;

LESS AND EXCEPT THEREFROM:

A portion of Tracts 8, 9, 10 and 11 of the Plat "COPANS COMMERCIAL NO. 2", according to the Plat thereof, as recorded in Plat Book 119, Page 14, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Tract 11; thence North 00°31'44" East, along a Westerly boundary of said "Copans Commercial No. 2", a distance of 222.01 feet; thence South 89°57'01" East, a distance of 194.01 feet; thence south 00°31'44" West, a distance of 221.85 feet; thence West along the South line of said Tract 11, a distance of 194.01 feet to the Point of Beginning.

ALSO LESS AND EXCEPT THEREFROM (LIFT STATION PARCEL):

Portions of Tracts 8 and 11, Copans Commercial NO. 2, according to the Plat thereof, as recorded in Plat Book 119, Page 14, of the Public Records of Broward County, Florida, being described as follows:

COMMENCE at the Southwest corner of said Tract 11; thence North 00°31'44" East, along a Westerly boundary of said Copans Commercial No. 2, a distance of 222.01 feet; thence south 89°57'10" East, a distance of 194.01 feet to the Point of Beginning; thence South 00°31'44" West, a distance of 16.41 feet; thence South 89°28'16" East, a distance of 34.65 feet; thence North 00°31'44" East, a distance of 35.57 feet; thence West, a distance of 34.65 feet; thence South 00°31'44" West, a distance of 18.84 feet to the Point of Beginning.

Said lands lying in the city of Pompano Beach, Broward County, Florida.

PROPERTY OF: G.N.J. Enterprises, 2310 N.W. 3rd Avenue, Pompano Beach, Florida 33060

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

**A BOUNDARY SURVEY**

I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in chapter 61G17-8, Florida Administrative Code pursuant to Section 472.027 Fla. Statutes. There are no encroachments, overlaps, easements appearing on the Plat, other than as shown herein.

FL. PROF. SURVEYOR AND MAPPER NO. 4762

LANNES AND GARCIA, INC.

L.B. #2098

Surveyors-Mappers-Land Planners

BEALE SMITH, PSM #5238

Office Address: 359 Alcazar Ave, Coral Gables, FL 33134  
(305) 666-7909 (954) 523-8663

FIELD DATE

SCALE

DRAWN BY

DRAWING NO.

8-20-2005

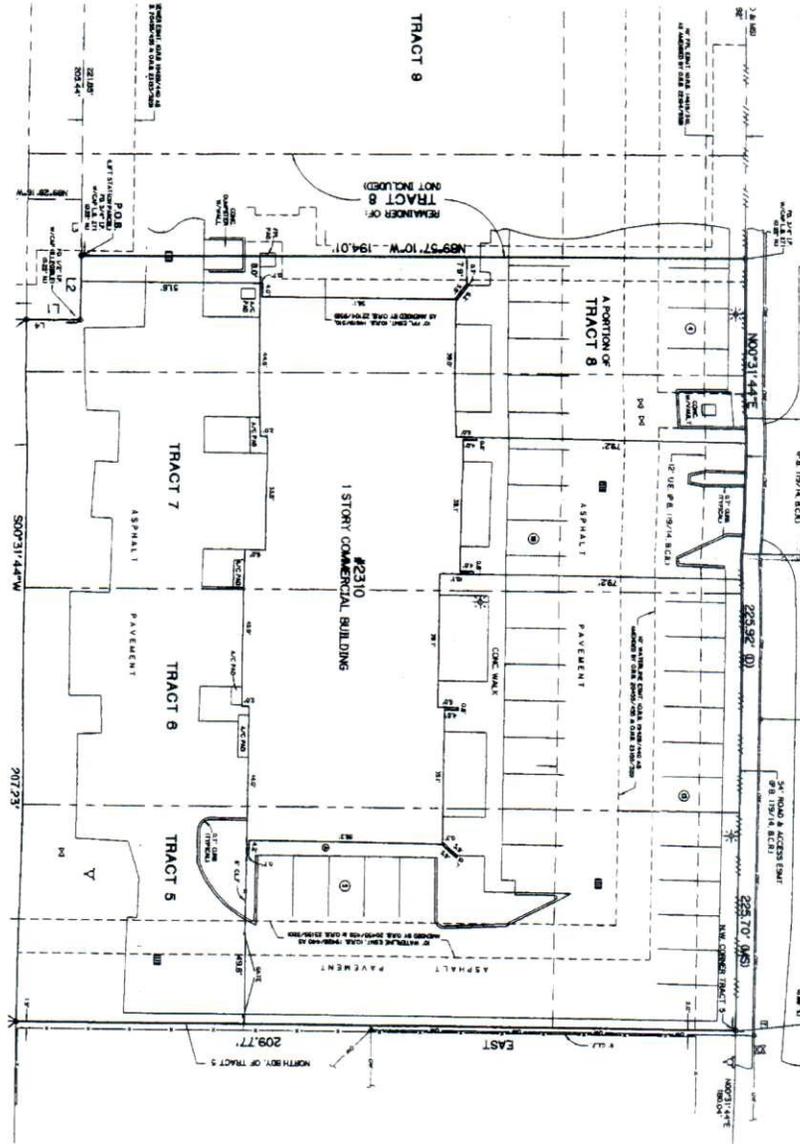
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Exhibit No. 1

TO DECLARATION OF CONDOMINIUM

SURVEY OF PROPERTY

EXHIBIT NO. 1



**CERTIFICATE TO EXHIBITS "2" AND "3"**

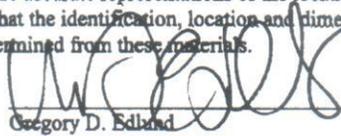
**COPANS PLAZA,  
A CONDOMINIUM**

STATE OF FLORIDA     )  
COUNTY OF BROWARD    )

BEFORE ME, the undersigned authority duly authorized to administer oaths and acknowledgments, personally appeared Gregory D. Edlund, who after first being duly sworn by me deposes and says that:

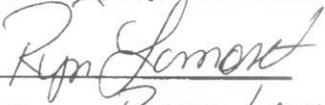
1. I am a duly registered and licensed architect under the laws of the State of Florida.

2. This Certification is made pursuant to Section 718.104(4)(e), Florida Statutes, and is a certification that the attached Exhibits "2" and "3" are accurate representations of the improvements described thereon, and that the construction of the improvements are substantially complete so that such material, together with the provisions of the Declaration of Condominium, of which this Certification and Exhibits are a part, are accurate representations of the location and dimensions of the improvements described so that the identification, location and dimensions of the Common Elements and each Unit can be determined from these materials.



Gregory D. Edlund  
Professional Architect  
Florida Certificate No. 6287

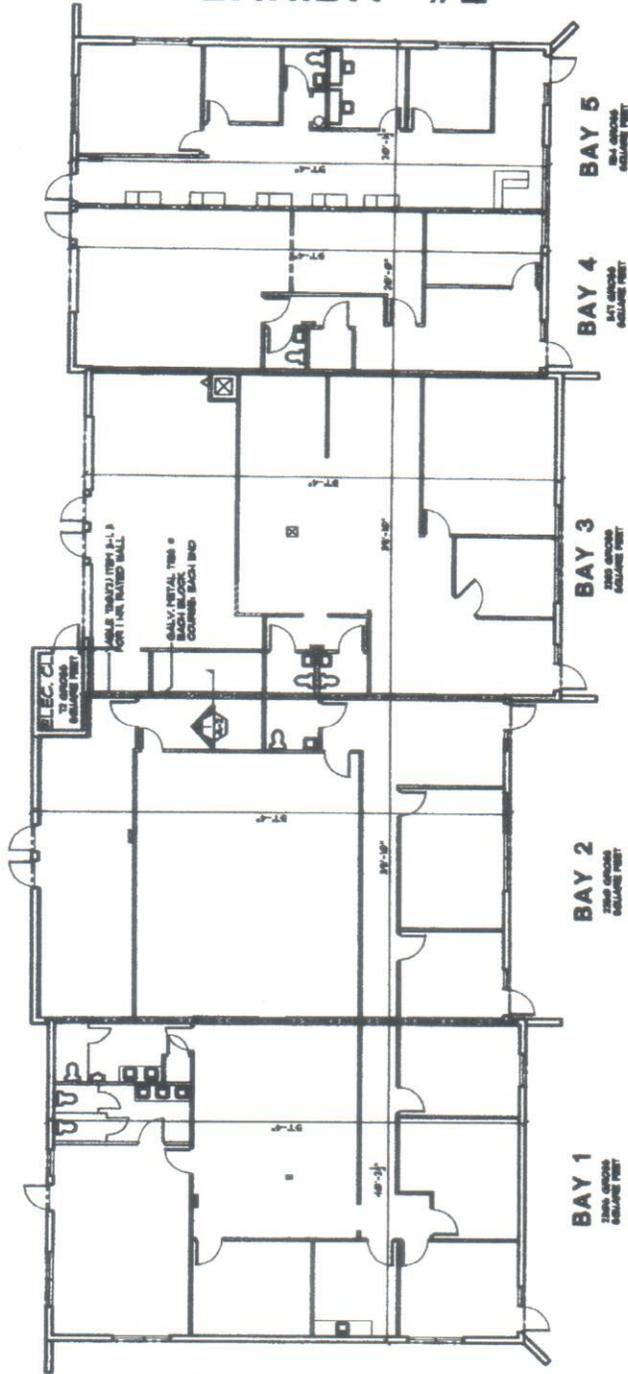
Sworn to and subscribed to before me this 14<sup>th</sup> day of Feb 2006, 2006, by Gregory D. Edlund who is [ ] personally known to me or [X] has produced a Florida Driver's License as identification.

  
Printed Name: Ryan Lamont  
My Commission Expires: Feb 9 2008

(NOTARY STAMP)



# EXHIBIT #2



**BUILDING GROSS AREA - SCHEDULE**

| AREA             | NO. OF TOTAL NET     |
|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| BAY 1            | 2200 SQ. FT.         |
| BAY 2            | 2200 SQ. FT.         |
| BAY 3            | 2200 SQ. FT.         |
| BAY 4            | 2200 SQ. FT.         |
| BAY 5            | 2200 SQ. FT.         |
| <b>TOTAL NET</b> | <b>11000 SQ. FT.</b> |

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**EXHIBIT NO. "3"**

UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT TO EACH UNIT,  
AND THE FRACTIONAL SHARE OF AND MANNER OF SHARING COMMON EXPENSES  
AND OWNING COMMON SURPLUS APPURTENANT TO EACH UNIT.

<b><u>Condominium Unit</u></b>	<b><u>Fractional Share</u></b>
1	25%
2	25%
3	25%
4	12.5%
5	12.5%
<b>TOTAL</b>	<b>100%</b>

# COPANS COMMERCIAL NO. 2

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHWEST ONE QUARTER (N.E. 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN BROWARD COUNTY, FLORIDA BEING IN THE CITY OF POMPANO BEACH, FLORIDA

5.78 AC.±

*Darby and Way, Inc.*

PROFESSIONAL SURVEYORS AND ENGINEERS

6300 Northwest 1st Avenue, Ft. Lauderdale, Florida 33334  
(305) 771-0021



**SITE PLAN:**

The highlighted in blue will be utilized as parking for the congregation.

**BROWARD COUNTY PLANNING COUNCIL**

This is to certify that the Broward County Planning Council approved this Plat with the understanding that the City of Pompano Beach, Florida, has accepted this Plat on the day of April, A.D. 1982.

By: *[Signature]*

**BROWARD COUNTY ENGINEERING DIVISION**

This is approved and accepted for record.

By: *[Signature]* Date: 2.2.82  
W. P. Cook, P.E., Director  
Florida P.E., Reg. No. 12506

**BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINING DIVISION**

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that the attached Plat complies with the provisions of "an act to regulate the making of surveys and filing for record of maps and plats in the State of Florida," Chapter 177, Florida Statutes, A.D. 1929, and the provisions of Ordinance No. 177,081 of said Chapter 177, Florida Statutes, this 19 day of April, A.D. 1982.

Attest: T. Johnson, County Administrator  
By: *[Signature]* Deputy

**BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION**

This instrument filed for record this 14th day of March, A.D. 1982, and recorded in Book 114 of Plats, at page 117. Record verified.

Attest: T. Johnson, County Administrator  
By: *[Signature]* Deputy

**CITY APPROVALS**

**CITY COMMISSION**

This is to certify that this plat has been approved and accepted for record by the City of Pompano Beach, Florida and passed by Ordinance No. 53-74 this 1st day of April, A.D. 1982.

By: *[Signature]*  
CITY ENGINEER

**CITY PLANNING BOARD**

This is to certify that the Planning Board of Pompano Beach, Florida has approved and accepted this Plat this 22nd day of September, A.D. 1982.

By: *[Signature]*  
Chairman

**CITY ENGINEER**

This Plat entitled COPANS COMMERCIAL NO. 2 is approved for record.

By: *[Signature]*  
CITY ENGINEER

**DEDICATION**

STATE OF FLORIDA  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS that HAMILTON C. FORMALAS TRUSTEE as the holder and owner of the lands described herein, has caused said lands to be dedicated to the public for the purposes and uses hereinafter set forth. The easements and rights-of-way shown hereon are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, I hereby set my hand and affix my seal this 22 day of Sept, A.D. 1982.

By: *[Signature]*  
*[Signature]*

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified to act as a Notary Public in and for the State of Florida, the undersigned and he acknowledged to and before me the execution of the foregoing Plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS my hand and official seal this 22 day of Sept, A.D. 1982.

By: *[Signature]*  
Notary Public at large

**SURVEYOR' CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that the attached Plat is a true and correct representation of the land shown and depicted on said Plat and that I am a duly qualified and licensed Surveyor under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of the Florida Statutes, A.D. 1929, and the provisions of Ordinance No. 177,081 of said Chapter 177, Florida Statutes, this 22nd day of September, A.D. 1982. The BENCH MARKS shown are referenced to N.G.V.D. of 1929 and conform to standards to the third order work.

DARBY AND WAY, INC.  
By: *[Signature]*  
Surveyor #2990  
State of Florida



