



HINDU BENGALI SOCIETY OF FLORIDA, INC.

3926 Coral Ridge Drive · Coral Springs, FL 33065

Date: November 17, 2025

City of Pompano Beach
Planning & Zoning Division
100 West Atlantic Boulevard
Pompano Beach, FL 33060

**RE: Request for Special Exception – Continued Use as a Place of Worship
3701 NE 18 Terrace, Pompano Beach, FL 33064 (RM-12 Zoning District)**

Dear Planning and Zoning Staff,

Hindu Bengali Society of Florida INC. respectfully requesting your approval of a Special Exception pursuant to Article 4: Use Standards (Section 155.4211) of the City of Pompano Beach Zoning Code to allow the continued use of the property located at 3701 NE 18 Terrace, Pompano Beach, FL 33062, within the RM-12 (Residential Multifamily) zoning district, as a Place of Worship.

The property has been used as a church for approximately 20 years, and the new owner intends to continue the existing use without any building, site, exterior, interior, or operational changes.

RESPONSE TO THE 13 SPECIAL EXCEPTION CRITERIA

1. Consistency with the Comprehensive Plan

The continuation of a house of worship use is consistent with the City's Comprehensive Plan, which supports providing institutional and community-serving uses within residential neighborhoods when compatible with their surroundings. The use has existed for two decades and integrates well with the area.

2. Compliance with Applicable Zoning District Standards

A place of worship is permitted in the RM-12 zoning district only by Special Exception.

The existing one-story building and developed site meet RM-12 dimensional, intensity, and design standards. No changes are proposed that would alter zoning compliance.

3. Compliance with Use-Specific Standards in Article 4

The property complies with the use-specific standards in Section 155.4211 (Places of Worship), including assembly areas, parking, and functionality. The congregation of approximately 80 members and primarily weekend services align with the scale expected for religious uses in residential districts.

4. Avoidance of Overburdening Public Facilities and Services

The use will not increase demands on public facilities. No additional water, sewer, stormwater, police, fire, or transportation capacity is required. The property has operated successfully as a church for 20 years without infrastructure strain.

5. Compatibility With Surrounding Lands

The proposed continuation is compatible with neighboring residential and multifamily properties because:

- The use has operated harmoniously for 20 years
- Services are mostly held on weekends
- Activity levels are low and predictable
- Traffic and parking patterns remain unchanged
- No new uses or intensities are being introduced.

6. Avoidance of Odor, Noise, Glare, and Vibration Impacts

The use does not generate odor, vibration, or significant noise. All activities occur indoors. No new lighting, signage, waste patterns, delivery schedules, or noise sources are proposed. The property has not created nuisance impacts historically.

7. Adequate Screening, Buffering, and Visual Impact Minimization

The building and landscaping remain unchanged. No exterior modifications, height increases, additions, or new lighting are proposed. The existing single-story structure remains visually appropriate for the neighborhood.

8. Avoidance of Deterioration of Natural Resources

The continued use does not alter impervious surface, disturb land, or introduce pollutants. There is no construction, grading, or exterior modification proposed. No impact to water, air, scenic, or natural resources will occur.

9. Maintenance of Safe and Convenient Ingress, Egress, and Traffic Flow

The property will continue using its existing access points and paved parking lot. Weekend services occur during low-traffic periods, and traffic levels are unchanged from long-established conditions. Pedestrian and vehicular circulation remain safe and adequate.

10. Protection of Property Values and Development Potential of Neighboring Lands

The church has coexisted with surrounding residential properties for approximately 20 years without negative impacts on property values. The continuation of the same use, at the same scale, does not interfere with the ability of nearby RM-12 properties to develop or maintain their permitted uses.

11. Demonstrated Public Need for the Use

A place of worship provides an important community benefit. This church has served the local population for two decades and fulfills the community's spiritual and social needs. Its continued operation meets an established neighborhood demand.

12. Compliance with All Relevant Laws and Regulations

The use complies with all applicable city, state, and federal requirements. No alterations are proposed that would require additional reviews or code updates. All fire, building, and accessibility standards remain satisfied.

13. Impacts on Neighboring Properties Within 500 Feet to ½ Mile

The existing place of worship has been part of the neighborhood for 20 years. The continuation of this unchanged use will not introduce new impacts to properties within the 500-foot to ½-mile radius. Traffic, noise, lighting, and activity levels remain stable and minimal.

Conclusion

The proposed Special Exception for a Place of Worship at 3701 NE 18 Terrace within the RM-12 zoning district meets all 13 criteria required by the City of Pompano Beach. The request simply preserves a long-standing, low-intensity, compatible community use that has historically operated without negative impacts.

Sincerely,

Sanjoy k Saha

11/18/2025 10:11 AM

SAHA, SANJOY KUMAR

President

HINDU BENGALI SOCIETY OF FLORIDA, INC.

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