



Our goal at Tubten Kunga Buddhist Center is to help students achieve their maximum potential for wisdom, happiness, and compassion. Our programs present Buddhist teachings in an authentic and traditional manner, without compromising their integrity. At the same time, we attempt to adapt the presentation of these teachings to modern mentalities, sensibilities, and situations. We are affiliated with the Foundation for the Preservation of the Mahayana Tradition (**FPMT**) which has been teaching Buddhism, in the lineage of His Holiness The Dalai Lama, in the West for several decades and has over 160 centers worldwide.

Our community includes approximately thirty members, who are young, middle-aged, old, married, single, and from all religious and ethnic backgrounds. Most are attracted to Buddhism's message of peace, compassion, and wisdom. We also attempt to foster a community atmosphere, where people can come when they need support during difficult times.

We have been a registered 501c3 since August 19, 1998. We have been in our current location in the Cove in Deerfield Beach for over ten years. In that time we have been good neighbors and given back to the community. We have organized and participated in beach clean ups, assistance for the homeless, and food drives, etc... We intend to be good neighbors in Pompano Beach as well. We have already discussed various activities such as an open house to get to know our immediate neighbors. We would also like to host an annual tree giveaway exclusively for our neighbors in Historic Pompano. We do not only want to have our place of worship in Historic Pompano, but to actually be part of the community. We look forward to addressing any questions or concerns that the zoning committee or our future neighbors have.

### **SPECIAL EXCEPTION REVIEW STANDARDS – Section 155.2406**

- a. The proposed usage of property is consistent with the comprehensive plan and is not out of character or an unknown use in the district.
- b. The proposed usage of property complies with all applicable zoning district standards; Pompano Beach zoning Code 155.4219.L allows Places of worship in RS-1 districts with Special Exception.

- c. Tubten Kunga Center complies with all applicable use-specific standards in Article 4: Use Standards. In accordance with Article 4, Section 155.4206: CF Community Facility, Place of Worship.
- d. The proposed use of this property 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 operation of this place of worship does not propose any adverse effect to the aforementioned. All meetings will be contained within the confines of the fenced property.
- e. Tubten Kunga Buddhist Center is appropriate for this location and is compatible with general character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands. The immediate area in which the proposed property is located is surrounded by single family homes, a school, parks, daycares, local churches, and an Islamic Center.
- f. None of the activities at Tubten Kunga center would result in 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.
- g. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands. The visual impact of the proposed property usage would be an asset to the community. We will not alter the structure and will in fact improve landscaping and will consistently maintain the grass and foliage which will be an improvement.
- h. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources. Due to the nature of the facility usage there is no danger of deterioration to water, air resources, scenic or other natural resources.
- i. Safe and convenient access to the facility will be made available through the use of additional parking (see attached concept) on the property. The proposed parking will be composed of "parking pavers," in order to maintain the neighborhood feel, not detracting from the aesthetics of the property. Cars will only be parked on the property for two to three hours, three times per week on a regular basis. All existing ingress and egress driveways and walkways will remain. As this is a small group that only meets regularly three times a week at "off peak" traffic times there will be virtually no impact on traffic in the neighborhood.
- j. We will maintain and potentially increase property values by maintaining the property and preserving the integrity of a historical building significant to Pompano's history.
- k. The use of this building as a place of worship fulfills a demonstrated need for public convenience demonstrated by the presence of other similar places of worship.
- l. Tubten Kunga has complied with all other relevant city, state and federal laws and regulations since its inception in 1998 and will continue to do so in its new home in Pompano Beach.

m. The impact on neighboring properties within a half mile should be minimal to nonexistent. A place of worship is compatible and in fact advantageous to the neighborhood.

#### Legal Description:

THE EAST 175 FEET OF THE WEST 210 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE SOUTH 200 FEET THEREOF AND LESS THE NORTH 25 FEET THEREOF, OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST

The building has a living room that we will utilize as our main meeting/meditation room. There is a small room attached to the living room that we will designate for storage of supplies needed in the meeting room such as meditation cushions. The only bedroom downstairs will be our lending library. There is also a kitchen that we will only use occasionally in the instance of a pot-luck lunch or some other special occasion. The family room has a door that we will use as our main entrance. The family room will serve as a lobby of sorts and an area for socializing after a teaching or meditation session. The upstairs will be closed to members and will be used as office space for the board members to carry out their duties related to the center.

#### Main Meeting Room



Lobby/Social Room



Library





Some photos of our community:





For more information see our website at: [TubtenKunga.org](http://TubtenKunga.org)