

**From:** [Joann Richardson](#)  
**To:** [Zoning Inquiries](#)  
**Subject:** CORRECTION regarding: Request for Special Exception re: 2500 NE 19th Street (25-17000008)  
**Date:** Monday, August 18, 2025 12:42:17 PM

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Attention: Zoning Board of appeals.

Regarding the attached email which I just sent you, I noticed that I put the incorrect address of the residence applying for the special exception. The correct address is 2500 N. E. 19th St., Pompano Beach, FL 33062.

Sorry for the error, please update address to the above.

Thank you,

JoAnn Richardson

Sent from my iPhone

Begin forwarded message:

**From:** Joann Richardson <[joannrich@aol.com](mailto:joannrich@aol.com)>  
**Date:** August 18, 2025 at 10:57:44 AM EDT  
**To:** [zoning@copbfl.com](mailto:zoning@copbfl.com)  
**Subject:** Request for Special Exception re: 1900 NE 25th Street (25-17000008)

**JoAnn Richardson**  
**1121 NE 25th Street**  
**Pompano Beach, FL 33062**  
**August 18,2025**

**Zoning Board of Appeals**

**To Whom It May Concern:**

**I am writing as the property owner of 1931 NE 25th Avenue, Pompano Beach, FL 33062 in opposition to the request for a special exception to allow a Transitional Community Residence at 1900 NE 25th Avenue, Pompano Beach, FL 33062.**

**This neighborhood is a stable residential community with many families and**

**children, including my tenants and their families at my rental property almost directly across the street. Allowing this type of facility in this location raises significant concerns:**

- 1. Safety of Children and Families: The immediate area is home to numerous children who walk, play, and ride bikes in the neighborhood. Introducing a transitional/halfway residence so close to them raises serious safety and security concerns.**
- 2. Neighborhood Saturation: There are already similar facilities within close proximity to this property. Adding another would concentrate such facilities in this area, contrary to the balanced distribution that is generally recommended by zoning and planning standards.**
- 3. Impact on Property Values and Stability: Turning a duplex into a transitional residence changes the character of the neighborhood and can negatively impact property values, rental demand, and the overall stability of this residential area.**

**While I recognize the importance of providing supportive housing for individuals in transition, I respectfully submit that this proposed location is not appropriate. Other sites more suitable for such a facility should be considered.**

**For these reasons, I urge the board to deny this request for a special exemption. Thank you for your consideration.**

**Respectfully,**

**JoAnn Richardson  
954-415-3410**