

**From:** [Joann Richardson](#)  
**To:** [Zoning Inquiries](#)  
**Subject:** Special Exceptions Request #25-17000009  
**Date:** Saturday, September 6, 2025 11:00:56 PM

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**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 2620 NE 19th Street, 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 about a block away. 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.**
- 4. In addition, I am deeply disturbed as this is the second notice I received for a special exemption of this nature in less than one month for another property that is about one block from my property. The other address is at 2500 NE 19th Street**

**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 also deny this request for a special exemption. Thank you for your consideration.**

Sincerely,

JoAnn Richardson  
954-415-3410