

**Carla L. Coleman  
2631 NE 23 Street  
Pompano Beach, FL 33062**

September 15, 2025

Dear Zoning Board of Appeals Members and Staff,

I am writing to urge your **denial** of the application for a Special Exception to legally establish a community residence facility at 2620 NE 19<sup>th</sup> Street. As you are most likely aware by this time, the operator of this facility is requesting this approval after the fact – and has been operating for more than six months as an unlicensed facility with many disqualifying issues at this location.

Facts and testimony in this application demonstrate that the applicant does not meet *any* of the criteria for approval, when it must meet all of them to gain your approval. Specifically, the applicant does not meet review standard 3(a), community integration as demonstrated by numerous public safety calls and code violations. It's operation is the antithesis of normalization.

Further, the applicant does not meet review standards 3(b), 3(c), 3(d), 3(e), or 3(f) as it is unlicensed, has been operating another unapproved facility too close to this one, has a long history of disruptive 911 calls to this property documenting poor behavior & many supervision issues that create neighborhood havoc, and the sum of these create a de facto social service district undermining residential character. These demonstrated behaviors certainly alter neighborhood stability, which is the main focus of review standard 3(d).

Additionally, the failure to meet most review criteria is self-imposed by applicant's own actions or refusal to adhere to established rules for operating such a facility in our City. We don't need to *guess* if this facility would be compatible with the neighborhood. We *know* from experiencing it that this application should be denied.

I am out of town and unable to testify in person, or I would be at your meeting. Thank you for allowing me to testify by letter. I urge you to consider these shortcomings as outlined above and deny applicant's request for a Special Exception.

Respectfully submitted,



Carla L. Coleman