

From: [Topeka LLC](#)
To: [Zoning Inquiries](#)
Subject: 25-17000009
Date: Saturday, September 13, 2025 12:13:52 PM

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Subject: Opposition to Special Exception Request – 2620 NE 19th Street

Dear Zoning Board of Appeals,

I am writing to urge your support in **denying the Special Exception request for a Transitional Community Residence (sober house) located at 2620 NE 19th Street**, which is being operated in clear violation of city and state laws, as well as in violation of the fire and safety code.

This operator has demonstrated a consistent pattern of **non-compliance** and the facility poses serious risks to our community for the following reasons:

1. Illegal Operation Without Proper Licensing or Approval

The operator is running facilities without the required city or state licenses or approvals. Despite repeated enforcement efforts, the City has been unable to stop these illegal operations, leaving residents exposed to ongoing violations.

2. Excessive Police and Emergency Calls

There are, on average, nearly 25 calls per month to 911 and the Broward Sheriff's Office connected to these residences. This alarming level of police activity proves the operator's inability to maintain safe, compliant facilities.

3. Prolonged Violations Despite Magistrate's Temporary Allowance

Although the Special Magistrate temporarily allowed operations until October for 2500 NE 19th, this is unacceptable. The operator has already been in violation for nearly 10 months at that location and 3.5 months at 2620 NE 19th Street. Allowing continued operations only rewards bad actors and undermines accountability.

4. Negative Impact on Small Residential Communities

Our neighborhood is very small and cannot absorb the burden of multiple transitional residences, not even one (if you look at the map, you have to drive by those houses going in or out of this community). Families with young children live here, and clustering these facilities destabilizes the community, creates safety concerns, and is wholly inappropriate for residential zoning.

5. Availability of Approved Operators

There are 44 licensed and compliant operators in Broward County, including 8 in Pompano Beach (men only), who can responsibly house these residents. There is no justification for allowing non-compliant operators to continue when numerous fully approved alternatives exist. I would like to see the efforts of the operator to relocate the residents to other facilities, I bet none has happened and they will not cease in October or November in 2500 NE 19th or in

5-6 month in 2620 NE 19th.

6. Harm to Property Values and Community Stability

The presence of these illegal residences has already harmed property values. I personally lost a buyer for my home directly across from 2620 NE 19th Street, and I have been unable to sell or rent due to these conditions.

7. Taxpayer Expectation of Enforcement

As residents, we pay taxes to build the City's infrastructure, maintain the city's buildings and this beautiful Town Hall, hire staff, provide the tools necessary to perform their duties and along with this, we expect that the City enforces its rules and codes fairly and without bias. Failure to act undermines public trust and the very purpose of local governance.

For these reasons, I respectfully request that your office deny and **immediately deny this Special Exception** and support stronger enforcement to ensure that transitional residences operate only with proper licensing, in appropriate zones, and in full compliance with city and state codes.

Our community cannot tolerate ongoing violations that threaten safety, stability, and the welfare of our families.

Applicable Legal References:

- **Florida Statute §397.487** – Requires recovery residences to be certified and operate in compliance with Florida law.
- **Pompano Beach Zoning Code §155.4304 & §155.2411** – Requires Special Exception approval and prohibits illegal operation of transitional community residences without proper authorization.
- **Florida Statute §162** – Grants municipalities authority to enforce codes and levy penalties for continued violations.

Respectfully,

Moheb Ghali, (Topeka LLC)

2631 NE 19th Street

Pompano Beach, FL