

Mark & Susan Schuknecht
2690 NE 19th Street
Pompano Beach, FL 33062

19 August 2025

City of Pompano Beach
Zoning Board of Appeals
100 West Atlantic Blvd
Pompano Beach, FL 33060

RE: Special Exception Request for a Transitional Community Residence at 2500 NE 19th Street | P&Z# 25-17000008 & LN-775 | Zoning Board of Appeals Meeting on August 21st, 2025

To the Advisory Board of the City of Pompano Beach Zoning Board of Appeals:

We hope this letter finds you well. As Pompano Beach residents and the homeowners of 2690 NE 19th Street, we are writing to express our **strong opposition** to the Special Exception request for a “Transitional Community Residence” located at 2500 NE 19th Street (P&Z# 25-17000008 and LN-775). Accordingly, we have requested that this letter be entered into the record and, if possible, read aloud at the Zoning Board of Appeals meeting on August 21st, 2025. We firmly believe that this is not a facility that should be operating in residential neighborhoods like ours. Moreover, its current unauthorized operation (alongside the similarly unapproved facility managed by the same company, The Luminous Care, at 2620 NE 19th Street) has already caused demonstrable harm to the quality of life, safety, and overall neighborhood character of NE 19th Street and the greater Connor Estates subdivision.

As residents of NE 19th for nearly three decades, we have witnessed the gradual and steady improvement of our neighborhood and the City of Pompano Beach as a whole. Property values have increased, homes have been renovated and beautified, and our neighborhood has overwhelmingly become a more welcoming and inviting place to live. The same can be said of Pompano as a whole. The recently opened Fisher Family Pier, Charlotte Burrie Center, and even the planned \$2 billion downtown makeover attest to the City’s commitment to make Pompano a better place to live, work, and raise a family. It is unfortunate that these unauthorized facilities here on our street have undercut three decades of improvement and progress in our neighborhood seemingly within an instant. As longtime residents, the steady deterioration in upkeep at these homes (evidenced by their two open code violation cases) stands in remarkable contrast to the rest of the street and neighborhood.

Like many on NE 19th Street, our family has witnessed firsthand how these facilities operating illegally at 2500 and 2620 have damaged the character of the neighborhood and inhibited our overall quality of life. For instance, we have seen more emergency and police vehicles on our street so far in 2025 than we did in the almost three decades prior. We have spotted, on multiple

occasions, unmarked white vans operated by these facilities drive aggressively and erratically at over 40 to 45 miles per hour between their two locations on our street. Children live in this neighborhood and play on this street; sooner or later, someone is going to get hurt by one of these vans. We have also noticed individuals staying at these properties who were either exhibiting severe symptoms of substance use, drug withdrawal, or psychotic breakdowns. These individuals require treatment at dedicated medical and mental health facilities including hospitals and other in-patient treatment locations, not a lack of supervision at residential homes in a quiet neighborhood filled with many families, children, and senior citizens. Members of our family no longer feel safe in our neighborhood, especially at night. We have refrained from taking our customary nightly walks down our street and have instead begun walking in the neighborhood located east just to avoid the individuals outside these homes who loiter, leer, and jeer at those passing by during the late afternoon and evening hours. No person should be subjected to this kind of abuse and torment outside their own home or within their own neighborhood.

Individuals fighting substance addiction and mental health disorders deserve help and adequate medical treatment, but this treatment cannot come at the cost of the safety, wellbeing, and happiness of seemingly all other members of a residential community or at the expense of the quality and character of the neighborhood itself. NE 19th Street and Connor Estates should remain a quiet, tightly knit residential neighborhood, not function as a social service district for those fighting substance abuse and severe mental health disorders. It is for these reasons that we request that the Zoning Board of Appeals **deny** the Special Exception request for 2500 NE 19th Street. Likewise, we request that any similar request made in the future for the facility operating at 2620 NE 19th Street (or any other potential facility or location in the neighborhood) also be **denied**. We sincerely hope that the Advisory Board follows the previous advice of the Pompano Beach Zoning staff who earlier recommended a **denial** of this Special Exception request as well respect the unified wishes and opinions of residents who overwhelmingly, if not unanimously, oppose the operation of these facilities within our neighborhood. Let's work together to keep Pompano Beach as "Florida's Warmest Welcome".

Sincerely,

Mark & Susan Schuknecht
Homeowners of 2690 NE 19th Street
Pompano Beach, FL 33062