

September 17, 2025

City of Pompano Beach

Advisory Board - Zoning Board of Appeals

Via email: [zoning@copbfl.com](mailto:zoning@copbfl.com)

P.O. Drawer 1300

Pompano Beach, FL 33061

**RE: Special Exception request for Property 2621 NE 19<sup>th</sup> Street.**

Dear Members of the Zoning Board of Appeals,

My name is Rita Russo, and I am the owner of 2611 NE 19th Street in the City of Pompano Beach, Florida. I respectfully request that the Advisory Board deny the application for a zoning exception to allow a transitional community residence at 2621 NE 19th Street, Pompano Beach.

The property at 2621 NE 19th Street has been operating as a transitional residence without securing the required zoning permits or exceptions. The same operator is also running a similar facility at 2500 NE 19th Street, only five houses away, also without the necessary authorizations. The operation of multiple unpermitted facilities not only disregards the City's zoning requirements but also demonstrates a clear pattern of noncompliance motivated by financial gain rather than a genuine commitment to supporting individuals in need.

The zoning application includes a document titled *The Review Standards – Narrative by Luminous TLC*, which claims that the proposed use “will not interfere with the normalization and community integration of residents” and “will not alter the residential character of the neighborhood.” However, the reality has been quite the opposite. The introduction of multiple unpermitted facilities has already altered the character of our neighborhood, replacing a safe, family-oriented environment with transient activity and repeated police involvement.

This property is located across the street from my home. Since these facilities began operating, there has been a notable increase in law enforcement and emergency responses linked to their operations and tenants. I have observed a constant flow of unfamiliar individuals going back and forth between these residences. These activities have disrupted the stability of our neighborhood, compromised our sense of safety, and weakened the community bonds that once defined our street. Families and neighbors who previously spent time outdoors or interacted regularly outdoors are now less visible or avoiding the area altogether. The result has been a decline in the neighborhood’s sense of familiarity, stability, and trust.

I am also concerned that this request has been brought forward for consideration when the operators have already demonstrated a pattern of noncompliance. It is difficult to understand why residents must respond to such an application when there is clear evidence that this (2621 NE 19<sup>th</sup> Street) and the other property (2500 NE 19<sup>th</sup> Street) have been improperly and illegally used by the same operators for some time. This process places an unnecessary burden and stress on neighbors. We are left uncertain about whether our concerns will lead to meaningful action. Even if the application is denied by the Zoning Board, there is no guarantee the owners of either property will enforce the board's decision and have the operators cease these unpermitted activities, leaving us to continue living with the same risks and disruptions despite participating in this process.

For these reasons, I strongly urge the Advisory Board to deny the request for a zoning exception at 2621 NE 19th Street, as well as any similar applications in the future. The safety, stability, and quality of life for families and children in our community must remain the highest priority.

Thank you for your time and consideration.

Respectfully,

*Rita Russo*

Rita Russo