

August 19, 2025

City of Pompano Beach

Advisory Board - Zoning Board of Appeals

P.O. Drawer 1300

Pompano Beach, FL 33061

Via email: zoning@copbfl.com

RE: Special Exception request for Property 2500 NE 19th Street.

Dear Members of the Zoning Board of Appeals:

My name is Rita Russo, and I am the proud owner of 2611 NE 19th Street in the City of Pompano Beach, Florida. I am writing to respectfully request that the Advisory Board deny the application for a zoning exception to allow a transitional community residence at 2500 NE 19th Street, Pompano Beach.

When my husband and I decided to start a family, we chose the City of Pompano Beach as the place to build our future and began looking for a neighborhood to call home. We purchased our home on NE 19th Street more than 10 years ago where we were warmly welcomed by neighbors. Over the years, more families have moved in, and together have built a close-knit and supportive community. Our families get together for holidays, birthdays and even trick-or-treat together on Halloween. Our children play outside together under the watchful eyes of parents, and neighbors look out for one another when someone is away (whether at work or on a trip). Many of us are public servants, including firefighters, police officers, teachers and civil government employees, who value the stability and safety this neighborhood provides and we have worked hard to maintain.

Unfortunately, that sense of stability has been disrupted. Several homes in the area were converted to short-term rentals, leading to a constant turnover of transient individuals. More concerning, two properties on our block are now operating as “transitional residences” greatly increases instability and raises safety concerns for our community. Regardless of their purpose, these facilities were established without proper zoning approval and law enforcement has already been called to this house due to incidents connected to its operations and tenants, further proving that the neighborhood’s safety and stability have already been compromised. The fact that children regularly walk past this property to and from their school bus stops, and families are in close proximity only heighten the concern.

Equally troubling, is the pattern of noncompliance. The owners and operators of 2500 NE 19th Street have been using this property for some time now as a transitional residence without securing the required zoning permits or exceptions. The same operator

is also using 2620 NE 19th Street, which is centrally located on our block (only 5 houses east), for this same purpose and without the required permits or exceptions. Operating multiple facilities without proper authorization is a clear affront to the city and its residents. This pattern demonstrates a complete and blatant disregard for the city's authority and reinforces the fact that the owners and operators are solely motivated by financial gain to enrich themselves, rather than providing assistance.

The zoning application submitted by the operator includes a document titled The Review Standards – Narrative by Luminous TLC claiming that the use "...will not interfere with the normalization and community integration of residents" and "will not alter the residential character of the neighborhood." However, their actions contradict these assurances. The neighborhood's character has already been altered by the introduction of multiple unpermitted facilities, the constant turnover of strangers/transient individuals, and evidenced by the need for police intervention. The safe, family-focused environment we have worked hard to build is being eroded.

For these reasons, I strongly urge the Advisory Board to deny the request in application exception of 2500 NE 19th Street, and any future applications of this nature for our neighborhood. Protecting the integrity of our zoning code is essential to ensuring fairness and order in the development of our city. Most importantly, our highest priority must remain the safety, stability, and quality of life for families and our children.

Thank you for your time and consideration.

Respectfully,

Rita Russo

Rita Russo
2611 NE 19th Street
Pompano Beach, FL 33062

c: Scott Reale, Principal Planner, City of Pompano Beach (scott.reale@copbfl.com)
Jill Ziluck, Assistant City Attorney, City of Pompano Beach (Jill.Ziluck@copbfl.com)