

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

September 18, 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 2620 NE 19th Street | P&Z# 25-17000009 & LN-779 | Zoning Board of Appeals Meeting on September 18th, 2025

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

We wrote to you last month to express our **strong disapproval** of a proposed Special Exception request for a “Transitional Community Residence” operated by “The Luminous Care” near our home on NE 19th Street. We were pleased to hear that the Zoning Board of Appeals **unanimously rejected** that request at its previous meeting. Conversely, we were less thrilled to learn that the same company had made a second Special Exception request for their other unapproved facility on NE 19th Street. As a result, we are once again stating our **severe opposition** to the Special Exception request for a “Transitional Community Residence” located at 2620 NE 19th Street (P&Z# 25-17000009 and LN-779). Accordingly, we request that this letter be entered into the record and made available to members of the Advisory Board before its meeting on September 18th, 2025. As long-time residents of NE 19th Street, we do not believe that such a facility should operate in residential neighborhoods like ours where families with young children live and play. More importantly, The Luminous Care has proven themselves categorically unwilling or unable to operate such a facility without harming the quality of life, safety, and overall wellbeing of both neighborhood residents and their own patients.

Like many on NE 19th Street, our family has witnessed firsthand how the facilities 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, including ambulances this very week and multiple BSO officers the week before. We have spotted, on multiple occasions, the operator’s unmarked vans drive aggressively and erratically at over 40 to 45 miles per hour between the two locations on our street. 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 appropriate medical and mental health facilities including hospitals and in-patient treatment locations, not a lack of supervision at residential homes in a quiet neighborhood filled with families, children, and senior citizens. As a result, 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 suffer this kind of abuse or torment outside their own home or within their own neighborhood.

To approve a Special Exception, the City requires that applicants meet *six* different review criteria including “normalization and community integration, residential character and avoidance of clustering, compatibility with residential zoning, impact on residential stability, state certification or license, and standards when no license/certification exists.” The Luminous Care has repeatedly and regularly failed to meet any of these review standards. For example, patients at the houses regularly walk between and spend time at both locations, thereby violating the first review standard that requires that the facility “will not interfere with the normalization and community integration of the residents of any existing community residence and/or recovery community.” Moreover, these two facilities have violated the second review criteria that requires them to “not alter the residential character of the surrounding neighborhood by creating an Institutional atmosphere or by creating or intensifying a *de facto* social service district.” These two facilities have already altered the residential character of the neighborhood to a shocking degree: children no longer play on the street, clinic vans speed down the street, people walking in the neighborhood actively avoid our street entirely, and our former spirit of neighborly comradery has been replaced with anxiety and fear as people stay shut up inside their homes. Between the two locations, paramedics and police officers have responded to stabbings, assaults, a robbery, a drug overdose (in a facility that is supposed to be drug free), a suicide attempt, multiple seizures and strokes, and numerous other instances that have substantially “alter[ed] the residential stability of the single-family zoning district” of our neighborhood and made it not “compatible with the residential uses allowed as of right in the zoning district,” thereby violating standards four and three. We raised our three children in this neighborhood; however, if we had young children now, we would not want to raise a family here. As other residents have mentioned, the operators have apparently failed to self-report any of these legal or medical incidents to FARR, thereby violating FARR’s good standing rules and thus failing to uphold the fifth and sixth review standards required by the City.

Individuals fighting substance addiction and mental health disorders deserve assistance and an opportunity for a second chance in life. What does not deserve a second chance is The Luminous Care. Their blatant disregard for City code, ordinances, and zoning should disqualify them from operating such facilities. It is for these reasons that we request that the Zoning Board of Appeals **deny** the Special Exception request for 2620 NE 19th Street. We hope that the Advisory Board follows the recommendation of the Pompano Beach Zoning staff and recalls the Advisory Board’s own decision last month to **unanimously reject** the previous request at 2500 NE 19th Street. We hope that you will once again respect the unified wishes and opinions of residents who, unanimously it seems, oppose the operation of these two facilities within our neighborhood.

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