

From: [Tom Chapman](#)
To: [Zoning Inquiries](#)
Subject: 2620 NE 19th Street Pompano Beach FL 33062
Date: Thursday, September 18, 2025 1:54:24 PM

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To whom it may concern:

My name is Thomas H Chapman IV. I write this email in regards to the property at 2620 NE 19th St Pompano Beach, FL 33062.

It has been brought to my attention that this property has been and is currently used as a "Recovery/Transitional" residence and is managed by "The Luminous Care".

I'm concerned about this as not only the former owner of that property, but as direct descendant of the founding families of Pompano Beach. If you're not familiar with me, my Great-Grandfather, Thomas H Chapman Sr was the husband of Anna Belle McNab. Both families are noted as founding members of Pompano Beach in the late 1800's.

At any rate, I was apprised of this situation by a former neighbor of mine, Mr Peter Tully, who lives at 2630 NE 19th. He informed me that my former house had been occupied by nefarious characters coming and going at all hours of the day and night. Fights were heard from 20 feet away and miscreants have knocked on his door, asking for use of his phone and other such favors. Mr & Mrs Tully have 2 lovey young children. They do NOT deserve to have this type of element living within a stones throw from them. These "Sober Homes" introduce troubled, mentally ill, and sometimes violent individuals to quiet, peaceful and loving neighborhoods. This is completely out of bounds and in clear code violation. 2620 is zoned RESIDENTIAL. As I understand, the City of Pompano has been made aware of this, and is fining the owners \$1,000.00 a day as a result. This pleases me. However, it's come to my attention that's there is a hearing tonight (9/18/25) at 6pm to hear the matter of possibly re-zoning the property to a "Recovery/Transitional" residence. I assume this request is made by the current owners for pure profit. The current owners Mr Thomas Zouki and Ms Joelle Pelletier, as far as I understand, do not live in Pompano Beach at all! They have no interest in the welfare of the neighborhood at all. Merely in profiting from the insurance of the poor souls caught in the web of addiction.

THIS CANNOT STAND!

I write this email to make my voice heard! I am not able to attend the meeting tonight at 6pm, therefore I strongly recommend that the Planing And Zoning DO NOT allow a special exemption to change the status of 2620 NE 19th St Pompano Beach FL 33062 from residential. It MUST remain a private residence for the sake of the city,

the neighborhood, and for the children that live there.

Thank you for your time

Sincerely,

Thomas H Chapman IV
President ChapmaniaLLC
Sent from my iPhone