



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: 25-17000009

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-18

Site Data

Project Name:	The Luminous Care	Size of property:	1800.0
Street Address:	2620 NE 19th st	Number of units (Residential):	
Folio Number(s):	484330140190	Total square feet of the building* (Non-Residential):	
Project Narrative:	Recovery/Transitional Residence		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):		
Vedanti Vyas			
Title:	Print Name:		
Executive Director	Thomas Zouki & Joelle Pelletier		
Street Address:	Street Address:		
5902 Abbey Rd	265 Tolend road		
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:		
Tamarac FL 33321	Dover NH 09820		
Phone Number:	Phone Number:		
646-874-0694	847-624-3999		
Email:	Email:		
vvyas@theluminouscare.com			

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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Owner's Certificate
Special Exceptions

OWNER'S CERTIFICATE

SPEX-2025-18

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Vedanti Vyas 07/17/2025

Signature: Vedanti Vyas

July 8 , 2025

Thomas Zouki and Joëlle Pelletier, owners of 2620 NE 19st in Pompano Beach, FL, 33062, hereby authorizes Vendati Vyas and Luminous Care to use 2620 NE 19st, Pompano Beach, as a recovery residence and to act as a representative for zoning purposes and matter in direct case with 25-09001305 related to the property located at 2620 NE19st in Pompano beach, FL, 33062.

Joëlle Pelletier

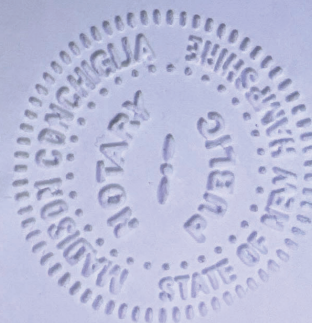
Joëlle Pelletier

07/18/2025

Thomas Zouki

Thomas Zouki

7/18/25



Madison Conchiglia

07/18/2025

MADISON CONCHIGLIA
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
June 30, 2026