


JSA 911 POMPANO
433 PLAZA REAL, STE 275
BOCA RATON, FL 33432

AGENT AUTHORIZATION FORM

City of Pompano, Florida
Building & Zoning Department

I Jogender S. Anand, as the member of JSA 911 POMPANO LLC., and the owner of the real property described as 911 E Atlantic Blvd, Pompano Beach, FL 33060 in Broward County, specifically described in the attached Exhibit "A", do hereby authorize STEVEN L. COHEN & ASSOCIATES, P.A., as acting agent to engage the services of obtaining a site plan/DRC approval from the City of Pompano Beach, Building and Zoning Department for the proposed 5-story mixed-use project in the above-described property. The following contractors are to perform and complete all designs in reference to the project.

Steven L. Cohen & Associates, P.A.
Architect
5295 Town Center Road, Suite 202
Boca Raton, FL 33486




Jogender S. Anand
Owner/Member
JSA 911 POMPANO LLC

STATE OF FLORIDA
COUNTY OF BROWARD

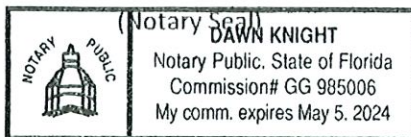
Sworn to and subscribed before me this 9/13/23, by Jogender S. Anand as the member/owner
Date for JSA 911 POMPANO LLC.

Witness my hand and official seal in the county and state stated above on the Sept. 13, 2023.
Date

Personally Know ☒ Produced Identification
Florida Drivers License



(Signature of Notary Public)



Notary Public for the State of Florida

My Commission Expires: May 5, 2024

DRC

PZ23-12000043
02/21/2024

DRC

PZ23-12000043
11/15/2023



EXHIBIT "A"



Site Address	911 E ATLANTIC BOULEVARD, POMPANO BEACH FL 33060	ID #	4842 36 05 0960
Property Owner	JSA 911 POMPANO LLC	Millage	1511
Mailing Address	433 PLAZA REAL STE 275 BOCA RATON FL 33432	Use	18-02
Abbr Legal Description	PINE CREST FIRST ADD 7-34 B LOTS 1 THRU 8 INCL, LOTS 15 THRU 24 INCL LESS S 20 FOR ST BLK 10		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$898,370	\$1,770,830	\$2,669,200	\$2,591,630	
2022	\$898,370	\$1,457,660	\$2,356,030	\$2,356,030	\$57,557.57
2021	\$898,370	\$1,342,280	\$2,240,650	\$2,240,650	\$54,250.43

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,669,200	\$2,669,200	\$2,669,200	\$2,669,200
Portability	0	0	0	0
Assessed/SOH	\$2,591,630	\$2,669,200	\$2,591,630	\$2,591,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,591,630	\$2,669,200	\$2,591,630	\$2,591,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/30/2023	SW*-E	\$3,600,000	118767549	\$16.25	55,284	SF
8/22/2011	SW*-D	\$1,175,000	48175 / 560			
3/2/2011	CE*-D	\$5,100	47850 / 1255			
11/2/2010	CE*-T	\$100	47539 / 1566			
2/13/2008	WD*-D	\$4,000,000	45150 / 1812			
				Adj. Bldg. S.F. (Card, Sketch)		25358
				Eff./Act. Year Built: 1986/1985		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
C								
25358								

DRC

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https://bcpa.net/RecInfo.asp?URL_Folio=484236050960

02/21/2024

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11/15/2023