



Florida's Warmest Welcome

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

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

P&Z#: 22-11000020

## Development Application

**Project Type:** Variance

**Submission #:** VAR-2022-15

### Site Data

<b>Project Name:</b>	HVAC setback at Atlantic Urban Village	<b>Size of property:</b>	1800.0
<b>Street Address:</b>	2300 NE 2nd Street	<b>Number of units (Residential):</b>	21.0
<b>Folio Number(s):</b>	4843 31 46 0220	<b>Total square feet of the building* (Non-Residential):</b>	
<b>Project Narrative:</b>	HVAC setback at Atlantic Urban Village		

### Applicant

### Landowner (Owner of Record)

<b>Name:</b>	<b>Business Name (if applicable):</b>		
Erika Zuniga	Atlantic Urban Village HOA		
<b>Title:</b>	<b>Print Name:</b>		
	Gary Meyer, President		
<b>Street Address:</b>	<b>Street Address:</b>		
42 NE 23rd Avenue	P.O. Box 50373		
<b>Mailing Address City/ State/ Zip:</b>	<b>Mailing Address City/ State/ Zip:</b>		
Pompano Beach FL 33062	Lighthouse Point Florida 33074		
<b>Phone Number:</b>	<b>Phone Number:</b>		
786-419-1720	954-366-1392		
<b>Email:</b>	<b>Email:</b>		
erikazahir@hotmail.com			

### ePlan agent (if different):

<b>Name of ePlan agent:</b>	
<b>Email of ePlan agent:</b>	
<b>Phone Number of ePlan agent:</b>	



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**Owner's Certificate**  
Variance

**OWNER'S CERTIFICATE**

VAR-2022-15

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.l).

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

**Name:** Erika Zuniga 12/20/2022  

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**Signature:** 

Atlantic Urban Association, Inc  
PO Box 50372, Lighthouse Point, FL 33074  
954-366-1392 Office 954-570-8919 Fax  
[jamie@jsbprop.com](mailto:jamie@jsbprop.com) [www.jsbprop.com](http://www.jsbprop.com)

December 1, 2022

Reference: AC Unit relocation

Erika Zuniga  
42 NE 23<sup>rd</sup> Avenue  
Pompano Beach FL 33062

To Whom it May Concern,

The Association approves the relocation of the AC equipment (condenser unit) is proposed on common area and not within the confines of the individual townhouse unit. The ac copper lines must be covered with a line chase cover and all the necessary permits from the City of Pompano Beach as long as the following items are followed:

- Must provide contractor license and insurance certificate to Association
- Must obtain a permit from City of Pompano Beach for the relocation of the AC Unit
- All materials and debris must be removed from the property
- Once the permit is final podacarpus or cluscia should be installed around the unit
- Any damage to the property or to the homes must be repaired immediately
- Final approval from the City must be provided to the Association.

The HOA President, Gary Meyer is authoring Erika Zuniga to act as Agent with the respect to the Variance Application.

If you need further information regarding the replacement of the windows, please contact us.

Sincerely,

Gary Meyer – HOA President

Cc: The Board of Directors and JSB Property Management, Inc.

**Notary Seal:**

**State of Florida**

**County of Broward**



*Catiana L. Blackwood*

Sworn to and subscribed before me by mean of  physical presence or  online notarization this 20 day of December 2022 by GARY MEYER as Authorized Agent of Atlantic Urban Association Inc. who is personally known to me or who has produced FL DL as identification.

Atlantic Urban Association, Inc  
PO Box 50372, Lighthouse Point, FL 33074  
954-366-1392 Office 954-570-8919 Fax  
[jamie@jsbprop.com](mailto:jamie@jsbprop.com) [www.jsbprop.com](http://www.jsbprop.com)

December 1, 2022

Reference: AC Unit relocation

Erika Zuniga  
42 NE 23<sup>rd</sup> Avenue  
Pompano Beach FL 33062

To Whom it May Concern,

The Association approves the relocation existing condenser unit and ac copper lines with line chase cover with all the necessary permits from the City of Pompano Beach as long as the following items are followed:

- Must provide contractor license and insurance certificate to Association
- Must obtain a permit from City of Pompano Beach for the relocation of the AC Unit
- All materials and debris must be removed from the property
- Once the permit is final podocarpus or cluscia should be installed around the unit
- Any damage to the property or to the homes must be repaired immediately
- Final approval from the City must be provided to the Association.

If you need further information regarding the replacement of the windows, please contact us.

Sincerely,

*Jamie Blum*

Jamie Blum – Property Manager

Cc: The Board of Directors

**2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N04000002623

**Entity Name:** ATLANTIC URBAN VILLAGE HOMEOWNERS' ASSOCIATION, INC.**FILED****Apr 27, 2022****Secretary of State  
2962737880CC****Current Principal Place of Business:**34 NE 23RD. AVE  
POMPANO BEACH, FL 33062**Current Mailing Address:**C/O JSB PROPERTY MANAGEMENT, INC  
PO BOX 50373  
LIGHTHOUSE POINT, FL 33074 US**FEI Number: 20-0870230****Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**BLUM, JAMIE  
2091 NE 36TH STREET #50373  
LIGHTHOUSE POINT, FL 33074 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE: JAMIE BLUM**

04/27/2022

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title	VP	Title	T
Name	LOPEZ, CARLOS	Name	KNIGHT, SON德拉
Address	PO BOX 50373	Address	PO BOX 50373
City-State-Zip:	LIGHTHOUSE POINT FL 33074	City-State-Zip:	LIGHTHOUSE POINT FL 33074
<b>Title</b>	<b>PRESIDENT</b>	<b>Title</b>	<b>SECRETARY</b>
<b>Name</b>	<b>MEYER, GARY</b>	<b>Name</b>	<b>WELLS, JIM</b>
Address	PO BOX 50373	Address	PO BOX 50373
City-State-Zip:	LIGHTHOUSE POINT FL 33074	City-State-Zip:	LIGHTHOUSE POINT FL 33074

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE: CARLOS LOPEZ**

P

04/27/2022

Electronic Signature of Signing Officer/Director Detail

Date