

Aerial View of Atlantic Urban Village Townhomes: Variance request for Unit 42





Left circle: Current condenser location in common area. Refrigerant lines are under pave driveway. Right circle: Proposed relocation.



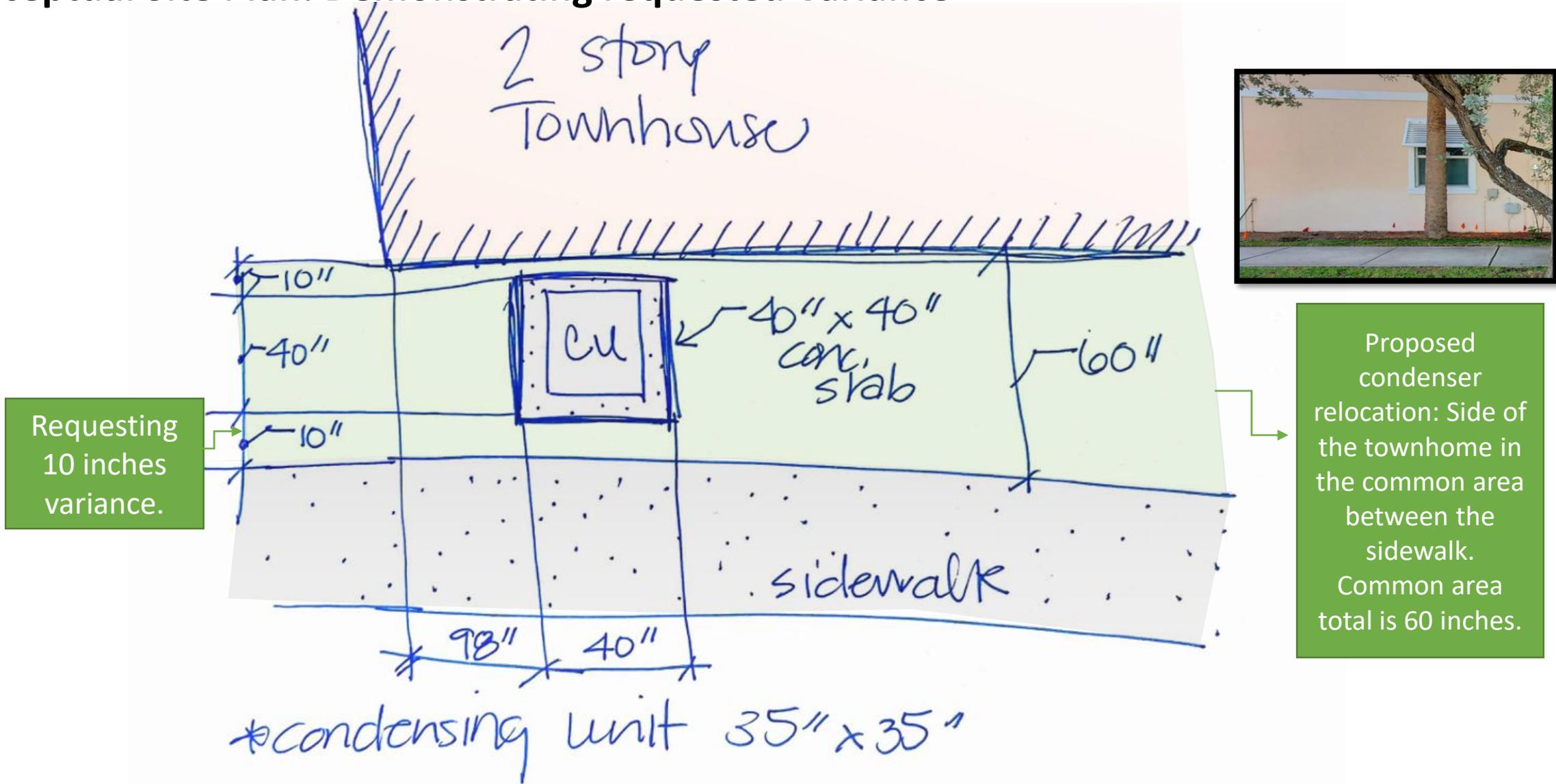
Proposed condenser relocation on the side of townhome in the common area. HOA & President approved.



Two story townhome:
Common areas

Variance Request: Atlantic Urban Village Townhomes
Property: 42 NE 23rd Ave Pompano Beach, FL 33062

Conceptual Site Plan: Demonstrating requested Variance



Current Survey to include Conceptual Site Plan drawing

NE 2 ST

25.0' ASPH. ROAD

15.0' PKWY

N90°00'00"E 43.00'(R/M)

BRICK RETURN

NEW LOCATION OF EXISTING CU-A. INSTALL SHRUBS

N00°00'00"E 13.67'(R/M)

5.0' SWK

N90°00'00"E 1.00'(R/M)

TWO STORY TOWNHOUSE No.42

PORTION OF LOT 2 BLK. 16

S00°00'00"E 21.00'(R/M)

NE 23 AVE

26.0' ASPH. ROAD

12.4' PKWY

5.0' SWK

BRICK PAVERS

EXISTING CU-A UNIT TO BE RELOCATED.

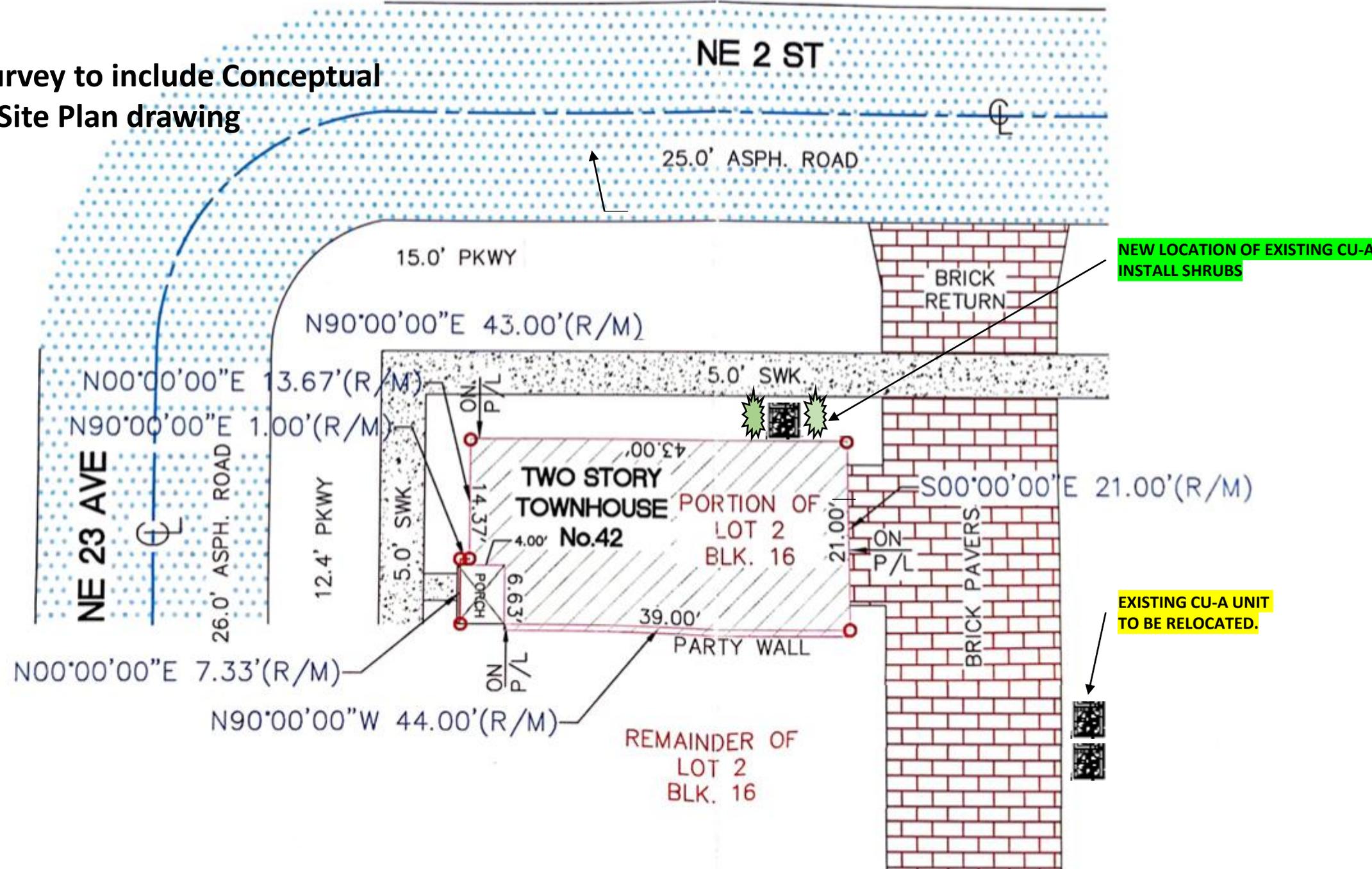
N00°00'00"E 7.33'(R/M)

PORCH

PARTY WALL

N90°00'00"W 44.00'(R/M)

REMAINDER OF LOT 2 BLK. 16



AC Contractors Feedback: Coastal Comforts & Tech Air Florida

From: Lenny Vigliotti

<lenny@coastalcomfortac.com>

Sent: Wednesday, December 14, 2022
1:26 PM

To: Erika Erika

<erikazahir@hotmail.com>

Subject: Re: ZUMIDA ERIKA 11-20-22 -
Pompano Beach, FL

The existing copper refrigerant lines have a Freon leak. They currently run under a paver driveway and can not be repaired. The logical solution is to relocated the condenser and run new refrigerant lines.

Sent from my iPhone

From: Pedro Alvarez <pedro@techairflorida.com>

Sent: Wednesday, December 14, 2022 1:20 PM

To: 'Erika Erika' <erikazahir@hotmail.com>

Subject: RE: Proposal to relocate condenser - 42 NE 23rd Ave. Pompano Beach, FL (Townhomes)

Good afternoon,

This email is to confirm that the a/c for Erika Zuniga located at 42 Northeast 23rd Avenue Pompano Beach, Florida 33062

Has a refrigerant leak on the refrigerant lines located underground under the street. The solution would be to relocate the condenser closer to the town home and run new refrigerant lines to air handler. Please let me know if you need anything else.

Thank you,

Pedro J Alvarez

1049 NE 44th Ct.

Oakland Park, FL 33334

(954)776-6540 Lic.#CAC057212

HOA & President Approval Letter

Atlantic Urban Association, Inc
 PO Box 50372, Lighthouse Point, FL 33074
 954-366-1392 Office 954-570-8919 Fax
jamie@jsbprop.com www.jsbprop.com

December 1, 2022

Reference: AC Unit relocation

Erika Zuniga
 42 NE 23rd 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 clusia 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



Sworn to and subscribed before me by mean of physical presence or online notarization on 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.

SunBiz Information:

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, SONDR
Address	PO BOX 50373	Address	PO BOX 50373
City-State-Zip:	LIGHTHOUSE POINT FL 33074	City-State-Zip:	LIGHTHOUSE POINT FL 33074
Title	PRESIDENT	Title	SECRETARY
Name	MEYER, GARY	Name	WELLS, JIM

Broward County Property Appraiser Information



IMPORTANT: If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a more likely estimate of your new amount.
If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption can help you.
If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).

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Site Address	42 NE 23 AVENUE, POMPANO BEACH FL 33062	ID #	4843 31 46 0140
Property Owner	ZUNIGA, GLORIA H/E ZUNIGA, ERIKA & SIMEONE, EMANUELE	Millage	1511
Mailing Address	42 NE 23 AVE POMPANO BEACH FL 33062	Use	01-04

Abbreviated Legal Description	PINEHURST 5-13 B POR OF LOT 2 BLK 16 DESC AS COMM NW COR LOT 2,S 5.17,E 6 TO POB CONT E 43,S 21,W 44,N 7.33 E 1.0,N 13.67 TO POB AKA:42 ATLANTIC URBAN VILLAGE
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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\(8\)](#).

Legal Description: Source Warranty Deed

Legal Description of Property:

42 NE 23rd Avenue Pompano Beach, FL 33062

Legal Description:

A Portion of Lot 2, Block 16, PINEHURST, according to the map or plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Lot 2; thence South 00°00'00" East, on the West line of said Lot 2, a distance of 5.17 feet; thence North 90°00'00" East, a distance of 6.00 feet to the Point of Beginning; thence continuing North 90°00'00" East, a distance of 43.00 feet; thence South 00°00'00" East, a distance of 21.00 feet; thence North 90°00'00" West, a distance of 44.00 feet; thence North 00°00'00" East, a distance of 7.33 feet; thence North 90°00'00" East, a distance of 1.00 feet; thence North 00°00'00" East, a distance of 13.67 feet to the Point of Beginning.

A/KIA 42 Atlantic Urban Village.

Parcel Identification Number: 4843-31-46-0140

Current Survey 2022



CERTIFY TO:
 ERIKA ZUNIGA, GLORIA ZUNIGA AND EMANUELE SIMEONE
 ZIMMETT & ZIMMETT, P. A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 (LANDFLOT.COM, LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.)

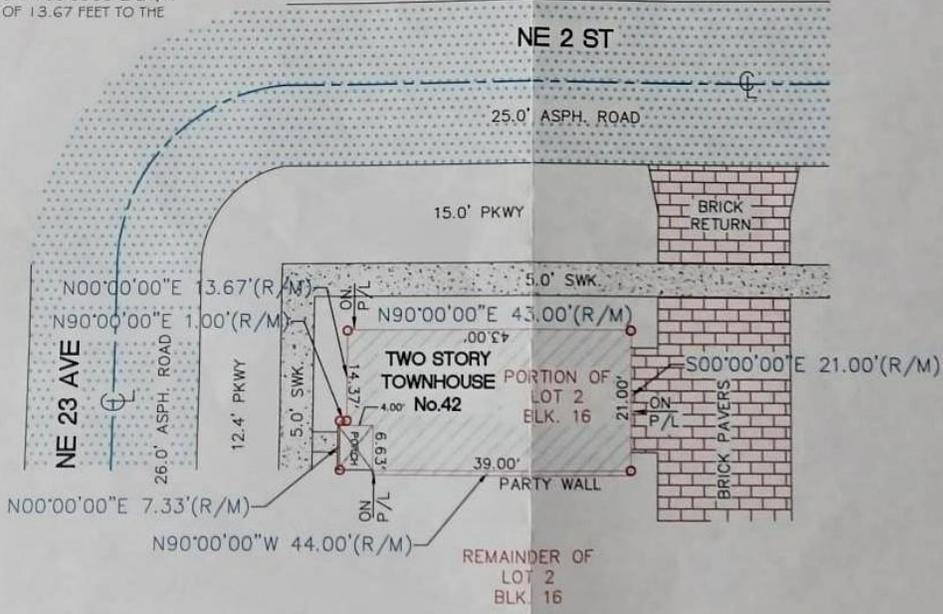
LEGAL DESCRIPTION:
 A PORTION OF LOT 2, BLOCK 16, PINEHURST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 00°00'00" EAST, ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 5.17 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" EAST, A DISTANCE OF 43.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 21.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 44.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 7.33 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 13.67 FEET TO THE POINT OF BEGINNING. A/V/A 42 ATLANTIC URBAN VILLAGE

PROPERTY ADDRESS:
 42 NE 23RD AVENUE #42
 POMPANO BEACH, FLORIDA 33062

SURVEYORS NOTATIONS: NONE
FLOOD ZONE INFORMATION:
 THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE X
 PANEL NO/SUFFIX 376/H
 COMMUNITY NO. 120055
 DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

- Notes:
- all clearances and / or encroachments shown hereon are of apparent nature, fence ownership by visual means, legal ownership of fences not determined.
 - this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing of the property, and is not intended for use in construction as it was not ordered to meet all standards.
 - code restriction and title search are not reflected on this survey.
 - the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
 - the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
 - underground encroachments, if any, not located.
 - i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors chapter 39-17.050 to 17.052 Florida Administrative Code pursuant section 420.007, F.S. 420.007, if shown bearings are to an assumed meridian (P.M.)
 - showing references are referred to s.p.v.d. 1929 s. 11 a boundary survey



BOUNDARY SURVEY

SCALE: 1" = 20'



VIEW OF SUBJECT PROPERTY



VICINITY MAP

- LEGEND OF SYMBOLOLOGY**
- | | | | |
|--|-------------------------|--|------------------|
| | MAN HOLE SANITARY SEWER | | WATER METER |
| | CATCH BASIN | | WATER VALVE |
| | FIRE HYDRANT | | ELECTRIC BOX |
| | SIGN | | T.V. BOX |
| | HANDICAP PARKING | | ELECTRIC METER |
| | CONC. LIGHT POLE | | WOOD LIGHT POLE |
| | | | METAL LIGHT POLE |
| | | | UTILITY POLE |

- LEGEND OF SURVEY ABBREVIATIONS**
- | | | | |
|--------|----------------------------|----------|----------------------------------|
| ADJ. | ADJACENT | (M) | MEASURED |
| A/C | AIR CONDITIONER | N | NORTH |
| ASPH | ASPHALT PAVEMENT | N.O. | NAIL AND DISC |
| B/C | BLOCK CORNER | N.G.V.D. | NATIONAL GEODESIC VERTICAL DATUM |
| BLDG | BUILDING | N.T.S. | NOT TO SCALE |
| BLK | BLOCK | S.A.M. | OVER HANG |
| B.M. | BENCH MARK | D.R.B. | OFFICIAL RECORD BOOK |
| B.C.R. | BROWARD COUNTY RECORD | C.U.L. | CURVEHEAD UTILITY LINE |
| C/B | CURB AND GUTTER | (P) | PLAT |
| C.B. | CATCH BASIN | P.B. | PLAT BOOK |
| CH | CHORD AND GUTTER | P.C. | POINT OF CURVATURE |
| CH.D | CHORD DISTANCE | P.C.C. | POINT OF COMPOUND CURVATURE |
| CH.F | CHAIN LINK FENCE | P.C.P. | PERMANENT CONTROL POINT |
| CLP | CONC LIGHT POLE | P.I. | POINT OF INTERSECTION |
| C.L. | CENTER LINE | P.S. | PAGE |
| CL | CLUB | P.W. | PROPERTY |
| C.B.S. | CONCRETE BLOCK AND STUCCO | P.A. | PARKING ALIGN |
| C | CLEAR | P.W.Y. | PROPERTY |
| C.M.E. | CANAL MAINTENANCE EASEMENT | P.L.S. | PROFESSIONAL LAND SURVEYOR |
| CONC | CONCRETE | P.L. | PROPERTY LINE |

LB # 80777
 8405 SW 68 STREET
 MIAMI FLORIDA 33176
 TEL (781) 242-7832 DACL (854) 779-3288 (888) 8960
 E-MAIL: thsurvey@gmail.com

THOMAS J. KELLY
 SURVEYORS-MAPPERS
 LAND PLANNERS

BOUNDARY SURVEY