



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

P&Z#: 24-17000001

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

**Development Application**

**Project Type:** Special Exceptions

**Submission #:** SPEX-2024-1

Site Data			
Project Name:	160 Driving Academy	Size of property:	52272.0
Street Address:	2240 N.W. 22nd Street SE, Pompano Beach, FL 33069	Number of units (Residential):	
Folio Number(s):	484228100100	Total square feet of the building* (Non-Residential):	
Project Narrative:	Speical Exception to allow overnight storage/ truck parking for CDL school		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
	AG-TREP POMPANO PROPERTY OWNER, LLC
Title:	Print Name:
	Melissa Arnold
Street Address:	Street Address:
	3657 BRIARPARK DR STE 300
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
	Houston TX 77024
Phone Number:	Phone Number:
	832-797-8767
Email:	Email:

ePlan agent (if different):	
Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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

**Owner's Certificate**  
**Special Exceptions**

**OWNER'S CERTIFICATE**

SPEX-2024-1

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: Steve Gold 01/15/2024

Signature: *Steve Gold*

City of Pompano Beach

Department of Development Services, Planning and Zoning Division

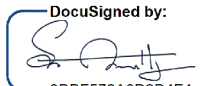
100 W Atlantic Blvd

Pompano Beach, FL 33060

Owners Certificate

This is to certify that Steve Gold, Owner of 160 Driving Academy, can submit the Special Exception Application, attached hereto as Exhibit A, on behalf of AG-TREP Pompano Property Owner, LLC. The purpose of the Special Exception Application is to allow for overnight storage of trucks. The overnight parking of trucks is necessary for 160 Driving Academy's business operations to be able to train Class A CDL students.

Sincerely,

DocuSigned by:  
  
8DBF572A0D2D4F4...

Scott Arnoldy

AG-TREP Pompano Property Owner, LLC

c/o Triten Real Estate Partners

3657 Briarpark Dr., Ste 300

Houston, TX 77042

Enclosure

**EXHIBIT A**  
**SPECIAL EXCEPTION APPLICATION**

*[Attached following this page.]*

Date of this notice: 11-10-2022

Employer Identification Number:  
[REDACTED]

Form: SS-4

Number of this notice: CP 575 B

AG-TREP POMPANO PROPERTY OWNER LLC  
JOHN SCOTT ARNOLDY JR MBR  
3657 BRIARPARK DR STE 300  
HOUSTON, TX 77042

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-0996107. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2023

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

