



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

P&Z#: 26-17000006

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2026-14

Site Data

Project Name:	Reece - Pompano Beach	Size of property:	98117.0
Street Address:	2250 N. Andrews Ave	Number of units (Residential):	0.0
Folio Number(s):	4842 27 26 0031	Total square feet of the building* (Non-Residential):	19014.0
Project Narrative:	Special Exception for Outdoor Storage increase above 35% of building area.		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Scott Hoover	GRAINGER & JENNINGS RLTY CORP
Title:	Print Name:
Project Manager	Douglas H. Jennings
Street Address:	Street Address:
471 E Broad St, Suite 1700	7134 Westmoreland Dr
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
34243 Ohio 43215	Sarasota FL 15222
Phone Number:	Phone Number:
Email:	Email:

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-2026-14

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: Scott A Hoover 05/06/2026

Signature: Scott A Hoover

{Name}
{Address}
{City, ST, Zip}

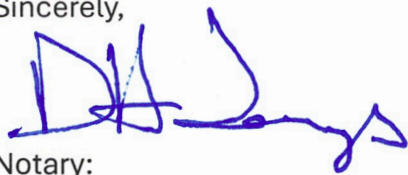
May 1, 2009

Re: Landlord Authorization SPEX-2026-14

To Whom It May Concern:

This letter is to verify that Scott Hoover of Abbot Studios is authorized to submit this Special Exception application on the owner's behalf.

Sincerely,



Notary:

State of Florida

Country of USA, County of Broward

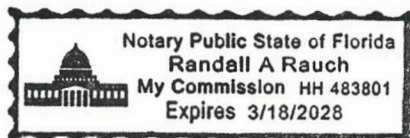
Subscribed and sworn to before me on this 16 day of June in the year 2026 by

Douglas Jennings

(Name of document signer)

Randall A. Rauch

Notary Public



Type or Printed Name _____

My Commission Expires _____

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 389773

Entity Name: GRAINGER AND JENNINGS REALTY CORP.

Current Principal Place of Business:

7134 WESTMORELAND DRIVE
SARASOTA , FL 34243

Current Mailing Address:

7134 WESTMORELAND DRIVE
SARASOTA, FL 34243 US

FEI Number: 59-1380674

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

JENNINGS, DOUGLAS H
7134 WESTMORELAND DRIVE
SARASOTA, FL 34243 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:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PTD
Name JENNINGS, DOUGLAS H
Address 7134 WESTMORELAND DRIVE
City-State-Zip: SARASOTA FL 34243

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 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DOUGLAS JENNINGS

MANAGER

01/28/2026

Electronic Signature of Signing Officer/Director Detail

Date