



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 008-MP-25

Development and Environmental Review Online Application

Project Information

Plat/Site Plan Name

THIEME 4791

Plat/Site Number

Plat Book - Page (if recorded)

Owner/Applicant/Petitioner Name

The Thieme Family, LLC

Address

4791 N. Federal Highway

City

Pompano Beach

State

FL

Zip

33308

Phone

(954) 491-1222

Email

DVET83@gmail.com

Agent for Owner/Applicant/Petitioner

Control Point Associates FL, LLC

Contact Person

Jim McLaughlin

Address

1901 W. Cypress Creek Road, Suite 501

City

Fort Lauderdale

State

FL

Zip

33309

Phone

(954) 763-7611

Email

JimMcLaughlin@CPAsurvey.com

Folio(s)

4843 18 00 0092

Location

West

side of

N. Federal Highway

at/between/and

at Northwest corner

and/of

N.E. 48th Street

north side/corner north

street name

street name / side/corner

street name

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

Plat (fill out/PRINT **Questionnaire Form, Plat Checklist**)

Site Plan (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)

Note Amendment (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)

Vacation (fill out/PRINT **Vacation Continuation Form, Vacation Checklist**, use **Vacation Instructions**)

- Vacating Plats, or any Portion Thereof (BCCO 5-205)**
- Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)**
- Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)**

Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)

Application Status

Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Project Name	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know			
If YES, please answer the following questions.			
Project Name of underlying approved and/or recorded plat	Project Number		
Is the underlying plat all or partially residential? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know			
If YES, please answer the following questions.			
Number and type of units approved in the underlying plat.			
Number and type of units proposed to be deleted by this replat.			
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.			

School Concurrency (Residential Plats, Replats and Site Plan Submissions)

Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If the answer is "Yes" to any of the questions above

RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commerce	Land Use Plan Designation(s) Commerce
Zoning District(s) B-3	Zoning District(s) B-3

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
Duplex	1	2024	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	HAS <input checked="" type="checkbox"/> NO
Commercial	1,083 sq. ft.	2022	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO	HAS <input checked="" type="checkbox"/> NO
Animal Hospital	4,325 sq. ft.	now	YES <input checked="" type="checkbox"/> NO	YES <input checked="" type="checkbox"/>	HAS WILL <input checked="" type="checkbox"/>

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Animal Hospital	4,325 sq. ft.
		Commercial	5,175 sq. ft.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Owner/Agent Signature

3-4-25

Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 4th day of March, 20 25, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped



HUMBERTO ESPINOZA
Commission # HH 456057
Expires October 19, 2027

Notary Seal (or Title or Rank)

Signature of Notary Public – State of Florida

Serial Number (if applicable)

For Office Use Only

Application Type

Muni Plat

Application Date 4/25/2025	Acceptance Date 5/1/2025	Fee \$4,780
Comments Due 6/2/2025	Report Due 6/12/2025	CC Meeting Date TBA

Adjacent City or Cities
Lighthouse Point

<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Surveys	<input checked="" type="checkbox"/> Site Plans	<input type="checkbox"/> Landscaping Plans	<input type="checkbox"/> Lighting Plans
<input type="checkbox"/> City Letter	<input type="checkbox"/> Agreements			

Other: FDOT Letter, BCPA Receipt, title work

Distribute To <input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)		<input type="checkbox"/> Administrative Review

Other: N/A

Received By

Christian Dumay