



Application Number 008-MP-25

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

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>THIEME 4791</b>			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name <b>The Thieme Family, LLC</b>			
Address <b>4791 N. Federal Highway</b>		City <b>Pompano Beach</b>	State <b>FL</b>
Zip <b>33308</b>			
Phone <b>(954) 491-1222</b>	Email <b>DVET83@gmail.com</b>		
Agent for Owner/Applicant/Petitioner <b>Control Point Associates FL, LLC</b>		Contact Person <b>Jim McLaughlin</b>	
Address <b>1901 W. Cypress Creek Road, Suite 501</b>		City <b>Fort Lauderdale</b>	State <b>FL</b>
Zip <b>33309</b>			
Phone <b>(954) 763-7611</b>	Email <b>JimMcLaughlin@CPAsurvey.com</b>		
Folio(s) <b>4843 18 00 0092</b>			
Location <b>West</b> side of <b>N. Federal Highway</b> at/between/and <b>at Northwest corner</b> and/of <b>N.E. 48th Street</b> <small>north side/corner north street name street name / side/corner street name</small>			

<b>Type of Application (this form required for all applications)</b>	
Please check all that apply (use attached <b>Instructions</b> for this form).	
<input checked="" type="checkbox"/> <b>Plat</b> (fill out/PRINT <b>Questionnaire Form, Plat Checklist</b> )	
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <b>Questionnaire Form, Site Plan Checklist</b> )	
<input type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <b>Questionnaire Form, Note Amendment Checklist</b> )	
<input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <b>Vacation Continuation Form, Vacation Checklist</b> , use <b>Vacation Instructions</b> )	
<input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)	
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)	
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)	
<input type="checkbox"/> <b>Vacation</b> ( <b>Notary Continuation Form Affidavit</b> required, fill out <b>Business Notary</b> if needed)	

### Application Status

Has this project been previously submitted? ☐ Yes ☒ No ☐ Don't Know

This is a resubmittal of: ☐ Entire Project ☐ Portion of Project ☒ N/A

What was the project number assigned by the Urban Planning Division? ☐ Project Number ☒ N/A ☐ Don't Know

Project Name ☒ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☐ Yes ☒ No ☐ Don't Know

Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? ☐ Yes ☒ No ☐ 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? ☐ Yes ☒ No ☐ 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? ☐ Yes ☐ No ☐ 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.) ☐ Yes ☒ No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? ☐ Yes ☒ No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? ☐ Yes ☒ No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? ☐ Yes ☒ 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) <b>Commerce</b>	Land Use Plan Designation(s) <b>Commerce</b>
Zoning District(s) <b>B-3</b>	Zoning District(s) <b>B-3</b>

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> 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.</p>					
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Duplex	1	2024	YES   <del>NO</del>	YES   <del>NO</del>	HAS   <del>WILL</del>   NO
Commercial	1,083 sq. ft.	2022	YES   <del>NO</del>	<del>YES</del>   NO	HAS   <del>WILL</del>   NO
Animal Hospital	4,325 sq. ft.	now	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
<p>*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 id defined by the definition in the Land Development Code.</p>					

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  Date 3-4-25

## 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

Signature of Notary Public – State of Florida



HUMBERTO ESPINOZA  
Commission # HH 456057  
Expires October 19, 2027

Notary Seal (or Title or Rank)

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

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans  
☐ City Letter ☐ Agreements

☐ Other: FDOT Letter, BCPA Receipt, title work

Distribute To  
☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting  
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review

☐ Other: N/A

Received By

Christian Dumay