



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

P&Z#: 23-12000049

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

Development Application

Project Type: Development Application  
(Site Plan & Building Design)

Submission #: MSP-2023-105

Site Data

Project Name:	Retail Development	Size of property:	39542.0
Street Address:	4791 N. Federal Highway	Number of units (Residential):	0.0
Folio Number(s):	4843 18 00 0092	Total square feet of the building* (Non-Residential):	4775.0
Project Narrative:	The new proposed project is a 1 story building. Approx. 5,110 gross sq ft, comprising of 4 tenant spaces totaling 4,775 sq ft fronting US-1. 2 spaces are for retail purposes, while the remaining 2 for F&B services. Providing a total of 41 parking spaces.		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Carlos Justiniano	Thieme Family LLC
Title:	Print Name:
Project Manager	Douglas Thieme
Street Address:	Street Address:
2400 E Commercial Blvd	4791 N. Federal Highway
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
fort lauderdale Florida 33308	Pompano Beach Florida 33308
Phone Number:	Phone Number:
954-554-3884	954-491-1222
Email:	Email:
cjustiniano@justinarc.com	dvet83@gmail.com
ePlan agent (if different):	
Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	

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