

Staff Report

File #: LN-658

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 27, 2025

THIEME 4791

Request: PLAT
P&Z# 24-14000006
Owner: Thieme Family LLC
Project Location: 4791 N. Federal Hwy
Folio Number: 484318000092
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: James McLaughlin
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

A. Plat Background

A plat is a map, drawn to scale, showing the divisions of a piece of land. It can delineate blocks, streets, alleys and easements. Further refinement often splits blocks into individual lots, usually for the purpose of selling the described lots, this has become known as subdivision. The statutory definition of subdivision according to Chapter 177.031(18), F.S. is "the division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and re-subdivisions." Upon the filing of a plat, legal descriptions can then refer to block and lot-numbers rather than portions of sections. In order for plats to become legally valid, a local governing body must review and approve them.

In Broward County, such legal authority is bestowed upon the Broward County Commission as stipulated within Article 7 of the Broward County Administrative Rules Document. Section 7.2 - 'Countywide Platting Authority' states that "No plat of lands lying within Broward County, either in the incorporated or unincorporated areas, may be recorded in the Official Records prior to approval by the County Commission." Section 7.4 provides for the input of each local government within Broward County, whereby a plat application must first be approved by the local jurisdiction before final approval with the County Commission. That section states that "local Jurisdictions shall require platting at least in those circumstances where the Broward County Land Use Plan requires platting."

B. Request

The agent, Jim McLaughlin, of Control Point Associates, LLC is representing the owner of the property, Thieme Family, LLC. The Applicant is requesting approval of the Thieme 4791 Plat for the approximate 0.9-acre property located at 4791 N. Federal Hwy, which lies on the southwest corner of Federal Highway and NE 48th Street. A duplex and an approximate 760-square foot commercial structure currently located on the site

will be demolished. The 4,325-square foot animal hospital on the property will remain. The developer plans to build a new structure with 5,175 square feet of commercial use. The subject property will have an access on NE 48th St. and an ingress/egress right-turn only for Federal Highway. The Plat restricts the property to a maximum of 4,325 square feet animal hospital and 5,175 square feet of commercial use. A conceptual site plan has been provided.

The land use designation of this parcel is Commercial (C) and the Zoning is General Business (B-3). The current land use and zoning allows for 60% lot coverage and 105' in height which is an FAR of 6.0 so the entitlements allowed for the property will accommodate the proposed level of development.

C. Section 155.2410. PLAT - A. Purpose

The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's platting requirement and to ensure subdivisions of land within the city:

1. Provide for the orderly growth and development of the city;
2. Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
3. Provide rights-of-way for streets and utility easements;
4. Avoid congestion and overcrowding of streets;
5. Ensure there is adequate access to development;
6. Ensure there are adequate utility facilities to serve development;
7. Ensure there is adequate open space and recreation facilities to serve development; and
8. Ensure there is proper recordation of land ownership or property owner association records, where applicable.

D. Plat Review Standards

An application for a Plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;
2. The development complies with all other applicable standards in this Code;
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);
4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;
5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

E. Staff Analysis

The subject property has a Commercial (C) Land Use designation and a General Business (B-3) Zoning designation. This proposed plat was reviewed at the November 6, 2024 DRC meeting and found to be in compliance with the City's Land Development Regulations. The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat. Furthermore, all applicable Development Standards in Part 7 of Article 5 have been met.

Staff Recommendation:

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

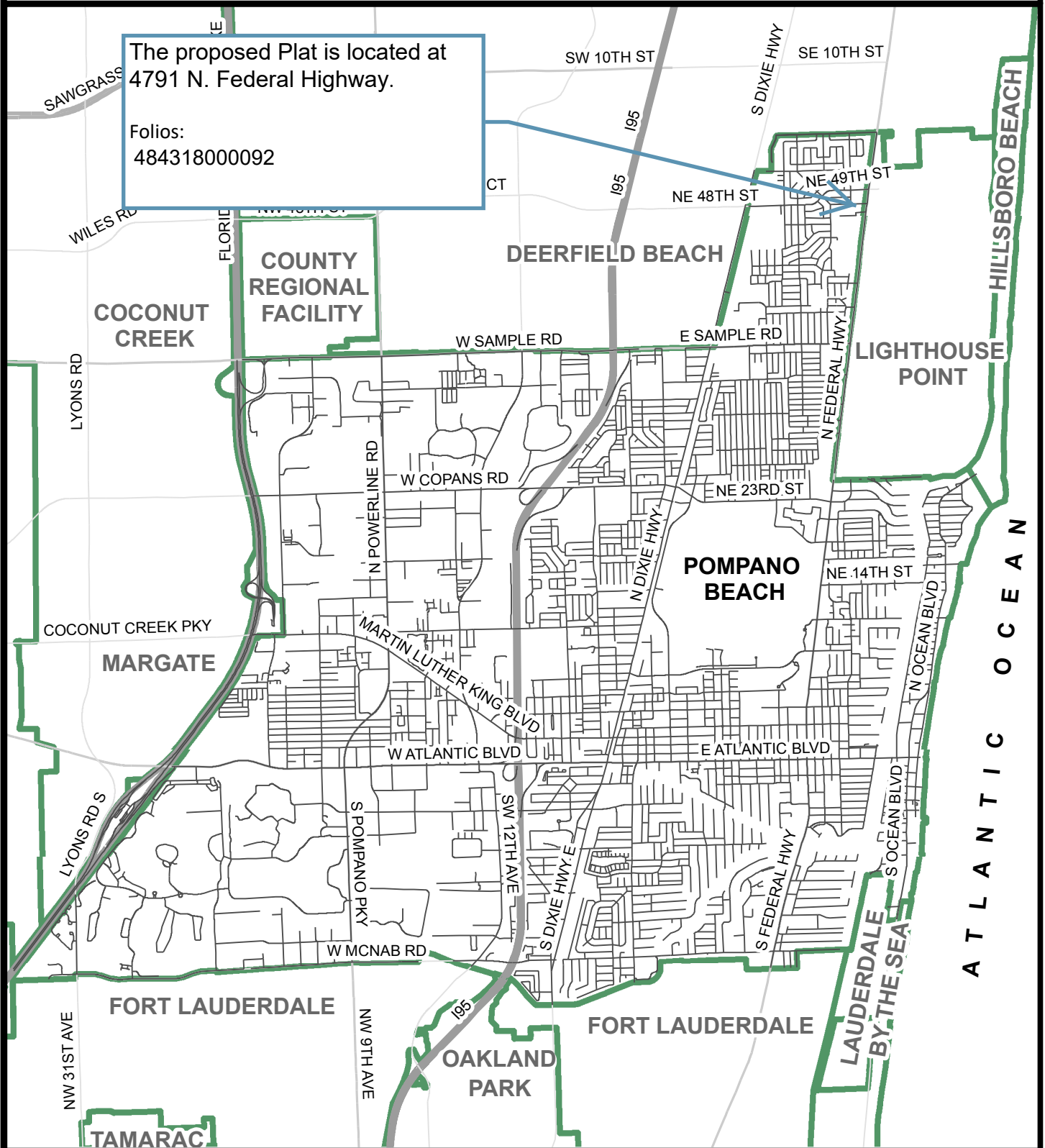
1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.

CITY OF POMPANO BEACH LOCATION MAP



The proposed Plat is located at
4791 N. Federal Highway.

Folios:
484318000092



P&Z

1 in = 1 miles

7/30/2017

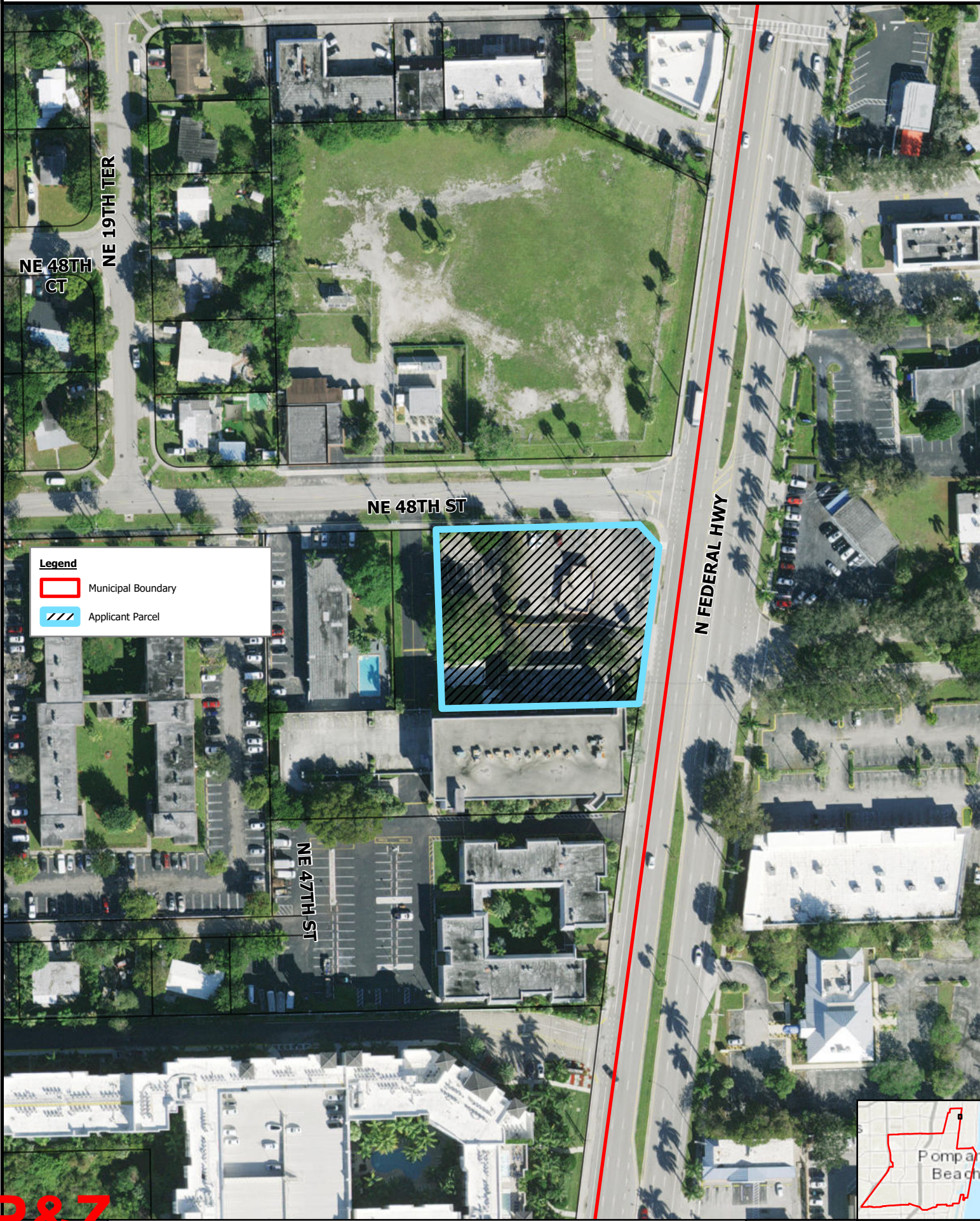
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

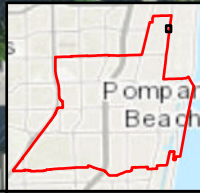
CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Municipal Boundary
-  Applicant Parcel



P&Z

Scale:

1:1,500

PZ24-1400006

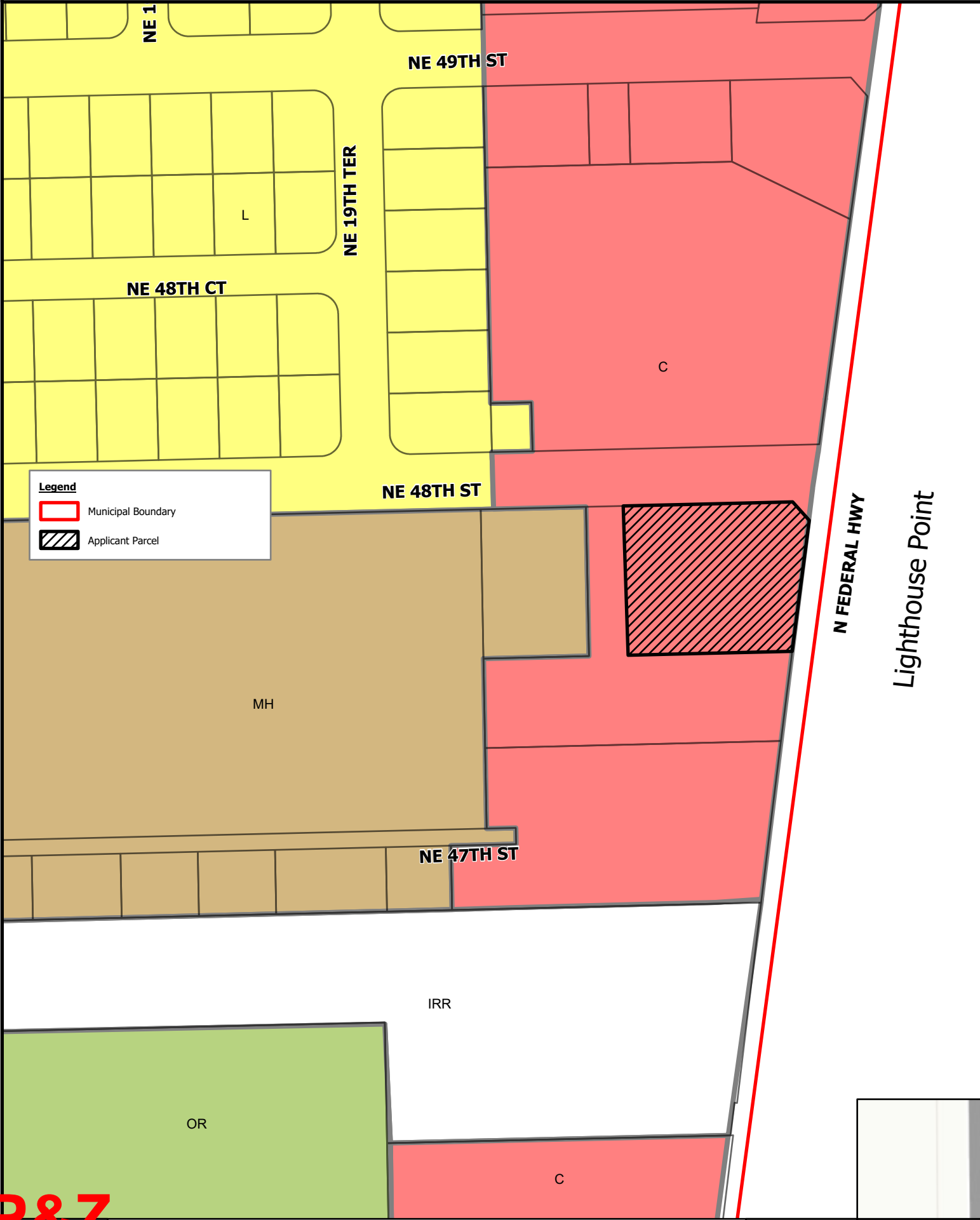
8/27/2025

4791 N Federal Hwy



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CITY OF POMPANO BEACH
LAND USE MAP



Legend

-  Municipal Boundary
-  Applicant Parcel

P&Z
Scale:
1:1,800
PZ24-1400006
8/27/2025

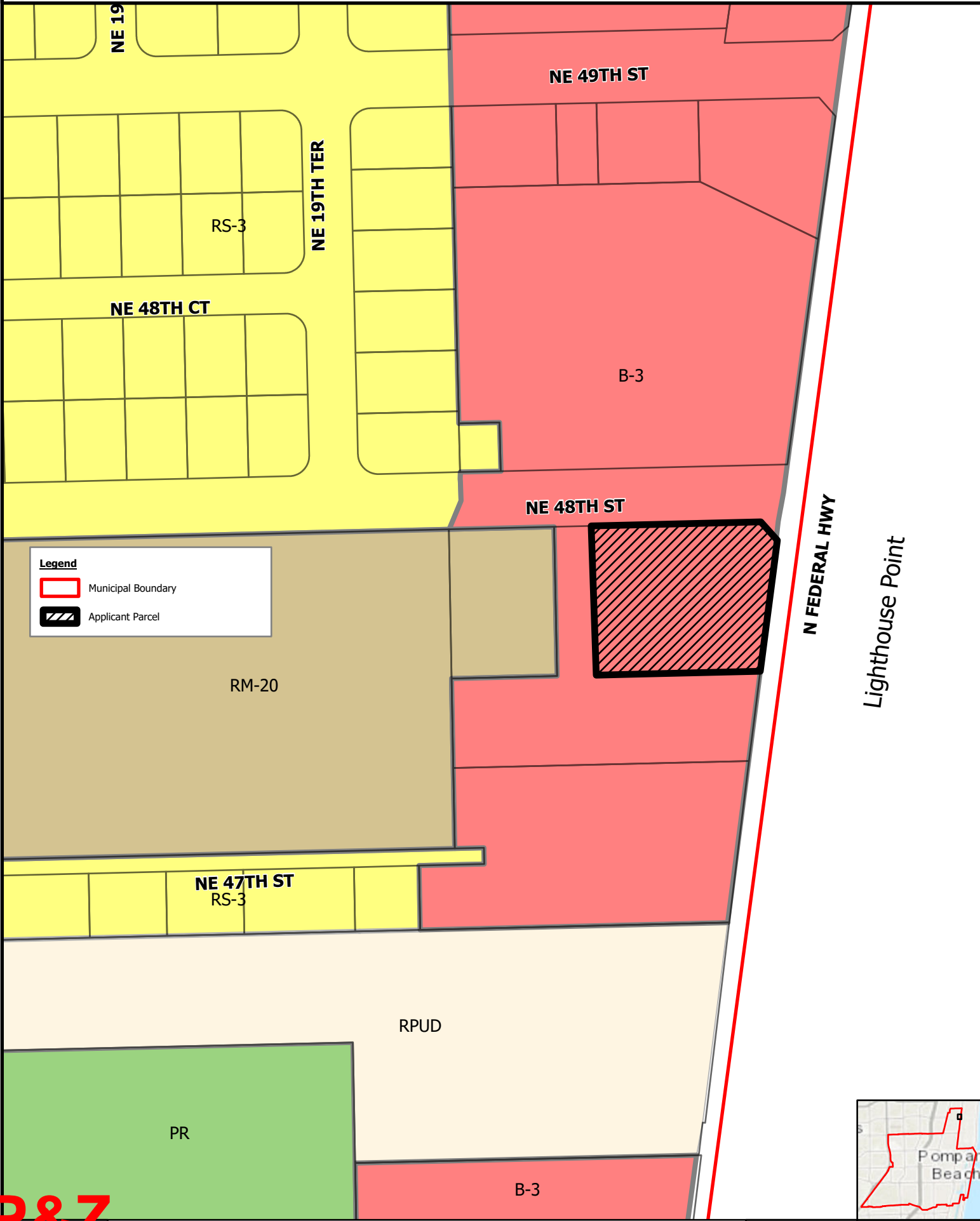
4791 N Federal Hwy

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Florida's Warmest Welcome

CITY OF POMPANO BEACH

ZONING MAP



P&Z

Scale:

1:1,800

PZ24-1400006

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4791 N Federal Hwy

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LEGEND

FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
L	Low	(1-5 DU/AC)	RS-1	Single-Family Residence 1	
LM	Low- Medium	(5-10 DU/AC)	RS-2	Single-Family Residence 2	
M	Medium	(10-16 DU/AC)	RS-3	Single-Family Residence 3	
MH	Medium-High	16-25 DU/AC)	RS-4	Single-Family Residence 4	
H	High	(25-46 DU/AC)	RS-L	Single-Family Residence Leisureville	
IRR	Irregular Density		RD-1	Two- Family Residence	
MUR-H	Mixed Use Residential (High)		RM-7	Multiple-Family Residence 7	
* C	Commercial		RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20	
I	Industrial		RM-30	Multiple-Family Residence 30	
T	Transportation		RM-45	Multiple-Family Residence 45	
U	Utilities		MH-12	Mobile Home Park	
CF	Community Facilities		B-1	Limited Business	
OR	Recreation & Open Space		B-2	Neighborhood Business	
W	Water		* B-3	General Business	
RAC	Regional Activity Center		B-4	Heavy Business	
LAC	Local Activity Center		M-1	Marina Business	
DPTOC	Transit Oriented Corridors:		CR	Commerical Recreation	
ETOC	Downtown Pompano		I-1	General Industrial	
	East Atlantic Blvd		I-1X	Special Industrial	
			O-IP	Office Industrial Park	
			M-2	Marina Industrial	
			TO	Transit Oriented	
			PR	Parks & Recreation	
			CF	Community Facilities	
			PU	Public Utility	
			T	Transportation	
			BP	Business Parking	
			LAC	Local Activity Center	
				<i>Planned Developments</i>	
			RPUD	Residential Planned Unit Development	
			PCD	Planned Commercial Development	
			PD-TO	Planned Development - Transit Oriented	
			PD-I	Planned Development - Infill	
				<i>Overlay Districts</i>	
			RM-45 HR	Multiple-Family Residence 45 High Rise	
			DPOD	Downtown Pompano Beach	
			EOD	East Atlantic Blvd.	
			AOD	Atlantic Boulevard	