



**CONTROL POINT**  
**ASSOCIATES FL, LLC**  
traditional methods | modern approaches

1901 W. Cypress Creek Road  
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September 23, 2024

**NARRATIVE**  
**THIEME 4791 – PROPOSED PLAT**

The proposed plat is located at 4791 N. Federal Highway in Pompano Beach, FL. The property is being platted because it has never been platted. The property is located in the Northwest one-quarter (NW ¼) of Section 18, Township 48 South, Range 43 East, Broward County, Florida.

The property currently consists of a residential duplex (to be removed), an old gas station (to be removed) and a 4,325 square foot animal hospital (to remain). The proposed use will be for 5,175 square feet of Commercial use and a 4,325 square foot Animal Hospital.

The existing street right-of-way and the driveway on N. Federal Highway are in compliance with the Broward County Trafficways Map and Florida Department of Transportation (FDOT) requirements as evidenced by the submitted FDOT pre-application letter. The existing drives on the gas station site will be closed. No right-of-way will need to be dedicated within the plat boundary. Sufficient utilities exist to the site, any required easements will be dedicated as needed. The new development will have less impact on the adjacent roadways when compared to the original uses.

The Thieme Family, LLC is the owner of the lands. Douglas A. Thieme, Managing Member will be the authorized signer. Deeds and the Division of Corporation documents are included in this submittal.

Respectfully submitted,

James McLaughlin, RLS  
Project Surveyor  
Control Point Associates, FL, LLC

Control Point Associates FL, LLC is pleased to announce the acquisition  
of McLaughlin Engineering Company.



**DRC**  
McLAUGHLIN ENGINEERING CO.  
SURVEYORS ENGINEERS LAND PLANNERS

PZ24-14000006  
11/06/2024