



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

P&Z#: _____

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

Plat Application

Plat Review

Plat Application

Street Address: 4791 N. FEDERAL HIGHWAY	Folio Number: 484318000092	Zoning District: B-3
Subdivision: UNPLATTED (18-48-43)	Block:	Lot:
Have any previous applications been filed for this property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
If Yes, provide the associated Project Number(s): 23-12000049 (Site Plan & Building Design) (Site Plan/ Rezoning/ Abandonment, etc.)		
Project Name: THIEME 4791	Acreage: 0.9074	Units: 9500 SQ FT commercial

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Control Point Associates, FL, LLC	Business Name (if applicable): The Thieme Family, LLC
Print Name and Title: Jim McLaughlin, PLS (Plat Manager)	Print Name and Title: Douglas Thieme, Managing Member
Signature: 	Signature:
Date: 3/15/24	Date: 3/11/24
Street Address: 1700 N.W. 64th Street, Suite 400	Street Address: 4791 N. Federal Highway
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33309	Mailing Address City/ State/ Zip: Pompano Beach, FL 33308
Phone Number: (954) 763-7611	Phone Number: (954) 491-1222
Email: JimMcLaughlin@CPA.com	Email: DVET83.@gmail.com
Email of ePlan agent (if different):	

DRC



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155.2303. APPLICATION SUBMITTAL AND ACCEPTANCE

A. AUTHORITY TO SUBMIT APPLICATIONS

1. Unless expressly stated otherwise in this Code, applications for a development permit reviewed under this Code shall be submitted by:
 - a. The owner, contract purchaser, or any other person having a recognized property interest in the land on which development is proposed; or
 - b. A person authorized to submit the application on behalf of the owner, contract purchaser, or other person having a recognized property interest in the land, as evidenced by a letter or document signed by such owner, contract purchaser, or other person.
2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

OWNERS CERTIFICATE

This is to certify that I am the owner of the subject lands described in this **PLAT APPLICATION** and that I have authorized the filing of the aforesaid application.

Owner's Name: The Thieme Family, LLC Douglas Thieme, Managing Member
(Print or Type)

Address: 4791 N. Federal Highway
Pompano Beach, FL 33308
(Zip Code)

Phone: 954) 491-1222

Email address: DVET83.@gmail.com

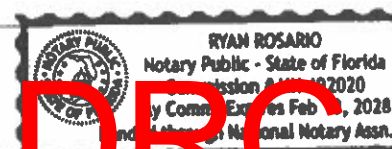
Douglas Thieme
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 11th day of March, 2024 by means of
☒ physical presence or ☐ online notarization.

Ryan Rosario State of Florida
NOTARY PUBLIC, STATE OF FLORIDA

Ryan Rosario
(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☒ Personally know to me, or
☐ Produced identification: _____
(Type of Identification Produced)



DRC



McLAUGHLIN ENGINEERING CO.

SURVEYORS • ENGINEERS • LAND PLANNERS

a division of  CONTROL POINT ASSOCIATES, INC.
traditional methods • modern approaches

1700 NW 64th Street
Suite 400
Ft. Lauderdale, FL 33309
Tel: 954-763-7611

March 11, 2024

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33061
ATTENTION: Ms. Maggie Barszewski


Re:

**PROPOSED PLAT
"THIEME 4791"
(A PORTION OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST)
-Owner's Authorization Letter-**

To whom it may concern:

With this letter of consent, the owner of the property, **The Thieme Family, LLC.**, a Florida limited liability company, by its Managing Member, **Douglas A. Thieme**, hereby authorizes **McLaughlin Engineering Company, A Division of Control Point Associates, FL, LLC** and its agents to process the above referenced Plat Application through the various City of Pompano Beach Departments for City Commission consideration.

Sincerely,

Signature:  Name: **Douglas A. Thieme**
Title: **Managing Member**

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing was acknowledged before me this 11th day of March, 2024 by means of physical presence.
By: **Douglas A. Thieme** as Managing Member of The Thieme Family, LLC.

He:

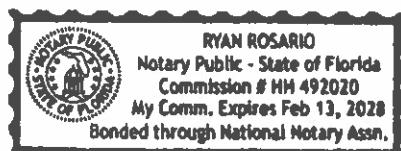
☒ is personally known to me, or

() produced identification. Type of identification produced _____

NOTARY PUBLIC:  STATE OF Florida

Print name and expiration date Ryan Rosario 2-13-2028

(SEAL)



DRC