



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-894

PLANNING AND ZONING BOARD

Meeting Date: JULY 22, 2026

2690 W SAMPLE RD EASEMENT ABANDONMENT

Request: Easement Abandonment
P&Z# 26-27000004
Owner: Festival Centre LLC
Project Location: 2690 W Sample Rd
Folio Number: 484221070031, 484221070032, 484221070033
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: George Balaban
Project Planner: Patricia Chasko (954-545-7778 / patricia.chasko@copbfl.com)

This is a request to abandon the western 2 feet of a 12-foot utility easement by the Applicant, George Balaban of Kimley Horn, on behalf of the owner FESTIVAL CENTRE LLC, for the property at 2690 W Sample Rd. The 12-foot easement is shown on the Pompano Industrial Park Third Addition Plat (ORB 111, PG 33) which runs along the perimeter of the land.

The subject property is currently vacant, it was previously a gas station and car wash which have been demolished. The site is now planned to be developed as an automatic car wash operated by El Car Wash. The project has received Minor Site Plan approval via Development Order #25-12000013.

In accordance with the Broward County Trafficways Plan, the right-of-way along NW 27th Avenue is intended to be 84 feet wide. Therefore, the westernmost 2 feet of the subject property is to be dedicated to Broward County as right-of-way. Since the dedicated 2 ft of land is part of a utility easement, the County has requested that 2-feet of the easement be vacated and rededicated as right-of-way.

REVIEW AND SUMMARY

A. The following Service Providers commented on this request:

Broward County and Wastewater Services	No Objection
Fire Department:	No Objection
Public Works Department:	No Objection
Utilities Department:	No Objection
FP&L:	No Objection
AT&T:	No Objection
TECO Gas:	No comment has been submitted yet

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Comcast Cable:	No Objection
Crown Castle	No Objection

B. Development Services Department staff submits the following factual information which is relevant to this abandonment request:

1. The western 2 feet of the utility easement runs along the entire west property line of the subject site (approximately 115 linear feet) abutting NW 27th Avenue.
2. There does not appear to be any utilities within this 2-foot-wide area, however, if there are utilities there, they can remain within the property after it is dedicated as right-of-way.

C. Review Standards

Section 155.2431 D. 1. & 2. states that an application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and
2. Vacation or abandonment of the right-of-way or easement is consistent with the comprehensive plan.

D. Staff Analysis

The subject property on 2690 W Sample Rd contains a 12-foot utility easement running along the west and north property lines. One of the conditions of approval for the proposed El Car Wash site plan is for the applicant to dedicate 2 feet of right-of-way on the west side of the lot in accordance to the Broward County Trafficways plan. The 2 feet to be dedicated is part of a 12-foot utility easement and the County has requested that such segment of the easement shall be vacated and rededicated as right-of-way.

With the exception of the outstanding letter of no objection from TECO People's Gas, the abandonment of this easement meets the standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request.

DEPARTMENT RECOMENDATION:

Given the information provided to the Board, staff provides the following motion for the Board's consideration.

Motion

I- Approve with one condition

The Board recommends approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431D.1. & 2. With the following condition to be completed prior to City Commission:

1. The Applicant must provide a letter from TECO stating there is no objection to this abandonment.

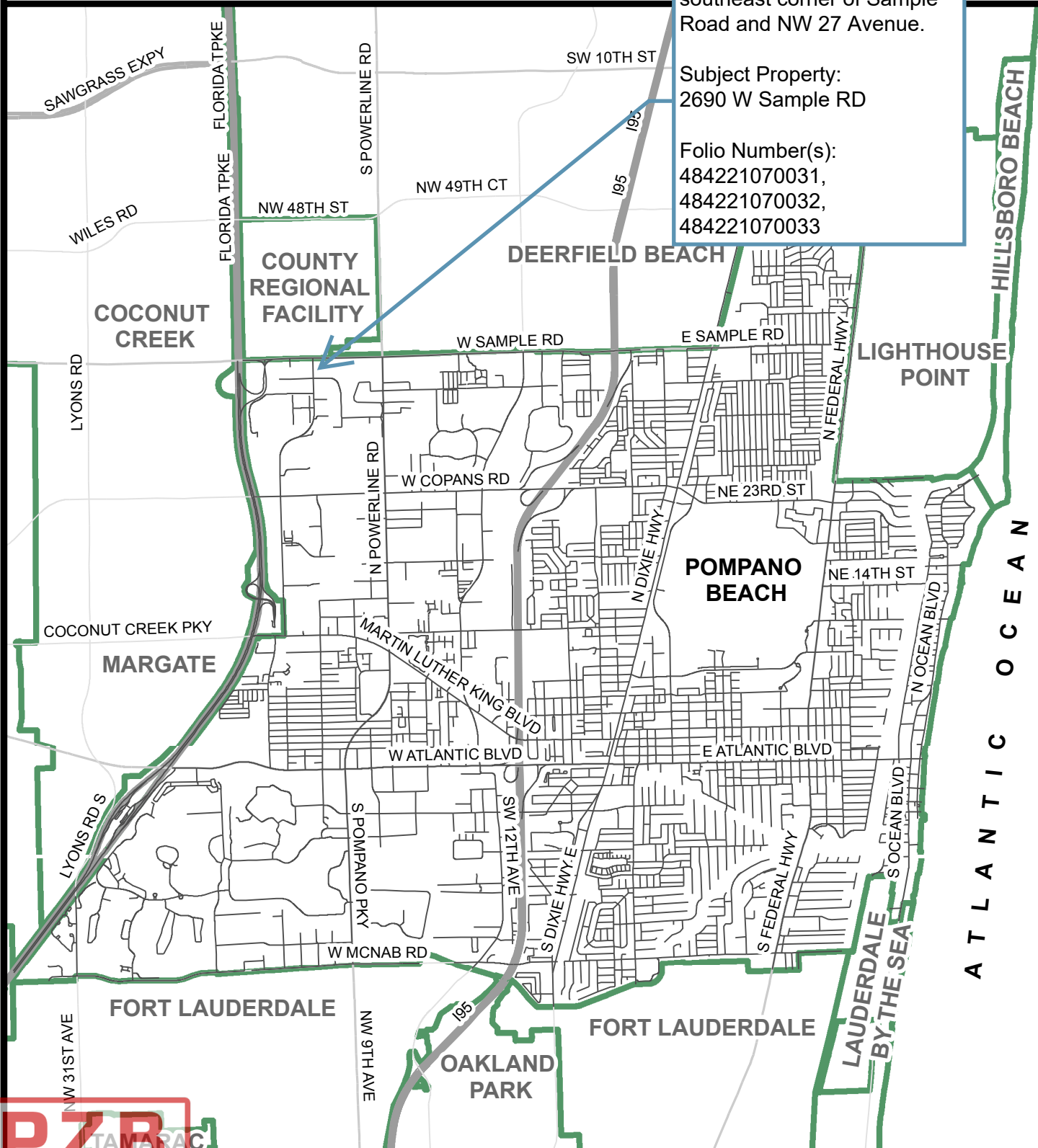
CITY OF POMPANO BEACH LOCATION MAP



The property is located at the southeast corner of Sample Road and NW 27 Avenue.

Subject Property:
2690 W Sample Rd

Folio Number(s):
484221070031,
484221070032,
484221070033



PZB

1 in = 1 miles
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7/22/2026

2690 W Sample Rd
Festival Centre LLC

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH
AERIAL MAP



Legend

-  Applicant Parcel
-  Municipal Boundary

W SAMPLE RD

NW 27TH AVE

The Western 2 Feet of a 12-foot wide
utility easement to be abandoned

NW 34TH PL

PZB

Scale: **PZ26-27000004**
1:1,400 7/22/2026

Date Exported:
7/8/2026

2690 W Sample Rd
Festival Centre LLC

Easement
Abandonment
Created by:
Department of
Development Services



CITY OF POMPANO BEACH

LAND USE MAP



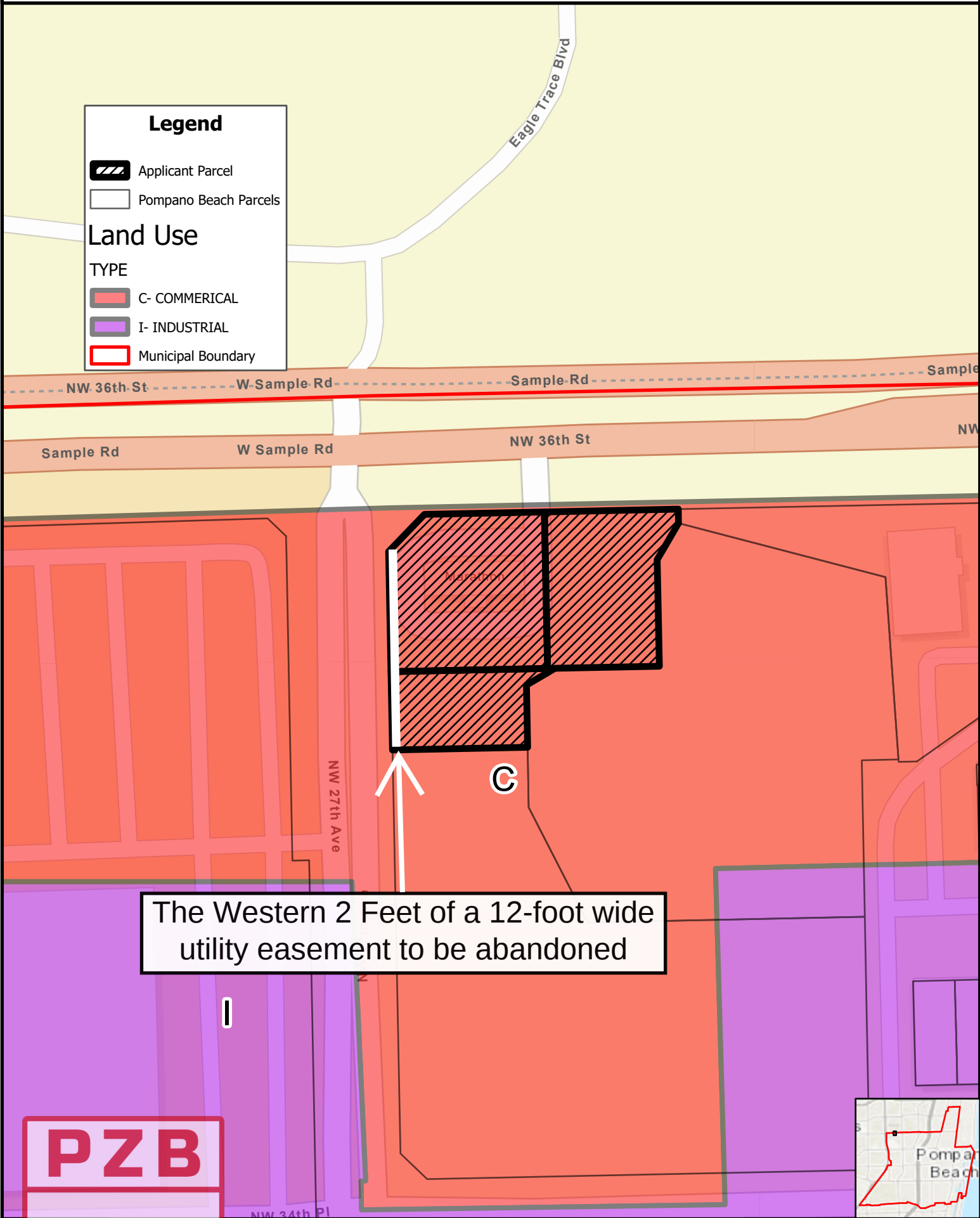
Legend

-  Applicant Parcel
-  Pompano Beach Parcels

Land Use

TYPE

-  C- COMMERCIAL
-  I- INDUSTRIAL
-  Municipal Boundary



The Western 2 Feet of a 12-foot wide utility easement to be abandoned

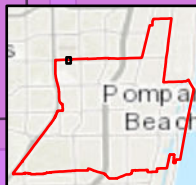
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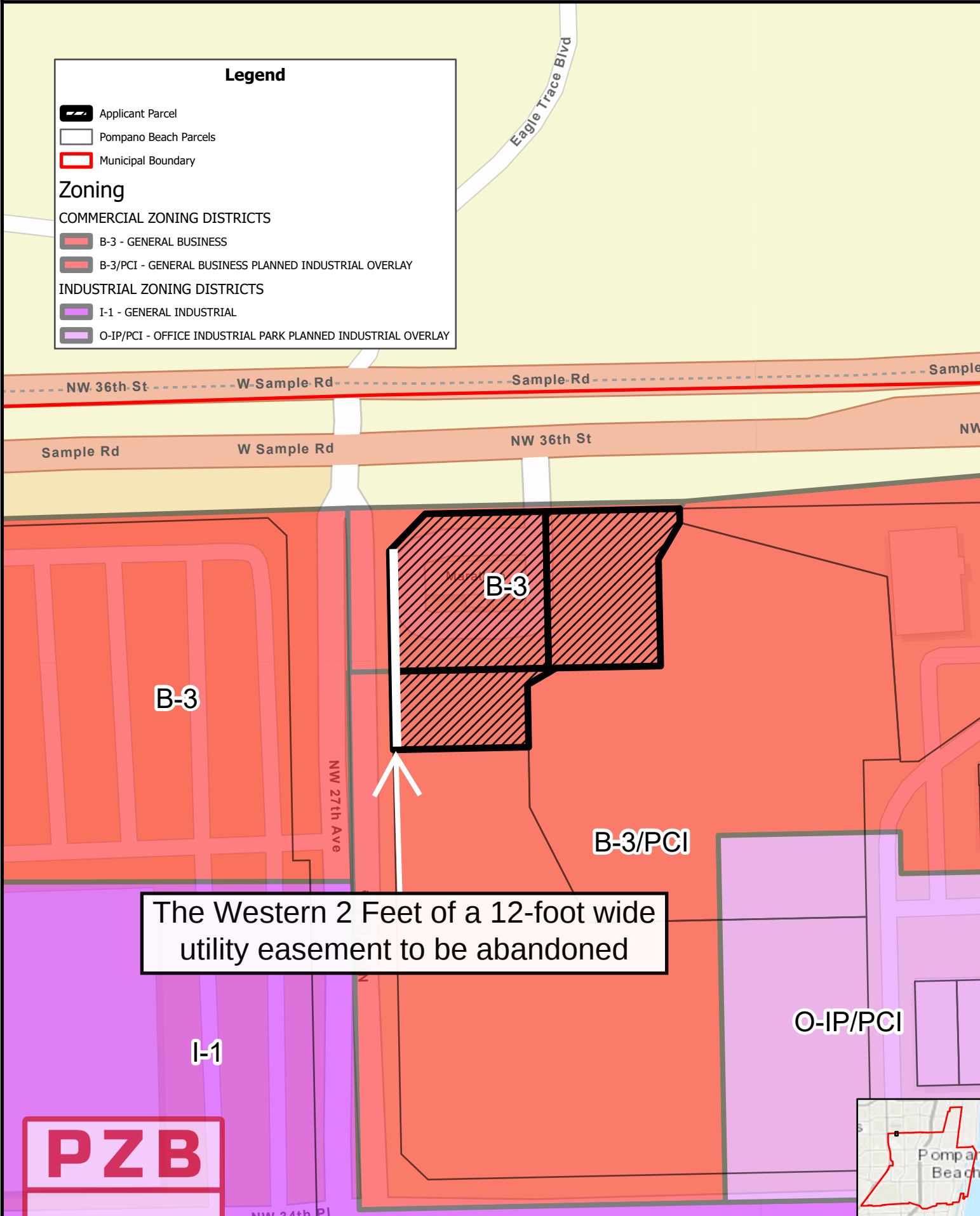
CITY OF POMPANO BEACH

ZONING MAP



Legend

- Applicant Parcel
 - Pompano Beach Parcels
 - Municipal Boundary
- ### Zoning
- COMMERCIAL ZONING DISTRICTS
- B-3 - GENERAL BUSINESS
 - B-3/PCI - GENERAL BUSINESS PLANNED INDUSTRIAL OVERLAY
- INDUSTRIAL ZONING DISTRICTS
- I-1 - GENERAL INDUSTRIAL
 - O-IP/PCI - OFFICE INDUSTRIAL PARK PLANNED INDUSTRIAL OVERLAY



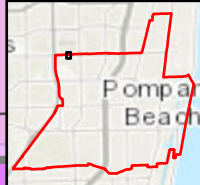
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