



May 29, 2026

Patricia Chasko, MURP, CPTED
City of Pompano Beach
100 W Atlantic Blvd, 3rd Floor
Pompano Beach, FL 33060

RE: *Narrative Request for Easement Vacation for El Car Wash (2690 W Sample Road)*

Ms. Chasko,

This letter is to request a vacation of 2-ft of an existing 12-ft utility easement as recorded in Plat Book 111, PG. 33 for the Portion of Tract C of "Pompano Industrial Park Third Addition" plat. The reference folio numbers for the affected properties are 4842-21-07-0031 and 4842-21-07-0033.

The site is currently vacant and was previously a gas station and car wash which was demolished. The property is planned to be developed as an automatic car wash operated by El Car Wash. In accordance with the Broward County Trafficways Plan, the right-of-way along NW 27th Avenue is intended to be 84-ft wide. As such, 2-ft of the subject property are to be dedicated to the City of Pompano Beach's right of way. Accordingly, the 2-ft of the existing easement which lies within this dedicated area is to be vacated.

Please see attached for the proposed site plan, existing plat and survey, legal description for the subject property and no objection letters from the relevant utility providers.

If you require any additional information or further clarification, please do not hesitate to contact me at (954) 716-8824 or at George.Balaban@Kimley-Horn.com. Thank you for your assistance with this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "GB", is placed above the printed name.

George Balaban, P.E.
Kimley-Horn and Associates, Inc.

PZB

PZ26-27000004
7/22/2026

kimley-horn.com

8201 Peters Road, Suite 2200, Plantation, FL 33324

(954) 535-5100