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March 31, 2026

VIA ELECTRONIC DELIVERY

City of Pembroke Pines
601 City Center Way
Pembroke Pines, Florida 33025

**RE: Walmart Supercenter #2591 (Pembroke Pines) – Vacation of Easement
151 SW 184th AVE, Pembroke Pines, Florida (Parcel IDs: 514019022210 & 514019022211)**

To Whom It May Concern:

Please accept this application on behalf of Walmart Stores East LP to vacate the utility easement recorded in the Public Records of Broward County in Official Records Book 29820, Page 869 in favor of the City of Pembroke Pines (the “1999 Easement”). The 1999 Easement was established to accommodate utility infrastructure associated with the original construction of Walmart Store #2591 (the “Store”), located at 151 SW 184th Avenue, Pembroke Pines, Florida 33029 (the “Property”). We are requesting that the 1999 Easement be vacated to facilitate a proposed Online Pick-Up and Delivery (“OPD”) expansion at this Store.

In 2005, a modified utility easement was recorded in Official Records Book 40614, Page 1303 (the “2005 Easement”) in connection with a site redesign that converted the Store into a Walmart Supercenter. The 2005 Easement governs the site’s current utility infrastructure; however, the 1999 Easement was never formally vacated and therefore remains on title. An investigation conducted by others has confirmed that no active utility lines remain within this area, as all applicable utilities were removed or relocated as part of the 2005 redevelopment. Moreover, the City of Pembroke Pines’ utility needs are fully addressed by the 2005 Easement. In addition, a Bill of Sale recorded in Official Records Book 40614, Page 1436 transferred the updated water system improvements to the City, confirming the transition to the current utility configuration.

Because the 1999 Easement no longer serves its intended purpose and has been effectively replaced by subsequent recorded instruments, its vacation is necessary to clear title and allow for continued development of the Property. Thank you in advance for your favorable consideration of this application. Should you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Meek", with a stylized flourish at the end.

Kendrick Meek Jr., Esq.