

December 3, 2018

Mr. Kevin Klopp
Director of Development Services
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

**Re: Proposed Drainage Easement Vacation
Maltese Diplomat Owner LLC Applicant**

Dear Mr. Klopp:

On behalf of the owner and developer, Maltese Diplomat Owner LLC, we hereby submit a Right-of-Way Vacation application to vacate a portion of a 40-foot platted drainage easement (Plat Book 46, Page 24 of the Broward County Public Records) in order to accommodate new development on the site which conflicts with the location of the existing drainage easement. In conjunction with the vacation, we are proposing to dedicate a new easement to accommodate the relocated facilities.

It should be noted that an application for the proposed vacation was submitted in August 2017. Since that time, the property was sold to Maltese Diplomat Owner LLC. The proposed site plan and associated relocation plan have been moderately modified. The vacation legal description remains unchanged.

Currently there are drainage facilities located within the subject easement area, attached hereto as Exhibit "A", which serve the Diplomat property as well as the adjacent Diplomat Mall Shopping Center. It is the applicant's intention to relocate these facilities to remove the conflict with the proposed development of the site and to grant the City a new 40-foot drainage and utility easement over the relocated facilities (legal sketch and description attached hereto as Exhibit "B").

Included with this application, in addition to the standard submittal requirements noted in the attached checklist, is a copy of the recorded Easement Agreement (OR 29134-0204) between the owners of the shopping center property and the owners of the golf course property which addresses relocation of facilities as well as a letter of no objection from the current owners of the shopping center property served by facilities within the subject easement. A proposed relocation plan for the existing facilities is also included with this application, a legal sketch and description for the proposed replacement easement, along with a letter of no objection from the City's Public Works Director.

It is understood that the applicant is responsible for sending courtesy notices to all property owners within 1000 feet of the site as well as for posting a sign noticing the City Commission Public Hearing. A consulting firm has been engaged to handle these notice requirements and submit the required affidavits and evidence to the City in a timely fashion. The requisite copy of the mailing list is included with this submittal.

Should you have any questions regarding this application, please contact our planning consultant:

Linda C. Strutt, AICP
Linda Strutt Consulting, Inc.
227 Goolsby Boulevard
Deerfield Beach, FL 33442
954-426-4305 Office
754-264-2184 Cell

Sincerely,

A handwritten signature in black ink, appearing to read 'Ari Pearl', with a long horizontal flourish extending to the right.

Ari Pearl
Maltese Diplomat Owner LLC

Attachments

cc: Wayne Pathman, Esq.
Linda C. Strutt, AICP