



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
9/29/2025	24-383	<input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
\$365,184	\$396,342		160-4110-544070	N/A	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A	Chief Michel Michel	Police Department	
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input checked="" type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Infrastructure & Mobility	<input type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 9/15/2025			Estimated End Date: 9/15/2026		

SHORT TITLE:

FLORIDA EAST COAST RAILWAY (FECR) OWNED RIGHT OF WAY (ROW PROPERTY) PROPOSAL.

STAFF SUMMARY:

Summary:

Staff seeks direction regarding a potential lease agreement with the Florida East Coast Railway (FECR) for the right-of-way (ROW) from Pembroke Road to NE 215 Street. FECR has provided a proposal with a proposed annual lease cost for the first year of \$290,867, plus an additional \$1,600 engineering review fee. The agreement is for one (1) year with an automatic five (5) percent annual renewal increase unless terminated by either party. The lease also requires a \$72,717 security deposit, refundable at the conclusion of the lease term. The total cost for the initial year to include the annual lease, deposit, and fee is \$365,184. The City has paid a \$1,500 application fee and will receive a proposed lease agreement for City Commission approval if the City elects to proceed.

Background:

The FECR railway ROW property spans approximately 241,152 square feet, beginning roughly 4,250 feet south of FECR Milepost 349 on both sides of the FECR tracks.

Challenges such as overgrown foliage and the lack of enforceable parking regulations have resulted in mechanic shops and nearby businesses using the right-of-way (ROW) for overflow parking, creating hazardous conditions for both motorists and pedestrians.

A lease agreement is essential for the City to maintain and enforce ordinances on the FECR ROW property. Without this agreement, the City is unable to carry out crucial tasks such as regular landscaping, maintaining the sprinkler system and water meters, installing updated signage, removing dumped garbage, and performing necessary upkeep of sidewalks, asphalt, and fencing, as well as enforcing parking regulations.

The leased portion would be no closer than 25' from the center of the closest track on each side. (Property Appraiser ID #514222010180, 514227000090).

Current Situation:

The proposed lease for the FECR ROW property is for a one (1) year term, with automatic annual renewals at a 5% increase, unless terminated by either party with 30 days' notice.

The lease cost is \$24,239 per month (\$290,867 annually), plus applicable taxes and fees payable at execution. The City is also responsible for a \$1,600 engineering review fee, as well as a \$72,717 security deposit.

The proposed agreement is subject to final approval by Florida East Coast Railway and will expire 30 days from the end of this proposal.

The lease excludes two ROW parcels: one located in the 100 block of SE 1 Avenue, and the other in the 800 block of SE 1 Avenue.

Why Action is Necessary:

City administration desires commission direction to proceed with the lease.

Cost Benefit:

While the lease will incur an annual expense, it will provide the City with control over the ROW, allowing enforcement of parking regulations, improved safety, and better management of foliage and aesthetics.

PROPOSED ACTION:

The City Commission approve a motion to proceed with the lease as proposed.

ATTACHMENT(S):

Exhibit 1 – FECR Proposal

Prepared By: Aaron Smith
Aaron Smith
Captain

Reviewed By: Terence Thouez
Terence Thouez
Deputy Chief

Reviewed By: Michel Michel
Michel Michel
Chief of Police

Reviewed By: Noemy Sandoval
Noemy Sandoval
Assistant City Manager