



City of Hallandale Beach
400 South Federal Highway,
Hallandale Beach, FL 33009

8/18/2025

Re: Proposal for use of Florida East Coast Railway (FECR) Owned Right of Way (ROW Property)

To whom this may concern,

Outlined below is the proposal for City of Hallandale Beach to lease the FECR Right-of-Way (ROW) property from Pembroke Rd to NE 215th St: **Property Appraiser ID #514222010180, 514227000090**

The terms of the agreement would generally be as follows, and a lease application would be required to finalize the terms and enter into an agreement:

Leased Premises: Approximately 241,152 SF of the FECR's Right-of-Way (ROW) beginning approximately 4,250 south of the FECR Milepost 349 on both sides of the FECR tracks. The leased portion would be no closer than 25' from the center of the closest track on each side.

Term: One (1) Year initial contract with an automatic 5% annual renewal increase unless terminated by either party with notice.

Termination: Either Party may terminate for any reason with a 30 day notice.

Annual Rental: \$24,238.88 per month (\$290,866.57 annually) plus applicable taxes & fees payable upon lease execution.

Purpose: Landscaping, parking, and infrastructure.

Improvements: Signage, water meters, sprinkler system, sidewalk, landscape, asphalt, fence.
Approvals: All improvements must be submitted for approval by FEC prior to installation.

Lease application fee: \$1,500.00 – paid 12/20/24

Engineering Review fee: \$1,600.00

Security Deposit: \$72,716.64

Permitting: The lessee is responsible for permitting & complying with applicable ordinances.

Note: The proposed agreement is subject to final approval by Florida East Coast Railway and the proposal will expire 30 days from the date this proposal was issued

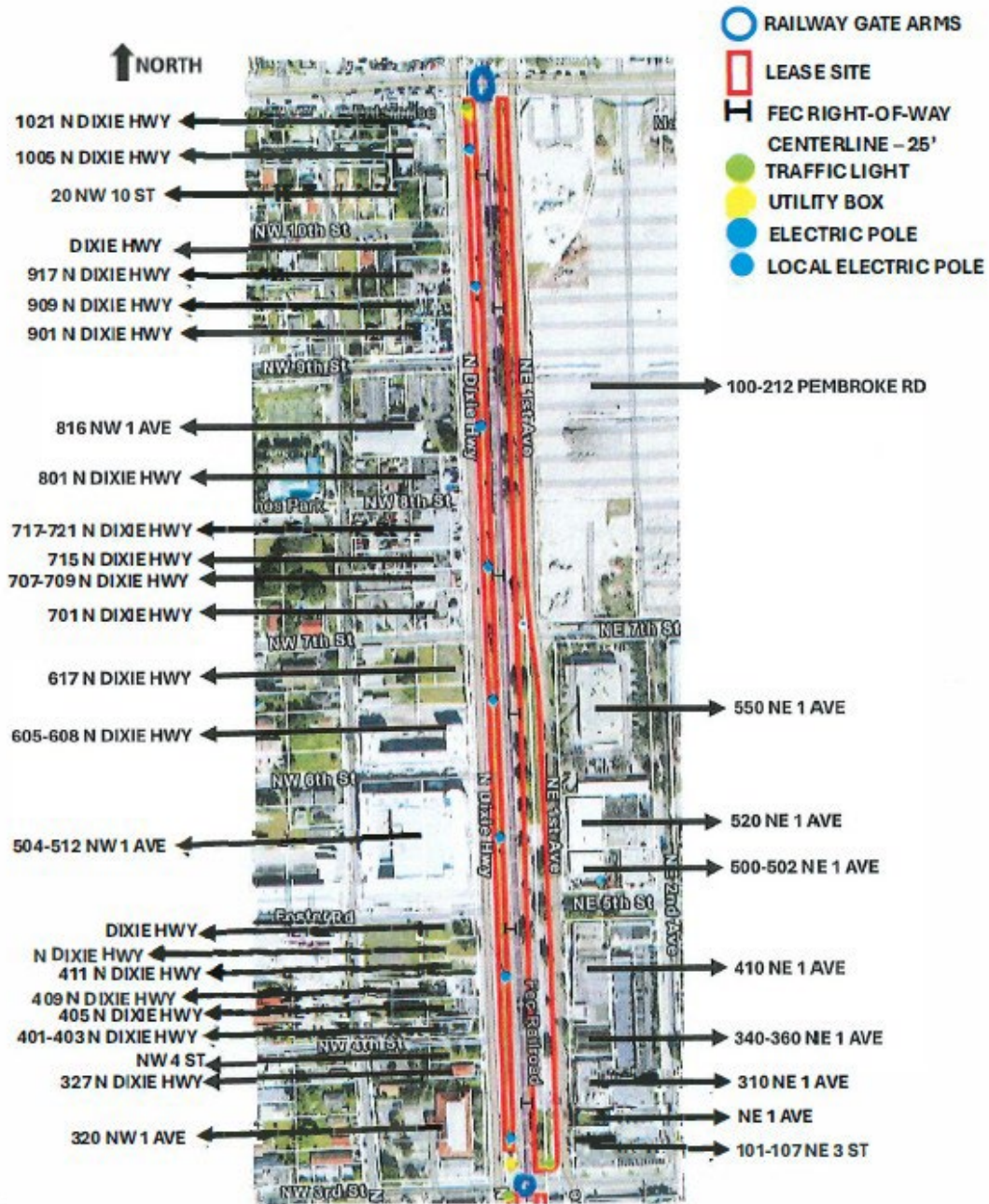
If the terms are acceptable and you would like to proceed with a lease agreement, please respond at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to be 'B. Garrison', with a long horizontal flourish extending to the right.

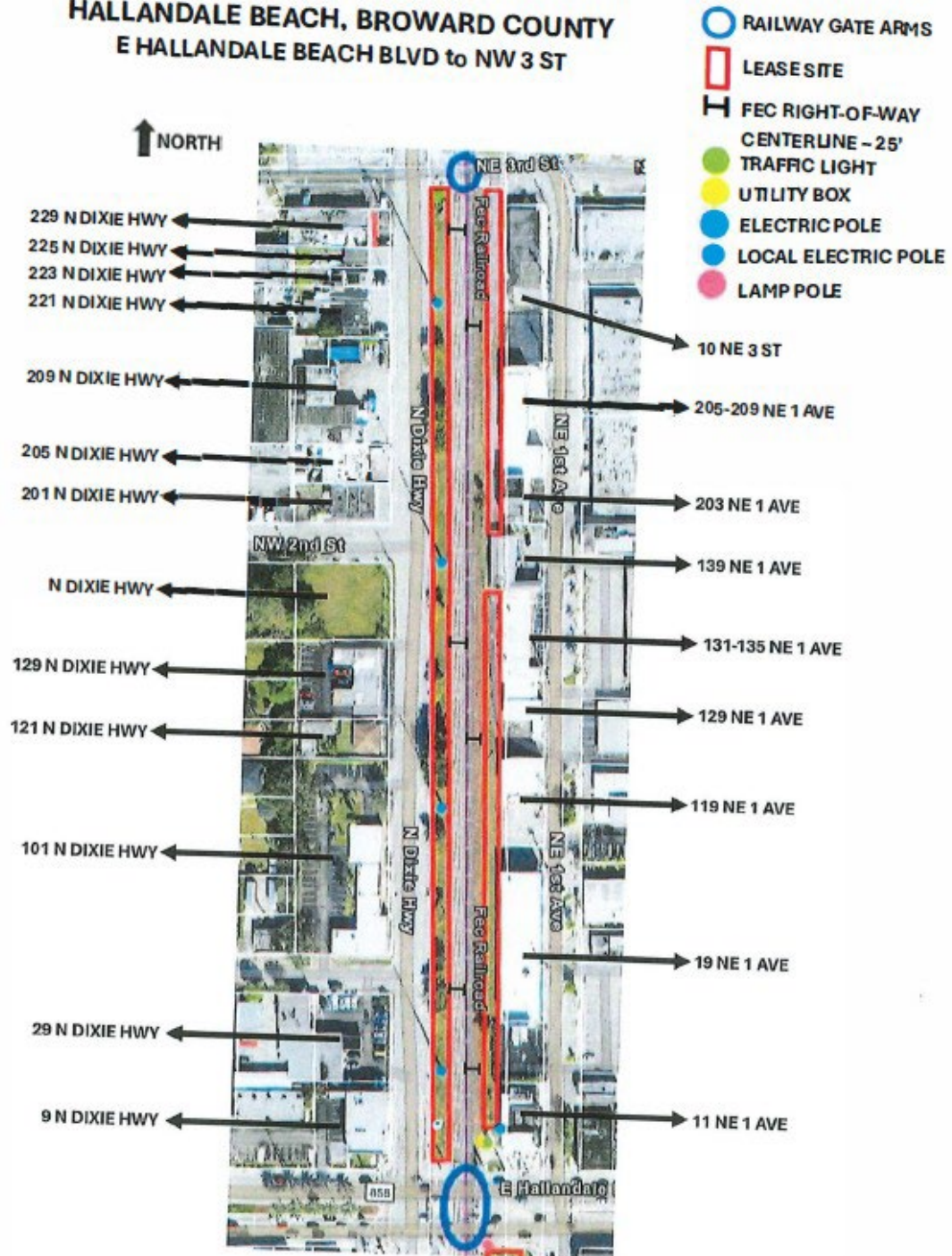
Brent Garrison
Land Lease Manager
Brent.Garrison@fecrwy.com

HALLANDALE BEACH, BROWARD COUNTY
NW 3 ST to PEMBROKE RD



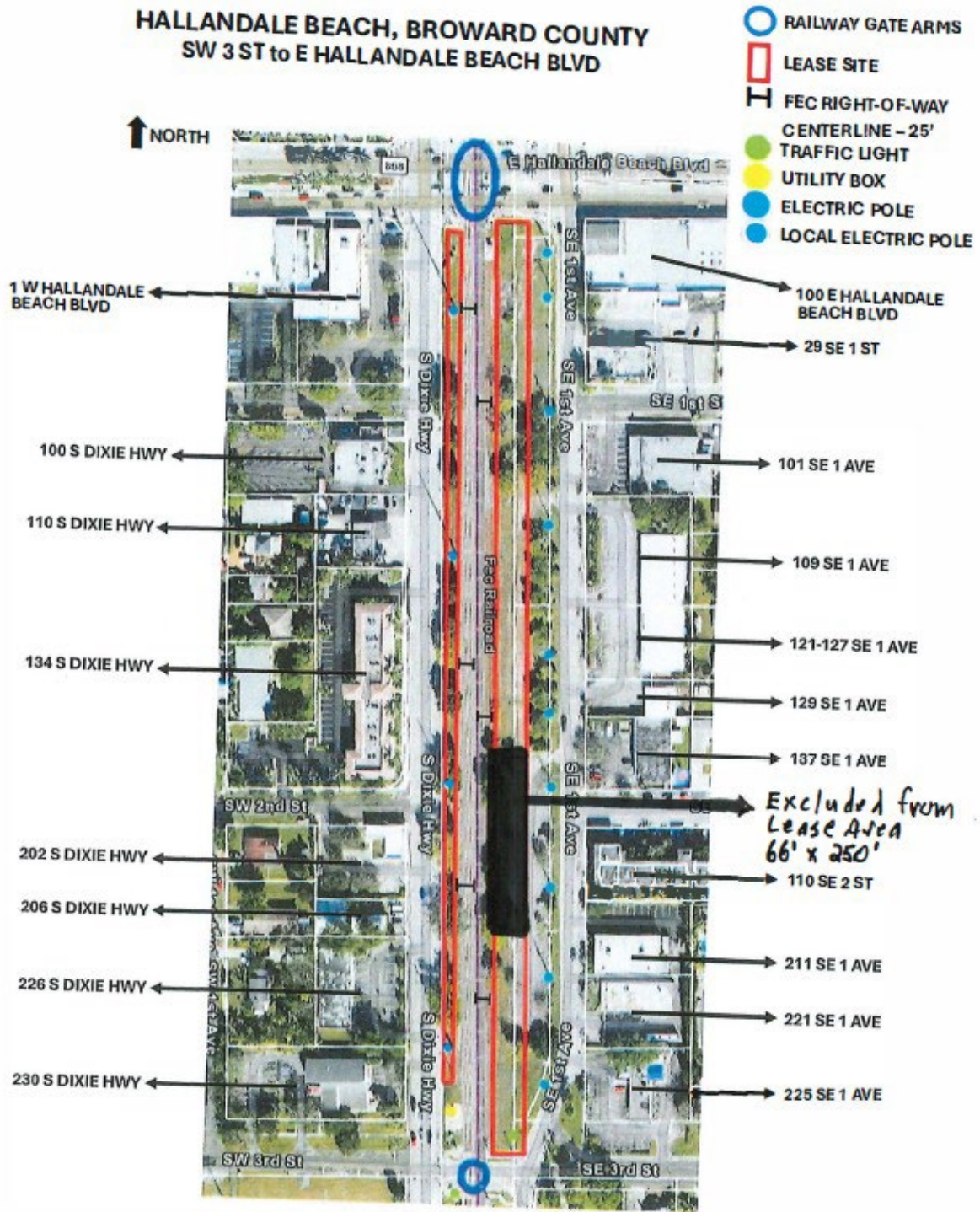
**No improvements for Right-of-Ways

HALLANDALE BEACH, BROWARD COUNTY
E HALLANDALE BEACH BLVD to NW 3 ST



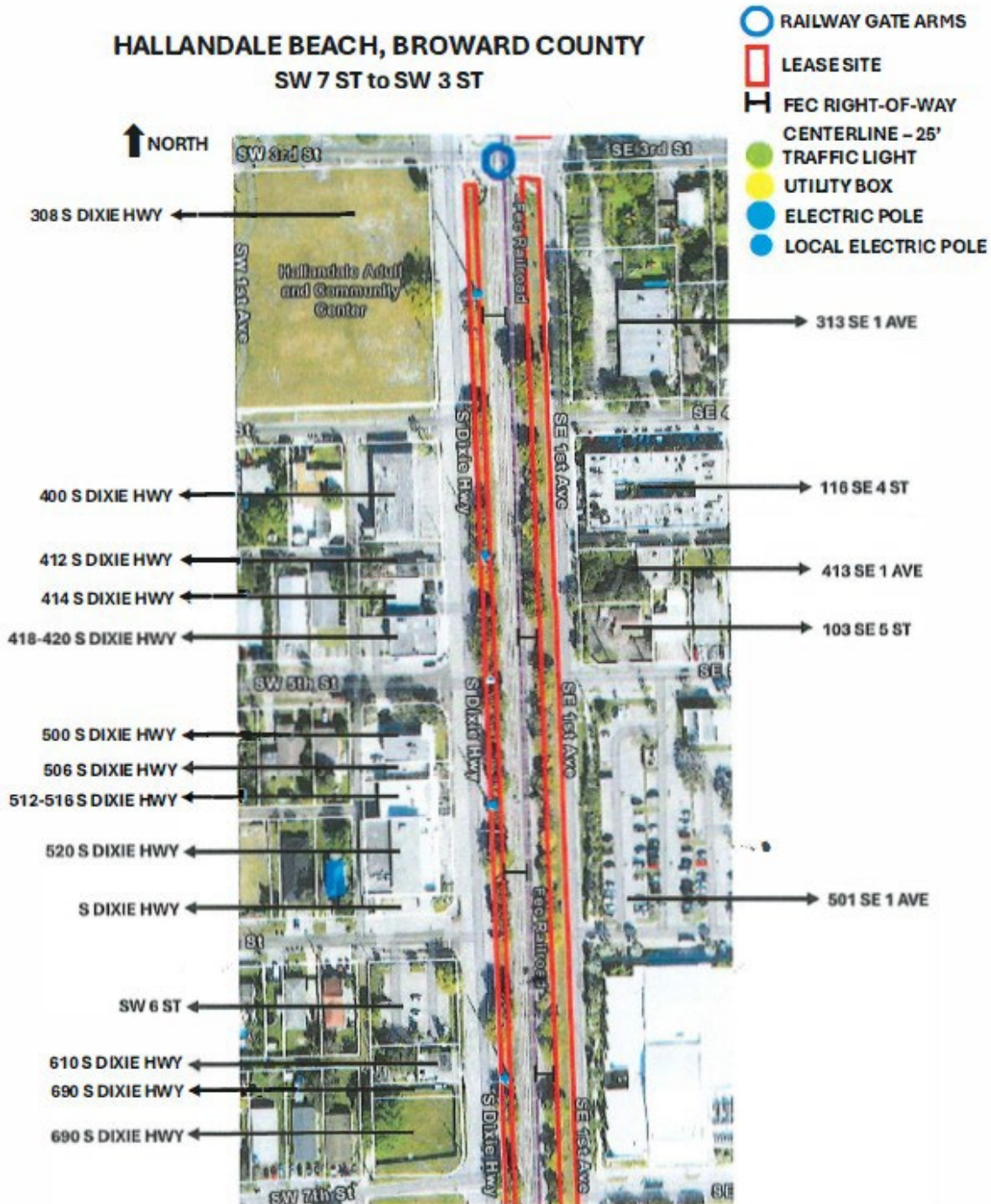
**No improvements for Right-of-Ways

HALLANDALE BEACH, BROWARD COUNTY
SW 3 ST to E HALLANDALE BEACH BLVD



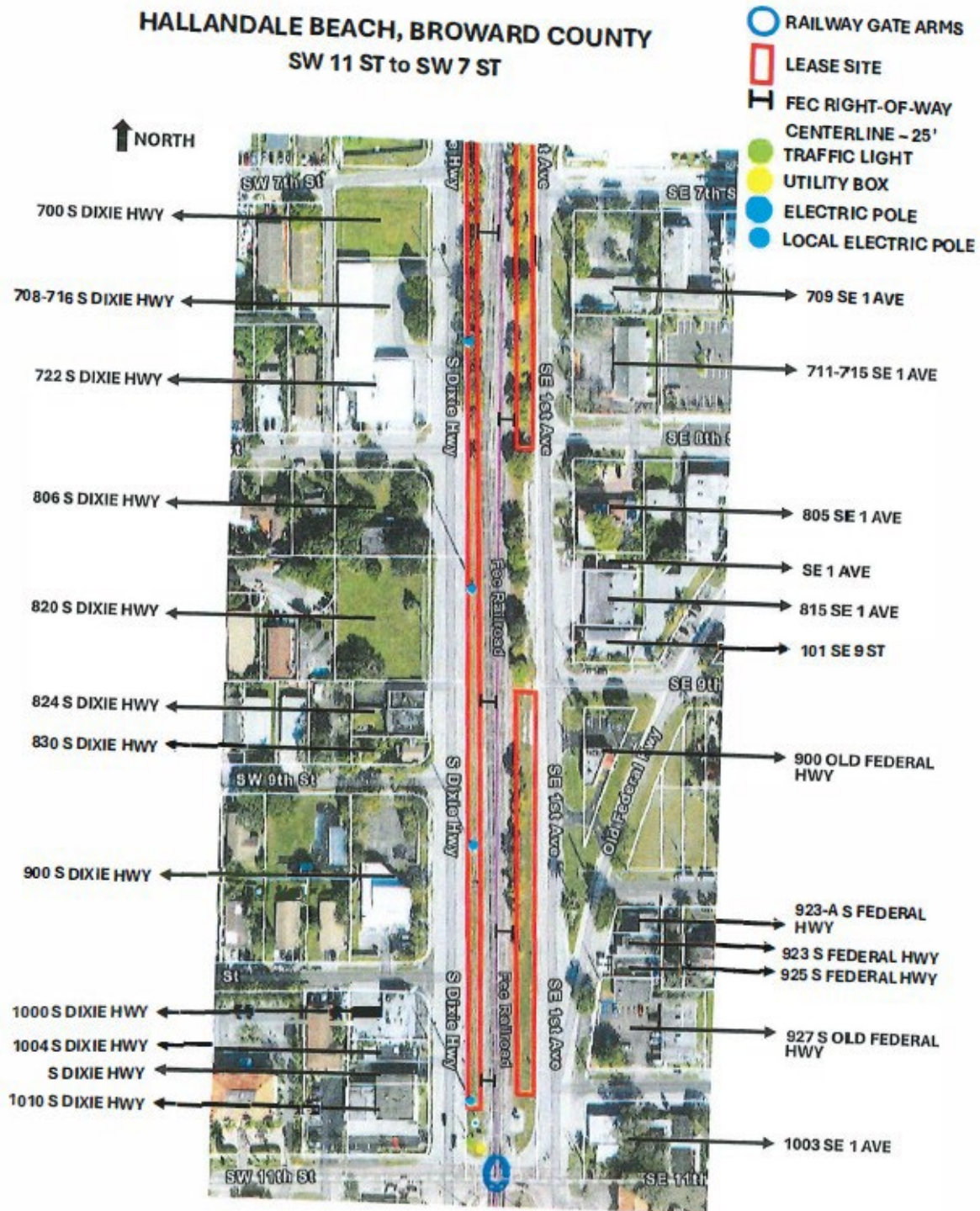
****No Improvements for Right-of-Ways**

HALLANDALE BEACH, BROWARD COUNTY
SW 7 ST to SW 3 ST



****No improvements for Right-of-Ways**

HALLANDALE BEACH, BROWARD COUNTY
SW 11 ST to SW 7 ST



**No improvements for Right-of-Ways