425 North Federal, LLC
425 N. Federal Hwy
Hallandale, FL 33009
954-239-4700

Ms. Christy Dominguez,
Director of Planning and Zoning
City of Hallandale Beach
400 S. Federal Highway
Hallandale Beach, FL 33009

March 26, 2010

Re: Right-of-Way (alley) vacation request
425 N. Federal Highway, Hallandale Beach, FL

Ms. Dominguez,

The intent of our right-of-way vacation request is to create a parcel without the inclusion of the right-of-way (alley) which runs through the site. This right of way has effectively been vacated for years, the adjacent property to the north has a concrete block wall surrounding it property that is built over the right of way and has existed that way for in excess of 25 years. Portions of the existing building that that have been constructed and legally permitted by the city also exist within the right of way. The adjacent property to the south had the continuation of this right away vacated as part of the approval of re-development plan. There is no practical reason why this right of way needs to continue to exist and should therefore be vacated.

Louis Birdman
On Behalf of
425 North Federal, LLC