



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:		File No.:		Item Type:		1 st Reading		2 nd Reading			
8/19/2026		26-319		☐ Resolution ☒ Ordinance ☐ Other		Ordinance Reading		8/5/2026		8/19/2026	
						Public Hearing		☒		☒	
						Advertising Required		☐		☒	
						Quasi-Judicial:		☐		☐	
Fiscal Impact (\$):		Account Balance (\$):				Funding Source:		Project Number:			
N/A		N/A				N/A		N/A			
Contract Required:		P.O. Required:		RFP/RFQ/Bid Number:		Sponsor Name:		Department:			
☐ Yes	☒ No	☐ Yes	☒ No	N/A		Jeffrey Towne, Interim Public Works Director		Department of Public Works			
Strategic Plan Focus Areas:											
☒ Fiscal Stability		☒ Resident Services		☐ Public Safety		☐ Infrastructure & Mobility		☐ Economic Development & Affordable Housing			
Implementation Timeline:											
Estimated Start Date: 9/1/2026						Estimated End Date: N/A					

SHORT TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 20, ARTICLE 1, "CITY CEMETERY" TO MODERNIZE THE OPERATION AND ADMINISTRATION OF THE HALLANDALE BEACH CEMETERY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The proposed Ordinance is intended to modernize the operation and administration of the Hallandale Beach Cemetery by strengthening operational controls, preserving long-term burial capacity and availability for Hallandale Beach residents, and establishing the operational framework for long-term cemetery management. Following adoption of the

Ordinance, staff will return with a Resolution updating the cemetery fee schedule to improve cost recovery and the long-term financial sustainability of cemetery operations.

The Hallandale Beach Cemetery is approximately 80 percent occupied and, based on current utilization trends, is projected to reach full burial capacity by approximately 2036 if existing operational practices remain unchanged. The City's current cemetery fee schedule also no longer reflects prevailing market conditions or the actual cost of providing cemetery services, resulting in continued General Fund subsidies.

A regional benchmarking analysis further demonstrates that Hallandale Beach's burial lot prices and opening and closing fees remain among the lowest in Broward, Miami-Dade, and Palm Beach counties.

Background:

The Hallandale Beach Cemetery is one of the City's oldest public assets and serves as an important community resource for residents and their families. The cemetery encompasses approximately 9.26 acres, contains approximately 6,500 recorded burials, and has an estimated capacity of approximately 8,000 burial spaces, with current utilization at approximately 80 percent.

Across South Florida, municipal cemeteries are rapidly approaching capacity. As available burial space has diminished, many municipalities have restricted burials to residents or limited sales to pre-need purchases. These regional limitations have increased demand for burial services at the Hallandale Beach Cemetery.

During the past two years, the City of Hallandale Beach has experienced an approximate 50 percent increase in burial demand, with annual interments averaging between 100 and 150. Based on historical utilization trends, the cemetery is projected to reach full burial capacity by approximately 2036 if current eligibility requirements and operational practices remain unchanged. As demand continues to increase, the City must balance maintaining affordable cemetery services with preserving long-term burial capacity for Hallandale Beach residents.

The City's current cemetery fee schedule has not been comprehensively updated to reflect inflation, prevailing market conditions, or the actual cost of providing cemetery services. Consequently, cemetery operations and maintenance have historically required General Fund subsidies.

To evaluate the City's fee structure, staff conducted a benchmarking analysis of comparable municipal and private cemeteries throughout Broward, Miami-Dade, and Palm Beach counties. The analysis demonstrates that Hallandale Beach's burial lot prices and opening and closing fees remain significantly below those charged by comparable municipal and private cemeteries throughout Broward, Miami-Dade, and Palm Beach counties. For example, the City's resident burial lot fee is approximately \$2,200 below the Broward municipal average and substantially below the regional market average. Likewise, opening and closing fees remain well below those charged by comparable jurisdictions.

The following benchmarking analysis demonstrates that Hallandale Beach's current fees remain below comparable municipal and regional averages and provides the basis for the proposed fee schedule adjustments.

Hallandale Beach's pricing for a single plot (Resident) is 66.7% lower than comparable rates at other Broward municipal cemeteries. Hallandale Beach's pricing for opening and closing services (Resident) is 51.58% lower than comparable rates at other Broward municipal cemeteries.

As a result, new Recommended Fee Schedule rate adjustments to be presented at the 8/19/26 Commission meeting.

Current Situation:

The Hallandale Beach Cemetery is experiencing increasing operational and financial pressures resulting from rising regional demand, declining available burial capacity, and a fee schedule that no longer reflects the cost of providing cemetery services. Without policy changes and implementation of expansion plans, the cemetery is projected to reach full burial capacity by approximately 2036, while continued General Fund subsidies will be required to support operations and maintenance.

Accordingly, the City of Hallandale Beach faces two primary operational challenges:

- **Preserving and increasing long-term burial capacity** by implementing operational policies that better manage remaining available burial capacity, increasing capacity and extending the operational life of the municipal cemetery; and
- **Improving financial sustainability** by updating the cemetery fee schedule to better recover the costs associated with operations, maintenance, staffing, and perpetual care.

The proposed Ordinance addresses these challenges by strengthening operational controls, updating eligibility and administrative requirements, and establishing a framework for the long-term management of cemetery operations. The subsequent Resolution will update the cemetery fee schedule to better align with regional market conditions and improve cost recovery.

To ensure the financial sustainability of operations, it is imperative to adjust recovery rates to market value.

While Public Works continues evaluating long-term capital improvements, including mausoleums and other burial alternatives, adoption of the proposed Ordinance represents the immediate policy action necessary to preserve burial capacity and strengthen the operation and administration of the Hallandale Beach Cemetery. Following adoption of the Ordinance, staff will return with a Resolution establishing the updated cemetery fee schedule in accordance with Chapter 10, Article III, Section 10-61 of the City Code.

Together, these legislative actions will create a comprehensive operational and financial framework designed to preserve long-term burial capacity, improve financial

sustainability, and ensure the continued stewardship of the Hallandale Beach Cemetery for current and future generations.

Why Action is Necessary:

Pursuant to Article V, Section 5.01 of the City Charter, an ordinance is required to amend the Code of Ordinances and establish enforceable regulations governing the operation and administration of the Hallandale Beach Cemetery.

In accordance with Chapter 10, Article III, Section 10-61, Fees, of the City of Hallandale Beach Code of Ordinances, service or user charges or fees must be established or amended by Resolution of the City Commission.

The proposed Ordinance and Resolution support these objectives by:

- Strengthening operational controls and administrative oversight of cemetery operations.
- Updating the cemetery fee schedule to better reflect current market conditions and improve cost recovery.
- Supporting the financial sustainability of cemetery operations, maintenance, and perpetual care.
- Providing a comprehensive regulatory and financial framework for the continued management and preservation of the Hallandale Beach Cemetery.

Implementation of the proposed ordinance amendments and revised fee schedule will improve the long-term sustainability of cemetery operations and preserve this valued community asset.

Business Impact Estimate:

The proposed Ordinance modernizes the operation and administration of the Hallandale Beach Cemetery by strengthening operational controls and establishing a framework for the long-term sustainability of cemetery operations. Following adoption of the Ordinance, staff will return with a Resolution to establish an updated cemetery fee schedule that more accurately reflects the cost of providing cemetery services.

The proposed Ordinance and subsequent Resolution are not anticipated to have a direct economic impact on the approximately 250 businesses located within the City of Hallandale Beach. The proposed operational changes primarily affect the administration of municipal cemetery services and eligibility requirements, while the future fee adjustments will apply only to individuals and entities purchasing cemetery-related services. Accordingly, the proposed legislative actions are not expected to impose direct costs or regulatory requirements on local businesses. Any additional revenue generated through the future fee schedule will be used to improve cost recovery and support the long-term financial sustainability of the City's cemetery operations.

Cost Benefit:

Reduce General Fund Obligation, Improve Record Retention, Funding for Maintenance and Repairs and General Services and preservation of City's Historical Site.

PROPOSED ACTION:

The City Commission considers the attached Ordinance.

ATTACHMENT(S):

Exhibit 1 – Proposed Ordinance
Exhibit 2 - South Florida Cemetery Fee Benchmark Study
Exhibit 3 - FY25-26 Cemetery Budget
Exhibit 4 - 2026-27 - DPW Revenue Manual - Cemetery
Exhibit 5 - Cemetery Update Presentation

Prepared By: *Kerlyne McHenry*
Kerlyne McHenry
Assistant Public Works Director

Reviewed By: *Jeffrey Towne*
Jeffrey Towne
Interim Public Works Director

Reviewed By: *Geovanne Neste*
Geovanne Neste
Finance Director

Reviewed By: *Clarence Woods*
Clarence Woods,
Assistant City Manager

Reviewed By: *Noemy Sandoval*
Noemy Sandoval,
Assistant City Manager