



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:		File No.:		Item Type:		1 st Reading		2 nd Reading	
9/29/2025		25-290		<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input 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:	
See Below		N/A				See Attached Resolution		N/A	
Contract Required:		P.O. Required:		RFP/RFQ/Bid Number:		Sponsor Name:		Department:	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	N/A		Natasha Mazzie, Budget & Program Monitoring Director		Budget & Program Monitoring	
Strategic Plan Focus Areas:									
<input checked="" type="checkbox"/> Fiscal Stability		<input type="checkbox"/> Resident Services		<input type="checkbox"/> Public Safety		<input type="checkbox"/> Infrastructure & Mobility		<input type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:									
Estimated Start Date: 10/1/2025						Estimated End Date: 9/30/2026			

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, SETTING AND AMENDING FEES AND CHARGES FOR CITY SERVICES, APPLICATIONS, LICENSES AND PERMITS AND ADOPTING A FEE BOOKLET FOR FISCAL YEAR 2025-2026; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

This agenda memorandum is to adopt the Fee Booklet for Fiscal Year 2025-26.

Background:

Pursuant to Article III, Section 10-61, Fees, of the City of Hallandale Beach Code of Ordinances, service or user charges or fees shall be set or amended by a Resolution of the City Commission. As such, staff has prepared the appropriate Resolution to revise fees and service charges. Budget adoption procedures require Resolution(s) involving service or fee increases to be considered in the public hearing portion of the agenda.

It should be noted that the Fire Protection Non-Ad Valorem Assessment went before Commission by separate Resolution at the September 15, 2025, Special Commission Meeting (First Budget Public Hearing).

Current Situation:

Adjustments to existing fees, the introduction of new service or user charges, and corrections to fee language are necessary to ensure the City can fully cover the cost of operations and maintain clarity in the fee booklet. A summary of the proposed changes is provided in Exhibit 3, with detailed explanations for each change outlined below.

Mitigation Petition Fees and Repeat Mitigation Request Fees

These fees are being revised to align with the City's updated mitigation policy.

Hotel Registration Fees

The City's hotel registration fees have not been updated since 2016. Over the past several years, market conditions and operational costs have changed significantly, making the current fees outdated. Updating these fees ensures they are aligned with today's economic realities and better reflect the true cost of providing services. This adjustment will help the City maintain fiscal responsibility while continuing to support essential operations and services.

Development Review Minor Development Review Fee

This fee has not been adjusted since 2023 and is being updated to more accurately reflect the staff time and resources required to process these requests.

Central Rac / West RAC/Variance for Construction without a Permit/Waivers/Planned Development Overlay Appeal Fee

The fees proposed for removal are simply corrections to align with how fees have historically been calculated, ensuring the fee schedule is accurate and consistent.

Urban Chicken Program

The proposed resolution establishes a \$25 application fee and a \$50 annual permit fee for the City's new Urban Chicken Program (UCP), as required by Ordinance 2025-013 adopted on August 20, 2025. This program allows residents to keep chickens on developed single-family residential properties, provided they obtain a permit. The Department of Sustainable Development will process applications and conduct annual inspections through the Code Compliance Division. It is anticipated that about five applications will be submitted each year, generating approximately \$375 in initial revenue, with the potential for additional building permit fees for related structures.

Utility Fees

The City of Hallandale Beach is proposing utility rate increases to address critical infrastructure needs for its water, wastewater, and stormwater systems. These systems face challenges due to aging infrastructure, deferred maintenance, rising construction costs, and compliance with new PFAS regulations. To meet these challenges, the City has developed a long-term capital improvement plan totaling approximately \$278.7 million through 2032, with \$232.7 million expected to be financed through utility revenue bonds. A comprehensive rate study, updated in 2023 by Raftelis Financial Consultants, was conducted to ensure financial stability and adequate funding for system improvements, including renewal and replacement reserves. The study recommended rate adjustments to align with the City's infrastructure investment strategy and debt service obligations.

Effective October 1, 2025, the City proposes rate increases of 8% for water, 5.5% for wastewater, and 10% for stormwater services. For a typical commercial user consuming 10,000 gallons per month, this would result in an estimated increase of approximately \$5 to \$7 in monthly charges, plus an additional \$0.98 per month per stormwater ERU. These changes will affect roughly 973 non-residential utility accounts citywide, including restaurants, retail establishments, and multifamily rental properties. While alternative approaches, such as phasing in increases, were considered, they were determined to be financially unsustainable. The proposed adjustments are essential for maintaining reliable utility services, funding capital projects, and supporting the City's long-term strategy to protect and improve its critical infrastructure.

Solid Waste

City staff conducted a Revenue Sufficiency Study to evaluate the financial health of the Sanitation Division, which has not seen a rate increase since 2017. Rising operational costs, including higher waste disposal fees and vehicle leasing expenses, have led to significant budget shortfalls. In FY2024, the division reported an annual operating loss of approximately \$396,547. This was further worsened by annual franchise fee transfers of \$1.5 million to the City's General Fund. Beginning in FY2025, these franchise fee transfers were discontinued, which has helped stabilize the fund and reduce financial pressure on the division.

To address the remaining challenges and ensure long-term sustainability, staff are proposing to raise sanitation service fees for both residential and commercial customers. These changes will help secure the continued delivery of essential services and strengthen fiscal stability for the division.

Key recommendations include introducing two new fees for dumpster and automated container delivery, revising bulk waste collection limits to six pickups or 36 cubic yards annually with fees for excess service, and discontinuing both cardboard collection and the City's recycling program due to lack of cost-effectiveness. The proposed changes to the yard and bulk waste collection program will be implemented as a two-year PILOT program, allowing the City to closely monitor impacts on operations, service levels, and customer satisfaction before deciding whether to make the changes permanent.

The proposed rate adjustments will result in an average 10% increase for businesses, impacting roughly 510 commercial accounts. These changes are projected to generate approximately \$650,000 in additional annual revenue starting in FY2026. City staff also

anticipate another 10% fee increase in FY2027 and will conduct annual reviews to assess future needs. These measures, combined with the elimination of franchise fee transfers, aim to stabilize sanitation operations, balance rising costs, and maintain service quality while the PILOT program provides flexibility to refine the yard and bulk waste collection program based on real-world results.

Why Action is Necessary:

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 shall be set or amended by a Resolution of the City Commission.

Cost Benefit:

The various proposed changes to the City's Schedule of Fees and Charges for Fiscal Year 2025-26 will help defray the cost of providing services to the public.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution
Exhibit 2 – FY2025-26 Proposed Fee Booklet
Exhibit 3 – Summary of Changes

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