



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
8/20/2025	25-317	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
N/A	N/A	N/A	N/A		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy, Director	Sustainable Development		
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 8/20/2025			Estimated End Date: 8/20/2025		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST OF KOLOS USA, LLC FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT DISTANCE WAIVER FOR A PROPOSED GROCERY STORE LOCATED AT 250 N FEDERAL HIGHWAY; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Applicant, Kolos USA, LLC, is requesting City Commission consideration of a waiver from the inter-business distance separation requirement for establishments selling beer and wine for off-premises consumption. The request is associated with a proposed grocery store located at 250 N Federal Highway.

Staff recommend that the City Commission consider the Applicant's request for a distance separation waiver.

Background:

Section 5-6(b)(2) of the City's Code of Ordinances prohibits any place of business from selling beer, wine, and liquor for off-premises consumption if it is located within 600 feet of another business that is also licensed to sell beer, wine, and liquor for off-premises consumption.

Current Situation:

The proposed business is a grocery store to be located at 250 N Federal Highway. The subject property is zoned Central RAC – Transitional Mixed Use, which permits the proposed use by right. Because the grocery store intends to sell beer and wine for off-premises consumption, it is subject to the inter-business distance separation requirement outlined in Section 5-6(b)(2) of the City's Code of Ordinances. This provision requires a minimum separation of 600 feet between businesses licensed to sell beer, wine, and liquor for off-premises consumption.

The subject property is located within 600 feet of the following existing establishments licensed for off-premises alcohol sales:

1. Wine, Beer & Deli – 217 N Federal Highway (approximately 149 feet away)
2. Texaco Gas Station – 126 N Federal Highway (approximately 569 feet away)

As such, the Applicant is requesting a waiver from the distance separation requirement, pursuant to Section 5-6(h) of the Code. In order to grant a waiver, the Code requires that the proposed use:

- Will not have any substantial or material adverse effect on the parties sought to be protected by the distance separation provision; and
- Will not violate the spirit and intent of the distance separation requirements.

Given that the primary purpose of the proposed business is grocery retail, with alcohol sales being incidental to the overall operation, staff recognizes that the request may be consistent with the intent of the Code.

Why Action is Necessary:

Section 5-6(b)(2) of the City's Code of Ordinances prohibits a place of business from selling beer, wine, and liquor with consumption off-premises within 600 feet of another place of business licensed to sell beer, wine, and liquor with consumption off-premises unless granted a waiver by the City Commission.

Cost Benefit:

There are no costs associated with this request.

PROPOSED ACTION:

The City Commission considers the proposed request.

ATTACHMENT(S):

Exhibit 1 – Resolution
Exhibit 2 – Applicant’s Letter and Backup
Exhibit 3 – Aerial and Zoning Map
Exhibit 4 – Presentation

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