



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
<b>8/6/2025</b>	<b>25-278</b>	<input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Other</b>	Ordinance Reading	<b>N/A</b>	<b>N/A</b>
			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:		
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>	<b>N/A</b>	<b>Vanessa Leroy</b>	<b>Sustainable Development</b>		
Strategic Plan Focus Areas:					
<input type="checkbox"/> <b>Fiscal Stability</b>	<input checked="" type="checkbox"/> <b>Resident Services</b>	<input type="checkbox"/> <b>Public Safety</b>	<input type="checkbox"/> <b>Infrastructure &amp; Mobility</b>	<input checked="" type="checkbox"/> <b>Economic Development &amp; Affordable Housing</b>	
Implementation Timeline:					
Estimated Start Date: 8/6/2025			Estimated End Date: 8/6/2025		

### SHORT TITLE:

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE POLICIES AND PROCEDURES FOR MITIGATION OF CODE ENFORCEMENT FINES AND LIENS; AND PROVIDING AN EFFECTIVE DATE.**

### STAFF SUMMARY:

**Summary:**

The proposed Resolution adopts amendments to the City of Hallandale Beach's Lien Mitigation Policy (Mitigation Policy).

**Background:**

A lien mitigation allows property owners to reduce the total amount of code compliance liens once a property comes into compliance through a mitigation petition. The City of Hallandale Beach's Code of Ordinances, Section 9-46, mandates that mitigation of liens

and fines be processed in accordance with the City's Commission-approved mitigation policy, which states the policy must be kept up to date by the Code Compliance Division.

The Mitigation Policy was last updated on March 1, 2023, after a 2022 Appellate Court decision in Palm Beach County ruled that a Special Magistrate does not have jurisdictional authority to reduce a recorded code compliance lien.

### **Current Situation:**

The following are the main proposed amendments to the current Mitigation Policy:

- Includes additional reduction consideration for properties offering affordable housing units; whereas exceptions may be granted for multifamily properties that agree to provide affordable housing units by reserving at least 15% of units, or a minimum of one unit, whichever is greater, as affordable housing for a period of 30 years.
- Increases the mitigation petition fee to \$250 from \$150.
- A subsequent mitigation petition fee is standardized to a flat rate of \$500.
- Fees are structured to cover administrative costs.
- Clarifies that certain liens are not eligible for mitigation and must be paid in full, including those for irreparable or irreversible violations, properties undergoing foreclosure or tax deed sale, active appeals, civil citation fines, short-term rental violations, and minor fines.
- Revised definitions distinguishing liens from fines.

### **Why Action is Necessary:**

Pursuant to Code Section 9-46, the Mitigation policy must be adopted by Resolution by the City Commission.

### **Cost Benefit:**

The increased compliance requirements, coupled with the clearing of multiple liens from the same applicant, are expected to contribute to improved property values within the City. Additionally, the implementation of a mitigation petition fee, along with the inclusion of administrative costs, will help offset the overhead expenses associated with processing mitigation requests. Furthermore, allowing a reduction in code fines in exchange for the provision of affordable housing units presents a significant cost-benefit to both the City and the applicant. This approach not only facilitates the resolution of outstanding fines but also directly supports the City's efforts to increase the availability of affordable housing units, addressing a critical community need.

## **PROPOSED ACTION:**

The City Commission considers the attached Resolution.

## **ATTACHMENT(S):**

Exhibit 1 – Resolution  
Exhibit 1A – Proposed Mitigation Policy  
Exhibit 2 – Mitigation Policy 2023 - Current

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