

1 EXHIBIT 1

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3 RESOLUTION NO. 2025-

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5 A RESOLUTION OF THE MAYOR AND CITY COMMISSION  
6 OF THE CITY OF HALLANDALE BEACH, FLORIDA,  
7 CONSIDERING THE REQUEST OF KOLOS USA, LLC FOR  
8 AN ALCOHOLIC BEVERAGE ESTABLISHMENT  
9 DISTANCE WAIVER FOR A PROPOSED GROCERY  
10 STORE LOCATED AT 250 N FEDERAL HIGHWAY; AND  
11 PROVIDING AN EFFECTIVE DATE.  
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13 WHEREAS, the Applicant, Kolos USA, LLC has applied for an alcoholic beverage  
14 distance waiver in order to sell packaged beer, wine and liquor for off-premises consumption  
15 for a proposed grocery store located at 250 N Federal Highway within the City of Hallandale  
16 Beach ("City"); and

17 WHEREAS, the subject property is zoned Central RAC – Transitional Mixed Use  
18 District, which permits market/retail food stores and liquor package stores subject to the  
19 provisions of Section 5-6 of the City's Code of Ordinances; and

20 WHEREAS, Section 5-6 of the City's Code of Ordinances sets forth the minimum  
21 distance standards for establishments that sell beer and wine in proximity to schools, public  
22 parks, churches and other businesses that sell alcoholic beverages; and

23 WHEREAS, the proposed business will operate as a grocery store and intends to sell  
24 beer and wine for off-premises consumption incidental to the overall operation, and is  
25 therefore, is not exempt from the 600-foot distance separation requirement from another  
26 business selling beer, wine, and liquor for off-premises consumption; and

27 WHEREAS, upon the determination by the City Commission that the requirements of  
28 section 5-6 (h) of the City Code of Ordinances for an alcoholic beverage distance waiver have  
29 been met, section 5-6 (h) authorizes the City Commission to approve the Application  
30 submitted by Siberian Foods, LLC, for an Alcoholic Beverage Distance Waiver to allow the  
31 sale of beer, wine and liquor for off-premises consumption.  
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34           **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**  
35 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

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37           **SECTION 1. Incorporation of Recitals.** The foregoing “whereas” clauses are  
38 incorporated herein.

39           **SECTION 2. Findings.**  
40           Based upon substantial competent evidence presented on the record at the public  
41 hearing, the City Commission hereby makes the following findings:

- 42           a. The Applicant (has/has not) met the necessary requirements for granting of the  
43 waiver.  
44           b. The applicant (has/has not) demonstrated that the granting of the waiver will not  
45 have any substantial or material adverse effect on the parties sought to be  
46 protected by the particular provision sought to be varied, and that the spirit and  
47 intent of this section will not be violated.

48           **SECTION 3. Approval/Denial/Approval With Conditions.**  
49           Based on substantial competent evidence presented at the public hearing, including,  
50 but not limited to, the Agenda Cover Memo and staff presentation, any materials presented  
51 by the applicant and the sworn testimony of staff, the applicant and any experts, the Mayor  
52 and the City Commission of the City of Hallandale Beach, Florida, hereby find the application  
53 ☐ in compliance ☐ not in compliance with the criteria set forth in section 5-6 (h) of the City  
54 Code of Ordinances, and hereby approves / denies the Application for an alcoholic beverage  
55 distance waiver.

56           **SECTION 4. Effective Date.** This resolution shall be effective immediately upon its  
57 adoption.

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59           APPROVED and ADOPTED this \_\_\_ day of August 2025.

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63           \_\_\_\_\_  
64 JOY F. COOPER  
65 MAYOR

66 SPONSORED BY: CITY ADMINISTRATION

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68 ATTEST:

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71 \_\_\_\_\_  
JENORGEN M. GUILLEN, CMC

72 CITY CLERK

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74 APPROVED AS TO LEGAL SUFFICIENCY

75 AND FORM

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JENNIFER MERINO

79 CITY ATTORNEY

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