



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
10/30/2024	24-455	<input checked="" type="checkbox"/> Resolution	Ordinance Reading	N/A	N/A
		<input type="checkbox"/> Ordinance	Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Other	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: 10/30/2024			Estimated End Date: Upon Adoption		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING THE REQUEST OF SIBERIAN FOODS, LLC FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT DISTANCE WAIVER FOR THE SIBERIAN FOODS GROCERY STORE LOCATED AT 716 N FEDERAL HIGHWAY; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Applicant, Aleksandr Laptev, requests City Commission consideration for a distance separation waiver to the inter-business distance requirement for businesses that sell beer, wine, and liquor for off-premises consumption for Siberian Food located at 716 N Federal Highway.

Staff recommends the City Commission consider the proposed request.

Background:

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

The subject property previously held the appropriate license for consumption on and off premise, however, the business was closed and the licenses have since expired. As such, new ownership is required to apply for a new license and waiver to comply with the distance separation requirements.

Current Situation:

The proposed business will operate as a grocery store and deli. The subject property is zoned Central RAC – Transitional Mixed Use, which permits the intended uses. Although the business will serve food, it does not meet the Code of Ordinances' definition of a restaurant and, therefore, is not exempt from the 600-foot distance separation requirement from another business selling beer, wine, and liquor for off-premises consumption.

The subject property is located 210 feet from the BP gas station to the south located at 704 N Federal Highway, which also sells beer, wine, and liquor for off-premises consumption. Therefore, a waiver to the required 600-foot distance is necessary. The Applicant is requesting this waiver in accordance with Section 5-6(h).

The Code stipulates that approval of an alcoholic beverage waiver should not have any substantial or material adverse impact on the parties protected by the provision and that the spirit and intent of the distance separation requirement will not be violated. Since the primary purpose of the proposed business is to operate as a deli and grocery store, with beer and wine offered as secondary to the sale of food and other groceries, the Applicant asserts that the waiver meets these conditions.

Why Action is Necessary:

Section 5-6(b)(2) of the City's Code of Ordinances prohibits a place of business to sell beer, wine, and liquor with consumption off-premises within 600 feet from another place of business licensed to sell beer, wine, and liquor with consumption off the 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 – Proposed Resolution
Exhibit 2 – Application Package

Prepared By: 
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Principal Planner

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Planning and Zoning Manager

Reviewed By: 
Steven Williams
DSD Assistant Director

Reviewed By: Vanessa Leroy
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Reviewed By: Noemy Sandoval
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