



BEACHFRONT

OPERATIONS

Hallandale Beach Public Beach

The Beach is held by the City for the use, convenience, and enjoyment of the residents and visitors of the City.

BEACHFRONT OPERATIONS

Hallandale Beach Public Beach

- 🦋 The Public Beach is held in Trust by the State of Florida.
- 🦋 The City of Hallandale Beach manages the Public Beach for the State.

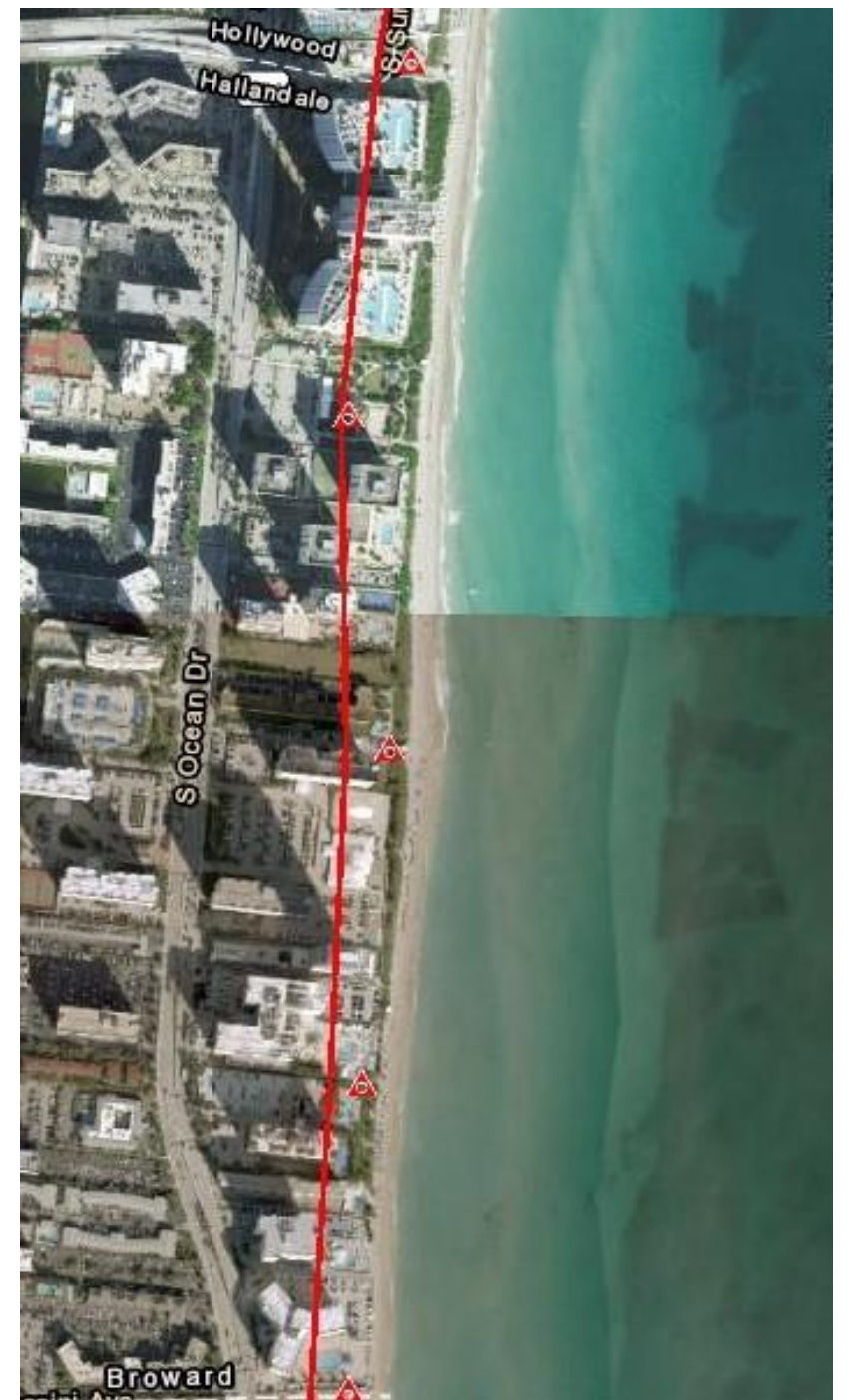
Jurisdiction:

- 🦋 State of Florida
 - 🦋 Florida Department of Environmental Protection
 - 🦋 Florida Fish and Wildlife
- 🦋 City of Hallandale Beach

BEACHFRONT OPERATIONS

COASTAL CONSTRUCTION CONTROL LINE

The Coastal Construction Control Line, revised in 1991, is the current regulatory line established by the state that places regulatory constraints on construction seaward of the line, that provides protection for Florida's beaches and dunes, while assuring reasonable use of private property.



EROSION CONTROL LINE

The Erosion Control Line, established in 1978, supersedes the Mean High Water Line, is the dividing line between private beachfront property and the State Trust Land (public beach).



Chair Service Definitions for Presentation



Public/ Retail: Providing beach furniture, for a fee, to a beach visitor.

Courtesy/ Resort: Providing beach furniture as a part of a yearly fee or complimentary service to a condominium resident or hotel guest.

Hallandale Beach Public Beach

🦋 .82 Miles

🦋 All Public Beach

🦋 Almost 1,000,000 Visitors Annually

🦋 Four Public Accesses

🦋 Two Public Parks Upland

🦋 North City Beach Park: Public & Resort Chair Service
Through Agreement since 2012

🦋 South City Beach Park: No Current Chair Service

Upland and Nearby Properties

- 🦋 Eleven Multi-Family Properties Upland
 - 🦋 Almost 4,100 Current Units Total
 - 🦋 Most Providing Courtesy Chair Service for Their Residents
- 🦋 One Vacant Lot
- 🦋 Twenty-Two Multi-Family Properties West of A1A
 - 🦋 Almost 3,500 Current Units Total
- 🦋 Nearby Condo/Hotel Properties

Current City Code of Ordinances

Chapter 16, established 2015

The public beach is considered a park and is subject to the regulations outlined within Chapter 16 of the City Code (ordinance number 2015-08).

Per Chapter 16, Parks including the public beach are held by the City for the use, convenience and enjoyment of the residents and visitors of the city and none of the city parks/ beach or portions thereof shall be used exclusively by any person, to the exclusion of the general public, except with the written approval of the department.

BEACHFRONT OPERATIONS

Current City Code of Ordinances

Chapter 16

As early as 2015, when the City Commission created the Parks Ordinance, the City had anticipated a growing concern with effects of increased courtesy chair services on the public beach and included language in the Ordinance to ensure the City could regulate the activity.

Chapter 16 defines providing beach furniture as part of a yearly fee or complimentary service to a condominium resident or guest as Commercial Activity. Prior written approval is required before conducting any commercial activity (16-8) in a park (including the public beach).

Current City Code of Ordinances

Chapter 16

16-1 Definitions:

City park shall mean any property owned by the city and/or any other property operated, leased, maintained, or otherwise administered by the city as a public park or space including but not limited to parks, public beaches, recreation facilities, and special use facilities

Commercial activity shall mean the sale, service, or solicitation of any item for a fee or donation, tangible or intangible, including but not limited to food or beverages; the charging of admission; the charging of fees for any service, entertainment, or amusement. Commercial activity shall be inclusive of providing beach furniture as a part of a yearly fee or complimentary service to a condominium resident or guest.

16-1.1(a) The city parks are held by the city for the use, convenience and enjoyment of the residents and visitors of the city during operating hours. None of the city parks or portions thereof shall be used exclusively by any person, to the exclusion of the general public, except with the written approval of the department.

Sec. 16-8. - Prohibited activities.

To ensure the enjoyment and safety of all users, the following activities are prohibited in city parks:

(4) Conduct any commercial activity without the prior written approval from the city.

Current City Code of Ordinances

Chapter 16

To ensure compliance with City code, protect public access to the beach, and allow upland properties to offer courtesy chair service on the public beach, the properties were allowed to offer courtesy chair services for their residents as long as there was no presetting or flagging off of areas. Courtesy chair services were also not allowed to store their equipment on the beach nor operate a retail chair/ umbrella service.

Properties were notified and compliance was gained through Code Enforcement efforts. Six civil citations and one courtesy citation were issued to beachfront upland properties since June 2022 in violation of this code.

BEACHFRONT OPERATIONS



Department of Sustainable
Development

Director

VANESSA LEROY

October 26, 2023

RE: Important Information - Segment III Beach Renourishment & Beach Enforcement

Dear Beachfront Condominium Owners,

We are excited to share essential updates regarding the much-awaited Segment III Beach Renourishment - Shore Protection project, scheduled to begin on November 1st in the City of Hallandale Beach. This crucial initiative, funded entirely by the federal government through the Flood Control and Coastal Emergencies (FCCE) program, aims to restore our shoreline's resilience post-Hurricane Irma.

PROJECT DETAILS:

Project Duration: Anticipated completion within 3 months.
Work Schedule: Primarily Monday through Friday, with some Saturdays as needed.
Staging and Beach Access: South City Beach Park, temporary fencing installed.
Contractor: Continental Heavy Civil Corporation (CHC)

A secondary portion of Segment III will be to place a secondary dune system to stabilize the beachfront where feasible. This secondary dune system will be consistent with the City's Dune Management Plan and is pending final design and approvals. Work will begin once the plan is finalized after the Segment III project is complete.

Updates are available on the city webpage: www.colb.org/Beach. For further details or inquiries about the project, please reach out to Cathie Schanz, Parks, Recreation, and Open Spaces Director, at CSchanz@colb.org.

BEACH ENFORCEMENT & REGULATIONS:

In addition to this project, we want to reiterate the importance of adhering to beach regulations, especially in light of this renourishment effort. A letter dated May 1, 2023, was sent to beachfront property owners, outlining the expectations and code requirements for beach usage.

To reiterate, it is extremely important that the beach remains clear from the pre-set furniture for the city to be successful with our daily clean-up. In accordance with Sections 16-4 and 16-7 of the City Code, the practice of "pre-setting" with beach furniture and the use of flags on the public beach is considered a violation of the City Code. Citations will be issued when this practice is observed. Please note that enforcement of these regulations will be observed every day, weekdays and weekends. As a reminder, beach furniture cannot be stored on the public beach and must be stored on private property.

We kindly request your cooperation in complying with these regulations and this information with your guests or tenants. By working together, we can ensure continued enjoyment of our beautiful beaches and protect our delicate eco

For questions regarding code enforcement, please contact the Department of Sustainable Development, Code Compliance Division, at codesissues@colb.org (954) 457-2220 option 3.

Your understanding and cooperation are greatly appreciated and safeguard our exquisite coastline for future generations.

Sincerely,

Vanessa Leroy
Director



Department of Sustainable
Development
Director

VANESSA LEROY

May 1, 2023

RE: Use of Public Beaches

Dear City of Hallandale Beachfront Property Owners:

As we approach the summer season, we would like to share some important information regarding the use of our public beaches, the sea turtle nesting season, and the upcoming seaweed (sargassum) accumulation. The City of Hallandale Beach is committed to ensuring that our beach remains clean, safe, and enjoyable for everyone, while protecting our natural environment.

Sea Turtle Nesting Season:

We are currently in the sea turtle nesting season, which runs from March 1st to October 31st. It is essential that we all do our part to protect these endangered species by adhering to the following guidelines:

- Do not disturb sea turtle nests or hatchlings.
- Remove all beach furniture, toys, and trash from the beach at night, they can disorient hatchlings.

Seaweed (Sargassum) Accumulation:

Over the coming weeks, we expect a significant amount of sargassum to accumulate on our beaches. While this is a natural occurrence, it can also create challenges for beachgoers and our local ecosystem. The City has engaged various departments to monitor the situation and efficiently remove the seaweed from the beaches. We will begin our daily beach clean-up immediately following the County's survey of the sea turtle nesting areas, which occurs on a daily basis. Additionally, to help ensure compliance, we will also be posting signage to inform visitors about the phenomenon and the importance of not disturbing the seaweed in sensitive areas. Please advise your residents and visitors to heed the following guidelines:

- Stay away and do not block moving tractors during clean-up.
- Avoid touching or swimming near the trash to avoid clutter.
- Always supervise children at the beach.

For more information, please visit www.colb.org/Sargassum.

City Code Compliance – Beach Furniture and Flags:

It is extremely important that the beach remains clear from the pre-set furniture for the city to be successful with our daily clean-up. In accordance with Sections 16-4 and 16-7 of the City Code, the practice of "pre-setting" with beach furniture

and the use of flags on the public beach is considered a violation of the City Code. Citations will be issued when this practice is observed. Please note that enforcement of these regulations will be observed every day, weekdays and weekends. As a reminder, beach furniture cannot be stored on the public beach and must be stored on private property.

As a beachfront property owner, we kindly ask for your cooperation in adhering to these regulations and guidelines and sharing this information with your guests or tenants. By working together, we can ensure the continued enjoyment of our beautiful beaches and protect our delicate ecosystem.

Should you have any questions or concerns, please do not hesitate to contact the Department of Sustainable Development, Code Compliance Division at (954) 457-1637.

Thank you for your cooperation and support.
Vanessa Leroy, Director
Department of Sustainable Development

cc: Dr. Jeremy Earle, City Manager
Sharon Raggan, Assistant City Manager
Nemmy Sardoval, Assistant City Manager
Mitch Posner, Code Compliance Officer
Steven Williams, Department of Sustainable Development Assistant Director
Cathie Schanz, Parks Recreation and Open Spaces Director
Katie Eugene, Public Information Officer



March 21, 2022

RE: Use of Public Beaches

Dear City of Hallandale Beachfront Property Owners:

In light of recent questions, as well as the recent start of sea turtle nesting season, we thought it prudent to provide some clarification regarding the City's Ordinances on public beaches.

Chapter 16, Parks and Recreation, of the City of Hallandale Beach Code of Ordinances, regulates the use of public parks with the City. Pursuant to Section 16-1, Definitions, "public beaches" are included in the definition of a public park. As all the beaches in Hallandale Beach are State-owned and maintained by the City, they are considered public parks and subject to the regulations outlined within Chapter 16 of the City Code.

Occasionally, the City receives complaints regarding beach furniture and flags used to reserve and mark areas of the beach which must remain accessible to the public. In accordance with Sections 16-4 and 16-7 of the City Code, the practice of "pre-setting" with beach furniture and the use of flags on the public beach is considered a violation of the City Code. As such, citations will be issued when this practice is observed. As a reminder, beach furniture cannot be stored on the public beach and must be stored on private property.

Additionally, as you may be aware, sea turtle nesting season has begun. Section 6-11 specifically covers the requirements of beachfront lighting concerning the welfare of sea turtles and mirrors the State's guidelines.

A copy of the code sections mentioned in this letter is attached for your reference.

If you have any questions regarding these, or any other code-related issues, please do not hesitate to contact Mitch Posner, Code Compliance Officer at (954) 457-1637.

Vanessa Leroy
CESD Director

Attached: Chapter 16 & Section 6-11 of the City of Hallandale Beach Code of Ordinances

cc: Dr. Jeremy Earle, City Manager
Sharon Raggan, Assistant City Manager
Nemmy Sardoval, Assistant City Manager
Mitch Posner, Code Compliance Officer
Steven Williams, CESD Assistant Director

400 S. Federal Highway
Hallandale Beach, FL 33009
Phone (954) 457-1378
Fax (954) 457-1488

www.colb.org

BEACHFRONT OPERATIONS

Beach Operation Considerations

- 🐢 Sea Turtle Protection
- 🐢 Dune Protection
- 🐢 Beach Cleaning
- 🐢 Trash Removal
- 🐢 Emergency Services – Right of Way Open
- 🐢 Lifeguard Services – Line of Sight
- 🐢 City Ordinances

Beach Management Program Options For Discussion

To comply with current City code, the following managed beachfront operation program options for the public beach are presented for discussion:

- A) Continue with Current Enforcement Efforts
- B) Create a Beachfront Operations License Program
- C) Designate a Single Vendor with Beachfront Operations Rights

BEACHFRONT OPERATIONS

Option A: Continue with Current Enforcement Efforts

- 🦟 City code compliance will continue to be enforced to ensure a safe, open and accessible public beach for all users.
- 🦟 Upland properties may continue to provide their residents courtesy chair services as long as there is no presetting, flagging off of areas, and/or storage on the public beach.
- 🦟 No option for upland properties to obtain approval for presetting or storage of private equipment on the public beach.
- 🦟 Does not provide Terms and Conditions for use of the beach for courtesy chair service.
- 🦟 Does not provide for an increase in availability of public/ retail beachfront chair service.
These services would be procured under a separate program.
- 🦟 Does not generate revenue to offset the cost of enforcement.

Option B: Create a Beachfront License Program

- ✎ Provides a mechanism for providing upland properties approval to provide courtesy chair service to their residents with presetting and storage rights on the public beach.
- ✎ Establishes a rate and fee schedule for the license.
- ✎ Does not provide for an increase in availability of public/ retail beachfront chair service.
These services would be procured under a separate agreement.
- ✎ Establishes Terms and Conditions for use of the beach for courtesy chair service.
- ✎ Generates revenue to offset the cost of enforcement.

Option C: Designate a Single Vendor for Beach Operations

- Increases services on the public beach to allow for retail chair service while ensuring areas available for public beach goers who do not want chair service.
- Provides upland properties an option to offer courtesy chair services with presetting and storage rights on the public beach through the City Vendor.
- Provides for a percentage of gross revenue to the City.
- Single vendor to oversee beach operations.
- Generates revenue to offset the cost of enforcement.
- Establishes Terms and Conditions in the Vendor Agreement.

Terms and Conditions for Beachfront Operations

Options B) License Program and C) Single Vendor Establish Terms and Conditions:

- 🦟 Application Requirements
- 🦟 Compliance with Regulatory Requirements
- 🦟 Design and Layout Standards and Restrictions
- 🦟 Dune Protection
- 🦟 Eligible Properties/ Entities
- 🦟 Enforcement, Penalties, and Revocation
- 🦟 Insurance Requirements
- 🦟 Pre-setting Quantity and Timing
- 🦟 Safety Standards
- 🦟 Signage Allowed
- 🦟 Staffing Requirements
- 🦟 Storage Location and Standards
- 🦟 Storm Responsibilities (Pre/Post Storm)
- 🦟 Trash Collection
- 🦟 Waste Disposal

BEACHFRONT OPERATIONS

Beach Management Program Revenue Example for Comparison

	2024	2025	2026	2027	2028
NCBP Operator*					
Gross Revenue Estimated	\$2,041,219	\$2,245,341	\$2,469,875	\$2,716,863	\$2,988,549
City Revenue (3% Gross)	\$61,237	\$67,360	\$74,096	\$81,506	\$89,656
License Program**					
Annual License Fee	\$25/ unit Prorated	\$25/ unit	\$26.50/ unit	\$27.31/ unit	\$28.13/ unit
City Revenue	\$25,525	\$51,050	\$54,113	\$55,767	\$57,441
Pilot Program***					
Gross Revenue Estimated	\$656,223	\$1,361,974	\$1,498,171	\$1,647,988	\$1,812,787
City 10% Gross	\$65,622	\$136,197	\$149,817	\$164,799	\$181,279
*Assuming 10% increase annually					
**Assuming 50% of units participate, annual fee increase 3%, First year prorated 6 months					
***First year 6 months, assuming 10% increase annually, does not include concession stand					

Beach Management Program Options Comparison

Option A No Program:

No Option for Approval
No Terms & Conditions for Use
Retail Chair Service Separate
Food Concessions Separate

Option B License Program:

Multiple Applicants/ Permits
Established Terms and Conditions
Retail Chair Service Separate
Food Concessions Separate

Option C Single Vendor Agreement:

One Operator
Established Terms and Conditions
Retail Chair Services Included in Agreement
Food Concessions Included in Agreement

✎ Adopting a Beachfront Management Program will develop Terms and Conditions for Beachfront Operations, ensure compliance with City code, and ensure the protection, safety, proper use, and enjoyment of the public beach.

✎ Properly managed, retail and courtesy chair services can co-exist successfully on the public beach with non-chair users.

BEACHFRONT OPERATIONS

QUESTIONS

