



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	Gustavo Lumer	Meeting Date:	June 9, 2026
Project Name:	633 West Hallandale Shops		
Property Address:	633 W Hallandale Beach Boulevard		
Application No.:	DB-24-01925 Development Review V-26-01191 Variances	Application Type:	Major Development Variance
Parcel Size:	0.517 acres	Quasi-Judicial:	☒ Yes ☐ No
Planning District:	Southwest	Public Hearing:	☒ Yes ☐ No
Existing Use:	Vacant lot	After the Fact:	☐ Yes ☒ No
Existing Zoning:	Hallandale Beach Boulevard District / Hallandale Beach Boulevard West Subdistrict		
Future Land Use Designation:	General Commercial		
Proposed Use:	Commercial Building		
Surrounding Zoning:		Surrounding Land Use:	
North: Hallandale Beach Boulevard West subdistrict South: RS-7 Residential Single-Family District East: Hallandale Beach Boulevard West subdistrict West: Hallandale Beach Boulevard West subdistrict		North – Shopping Plaza South – Residential Single-Family Home East – Shopping Plaza West – Shopping Plaza	
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
☐ Approve ☒ Approve with Conditions ☐ Deny	Vanessa Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Jaaziah Israel, Associate Planner		

Request

Summary:

The applicant, Gustavo Lumer, is requesting Major Development and variance approval to construct a single-story commercial building consisting of approximately 4,671 square feet of commercial space on the property located at 633 West Hallandale Beach Boulevard.

The applications filed with the City are as follows:

1. Application # DB-24-01925 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct the proposed commercial building.
2. Application # V-26-01191 requesting variances from the following code provisions:
 1. Table 32 -210(a) - Reducing the minimum required 15-foot front setback to 10 feet.
 2. Section 32-212(1) – Reducing the required 20-foot-wide streetscape area to 15 feet.

Background:

The subject site is currently a vacant parcel consisting of approximately 22,500 square feet. The applicant was required by the Florida Department of Transportation (FDOT) to obtain a cross-access agreement with the adjacent property located at 613 West Hallandale Beach Boulevard, which delayed the progression of the project. The cross-access agreement was recorded in the Broward County public records on April 22, 2026, and subsequently submitted to City staff on April 27, 2026. Since that time, the applicant has worked closely with City staff to revise the proposed development and bring it into substantial compliance with the Land Development Regulations, with the exception of the variances requested as part of this application.

Analysis

Development Details

The applicant's plans depict the following:

1. The subject site consists of a vacant parcel containing approximately 22,500 square feet of gross land area (0.517 acres), located at 633 West Hallandale Beach Boulevard between two existing commercial developments at 613 West Hallandale Beach Boulevard and 645 West Hallandale Beach Boulevard.
2. A 10-foot-wide right-of-way easement is proposed along Hallandale Beach Boulevard, consistent with the requirements of the Broward County Trafficways Plan.
3. The proposed development consists of a one-story, L-shaped retail building containing two commercial tenant spaces with a combined floor area of 4,671 square feet and a maximum building height of 20 feet.
4. The development provides a total of 23 on-site parking spaces, exceeding the minimum parking requirement of 17 spaces.
5. A total of four (4) electric vehicle (EV) parking spaces are proposed, including two (2) EV-capable spaces, one (1) EV-ready space, and one (1) EV-universal space.
6. The site includes one (1) long-term bicycle storage room and four (4) short-term bicycle parking spaces.
7. Landscaping is proposed on approximately 23 percent of the site, exceeding the minimum

landscaping requirement of 10 percent established for the West Hallandale Beach Boulevard Subdistrict.

8. A six-foot-wide pedestrian walkway is proposed along SW 1st Avenue and will connect directly to the internal pedestrian circulation system on the site.
9. A total of 18 on-site trees are proposed and credited toward the project, exceeding the minimum requirement of 15 trees.
10. Seven (7) street trees are proposed, including four (4) Royal Palms along Hallandale Beach Boulevard and three (3) Orange Geiger trees along SW 1st Avenue.
11. A decorative living wall featuring artificial greenery is proposed along the east elevation of the building to enhance the architectural appearance of the development.

Comprehensive Plan Considerations

The property is designated General Commercial on the City's Future Land Use Map. The proposed commercial building by the applicant is permitted under the land use category. The proposed development will assist in furthering the following goals, objectives, and policies of the City's Comprehensive Plan:

GOAL 1: To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic, and physical needs of the present and future population of Hallandale Beach while ensuring reasonable environmental protection and timely and efficient provision of services.

OBJECTIVE 1.1: Levels of Service: The City shall continue to condition approval of development applications upon maintaining the provision of services at the Levels of Service (LOS) which meet or exceed levels specified in this Comprehensive Plan.

POLICY 1.1.1: The City shall maintain, within the Comprehensive Plan Elements, Level of Service standards for City facilities which will meet the existing and future needs of the Hallandale Beach population and the standards established by Chapter 163 F.S., and Rule 9J-5 F.A.C.

POLICY 1.1.2: Any development order or permit shall be approved only when adequate public services and facilities are in place or will be provided to support the development at Levels of Service adopted by this Plan.

POLICY 1.1.3: The City will require a development impact analysis to be submitted for developments that contain ten (10) residential dwelling units or more, or developments containing four thousand (4,000) square feet of non-residential gross floor area or more. The applicant or his agents will be responsible for preparing the impact analysis, which shall evaluate the overall effect of a proposed development on its surrounding neighborhood and the overall community.

POLICY 1.1.5: The City shall maintain criteria and procedures, which obligate developments causing expansions or extensions of City services to contribute a proportionate share of the cost of provision of these supporting services and related facilities.

POLICY 1.1.6: The City of Hallandale Beach will provide sanitary sewer, solid waste, drainage, and potable water facilities and services to correct deficiencies and to meet existing and project demands identified in this Plan.

POLICY 1.5.4: Commercial areas will continue to be regulated by development standards, such as, but not limited to, size and bulk regulations, landscaped medians, right-turn only exits and other controls or designs intended to improve vehicular and pedestrian safety.

POLICY 1.5.7: Development and redevelopment along Hallandale Beach Boulevard and U.S. 1 shall continue to be reviewed and evaluated based on guidelines established for these corridors in the City's Zoning Code, Land Development Regulations, the Citywide Master Plan, and the Design Guidelines Manual. Recommendations from the Citywide Master Plan should also be considered and incorporated upon the Plan's completion, expected in late 2008.

POLICY 1.10.3: The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.

POLICY 1.10.8: The City of Hallandale Beach shall continue to evaluate development proposals with respect to pervious area requirements specified in the Land Development Code.

POLICY 1.10.11: The City shall continue to protect its natural resources and maintain its environmental quality through the provision of land use regulations that are consistent with the policies of this Comprehensive Plan.

OBJECTIVE 1.12: Land Use Consistency: The City shall manage growth and development through the continued administration and enforcement of the Hallandale Beach Zoning and Land Development Code, which shall ensure that future land uses remain consistent with this Plan.

POLICY 1.12.1: As part of the development review and approval process, the City shall continue to implement a system of Comprehensive Plan compliance review for all development and approval petitions.

POLICY 1.12.2: The City shall continue to ensure that the provisions of the Hallandale Beach Zoning and Land Development code include all necessary site plan requirements to further the intent of this Comprehensive Plan. These requirements shall include but not be limited to adequate drainage and stormwater management, landscaping and open space requirements, signage regulations, subdivision regulations, safe and convenient on-site traffic flow, vehicle parking, and consistency of land use with Plan designations.

POLICY 1.12.5: The City shall continue to require adequate pervious areas to improve aquifer recharge and look for alternative ways to increase stormwater recapture.

POLICY 1.13.2: The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objectives, and Policies of the Future Land Use Element of the Plan.

POLICY 1.14.1: The City shall determine the status and capabilities of existing and proposed facilities (including water, wastewater, solid waste, traffic, stormwater, and recreation/open space) to accommodate current, new, and redevelopment demands, and any projects necessary to maintain adopted levels of service. These projects will be added to the five-year Capital Improvements Plan.

POLICY 1.14.2: The Development Services Department shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that Level of Service standards are not reduced.

POLICY 1.14.3: The City shall adopt a level of service standards and shall be used as the basis for determining the availability of facility capacity.

OBJECTIVE 1.15: Transportation: The City shall not issue a development order or permit which results in a reduction in the level of service on any portion of the City roadway system below the adopted level of service unless the development is located within an urban infill or redevelopment area and satisfies objectives and policies relating thereto and mitigation is provided (Note: the entire City is located within an urban infill area).

POLICY 1.15.1: The City shall through the implementation of the Broward County Trafficways Plan and the minimum City right-of-way standard of fifty (50) feet, secure right-of-way dedications at time of development review to ensure that adequate right-of-way is provided to serve existing and future development.

POLICY 1.15.3: The City shall encourage developments that promote safe and efficient on and off-site transportation improvements.

POLICY 1.18.1: Increase economic development and employment opportunities within urban infill and urban redevelopment area(s).

POLICY 1.18.5: Notwithstanding the above, all development is subject to Broward County Transportation Concurrency Management Area (TCMA) Level of Service criteria and the payment of Transit Impact Fees as determined by Broward County prior to the issuance of permits.

POLICY 1:18:6: Integrated transportation systems, mass transit facilities, bikeways, and pedestrian corridors should be encouraged to serve urban infill and urban re-development area(s) to reduce reliance upon automobile travel.

OBJECTIVE 1.19: Crime Prevention: The City shall review all major developments for their use of Crime Prevention Through Environmental Design (CPTED) principles and standards.

POLICY 1.19.1: The City shall maintain a CPTED review policy and procedure in the form of administrative policy or land development regulations. The policy shall require a plan review by the Development Services and Police Departments, at a minimum.

OBJECTIVE 1.20: The City shall continue to implement its energy-efficient “grid” Future Land Use Plan and discourage urban sprawl accounting for existing and future energy power generation and transmission systems.

POLICY 1.20.2: The City shall continue to enforce the provisions of the most recent edition of the Florida Building Code, particularly the updated Energy Code (adopted 3/09) to achieve higher energy efficiency in buildings.

POLICY 1.20.3: The City shall require the use of low water use plumbing fixtures in new construction and continue to encourage the use of low water use plumbing fixtures in building renovations through periodic give-away toilet retrofit programs and encourage energy-efficient electrical systems, such as retrofitting lighting fixtures in City buildings.

POLICY 1.20.8: The City shall continue to maintain, upgrade and complete missing segments of its pedestrian and bikeway networks connecting development to transportation systems, schools, public facilities, and commercial areas.

Applicable Codes and Ordinances

1. The proposed retail use is permitted within the Hallandale Beach Boulevard District / Hallandale Beach Boulevard West (HBB West) Subdistrict.
2. The proposed development consists of a single-story retail building with an overall height of 20 feet and 4,671 square feet of retail space.
3. The applicant requests variances from the requirements set forth below in items 3(a) and 3(b), below. The applicant is requesting a variance from Table 32-210(a) for the reduction of the required front yard setback and Section 32-212(1) for the reduction of the required streetscape area for the frontage standards of Hallandale Beach Boulevard.

VARIANCES OR DEFICIENCIES		REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
a)	Building Placement	15 feet min. 20 feet max.	10 feet	5 feet
b)	Streetscape on HBB	20 feet	15 feet	5 feet

4. The applicant has requested variances to bring their building closer to the property line aligned with the neighboring property to the west located at 645 West Hallandale Beach Boulevard. This reduces the required front yard setback from 15 feet to 10 feet.

This reduction of the front setback reduces the required streetscape dimension for Hallandale Beach Boulevard that is described in Section 32-212(1). The frontage standards are described as the combination of public sidewalk and hardscape, with a minimum streetscape area width of 20 feet

measured from the back of curb. The streetscape area is categorized into 3 different categories, the minimum 5 feet curb zone, the 10 feet wide pedestrian walkway, and the remaining setback area.

The applicant has provided 5 feet of curb zone, 10 feet of multiuse path, and has reduced the remaining setback area to 0 feet. Therefore, the streetscape area is 15 feet and does not meet the 20 feet required minimum and a variance from Section 32-212(1) is requested.

Major Development Review Criteria

Article V, Section 32-787 specifies the following criteria that shall be utilized in the review and evaluation of applications for Major Development Review approval:

1. Natural Environment

The property consists of a vacant lot of approximately 22,500 square feet with existing landscaping to be removed and replaced with 22 on site trees.

2. Open Space

The development is providing 18 on-site trees where 15 trees are required, and 7 street trees are provided. The landscape plan includes a mix of canopy and ornamental trees and shrubs, including Gumbo Limbo, Pitch Apple, Orange Geiger, Pigeon Plum, Black Ironwood, Live Oak, and Dahoon Holly. Orange Geiger trees are proposed as street trees along SW 1st Avenue and Royal Palm trees are proposed as street trees along Hallandale Beach Boulevard.

Approximately 23% of the property will be landscaped, which exceeds the minimum 10% required by Code.

The applicant is requesting a reduction of the required streetscape area along Hallandale Beach Boulevard.

3. Circulation and Parking

The proposed development provides 23 parking spaces where 17 spaces are required by Code, thereby exceeding the minimum parking requirement.

Vehicular access to the site is provided through a two-way driveway connection from Hallandale Beach Boulevard to SW 1 Street via the adjacent property located at 613 West Hallandale Beach Boulevard. Pursuant to FDOT requirements, the owner of 613 West Hallandale Beach Boulevard granted a permanent cross-access easement to the subject property to facilitate ingress and egress from Hallandale Beach Boulevard. The existing driveway on the adjacent property provides right-turn-in/right-turn-out access onto West Hallandale Beach Boulevard.

The proposed parking and access configuration provides adequate internal circulation and maneuverability for vehicles and emergency access. The existing adjacent development was previously approved with two temporary parking spaces, which will be removed to accommodate the shared access connection to the subject property.

4. Access Control

Vehicular access to the site is proposed through the shared access connection with the adjacent property at 613 West Hallandale Beach Boulevard. The permanent cross-access easement required by FDOT allows coordinated access between the two properties and limits the need for additional driveways along Hallandale Beach Boulevard.

Pursuant to Article V, Section 32-787(d) of the Zoning and Land Development Code, parking facilities for new development are required to provide a defined internal vehicular circulation system. The proposed design includes adequate drive aisle widths and circulation patterns to support safe and efficient on-site vehicle movement and emergency access.

5. Public Transportation

There are several existing Broward County Transit/Miami Dade Transit services on Hallandale Beach Boulevard. The proposed development site is served by existing bus stops and Broward County Transit routes operating eastbound along Hallandale Beach Boulevard, with a bus stop located in front of the site.

6. Community Services

A dumpster enclosure is located at the rear of the property, and the location of the trash has been determined to be accessible for the City's sanitation vehicles which will service the building.

The applicant is proposing 15-foot streetscape pathway along Hallandale Beach Boulevard where a 20-foot streetscape is required by code. The applicant has requested a variance for the deficiency of 5 feet. The applicant also provides the required 6-foot sidewalk along SW 1 Ave, with pedestrian access as required by code.

7. Concurrency Evaluation

Staff conducted a concurrency evaluation of the project relative to its impact on water, sewer, solid waste, drainage, and transportation. Staff determined that the concurrency requirements have been met.

The developer has submitted an Impact Evaluation Report as required by Section 32-788 that addresses each issue. The following is a summary of the expected impacts to the various public utilities for reference.

Potable Water - According to the criteria in the Impact Evaluation Report, the development will generate the need for approximately 525 gallons of potable water per day (GPD). The City Water Plant's current capacity is 12 MGD. The City's current demand is about 7.1 MGD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay the City \$3,128.98 for water impact fees as required by Section 30-247 through Section 30-260 of the Code of Ordinances after credits for existing the development.

Wastewater – The City has a Large User Agreement with the City of Hollywood and several other communities for wastewater treatment. The wastewater demand for the project is 463.6 GPD. There is sufficient capacity to provide for the proposed development. The applicant will be required to pay GPD the City \$3,965.74 for sewer impact fees.

The noted water and wastewater impact fees are estimates and are payable per Section 30-253 when the building permit is issued or when a request for capacity is made.

Transportation System – A Traffic Study analyzing the project's impacts on existing and projected roadway conditions and design capacities was prepared in accordance with the City's Comprehensive Plan Transportation Element. The proposed development will generate 252 daily vehicle trips, 11 AM peak hour vehicle trips (7 inbound and 4 outbound) and 31 vehicle trips (16 inbound and 15 outbound) during the typical afternoon peak hour.

The Traffic Study was reviewed by the City's traffic consultant, Michael Miller Planning Associates (MMPA). MMPA concluded that while the proposed development will generate some new traffic to the roadway system, the Level of Service will not be significantly impacted or worsened.

Pursuant to the Broward County Trafficways Plan, West Hallandale Beach Boulevard is designated as a 120-foot arterial corridor. No additional right-of-way dedication is required along this roadway.

Schools – Not Applicable

8. Buildings and Structures

The proposed retail building has been evaluated for consistency with the surrounding development pattern and the intent of the Hallandale Beach Boulevard West (HBB West) Subdistrict. The one-story, 20-foot-high retail building is a permitted use within the subdistrict and is comparable to recently constructed developments in the vicinity. This includes 613 West Hallandale Shoppes (single-story retail) to the east and 645 West Hallandale Beach Boulevard to the west. The proposal has also been reviewed and found generally consistent with the City's Comprehensive Plan, Master Plan, and Hallandale Beach Boulevard Design Guidelines.

City Commission must consider the request and make a final determination that the proposed structure is, harmoniously related to the terrain, surrounding buildings, and the surrounding neighborhood, and whether it avoids creating incompatible physical or visual relationships through its location, scale, style, color, or texture, consistent with the applicable provisions of the City Code.

9. Energy Conservation/Green Building

This project requires Green Building certification from in accordance with the City's Green Building program at the "Enhanced" level. In addition, the applicant proposed to seek the Florida Green Building Coalition commercial certification

Impact Fees – Pursuant to Chapter 31, Section 31-6, of the Hallandale Beach Code of Ordinances, this Project, consisting of 4,671 square feet of retail and amenities is subject to the following fees:

Retail (4,671 SF):

Fire Rescue	\$3,138.91
Law Enforcement	\$1,919.78
Parks & Recreation	N/A
Multi-Modal	\$9,589.56
TOTAL:	\$14,648.26

Variance Review Standards Criteria

Pursuant to Section 32-925 (b) of the Zoning and Land Development Code, in order to authorize any

variances to the terms of this chapter, the following criteria must be met:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district.

Special conditions exist on the subject property due to FDOT access requirements associated with Hallandale Beach Boulevard. The property is affected by a required ten-foot easement in the front yard area as well as a required cross-access easement with the neighboring property at 613 West Hallandale Beach Boulevard.

These FDOT requirements reduce the usable area of the site and limit flexibility in the placement of site improvements. The cross-access arrangement was required to provide shared access and circulation between the properties and to limit additional driveways onto Hallandale Beach Boulevard. These conditions are specific to the subject property and are not generally applicable to other properties within the zoning district.

2. That the special conditions and circumstances do not result from the action of the applicant.

Although there is no immediate hardship in meeting the code regulations, the requested variances are not detrimental to the public and remain generally consistent with the intent of the code.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district.

The applicant provides the required number of parking spaces, required number of trees, and landscape area. While the building setback and streetscape area are not in compliance, the applicant has attempted to meet the various code provisions to decrease the amount of variances requested.

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant.

A literal interpretation of the Code would not prevent development of the property. The requested variances are partially driven by the applicant's desire to align the proposed building with the buildings immediately to the east and west, which were developed prior to the current setback and streetscape regulations. Strict application of the Code would place the building farther back than the established building line along the corridor.

In addition, FDOT required easements and cross-access requirements limit flexibility in the site layout. While these conditions create some site constraints, they do not fully support the extent of the requested variances.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The applicant has requested the minimum variances needed to make reasonable use of the

subject property to align with their needs.

6. That the granting of the variance will be in harmony with the general intent and purpose of the Code.

The granting of the variances would be in harmony with the general intent of the code as it provides for the renovation and visual enhancement of the corridor of West Hallandale Beach Boulevard.

7. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The requested variances would not be detrimental to the community. It does not alter the permitted land use and remains compatible with the surrounding area.

Why Action is Necessary

Pursuant to Section 32-782(a) of the Zoning and Land Development Code, Planning and Zoning Board recommendation and City Commission approval of Major Development applications are required to construct a commercial space over 4,000 square feet. The request is for a 4,671 gross square foot office building, which exceeds the aforementioned threshold; thus, action by the Planning and Zoning Board is required.

Pursuant to Section 32-965, Zoning and Land Development Code, variances require Planning and Zoning Board review and recommendation before City Commission action.

Cost Benefit

The estimated construction cost of the project is approximately \$900,000 and the estimated market value is \$1.3 million dollars.

Staff Recommendations:

Variance Application - Application # V-26-01191

Technical comments and issues identified by the Development Review Committee (DRC) were discussed with the applicant during several DRC meetings, and the Applicant submitted multiple plan revisions in response to staff comments.

As part of the proposed development, the applicant has requested two variances relating to the front yard setback and streetscape requirements.

Although variances are requested, the applicant's proposal will result in significant improvements to the property which will enhance the Hallandale Beach Boulevard Corridor. In staff's opinion, the proposed development will have a positive effect on the area and encourage redevelopment/reinvestment in the Corridor.

Major Development Application – Application # DB-24-03578

The Hallandale Beach Boulevard West subdistrict is a mixed-use subdistrict intended to shape the main entryway to the city into an aesthetically pleasing, pedestrian-friendly environment along the city's main east-west corridor and transit route.

The proposed use has been reviewed for consistency with the permitted uses and applicable development standards for the zoning district, the Hallandale Beach Boulevard Design Guidelines, the City's Comprehensive Plan, and the City's Master Plan, and the overall vision for the Hallandale Beach Boulevard land use area.

Based on the applicable review criteria and the findings of fact contained herein, and in accordance with the City's Comprehensive Plan, Zoning and Land Development Code, and other applicable City regulations, staff recommend that the Planning and Zoning Board consider the request, subject to the following conditions:

1. Payment of City Impact fees *(estimated; subject to recalculation at permit issuance)*:
 - a. Water impact fee in the amount of \$3,128.98
 - b. Sewer impact fee in the amount of \$3,965.74
 - c. Development Impact fees in the amount of \$14,648. *(Fire Rescue- \$3,138.91, Law enforcement-\$1,919.78, Multi-Modal-\$9,589.56)*
2. Compliance with the City's Green Building program at the Enhanced Level as required by code.
3. Prior to the issuance of the building permit, the required 10-foot right-of-way easement along Hallandale Beach Boulevard, as illustrated on the plans, must be provided and recorded in the public record of Broward County, Florida.
4. A green building bond in the amount of 3% of the master building permit construction cost of the project shall be submitted to the City prior to issuance of a building permit.
5. The artificial living wall located on the east side of the building shall be maintained in good aesthetic condition, including replacement of faded, damaged, or deteriorated materials as necessary. Failure to properly maintain the wall shall be subject to Code Compliance enforcement and repair or replacement upon notice by the City.

Attachment(s):

Exhibit 1 - Aerial Map & Zoning Map
Exhibit 2 - Applicant's Letters and Backup
Exhibit 3 - City Traffic Consultant Report