

**EXHIBIT 1**  
**RESOLUTION NO. 2026-**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, CONSIDERING APPLICATIONS # DB-24-01925 AND # V-26-01191 BY GUSPAB, LLC, REQUESTING MAJOR DEVELOPMENT PLAN APPROVAL AND VARIANCES TO BUILD A ONE-STORY COMMERCIAL BUILDING CONSISTING OF APPROXIMATELY 4,671 SQUARE FEET OF COMMERCIAL SPACE ON THE PROPERTY LOCATED AT 633 WEST HALLANDALE BEACH BOULEVARD; REQUESTING VARIANCES RELATIVE TO FRONT SETBACK AND STREETScape AREA; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Applicant, Guspab LLC, is requesting approval of a Major Development Plan, and Variances 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 within the City of Hallandale Beach ("City"); and

**WHEREAS**, the Applicant has submitted the following Applications for consideration by the City Commission:

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:
  - a. Table 32 -210(a) - Reducing the minimum required 15-foot front setback to 10 feet.
  - b. Section 32-212(1) – Reducing the required 20-foot-wide streetscape area to 15 feet; and

**WHEREAS**, pursuant to Section 32-160.d(d)(4) of the City's Zoning and Land Development Code (the Code"), consideration of Major Development applications by the City Commission is required and pursuant to Section 32-160, Section 32-964, and 32-965 of the Code, City Commission consideration and action is also required for variances; and

39           **WHEREAS**, on June 9, 2026, the City's Planning and Zoning Board considered the  
40 Applicant's request for Major Development Approval and Variances and recommended  
41 approval of the applications subject to staff's conditions; and  
42

43           **WHEREAS**, Staff has determined that the proposed use is consistent with the zoning  
44 district and the City's Comprehensive Plan, and also with the overall vision of the Citywide  
45 Master Plan land-use area; and  
46

47           **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the  
48 Mayor and City Commission consider approval of 1) Variance Application # V-26-01191 from  
49 the above cited code provisions and 2) Major Development Application No. DB-24-01925,  
50 subject to the eleven (11) conditions set forth below (the "Conditions"):

- 51           1. The subject site consists of a vacant parcel containing approximately 22,500 square  
52 feet of gross land area (0.517 acres), located at 633 West Hallandale Beach Boulevard  
53 between two existing commercial developments at 613 West Hallandale Beach  
54 Boulevard and 645 West Hallandale Beach Boulevard.
- 55           2. A 10-foot-wide right-of-way easement is proposed along Hallandale Beach Boulevard,  
56 consistent with the requirements of the Broward County Trafficways Plan.
- 57           3. The proposed development consists of a one-story, L-shaped retail building containing  
58 two commercial tenant spaces with a combined floor area of 4,671 square feet and a  
59 maximum building height of 20 feet.
- 60           4. The development provides a total of 23 on-site parking spaces, exceeding the  
61 minimum parking requirement of 17 spaces.
- 62           5. A total of four (4) electric vehicle (EV) parking spaces are proposed, including two (2)  
63 EV-capable spaces, one (1) EV-ready space, and one (1) EV-universal space.
- 64           6. The site includes one (1) long-term bicycle storage room and four (4) short-term  
65 bicycle parking spaces.
- 66           7. Landscaping is proposed on approximately 23 percent of the site, exceeding the  
67 minimum landscaping requirement of 10 percent established for the West Hallandale  
68 Beach Boulevard Subdistrict.
- 69           8. A six-foot-wide pedestrian walkway is proposed along SW 1st Avenue and will connect  
70 directly to the internal pedestrian circulation system on the site.
- 71           9. A total of 18 on-site trees are proposed and credited toward the project, exceeding the

72 minimum requirement of 15 trees.

73 10. Seven (7) street trees are proposed, including four (4) Royal Palms along Hallandale  
74 Beach Boulevard and three (3) Orange Geiger trees along SW 1st Avenue.

75 11. A decorative living wall featuring artificial greenery is proposed along the east  
76 elevation of the building to enhance the architectural appearance of the development.

77  
78 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**  
79 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

80 **SECTION 1. Incorporation of Recitals.** The foregoing “Whereas” clauses are  
81 incorporated herein.

82  
83 **SECTION 2. Variance Application.** Based on the substantial competent evidence  
84 provided on the record, hereby incorporated herein by reference, including, but not limited to,  
85 the Agenda Cover Memo, any materials presented by the applicant and the sworn testimony  
86 of staff, the applicant and any experts, the Mayor and City Commission hereby find

87 o Compliance  
88 with the criteria applicable to Section 32-925(b) of the Zoning and Land Development Code  
89 and

90 o approve subject to Conditions  
91 Application # V-26-01191 requesting Variances from the above-cited code provisions.

92  
93 **SECTION 3. Major Development Application.** Based on the substantial competent  
94 evidence provided on the record, hereby incorporated herein by reference, including, but not  
95 limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn  
96 testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

97 o Compliance  
98 with the criteria applicable to Section 32-160(d) of the Zoning and Land Development Code  
99 and does hereby

100 o approve subject to Conditions as stated above  
101 Major Development Application # DB-24-01925.

102  
103 **SECTION 4. Effective Date.** This Resolution shall take effect immediately upon its  
104 passage and adoption.

105

106 APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

107

108

109

110

\_\_\_\_\_  
JOY F. COOPER  
MAYOR

111

112 SPONSORED BY: CITY ADMINISTRATION

113 ATTEST:

114

115

116

\_\_\_\_\_  
JENORGEN GUILLEN, CITY CLERK

118

119 APPROVED AS TO LEGAL SUFFICIENCY

120 AND FORM

121

122

123

\_\_\_\_\_  
JENNIFER MERINO

125 CITY ATTORNEY