



# Six-Unit Apartment Building 627 & 631 SW 6 Terrace

Variance

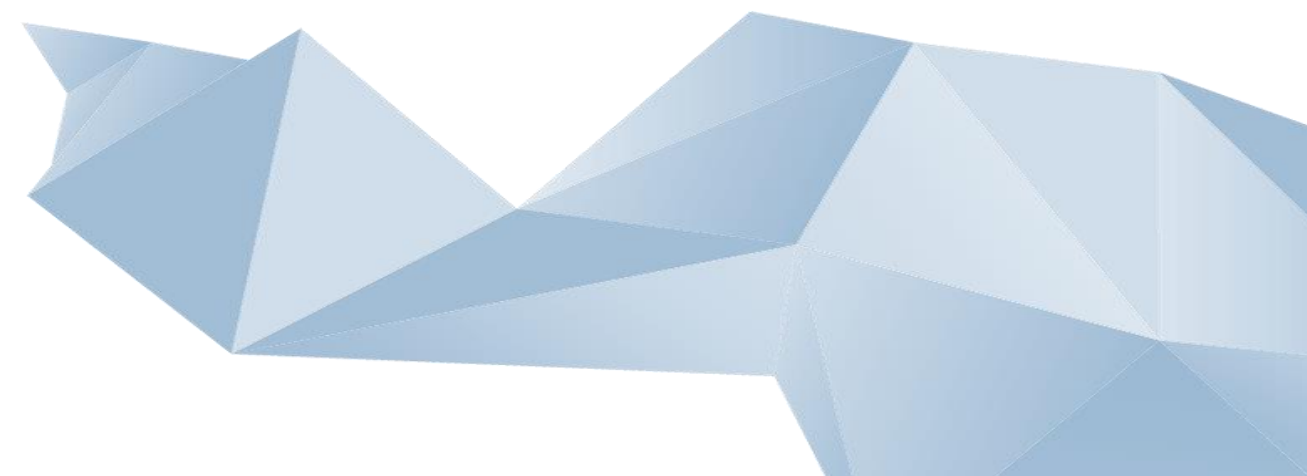
Application No. V-26-00807



**City Commission**

May 6, 2026

Department of Sustainable Development (DSD)



# Aerial View

Applicant:

**Hallandale Beach CRA**

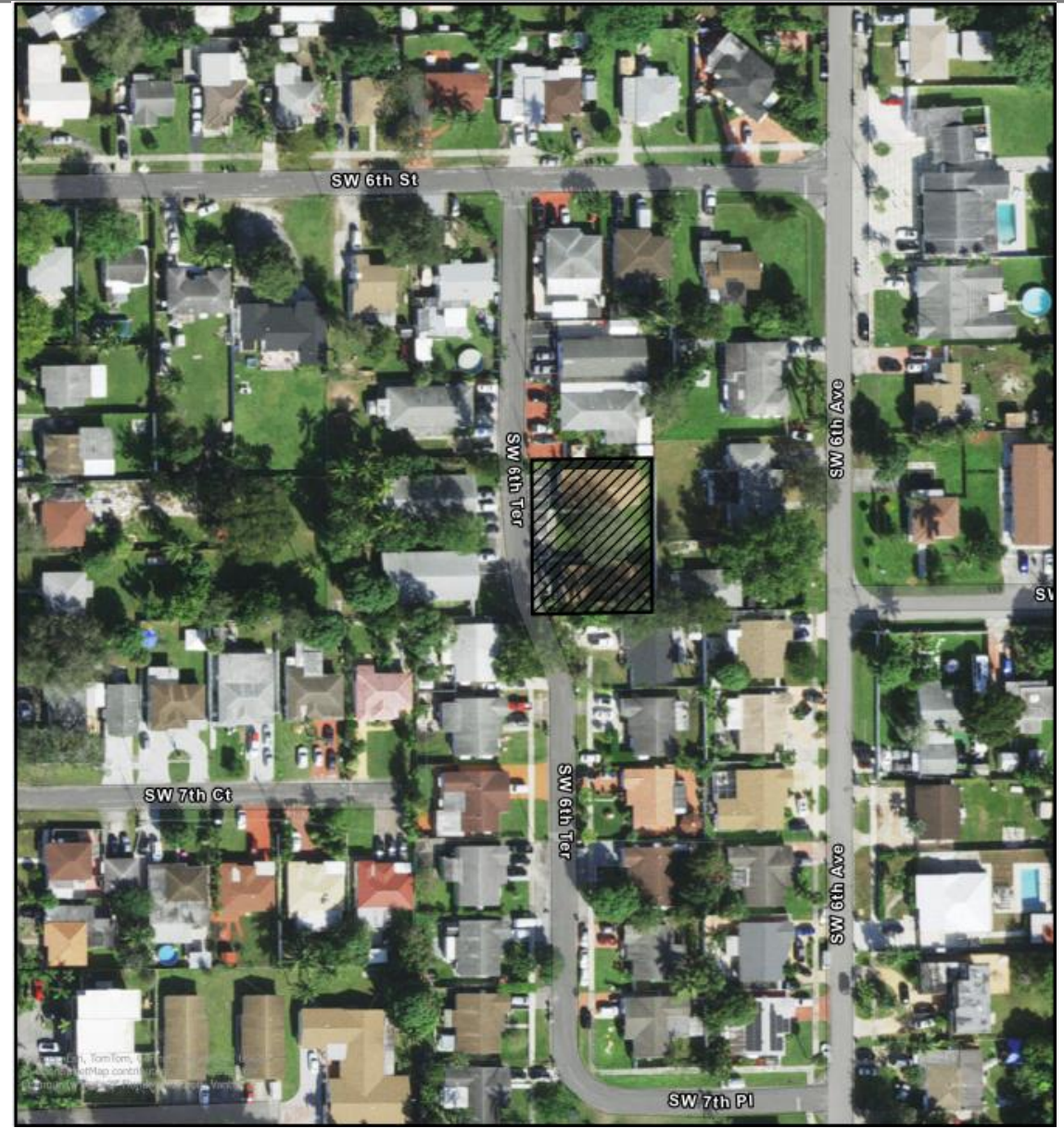
Project:

**Six-Unit Apartment Building**

Location:

**627 & 631 SW 6 Terrace**

**Zoning: Residential Two-Family  
(Duplex) District (RD-12)**



627 & 631 SW 6 Terrace | 514228330440



Department of  
Sustainable  
Development

Legend

 SUBJECT PROPERTY



0 0.01 0.02 0.04 Miles



# Zoning Map

Applicant:

**Hallandale Beach CRA**

Project:

**Six-Unit Apartment Building**

Location:

**627 & 631 SW 6 Terrace**

**Zoning: Residential Two-Family  
(Duplex) District (RD-12)**



627 & 631 SW 6 Terrace | 514228330440



Legend

-  SUBJECT PROPERTY
-  Residential Single Family RS-6
-  Residential Two-Family RD-12



0 0.01 0.02 0.04 Miles

# Request

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A variance from Section 25-63 of the Hallandale Beach Code of Ordinances, which requires the property owner abutting a public street to construct a sidewalk when substantial building improvements are made, in order to provide no sidewalk in lieu of the required 5-foot sidewalk.

# Background

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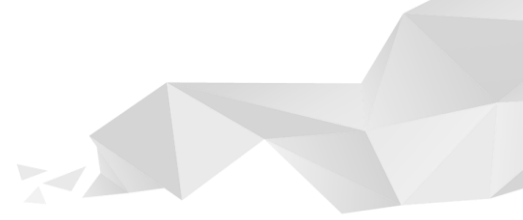


- On March 10, 2026, the Planning and Zoning board heard the application for the proposed development's bonus units and multiple variances.
- The Board approved the development's bonus units and non-sidewalk variances.
- The Board also unanimously recommended approval of the Sidewalk Variance to City Commission.

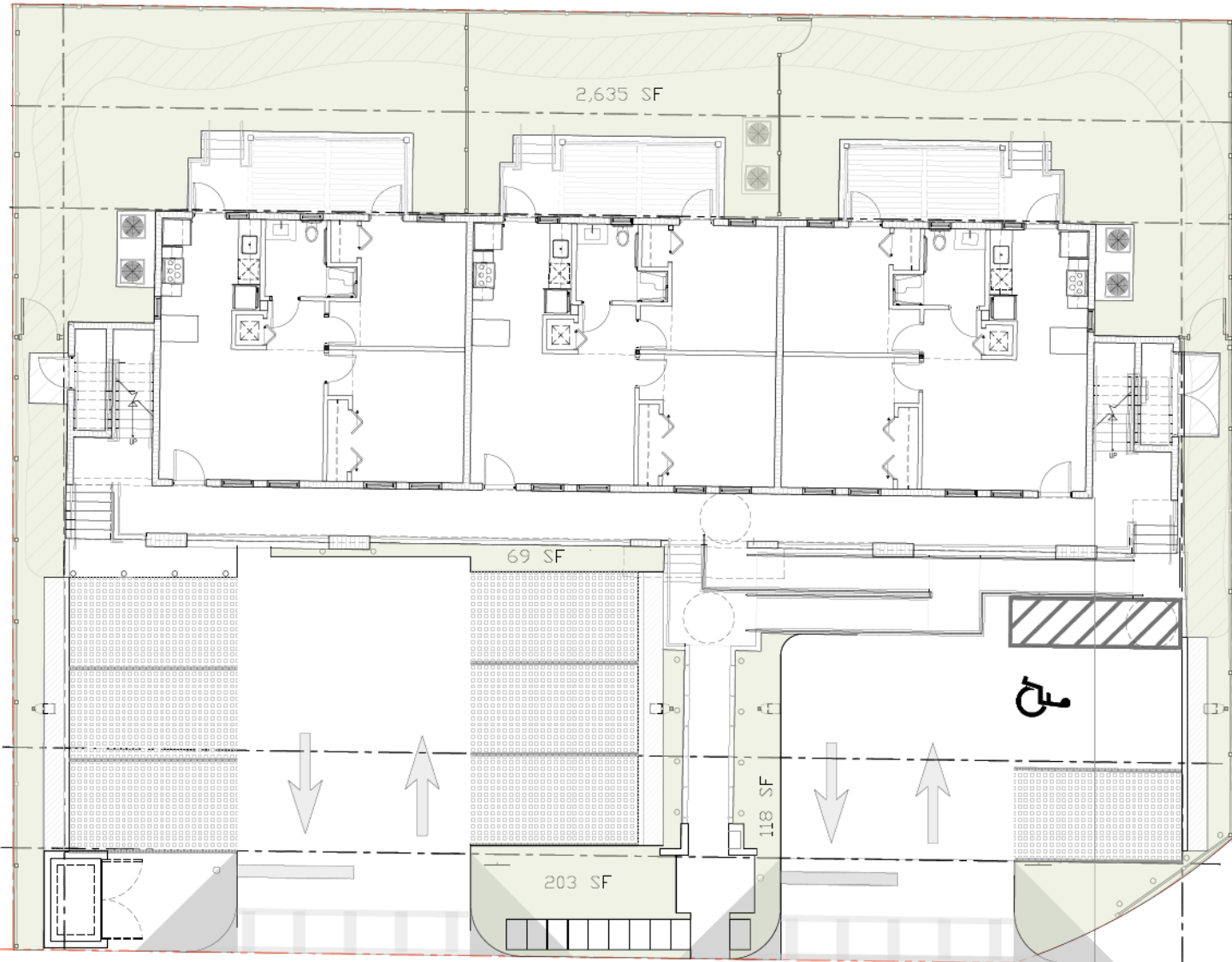
# Existing Conditions



# Rendering



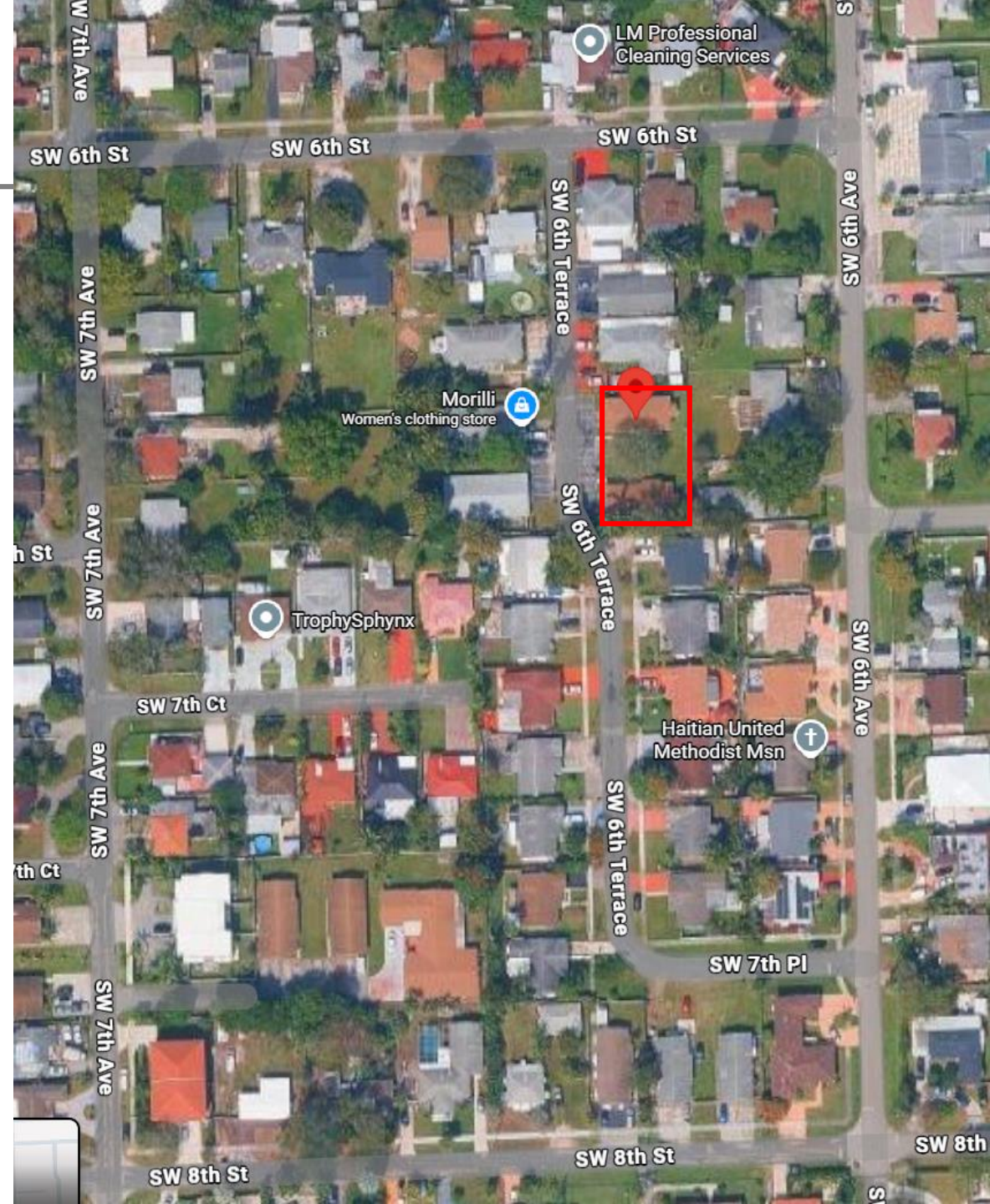
# Site Plan



SW 6<sup>th</sup> Terrace

# Analysis

- The existing right-of-way adjacent to the property is 25 feet in width, half of the code's required 50 feet for local roads.
- These 25 feet were dedicated entirely by the subject property.
- The existing 25-foot dedication from the subject property is already fully occupied by the existing 2-way roadway, leaving no room for a 5-foot sidewalk.



# Recommendations

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## **Variance Application No. V-26-00807 - (Sidewalks)**

*Staff recommends that City Commission considers the requested variance.*



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