



City Commission
August 5, 2026

Department of Sustainable Development (DSD)

633 West Hallandale Shops

Major Development and Variance

Application No. DB-24-01925

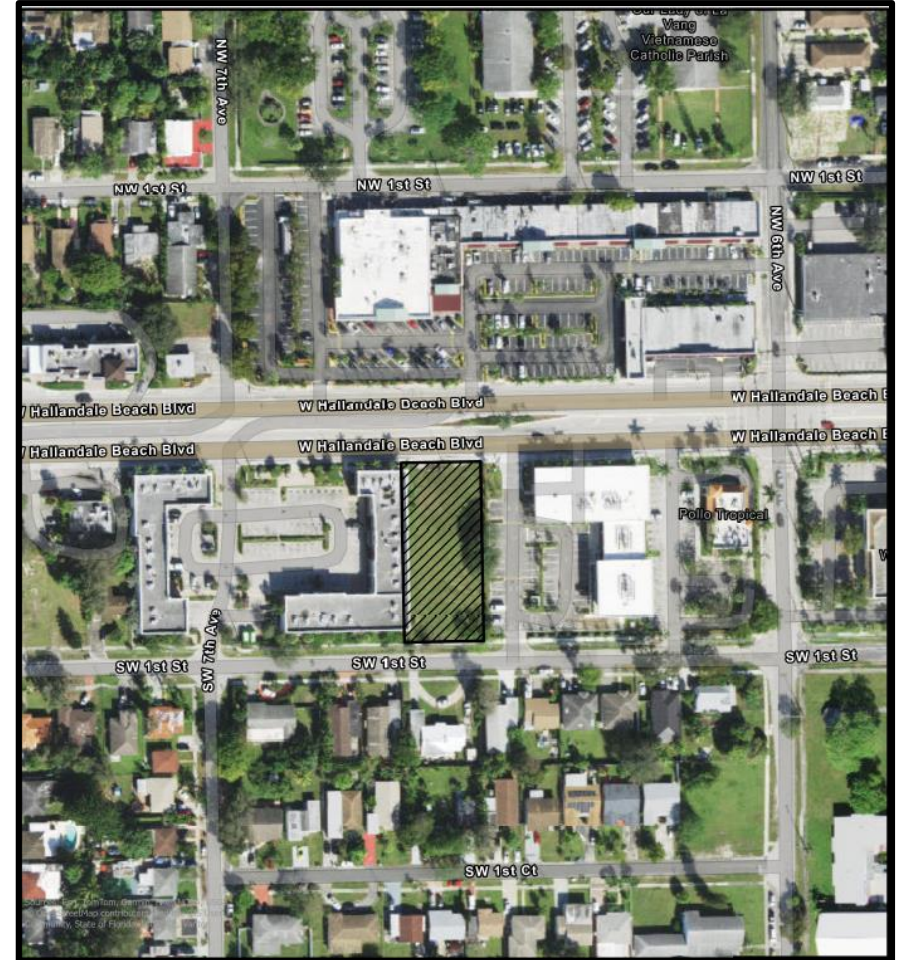
Application No. V-26-01191

Aerial View

Applicant:
Guspab, LLC

Project:
633 West Hallandale Shops

Location:
633 West Hallandale Beach



N↑

Zoning Map

Applicant:

Guspab, LLC

Project:

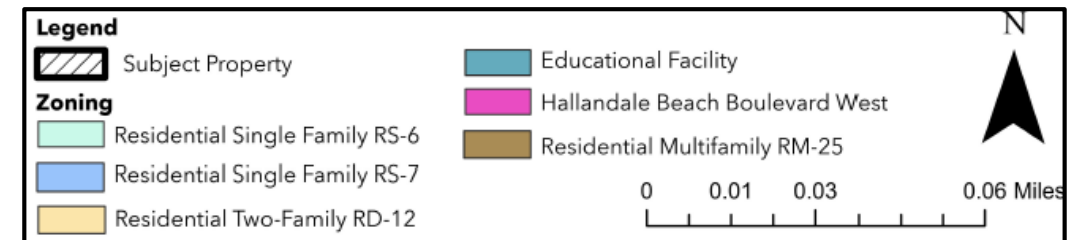
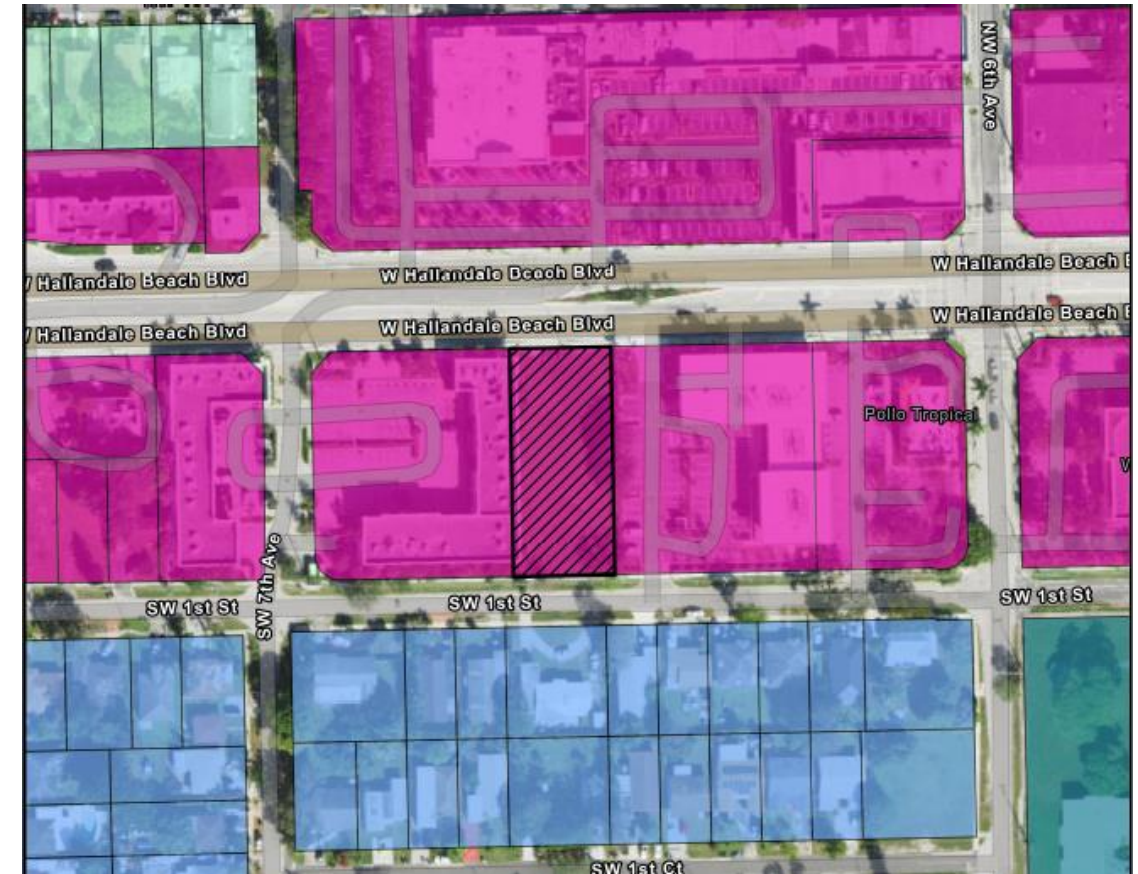
633 West Hallandale Shops

Location:

633 West Hallandale Beach Boulevard

Zoning:

Hallandale Beach Boulevard - West



Request



1. Major Development Review Approval

Application # DB-24-01925 for Major Development Review 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.

2. Variance Review Approval:

Application # V-26-01191 requesting variances from the following code provisions:

Table 32 -210(a) - Reducing the minimum required 15-foot front setback to 10 feet.

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.

June 9, 2026 – The Planning and Zoning Board recommended approval of the Major Development and Variance applications by a vote of 4 to 0.

Applicant's Proposal



- Development: 4,671 SF single-story commercial building
- Right-of-Way: 10-foot dedication along Hallandale Beach Boulevard
- Parking: 23 spaces provided (17 required)
- Landscaping: 23% landscaped (10% required)
 - 25 new trees (18 on-site, 7 street trees)
- Site Feature: Decorative living wall with artificial greenery along the east elevation
- Variance Requests:
 - Front setback: 10 ft proposed (15 ft required)
 - Streetscape: 15 ft proposed (20 ft required)

Existing Conditions



View From
Hallandale Beach Boulevard



View From
Southwest 1st Street

Renderings



North
Elevation



East
Elevation

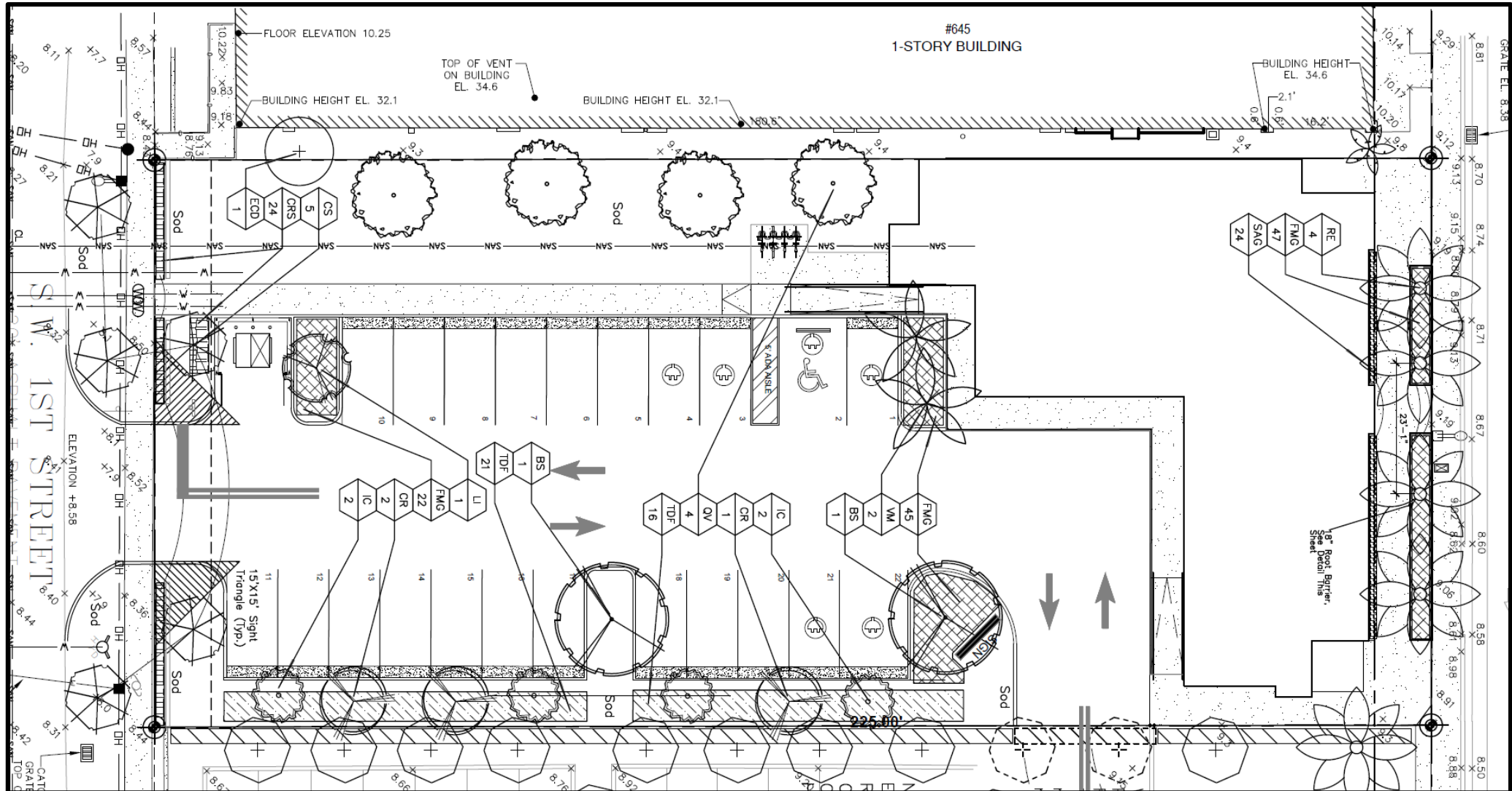


Rear Elevation





Landscape



Variances

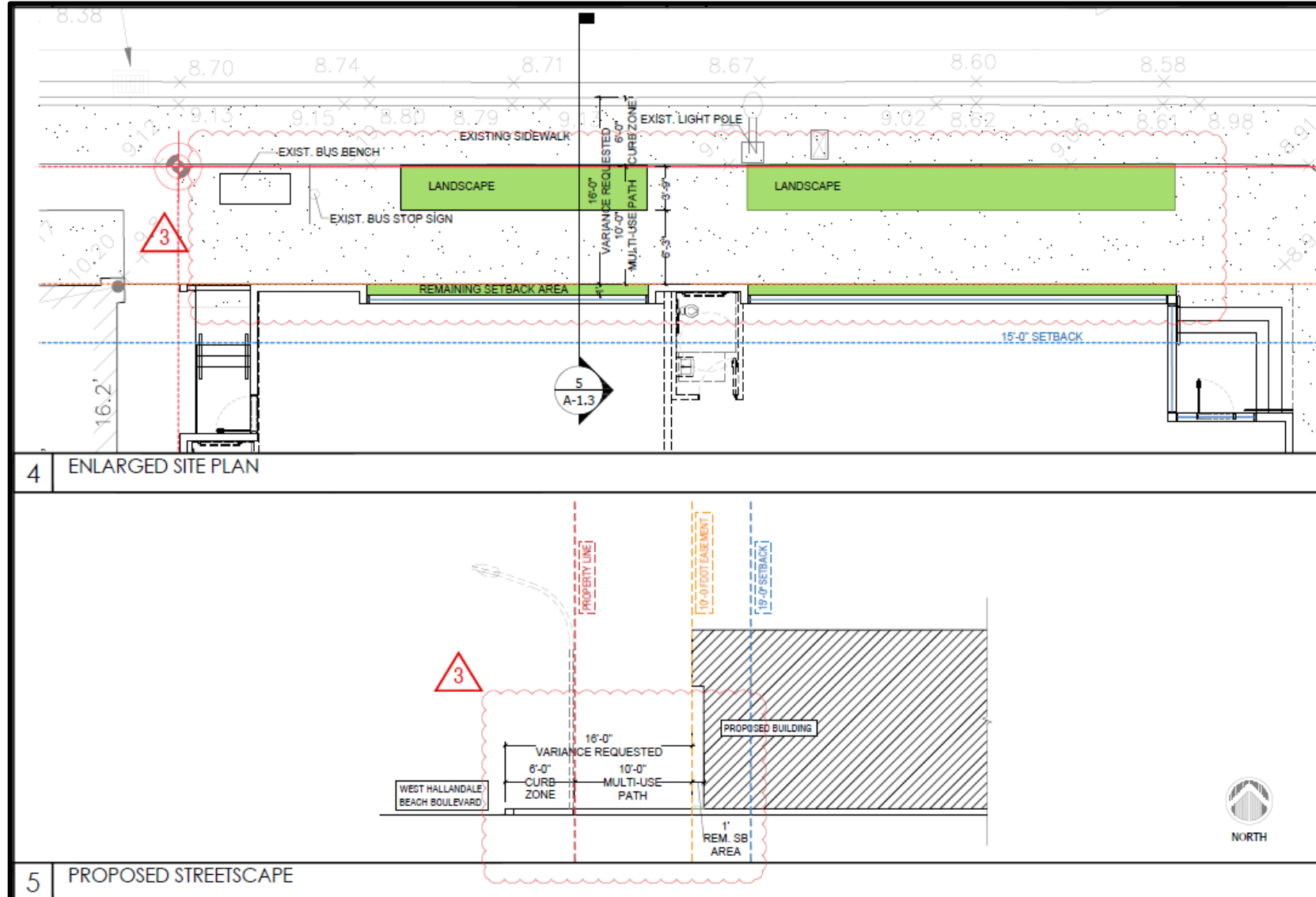


The Applicant is requesting a variance from the following code provisions:

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.

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

Site Plan (Variances)



Findings



Variance Application No. V-26-01191

The application was reviewed and found generally compliant with Section 32-965, the criteria for variances subject to conditions.

Major Development Review Application DB-24-01925

The application was reviewed and staff recommends approval by the City Commission, subject to conditions

Proposed Conditions



1. Payment of City Impact fees (*estimated; subject to recalculation at permit issuance*):
 1. Water impact fee in the amount of \$3,128.98
 2. Sewer impact fee in the amount of \$3,965.74
 3. 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. 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.
4. 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.
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.

Recommendations



Staff recommends the City Commission consider the requests with the proposed conditions.



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