



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
8/5/2026	26-283	☒ Resolution ☐ Ordinance ☐ Other	Ordinance Reading	N/A	N/A
			Public Hearing	☒	☐
			Advertising Required	☒	☐
			Quasi-Judicial:	☒	☐
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
N/A	N/A		N/A	N/A	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
☐ Yes ☒ No	☐ Yes ☒ No	N/A	Vanessa Leroy	Sustainable Development	
Strategic Plan Focus Areas:					
☐ Fiscal Stability	☐ Resident Services	☐ Public Safety	☐ Infrastructure & Mobility	☒ Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 8/5/2026			Estimated End Date: 8/5/2026		

SHORT TITLE:

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.

STAFF SUMMARY:

Summary:

The applicant, Guspab LLC, 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.

On June 9, 2026, the Planning and Zoning Board heard the Major Development and Variance applications. The Board recommended approval of the applications by a vote of 4 to 0 subject to staff's conditions. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

Current Situation:

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 goals, objectives, and policies of the City's Comprehensive Plan as detailed in the Planning and Zoning Cover memo incorporated herein by reference.

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 number 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 32-160.d(d)(4) of the Zoning and Land Development Code, Commission consideration of Major Development applications is required.

Pursuant to Section 32-965 of the Zoning and Land Development Code, City Commission consideration and action are required for applications requesting variances.

Cost Benefit:

The estimated building permit fee for the project is approximately \$200,000, based on the estimated construction cost of \$900,000. The estimated market value is \$1.3 million. It is expected that the proposed development will generate approximately \$9,600 in ad valorem revenue.

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.

In furtherance of the Comprehensive Plan, Zoning and Land Development Code, and other applicable City regulations, and based on the findings contained herein, Staff recommends that the City Commission approve the requests, 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.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 – Proposed Resolution
Exhibit 2 – Planning and Zoning Board Agenda Cover Memo Dated June 9, 2026
Exhibit 3 – Planning and Zoning Board Meeting Minutes Dated June 9, 2026
Exhibit 4 – Aerial Map & Zoning Map

Exhibit 5 – Applicant's Letters and Backup
Exhibit 6 – City Traffic Consultant Report
Exhibit 7 – Presentation

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