



Hallandale Beach
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City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	Gulfstream Park Racing Assoc.	Meeting Date:	July 15, 2025
General Title:	Automobile Rental agencies	Application No.:	LDC-25-03379
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Code amendment to the Zoning and Land Development regulations to allow automobile rental agencies in the PLAC Zoning District.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Christy Dominguez, Planning and Zoning Division Manager		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III "ZONING", DIVISION 2, "ZONING DISTRICTS AND OVERLAYS", SUBDIVISION II, "PLANNED DEVELOPMENT ZONING DISTRICTS", SECTION 32-171 PLAC PLANNED LOCAL ACTIVITY CENTER DISTRICT OF THE ZONING AND LAND DEVELOPMENT CODE, TO ALLOW AUTOMOBILE RENTAL AGENCIES WITH SUPPLEMENTAL REGULATIONS IN THE PLAC ZONING DISTRICT;; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The Applicant, Gulfstream Park Racing Association Inc., has filed Application #LDC-25-03379, proposing a code amendment to the Zoning and Land Development Code in order to allow automobile rental agencies on properties zoned PLAC (Planned Local Activity Center) District.

Staff recommends that the Planning and Zoning Board consider the request and forward a recommendation to the City Commission.

Current Situation

Gulfstream Park Racing Association Inc. has submitted an application for a code amendment to allow automobile rental agencies on properties zoned PLAC District. The applicant has provided a proposed code amendment as reflected on the attached ordinance (Exhibit 1) for the Board's review and consideration.

The request stems from the Applicant's desire to establish a storefront automobile rental office with on-site storage for rental vehicles.

The Gulfstream Park property spans two (2) distinct zoning districts:

1. CR-A, Commercial Recreation Active, District.
2. PLAC District - The western portion, also known as the Village at Gulfstream Park falls under this zoning category. This area is the only property in the City currently zoned PLAC District as depicted on the map below.

Currently, Section 32-171 regulating PLAC properties does not permit automobile rental agencies. As such, the applicant is proposing the following amendment to section 32-171 as follows:

(4) Uses permitted with supplemental regulations:

a. Automobile rental agencies. The business shall maintain the rental fleet within an enclosed parking garage. All parking spaces utilized for fleet storage shall be so marked and deducted from the overall parking requirements for other PLAC uses.



The proposed code amendment is consistent with the Comprehensive Plan and will assist in furthering the following policies and objectives, based upon the following:

OBJECTIVE 1.2: Land Use Compatibility: Continuously review and reevaluate existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life.

OBJECTIVE 1.18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

OBJECTIVE 1.8: Local Activity Center Land Use: Maintain a Local Activity Center (LAC) land use category within the city to encourage compact development that includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space, hotel, and/or residential. Development shall be characterized by efficient infrastructure, close-knit neighborhoods with a sense of community, preservation of natural systems, promotion of pedestrian circulation, and convenient access to mass transit facilities.

POLICY 1.8.1: The City shall use the Local Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

POLICY 1.8.2: Local Activity Centers shall support the location of uses in a manner oriented around a five-minute (i.e. quarter mile) walk. Multiple nodes of activity oriented around a five-minute walk may be included within one Local Activity Center.

POLICY 1.8.3: Local Activity Centers shall support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be directly assessed via pedestrian ways, and accessible to existing or future alternative public transportation modes, including bicycle and transit.

POLICY 1.8.4: Local Activity Centers with multiple nodes of activity shall be connected by pedestrian ways and/or transit services.

POLICY 1.8.5: A uniform streetscape program shall be implemented within a Local Activity Center to include pedestrian amenities, public plaza areas, bicycle facilities, unified way-finding signage, and transit related amenities.

POLICY 1.8.6: The City will adopt, as part of its land development regulations, design guidelines to encourage pedestrian oriented development and consistent architectural design within Local Activity Centers.

POLICY 1.8.7: Parkland and/or open space that is accessible to the public shall be included as a functional component of a Local Activity Center. Parkland and/or open space may include defined landscape and pedestrian areas, squares, greenbelts, greenways, playgrounds, private plazas accessible to the public, and/or walking paths or promenades; however ill-defined residual areas such as buffers and berms, for purposes of this criteria, are not considered park land or open space.

Analysis

The attached proposed ordinance (Exhibit 1) would amend Section 32-171 of the Zoning and Land Development Code summarized below:

1. Automobile rental agencies would be permitted in PLAC by right, provided that the rental fleet associated with such agencies is maintained within an enclosed parking garage.
2. All parking spaces utilized for fleet storage by such rental agencies would be required to be marked and deducted from the overall parking requirements for other PLAC uses on the property.

Staff has no objections to the request. Staff finds that the permissibility of the proposed use would be appropriate to allow in the District with the proposed supplemental regulations.

Why Action is Necessary

Pursuant to Section 2-102 of the City of Hallandale Beach Land Development Regulations, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code.

Cost Benefits

The proposed Code changes will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan.

Business Impact Estimate

As per 166.041(4)(c), this item is exempt from providing a business impact estimate as it is an ordinance enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.

Staff Recommendation:

Staff recommends that the Planning and Zoning Board consider the proposed ordinance and forward a recommendation of approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance
Exhibit 2- Applicant's Letter and Backup