

ORDINANCE NO. 2025-

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.

WHEREAS, the Applicant, Gulfstream Park Racing Association Inc., has filed Application #LDC-25-03379 with the City of Hallandale Beach (“City”), proposing a code amendment to the City Zoning and Land Development Code (the “Code”) to allow automobile rental agencies on properties located within the Planned Local Activity Center District (PLAC); and

WHEREAS, the request stems from the Applicant’s desire to establish a storefront automobile rental office with on-site storage for rental vehicles on the property located within Gulfstream Park (the “Property”); and

WHEREAS, the Gulfstream Park property spans two (2) distinct zoning districts: 1. Commercial Recreation Active (CR-A) District, and PLAC zoning District; and

WHEREAS, the western portion Gulfstream Park, also known as the Village at Gulfstream Park, is the only property in the City currently zoned PLAC District; and

WHEREAS, City staff finds that the permissibility of the proposed use would be appropriate to allow in the District with the proposed supplemental regulations.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA:

SECTION 1. **Incorporation of Recitals.** The foregoing “Whereas” clauses are confirmed as true and incorporated herein.

SECTION 2. Amendment. The following sections within Chapter 32, Article III of the City of Hallandale Beach Code of Ordinances, Section 32-171 is hereby amended and revised as follows:

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE III. – Zoning Districts and Overlays

Division 2. Subdivision II. Planned Development Zoning Districts

Sec. 32-171. PLAC planned local activity center district.

- (a) *Intent and purpose.* The following standards, regulations and requirements apply to areas to be rezoned as a planned local activity center (PLAC) district within the city. The PLAC district regulations are created to ensure development within a local activity center (LAC) future land use category is consistent with LAC land use designation. The PLAC is intended to encourage and promote development that facilitates a coordinated and balanced mix of land uses, including: retail, office, hotel/conference, certain types of commercial recreation uses, residential and other similar uses. The mix of land uses associated with the PLAC district shall also provide recreation, entertainment, and associated employment opportunities while creating an urban center with high quality architecture, pedestrian-friendly streets, outdoor public spaces and access to public transit.

- (d) *Permitted, accessory and prohibited uses.*

- (1) *Permitted uses.* Uses consistent with or customary to mixed-use urban centers including but not limited to multi-family residential, office, retail/commercial uses including cinemas, nightclubs, café/restaurants, hotels, accessory parking, and commercial recreation uses including casinos, pari-mutuel wagering, slot machine gaming, and cardroom facilities.
- (2) *Accessory uses.* Accessory uses include uses customarily accessory to the principal permitted use but not including any of the uses listed as prohibited.
- (3) *Temporary uses.* Temporary uses and structures, such as trailers, in connection with sales, marketing, leasing, construction or development subject to the following restrictions:
 - a. Temporary uses and structures shall only be permitted as part of a conceptual site plan and approved design guidelines. The approval shall include a duration of not more than two years or when the first component or building is completed, whichever is earlier.
 - b. Construction trailers shall only be permitted for the duration of a construction phase, beginning with the date a building permit is issued and continuing not longer than the date a certificate of occupancy is issued for the development.
 - c. The city manager may extend the approved duration in increments of no more than two years upon finding that the temporary use or structure is necessary to facilitate completion of the development.

- d. A designated parking area with a minimum of 20 parking spaces as approved by the city manager shall be provided in connection with the use of a sales trailer.

(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.

- ~~(4)~~(5) *Prohibited uses.* Any use not consistent and/or compatible with the permitted and accessory uses established in the LAC land use category text for the specific project area, the PLAC district design guidelines, and specifically prohibiting the following: single-family and duplex residential (not including townhouses), mobile homes, retail sales of secondhand merchandise, auto sales and repair, gas stations, boat yards, warehouse/storage, heavy commercial uses, industrial uses, and any use not specifically permitted and/or compatible with the intended development as determined by the city.

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SECTION 3. **Conflict.** All ordinances, parts of ordinances, resolutions, or parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

SECTION 4. **Severability.** Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part that is declared to be invalid.

SECTION 5. **Codification.** It is the intention of the Mayor and City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention the words "ordinance" or "section" may be changed to other appropriate words.

SECTION 6. **Effective Date.** This Ordinance shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on 1st reading on _____, 20__.

PASSED AND ADOPTED on 2nd reading on _____, 20__.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
FORM

JENNIFER MERINO
CITY ATTORNEY