



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
8/20/2025	25-314	<input type="checkbox"/> Resolution	Ordinance Reading	8/20/2025	9/15/2025
		<input checked="" type="checkbox"/> Ordinance	Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/> Other	Advertising Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
N/A	N/A	N/A	N/A		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy	Sustainable Development		
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 8/20/2025			Estimated End Date: 9/15/2025		

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 City Commission adopt the proposed ordinance.

Background:

On July 15, 2025, the Planning and Zoning Board heard the application. The Board recommended approval of the code amendment by a vote of 4 to 0. The Planning and Zoning Cover Memo and Minutes of the Meeting are attached as Exhibits 2 and 3.

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

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 the rental fleet is maintained within an enclosed parking garage.
2. All parking spaces utilized for fleet storage 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 the permissibility of the proposed use is appropriate to allow in the District with the proposed supplemental regulations.

Why Action is Necessary:

Pursuant to Article V, Division I, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance is required to amend an existing Ordinance.

Cost Benefit:

There is no cost associated with the proposed Code changes.

STAFF RECOMMENDATIONS:

Staff recommends the City Commission approve the proposed Ordinance on First Reading and schedule Second Reading for the next available agenda.

ATTACHMENT(S):

Exhibit 1 – Ordinance

Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo

Exhibit 3 – July 15, 2025, Planning and Zoning Board Minutes
Exhibit 4 - Applicant's Letter and Backup
Exhibit 5 – Presentation

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