



Planned Local Activity Center (PLAC) Code Amendment

Amending Chapter 32 of the Zoning and Land Development Code



City Commission Meeting
September 13, 2023

Department of Sustainable Development (DSD)

Request



Applicant:

Gulfstream Park Racing Association, Inc.

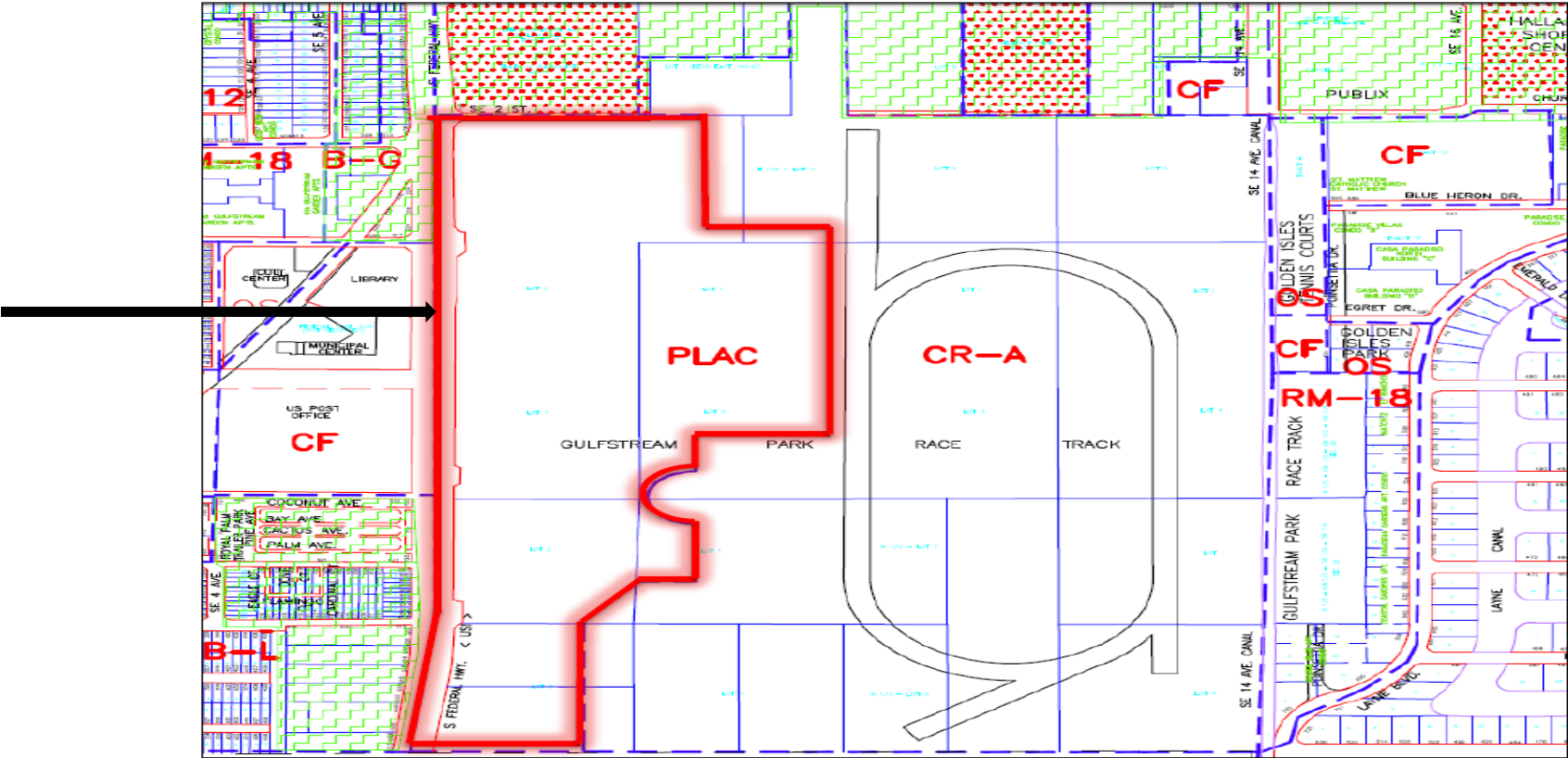
Request:

Amendment to Section 32-171(d)(1) of the Zoning and Land Development Code, to allow casinos, pari-mutuel wagering, slot gaming machines, and cardroom facilities within the Planned Local Activity Center (PLAC) District in order to allow such uses within the Village at Gulfstream Park (VGP).

Zoning Map



PLAC DISTRICT
BOUNDARIES



Background



- › **November 6, 2006** – The City Commission adopted Ordinance No. 2006-22 creating the PLAC to apply to land within the City designated Local Activity Center (LAC).
- › **January 2014** – the City Commission approved the Amended Development Agreement for the VGP, which acknowledges the Developer's intention to initiate an amendment to the PLAC District regulations to permit pari-mutuel wagering.
- › **April 2014** – Gulfstream filed a request for a code amendment to the PLAC District to allow pari-mutuel wagering.
- › **September 3, 2014** – The City Commission adopted the ordinance amending Section 32-171 (d)(1) to continue prohibiting such uses, and only allow simulcasting wagering as an accessory use indoors of alcoholic beverage facilities.

Current Situation



- › The PLAC Zoning District specifically prohibits “slot gaming facilities and casinos”.
- › The Village at Gulfstream Park (VGP) is zoned PLAC, such uses are currently not permitted by Code.
- › April 2023 - Gulfstream Park filed the subject application to amend the code to allow casinos, cardroom facilities, pari-mutuel wagering, and slot gaming machines within zoned PLAC.
- › June 28, 2023 – The Planning and Zoning Board recommended approval of the amendment to the PLAC Zoning District provisions of the City’s Zoning and Land Development Code.



› PLAC: Purpose and Intent

“ 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 and 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.”



The proposed ordinance:

1. Amends the PLAC Permitted Uses to include casinos, including pari-mutuel wagering, slot machine gaming, and cardroom facilities.
2. Removes the existing limitation allowing simulcasting screens and pari-mutuel wagering machines as an accessory use indoors in alcoholic beverage licensed facilities.
3. Removes the existing prohibition of slot gaming facilities and casinos.

Staff Recommendations



Staff has no objection and recommends the City Commission consider the proposed Ordinance on First Reading.



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