



EDWIN J. STACKER
PARTNER
Shutts & Bowen LLP
201 East Las Olas Boulevard
Suite 2200
Fort Lauderdale, FL 33301
DIRECT (954) 847-3839
EMAIL EStacker@shutts.com

June 5, 2025

Vanessa J. Leroy | Director

City of Hallandale Beach
Department of Sustainable Development (DSD)
400 South Federal Highway
Hallandale Beach, FL 33009

RE: Gulfstream Park Racing Association, Inc. ("GSP") – Application for a text amendment to the Planned Local Activity Center District ("PLAC District"), by specifically amending Subsection 32-171 (d), Code of Ordinances, to create a new paragraph permitting automobile rental agencies subject to supplemental regulations

Dear Ms. Leroy,

On behalf of our client, GSP, please accept this letter as a formal request for the above-referenced proposed zoning text amendment, in order to afford GSP the ability to accommodate an automobile rental agency, within The Village at Gulfstream Park ("VGP"). The Application, together with the proposed amendment language and the check for the appropriate filing and advertising fees accompany this letter.

As you are aware, VGP is a mixed-use development comprised of approximately sixty (60) acres designated as Parcel "A" of the Gulfstream Park Plat, recorded in Plat Book 182, Page 195, Official Records of Broward County, Florida. VGP was the subject of a DRI Development Order adopted in November, 2006 (Ordinance No. 2006-24), and subsequently amended in 2014 (Ordinance No. 2014-26), has a land use designation of Local Activity Center ("LAC") and is zoned Planned Local Activity Center ("PLAC").

The PLAC District is codified as Section 32-171, City Code of Ordinances. The current PLAC language provides, in pertinent part, in Subsection 32-171(a), that the District "...is intended to encourage and promote development that facilitates a coordinated and balanced mix of land uses..." and, in Subsection 32-171(d), that the permitted uses provide for "[u]ses consistent with or customary to mixed-use urban centers including but not limited to multi-family residential, office, retail/commercial uses...".

The proposed amendment creates a new paragraph permitting automobile rental agencies, and provides that automobile rental agencies are permitted, subject to supplemental regulations, requiring that the rental fleet, shall be maintained in an enclosed parking garage, and, further


provides that parking spaces for the rental cars are to be deducted from the overall parking requirements of other uses at Gulfstream Park.

In summary, we believe that the request to provide for approval of automobile rental agencies in the PLAC District, is consistent with the overall purposes and intent of the PLAC District, and that the request is in the best interests of both GSP and the citizens of Hallandale Beach.

We appreciate your cooperation, in advance, and look forward to working with you and your Staff and appearing before both the Planning & Zoning Board and the City Commission.

Sincerely,

Shutts & Bowen LLP



Edwin J. Stacker

EJS/dlo

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.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meaning ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Design guidelines mean a document created and submitted in conjunction with a planned local activity center rezoning and a major development plan approval application that describes the architectural and design goals of a specific development within the PLAC. The guidelines shall include a description and intent of the overall development and provide standards for vehicular and pedestrian circulation, architecture, landscaping, open space, signage, parking (surface and structured), loading, streets, and regulations addressing building placement, scale/massing, height, and character.

The PLAC design guidelines standards and criteria shall take precedent over the conceptual site plan design.

Development agreement means a valid and enforceable agreement between an applicant for a development approval and the city. The development agreement shall set forth any conditions and obligations to address impacts of the development on the city, shall be recorded in the public records and shall be binding on all property owners within the boundaries of the development. The development agreement shall be utilized to further the purpose and intent of PLAC set forth in subsection (a) of this section. No building permit shall be issued until a development agreement is signed.

Major development plan means a detailed proposal which incorporates specific site details and specifications including a site plan and other documents as required by subsection (h) of this section and the development review requirements of article V of this chapter.

Planned local activity center (PLAC) means an area zoned as a dense, urban, mixed-use development area to achieve an interdependent live/work/entertainment environment while also enhancing the quality of life in the city and minimizing the demand and dependence on the automobile.

(c) *Applicability* means the city commission may zone lands as a PLAC district consistent with the intent and purpose of the LAC land use category in the city's comprehensive plan.

(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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