



# **Automobile Rental Agencies**

**Gulfstream Park Racing Association, LLC**



**Code Amendment**

Application No. LDC-25-03379

**City Commission**

**August 20, 2025**

Department of Sustainable Development (DSD)

# Request

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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.

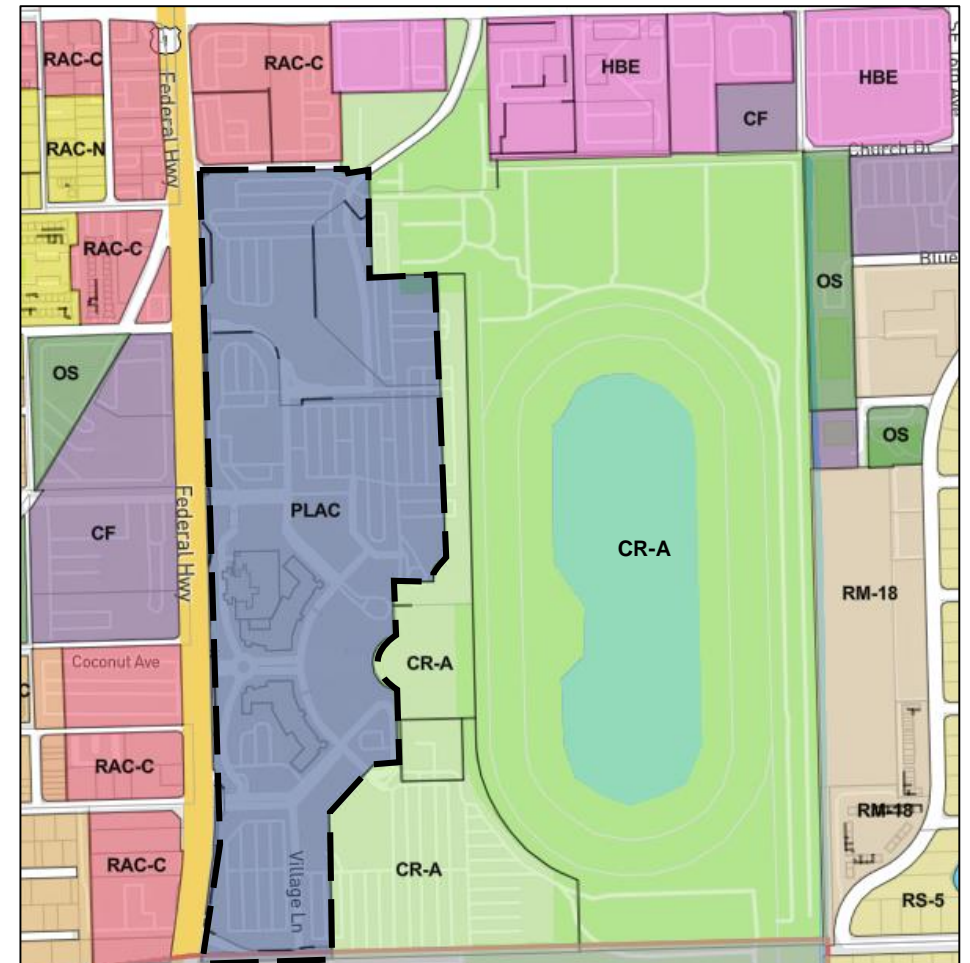
# Analysis



The Applicant desires to establish a storefront automobile rental office with on-site storage for rental of vehicles.

The Gulfstream Park property spans 2 distinct zoning districts:

- CR-A, Commercial Recreation Active, District.
- 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.



# Current Regulations

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The Applicant desires to establish a storefront automobile rental office with on-site storage for rental vehicles.

- Section 32-171 regulating PLAC properties does not permit automobile rental agencies.

# Proposed Regulations



The applicant proposes to add the following language to section 32-171, PLAC:

**Uses permitted with supplemental regulations:**

- a. Automobile rental agencies. The business shall maintain the rental fleet only 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.**

# Recommendations

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On July 15, 2025, the Planning and Zoning Board recommended approval of the proposed Ordinance by a vote of 4 to 0.

Staff recommends the City Commission consider the proposed ordinance.



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