



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#21-0303

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: March 16, 2021

TITLE: Second Reading – Quasi-Judicial Ordinance Approving a Rezoning from Industrial (I) District to Commercial Recreation (CR) District through the Allocation of Commercial Flexibility and Associated Site Plan Approval for Xtreme Action Park – Powerline Industrial Center Commercial Condominium Association, Inc., Dezer Powerline LLC, and Dezer Powerline Outparcel LLC. – Case No. ZR19004 – **(Commission District 1)**

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 16-acres of land generally located north of Commercial Boulevard, east of Powerline Road, and west of Interstate 95, from Industrial (I) District to Commercial Recreation (CR) District through the allocation of commercial flexibility; and approving a site plan for the existing 302,116 square-foot Indoor Amusement Park and Warehouse Facility.

Background

The applicant, “Powerline Industrial Center Commercial Condominium Association, Inc., Dezer Powerline LLC, and Dezer Powerline Outparcel LLC.”, is proposing to rezone the property located at 5300 Powerline Road from Industrial District (I) to Commercial Recreation District (CR) to allow for amusement type uses within the existing warehouse buildings. Proposed uses include, but are not limited to: Arcade machines, Go-Kart racetrack, basketball courts, virtual reality machines, laser tag, miniature golf, and skating rink facilities. The property has an underlying future land use designation of Commerce on the Broward County Future Land Use Plan map and Industrial on the Fort Lauderdale Future Land Use Plan map. The proposed Commercial Recreation zoning is consistent with the Broward County Commerce land use designation and is permissible through the allocation of 16 acres of Commercial flexibility acreage. The location map is attached as Exhibit 1.

The sketch and legal description of the area to be rezoned is attached as Exhibit 2.

The City may permit a development to be used for commercial business uses within lands designated employment center or industrial on the City's land use plan, by rezoning the parcel to a business zoning district, pursuant to Section 47-28.1.J.1.

The application, site plan, proof of ownership, and project narratives are attached as Exhibit 3. The applicant's response to the applicable criteria, as stated above, can be found in the project narratives in Exhibit 3 on Page 12.

The Planning and Zoning Board (PZB) reviewed the application on November 18, 2020, and recommended approval by a vote of 8-0, subject to staff conditions. The November 18, 2020 PZB meeting minutes are attached as Exhibit 4. The November 18, 2020 PZB staff report is attached as Exhibit 5 and contains a detailed summary of the project including staff's analysis of the applicable rezoning criteria.

The exhibits, presented to the PZB, are identified below, and include:

- Location Map, Zoning District Map, Future Land Use Map, Sketch and Legal (Exhibits 1 and 2)
- Application, Applicant's Narratives, and Site Plan (Exhibit 3)

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the Planning and Zoning Board. Additionally, the City Commission shall hear public comment on the application and determine whether the request meets the criteria for rezoning.

On January 21, 2021, the City Commission deferred the item, considering the rezoning request to March 2, 2021, to allow time to resolve questions and concerns brought up during the meeting by Mr. Jens Berding.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the Press Play Fort Lauderdale Strategic Plan 2024, included within the Business Development Cylinder of Excellence, specifically advancing:

- The Business Development Focus Area.
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Nurture and support existing local businesses

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Prosperous.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Sketch and Legal Description of the Area to be Rezoned

Exhibit 3 – Application, Site Plan, Proof of Ownership, and Project Narratives

Exhibit 4 – November 18, 2020 PZB Meeting Minutes

Exhibit 5 – November 18, 2020 PZB Staff Report

Exhibit 6 – Ordinance

Prepared by: Yvonne Redding, Urban Planner III, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development