

Page 1: FINAL-DRC (Please print on blue paper if possible)

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

Case Number	ZR19004
Date of complete submittal	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Dezer Powerline LLC.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	18001 Collins Ave, Sunny Isle Bch., Fl. 33160
E-mail Address	
Phone Number	
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Michael Pizzi
Applicant / Agent's Signature	
Address, City, State, Zip	625 Miami Lakes Dr. #316, Miami Lakes, Fl.
E-mail Address	mpizzi @ pizzilaw.com
Phone Number	(305) 986-2277
Letter of Consent Submitted	See Attached

Development / Project Name	Xtreme Action Park
Development / Project Address	<u>Existing:</u> 5300 Powerline Rd. <u>New:</u>
Legal Description	Powerline Industrial Center Commercial Condo, section15, township49, range 42 east city of Fort Lauderdale, Broward county Florida.
Tax ID Folio Numbers (For all parcels in development)	494215AA180, 494215000010, 494215AA0020, 494215AA0030, 494215AA0040, 494215AA0050, 494215AA0060, 494215AA006, 494215AA0070, 494215AA0090, 494215AA0100, 494215AA0110, 494215AA0120, 494215AA0130, 494215AA0140, 494215AA0150, 494215AA0160, 494215AA0170, 494215AA0180, 494215AA0190, 494215AA0200, 494215AA0210, 494215AA0220, 494215AA0230, 494215AA0240, 494215AA0250, 494215AA0260, 494215AA0270
Request / Description of Project	Site plan Level III, Flex Review - Industrial (I) to Community recreation (CR) zoning
Applicable ULDR Sections	
Total Estimated Cost of Project	\$ (Including land costs)

**NOTE:** Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ Fee Calculator: <a href="http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm">http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm</a>
Future Land Use Designation	Industrial (I)
Proposed Land Use Designation	Community Recreation
Current Zoning Designation	Industrial
Proposed Zoning Designation	Community Recreation
Current Use of Property	Amusement
Residential SF (and Type)	N/A
Number of Residential Units	N/A
Non-Residential SF (and Type)	+/- 301,500 S.F.
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	+/- 610,000 S.F. / 14 ac.	
Lot Density	49%	
Lot Width	+/- 822'-0"	
Building Height (Feet / Levels)		
Structure Length		
Floor Area Ratio		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		

**NOTE:** State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front <input type="text"/>		367'-0"
Side <input type="text"/>		58'-5"
Side <input type="text"/>		59'-5"
Rear <input type="text"/>		

**To:** City of Fort Lauderdale  
Department of Sustainable Development  
Urban Design & Planning Department  
700 Northwest 19<sup>th</sup> Avenue  
Fort Lauderdale, Fl. 33311

August 19, 2019

RE: Re-Zoning of Xtreme Action Park  
5300 Powerline Road  
Fort Lauderdale, Fl. 33309

To whom it may concern,

Xtreme Action Park has been a successful addition to the City of Fort Lauderdale providing an unique entertainment opportunity for the residents and surrounding communities. This operation is currently located in a legal non-conforming building that housed the former Mars Music and as such is able to make use of that legal non-conformity. However, expansion of the legal non-conforming uses, per the City's Unified Land Development Regulations (ULDR), is restricted to certain limitations as provided for in Section 47-3 - Nonconforming Uses, Structures and Lots.

It is understood that the expansion of Xtreme Action Park over recent years has created a code enforcement issue that has been identified and Xtreme Action Park would like to work with the City of Fort Lauderdale to resolve the matter.

As stated above, Mars Music established the limits of the legal non-conforming uses based on its existing square footage. It is our understanding, after meeting with Staff, that in order to increase the size of the facility to accommodate Xtreme Action Park a rezoning needs to occur that will memorialize the existing legal non-conforming uses and permit current and future expansion of the facility as new uses are added.

Xtreme Action Park is located within an Industrial future land use designation and an Industrial (I) zoning district. Per the City of Fort Lauderdale Comprehensive Plan, the designation of Industrial land use permits recreation uses if they do not preclude or adversely affect the future use of the surrounding areas for Industrial uses.

Xtreme Action Park would like to request, pursuant to the requirements of the City's Comprehensive Plan, that the site be rezoned from the current Industrial (I) zoning district to the Community Recreation (CR) zoning district. The CR zoning district permits uses such as coin-operated amusement facilities, amusement parks, and sports recreational facilities and will also

permit additional uses and allowances that are ancillary and that Xtreme Action Park may be interested in adding to the facility at a later date.

If you have any questions or require further information, please feel free to contact me.

Sincerely,  
Design Tech International, Inc.

Carlos Cardoso  
Vice-President

**LAW OFFICE OF MICHAEL A. PIZZI, JR., P.A.  
6625 MIAMI LAKES DR E, SUITE 316  
MIAMI LAKES, FL 33014**

**E-MAIL: [MPIZZI@PIZZILAW.COM](mailto:MPIZZI@PIZZILAW.COM)**

**TEL: 786-594-3948**

November 26, 2019

Mr. Anthony Fajardo  
Director  
City of Fort Lauderdale  
Department of Sustainable Development  
Urban Design & Planning Department  
700 Northwest 19th Avenue  
Fort Lauderdale, Fl. 33311

Re: XTREME ACTION PARK  
DRC APPLICATION

Dear Mr. Fajardo:

As requested, and pursuant to Section 47-11.30 of the City of Ft. Lauderdale Land Development Code, attached please find the Development Review Committee Phase III Site Plan and resubmittal of the Rezoning Application with the requested information in hard and electronic format. I am requesting a meeting with staff at the earliest opportunity.

**INTRODUCTION**

XRTRME's award winning Family entertainment has been treated as legal non-confirming use by the City for many years. Thus, this is not a new building, new usage or new Site Plan, but rather a friendly submission at the request of staff to legalize the existing usages and to enable XTREME to continue serving the City of Fort Lauderdale as one of the city's best community partners.

**MATERIAL INCLUDED**

The Application Packet includes the:

1. Complete Application;
2. Site Plan;
3. Elevations; and
4. Surveys

## **XTREME ACTION PARK**

As you are aware, XTRMEME Action Park is one of Florida's most revered and honored Family Entertainment Centers.

As the largest all-ages indoor entertainment complex in Florida, Xtreme Action Park proudly accepted The American Amusement Machine Association ([AAMA](#)) 2018 Family Entertainment Center (FEC) Location of the Year Award during the AAMA President's Ceremony held at Amusement Expo International in Las Vegas, Nevada on March 27, 2019. The President of the AAMA EVP stated of XTREME:

*"At the awards ceremony it was noted that: "What honestly put Xtreme Action Park over the top was the charity work they do to support the community that makes such a difference in the lives of so many people. It demonstrated for the review committee how at the end of the day, it's not all about money – there's more we can do to bring joy to a community than just run an exceptional family entertainment center."*  
*Peter Gustafson, AAMA EVP.*

## **USES**

XTREME maintains the finest facilities for team building events and parties for all occasions. You can visit XTREME's Website at [xtremeactionpark.com](http://xtremeactionpark.com) for additional usages and information on special events.

## **HOURS OF OPERATION**

Extreme's hours of operation are:

Monday: 11am to 10pm  
Tuesday: 11am to 10pm  
Wednesday: 11am to 10pm  
Thursday: 11am to 10pm  
Friday: 11am to Midnight  
Saturday: 11am to Midnight  
Sunday: 11am to 10pm

## **SECTION 47-11.30 ANALYSIS**

XTREME is not deviating from its current operations in terms of solid waste management and other systems that have been for years.

We would note that as explained on its website, XTREME has partnered with LYFT and has also made usage of valet parking to ease the flow of traffic. XTREME is not altering its existing Site Plan.

Regarding Section 47.28 J 1, this application is in compliance because the applicant is submitting both a rezoning application and a DRC application. In addition, staff has advised that this application does not exhaust more than 20% of the available Flex capacity in the land use area.

### **CONCLUSION**

Xtreme is proud to serve the community of Fort Lauderdale and asks for approval of its requested DRC Application and Zone Change from Industrial to Commercial Recreational, which is merely being done to allows its current award-winning operations to be consistent with its zoning.

Please call me with any questions and count on our full cooperation.

Very yours truly,

*/s/ Michael A. Pizzi, Jr.*

Michael A. Pizzi, Jr., Esq.

LAW OFFICE OF MICHAEL A. PIZZI, Jr., P.A.  
6625 MIAMI LAKES DR E, SUITE 316  
MIAMI LAKES, FL 33014

E-mail: [Mpizzi@pizzilaW.com](mailto:Mpizzi@pizzilaW.com)

Tel: 786-594-3948

November 3, 2020

Mr. Anthony Fajardo  
Director  
City of Fort Lauderdale  
Department of Sustainable Development  
Urban Design & Planning Department  
700 Northwest 19th Avenue  
Fort Lauderdale, Fl. 33311

ATT: Yvonne Redding

Re: XTREME ACTION PARK  
REZONONG APPLICATION  
SECTION 47-24.3 CONDITIONAL USE NARRATIVE

Dear Mr. Fajardo:

As requested, and pursuant to Section 47-24.3 and 47-11.30 of the City of Ft. Lauderdale Land Development Code, attached please find this Rezoning Application Conditional Use Narrative.

### **INTRODUCTION**

XRTRME's award winning Family entertainment has been treated as a legal non-confirming use by the City for many years. Thus, this is not a new building, new usage or new Site Plan, but rather a friendly submission at the request of staff to legalize the existing usages and to enable XTREME to continue serving the City of Fort Lauderdale as one of the City's best community partners.

### **MATERIALS PROVIDED**

The Application Packet included the:

1. Complete Application;
2. Site Plan;
3. Elevations; and
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*Peter Gustafson, AAM*

## **SECTION 47-11.30 ANALYSIS**

### **HOURS OF OPERATION**

Extreme's hours of operation are:

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Wednesday: 11am to 10pm  
Thursday: 11am to 10pm  
Friday: 11am to Midnight  
Saturday: 11am to Midnight  
Sunday: 11am to 10pm

**SOLID WASTE MANAGEMENT :** XTREME is not deviating from its current operations in terms of solid waste management and other systems that have been in place for years. XTREME has used Waste Management as its Solid Waste contracted vendor for many years and has had no problems with its Solid Waste Management.



**TRANSPORTATION:** We would note that as explained on its website, XTREME has partnered with LYFT and UBER and has actively promoted usage of these transportation methods. XTREME also made usage of valet parking to ease the flow of traffic. XTREME has also explored contracts with various trolley services to shuttle customers to XTREME. XTREME is not altering its existing Site Plan and has not encountered any transportation or parking problems as a result of its proactive efforts.

## **USES**

XTREME maintains the finest facilities for team building events and parties for all occasions. You can visit XTREME's Website at [xtremeactionpark.com](http://xtremeactionpark.com) for additional usages and information on special events. Uses include an arcade, go-kart track, laser tag, ropes course, trampoline park, basketball, mini-golf, and other similar amusement uses that remain unchanged over prior years.

**EVENT OPERATION PLANS:** XTREME maintains a close working relationship with the Ft. Lauderdale Police Department and meets with and fully staffs in advance with Lt. Cruz and other Ft. Lauderdale Police Liaisons every special event well in advance and has never experienced an operational problem.

**LOADING AND SERVING OPERATIONS:** XTREME employs a full time Facilities and Operations Director and staff to properly manage loading and operations. In addition, loading at XTREME is limited to 8 am to noon, Monday to Friday only.

**LIGHTING AND SOUND SYTEMS:** XTREME current uses a Crestron system that centrally manages all sound at the facility. Before opening each day, staff is required to check this system and make sure that all audio and sound is maintained at acceptable levels. XTREME has not received any complaints about sound or lighting during it operation.

## **SECTION 47-24.3 ANALYSIS**

XTREME ACTION PARK has been nationally and local recognized as one of this Country's best locations for family indoor entertainment. Over the past several years XTREME ACTION PARK has had a positive impact on the City of Ft. Lauderdale and enhanced the Ft. Lauderdale economy. XTREME has created hundreds of jobs for and currently employees hundreds of local residents in good paying jobs with excellent benefits. XTREME has no negative impact and has worked hard to be a community partner with the City, the County and the community. XTREME attracts thousands of families from outside of Ft. Lauderdale to enjoy their facilities and help increase the City's tax revenues.

### 1. IMPACT ON ABUTTING PROPERTIES:

The current operation is not changing under this application. This is not a new development, rather this application is merely designed to insure that the zoning is in conformity with what has cohesively existed with the approval of the City and in complete compatibility with surrounding properties for many years. Approval of this application will provide no additional impact on any abutting properties. The existing operation has proven to be compatible with the character of the existing neighborhood for the reasons outlined herein.

### 2. ACCESS TRAFFIC GENERATION AND ROAD CAPABILITIES

The current application merely changes the zoning from Industrial to Commercial Recreational in order to memorialize the current operation of indoor amusement and coin games, which are the type of uses permitted in this zoning district. The change in zoning at the City's request to memorialize what has existed successfully for many years will not add any additional traffic. The operation is located off Powerline Road without any adjacent neighbors that are effected by its operation and with adequate ingress and egress in an industrial area without any surrounding residential properties. Based on its location, XTREME ACTION PARK has never had any problems in terms of traffic generation or access.

### 3. CONSISTENCY WITH COMPREHENSIVE MASTER PLAN AND CHARACTER OF AREA

The entire purpose of application is to insure that the existing operation is consistent with the City's Master Plan. The applicant is following the City's recommendation to change the zoning to Commercial Recreational, which permits uses such as amusement facilities and amusement parks. Thus, the application insures compliance by placing the existing long term facility into a zoning category where the Master Plan contemplates, permits and encourages exact type of usage currently being operated and in an area where such uses are consistent and compatible with what currently exists.

- a. The operation is entirely consistent with the Master Plan and City staff has requested that the zoning be changed to the usage applied for to insure ongoing compliance with the Master Plan.
- b. All existing usages have been approved by the City on multiple occasions and the fact that the existing usages are not being changed mitigates and eliminates and impact of the zone change.
- c. The Site Plan memorializes what has existed for many years and incorporates all of the improvement to the property, including recently completed and approved parking lot and paving improvements, all of which have improved the property.
- d. The location remains unchanged and the current operation has never had a negative impact on the character of the current zoning district.
- e. The continued operation of this family friendly, award winning amusement park enhances the health and welfare of the surrounding community. XTREME ACTION

PARK has always maintained adequate security, employs off duty Ft. Lauderdale Police Officers and employees hundred of employees to make sure that the health and welfare of the surrounding community is both protected and enhanced. This continued operation of family friendly amusements is the best possible usage in terms of the public health and welfare.

Regarding Section 47.28 J 1, this application is in compliance because the applicant is submitting both a rezoning application and a DRC application. In addition, staff has advised that this application does not exhaust more than 20% of the available Flex capacity in the land use area.

### **CONCLUSION**

Xtreme is proud to serve the community of Fort Lauderdale and asks for approval of its requested DRC Application and Zone Change from Industrial to Commercial Recreational, which is merely being done to allows its current award-winning operations to be consistent with its zoning.

Please call me with any questions and count on our full cooperation.

Very yours truly,

*/s/ Michael A. Pizzi, Jr.*  
Michael A. Pizzi, Jr., Esq.

APPLICANT MUST INDICATE:

Provide a narrative indicating satisfaction of the following:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

YES, CURRENT ZONING IS AN INDUSTRIAL ZONING DISTRICT. IN KEEPING CITY'S COMPREHENSIVE PLAN WE ARE REZONING TO COMMUNITY RECREATION (CR) WHICH PERMITS USES SUCH AS COIN OPERATED AMUSEMENT FACILITIES, AMUSEMENT PARKS & SPORTS FACILITIES & ANCILLARY USES

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

YES OUR INTENT IS TO MEMORIALIZE THE EXISTING LEGAL NON-CONFORMING USES & PERMIT CURRENT & FUTURE EXPANSIONS OF THE FACILITY AS NEW USES ARE ADDED.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

YES THE PROPOSED USE IS SUITABLE & COMPATIBLE W/ THE SURROUNDING DISTRICT

All applicable provisions of ULDR Sec. 47-9.20 (Rezoning) shall be satisfied.

- A. *Application.* Rezoning to an X district may only be initiated by application of the owner(s) of the property proposed to be rezoned and when the property to be rezoned will be used for business uses with the owner of the business property as co-applicant. The application shall include the following:

1. All information required for an application for a site plan level II permit pursuant to Section 47-24, Development Permits and Procedures, and for a rezoning development permit.
2. Identification of the permitted use or uses proposed for the property to be rezoned.

3. A general vicinity map consisting of an eight and one-half (8½) inch by eleven (11) inch street map at a scale of not less than one (1) inch equals five hundred (500) feet identifying the parcel proposed to be rezoned and, if business is proposed, the business property to which the exclusive use property is to be joined, and all lots located within a seven hundred (700) foot radius of the parcel to be rezoned. The map shall show existing zoning, all residential uses and the heights of all structures in the seven hundred (700) foot area.
4. An area map showing the parcel proposed for rezoning and all new, existing or proposed redevelopment. If the parcel to be rezoned exclusive use is to be used as a parking facility which will serve a particular use, the area map shall show all new, existing or proposed redevelopment on the site which the parking is intended to serve. If the parcel is to be used for a business use, the area map shall show the business property to which the property proposed for exclusive use will be joined.
5. A site plan for the proposed use which shows how the proposed use will meet the performance criteria provided herein including if applicable, elevations, surrounding commercial and residential areas, location and sizes of signs, location of landscaping and other buffers, and vehicular and pedestrian movement between the proposed parcel to be rezoned and the surrounding areas.
6. All studies required to be submitted as provided in this section

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot

### Page 3: Required Documentation / Mail Notice Requirements

#### One (1) copy of the following documents:

- ☐ Completed application (all pages must be filled out where applicable)
- ☐ Mail notification documents - *FORTH COMING*
- ☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- ☐ Property owners signature and/or agent letter signed by the property owner
- ☐ Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- ☐ One (1) electronic version of complete application and plans in PDF format

#### Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

#### Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- ☐ **Narrative** describing project request. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Narrative** quoting all applicable sections of the ULD, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☐ **Cover sheet** on plan set to state project name and table of contents.
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ☐ **Provide separate sketch and legal description of portion of property to be rezoned (if different than entire site).**
- ☐ Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

**Note:** All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

**Note:** Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

**Note:** Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

**Note:** For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at the Planning & Zoning Department office.

Applicant's Affidavit	Staff Intake Review
I acknowledge that the Required Documentation and Technical Specifications of the application are met:	For Urban Design & Planning staff use only:
Print Name <i>Michael Pizzi</i>	Date <i>August 9, 2019</i>
Signature <i>[Signature]</i>	Received By <i>[Signature]</i>
Date _____	Tech. Specs Reviewed By _____
	Case No. _____

#### MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk).

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.



**To:** City of Fort Lauderdale  
Building and Zoning Department

August 2, 2019

RE: Xtreme Action Park re-Zoning Application

To Whom it may concern,

Xtreme Action Park has been a successful addition to the City of Fort Lauderdale providing an unique entertainment opportunity for the residents and surrounding communities. This operation is currently located in a legal non-conforming building that housed the former Mars Music and as such is able to make use of that legal non-conformity. However, expansion of legal non-conforming uses, per the City's Unified Land Development Regulations (ULDR), is restricted to certain limitations as provided for in Section 47-3 - Nonconforming Uses, Structures and Lots.

The expansion of Xtreme Action Park over recent years has created a code enforcement issue that has been identified by the City and Ownership would like to work with the City of Fort Lauderdale to resolve the matter.

As stated above, Mars Music established the limits of the legal non-conforming uses based on its existing square footage. We understand that in order to increase the size of the facility to accommodate the needs and growth of Xtreme Action Park, a rezoning needs to occur that will memorialize the existing legal non-conforming uses and permit current and future expansion of the facility as new uses are added.

Xtreme Action Park is located within an Industrial future land use designation and an Industrial (I) zoning district. Per the City of Fort Lauderdale Comprehensive Plan, the designation of Industrial land use permits recreation uses if they do not preclude or adversely affect the future use of the surrounding areas for Industrial uses.

Pursuant to the requirements of the City's Comprehensive Plan the site should be rezoned from the current Industrial (I) zoning district to the Community Recreation (CR) zoning district. The CR zoning district permits uses such as coin-operated amusement facilities, amusement parks, and sports recreational facilities and will also permit additional uses and allowances that are ancillary and that Xtreme Action Park may be interested in adding to the facility at a later date.

14125 NW 80<sup>th</sup> Avenue, Suite 303, Miami Lakes, FL 33016 • Telephone: (786) 235-9097 • Fax: (305) 362-4420  
www.dtiarchitect.com • AA 26001933

It is our understanding that once the rezoning is adopted the existing uses will be permitted and any future uses would be permitted subject to those listed within Section 47-11.10 - List of Permitted and Conditional uses, Commercial Recreation (CR) District.

Sincerely,



---

Carlos Cardoso

August 2, 2019

*Design Tech International Associates, Inc.*  
Project Manager





<b>Site Address</b>	<b>5300 POWERLINE ROAD #13, FORT LAUDERDALE FL 33309</b>	<b>ID #</b>	4942 15 AA 0160
<b>Property Owner</b>	DEZER POWERLINE LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	18001 COLLINS AVE 31 FLR SUNNY ISLES BEACH FL 33160	<b>Use</b>	48
<b>Abbr Legal Description</b>	POWERLINE INDUSTRIAL CENTER COMMERCIAL CONDOMINIUM UNIT 13 PER CDO CIN:112571865 RECORDED 10/07/2014		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.									
Property Assessment Values									
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax				
2021	\$3,080	\$27,700	\$30,780	\$30,780					
2020	\$3,080	\$27,700	\$30,780	\$30,780	\$1,085.54				
2019	\$3,050	\$27,450	\$30,500	\$30,500	\$1,042.83				
2021 Exemptions and Taxable Values by Taxing Authority									
		County	School Board	Municipal	Independent				
Just Value		\$30,780	\$30,780	\$30,780	\$30,780				
Portability		0	0	0	0				
Assessed/SOH		\$30,780	\$30,780	\$30,780	\$30,780				
Homestead		0	0	0	0				
Add. Homestead		0	0	0	0				
Wid/Vet/Dis		0	0	0	0				
Senior		0	0	0	0				
Exempt Type		0	0	0	0				
Taxable		\$30,780	\$30,780	\$30,780	\$30,780				
Sales History						Land Calculations			
Date	Type	Price	Book/Page or CIN			Price	Factor	Type	
						Adj. Bldg. S.F.		751	
						Units		1	
						Eff./Act. Year Built: 2014/1970			
Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
03						F2			
C									
751						693			



<b>Site Address</b>	5300 POWERLINE ROAD #A, FORT LAUDERDALE FL 33309	<b>ID #</b>	4942 15 00 0031
<b>Property Owner</b>	DEZER POWERLINE LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	18001 COLLINS AVE 31 FLR SUNNY ISLES BEACH FL 33160	<b>Use</b>	28
<b>Abbr Legal Description</b>	15-49-42 COMM NW COR OF NW1/4, S 970.11, E 329.09 TO POB, CONT E 692.59, SW 888.05, W 765.31, NLY 59.50, E 228.11, N 188.52, W 223.30, NLY 45.20, CONT N 209.66, E 264.34, N 368.19 TO POB LESS POWERLINE IND CENTER COMM CONDO		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2021	\$79,560	\$77,800	\$157,360	\$157,360		
2020	\$79,560	\$77,800	\$157,360	\$157,360	\$18,840.96	
2019	\$79,560	\$77,800	\$157,360	\$157,360	\$2,924.50	
2021 Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$157,360	\$157,360	\$157,360	\$157,360		
Portability	0	0	0	0		
Assessed/SOH	\$157,360	\$157,360	\$157,360	\$157,360		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$157,360	\$157,360	\$157,360	\$157,360		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/24/2014	DRR-D	\$12,550,000	112119486	\$0.51	305,430	SF
1/29/2014	SWD-T	\$100	112078410	\$8.00	400	OA
9/11/2013	CET-T	\$100	111876090			
10/18/1996	SW*	\$7,650,000	25665 / 402			
7/12/1984	WD	\$7,100,000	11852 / 907	Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
03						F2		
L								
1						305430		



<b>Site Address</b>	<b>5320 N POWERLINE ROAD, FORT LAUDERDALE FL 33309</b>	<b>ID #</b>	4942 15 00 0030
<b>Property Owner</b>	DEZER POWERLINE OUTPARCEL LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	18001 COLLINS AVE 31 FLOOR SUNNY ISLES BEACH FL 33160	<b>Use</b>	11
<b>Abbr Legal Description</b>	15-49-42 COMM NW COR OF NW1/4,SLY 970.11,ELY 65 TO POB,CONT ELY 264.09,SLY 368.19,WLY 264.34, NLY 372.34 TO POB AS DESC IN OR 9658/458		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021	\$782,660	\$2,738,950	\$3,521,610	\$3,521,610				
2020	\$782,660	\$2,747,520	\$3,530,180	\$3,530,180	\$96,203.53			
2019	\$782,660	\$2,450,340	\$3,233,000	\$3,233,000	\$83,842.34			
2021 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$3,521,610	\$3,521,610	\$3,521,610	\$3,521,610				
Portability	0	0	0	0				
Assessed/SOH	\$3,521,610	\$3,521,610	\$3,521,610	\$3,521,610				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,521,610	\$3,521,610	\$3,521,610	\$3,521,610				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
3/24/2016	SW*-E	\$3,600,000	113603218	\$8.00	97,832	SF		
10/8/2013	DR*-T	\$100	111890539					
8/15/2013	SW*-E	\$2,100,000	111752869					
6/1/1979	WD	\$6,300,000	9941 / 650					
2/1/1969	WD	\$350,000		Adj. Bldg. S.F. (Card, Sketch)		54130		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1971/1970				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
54130						97832		

\* Denotes Multi-Parcel Sale (See Deed)



<b>Site Address</b>	NW 9 AVENUE, FORT LAUDERDALE FL 33309	<b>ID #</b>	4942 15 00 0033
<b>Property Owner</b>	DEZER POWERLINE OUTPARCEL LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	18001 COLLINS AVE 31 FLOOR SUNNY ISLES BEACH FL 33160	<b>Use</b>	28
<b>Abbr Legal Description</b>	15-49-42 COMM 1450.52 S OF NW COR OF NW1/4, ELY 65, SLY 102.05 TO P/C, SLY ARC DIST OF 45.20 TO POB, ELY 223.30, SLY 188.52, WLY 228.11, NLY 187.31 TO POB DESC IN OR 9658/458		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2021	\$370,590	\$66,800	\$437,390	\$437,390		
2020	\$370,590	\$66,800	\$437,390	\$437,390	\$10,279.87	
2019	\$338,820	\$66,800	\$405,620	\$405,620	\$7,538.31	
2021 Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$437,390	\$437,390	\$437,390	\$437,390		
Portability	0	0	0	0		
Assessed/SOH	\$437,390	\$437,390	\$437,390	\$437,390		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$437,390	\$437,390	\$437,390	\$437,390		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/24/2016	SW*-E	\$3,600,000	113603218	\$8.75	42,353	SF
10/8/2013	DR*-T	\$100	111890539			
8/13/2013	SW*-E	\$2,100,000	111752869			
				Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
03						F2		
L								
1						42354		