



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

**#21-0026**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** January 21, 2021

**TITLE:** Public Hearing – 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 – Dezer Powerline, LLC., Dunkin Properties, LLC. and  
Joluc Powerline, LLC. – Case No. ZR19004 – **(Commission District 1)**

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**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, Dezer Powerline, LLC., and Dunkin Properties, Inc., 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 and shall hear public comment on the application and determine whether the request meets the criteria for rezoning.

### **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

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01/21/2021

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