



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#13-0266

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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: February 19, 2013

TITLE: Resolution Extending Ordinance C-12-48, Liquor and Convenience Store
Moratorium within the boundaries of the Northwest Progresso Flagler
Heights Community Redevelopment Area, for 90 days.

Recommendation

It is recommended that the City Commission adopt a resolution extending a liquor store and convenience store moratorium within the boundaries of the Northwest Progresso Flagler Heights Community Redevelopment Area ("NPF-CRA"), for 90 days as provided in Ordinance C-12-48.

Background

On December 4, 2012, Fort Lauderdale Ordinance C-12-48 was adopted to halt the acceptance of any new applications for liquor or convenience stores in the NPF-CRA while city staff researched the impact of these uses within the area. The purpose of the moratorium is based on several factors, many of which are outlined below:

- ☐ Residents and business owners in the area have identified and expressed their concerns regarding the proliferation of liquor outlets;
- ☐ Liquor outlets are perceived as contributing to the decrease in the value of property in the NPF-CRA;
- ☐ Liquor and convenience stores have a negative impact on vehicular and pedestrian traffic;
- ☐ Public concern is that the proliferation of these uses within the NPF-CRA has impeded progress in the redevelopment of the area; and,
- ☐ A study of these uses within the NPF-CRA would assist in determining whether an increase in their number within the area will continue to negatively impact the area.

Since the moratorium was put in place much work has been done to develop a comprehensive ordinance to address community concerns and create zoning changes in the area to encourage more economic development and place making in the NPF-

CRA. While these efforts have progressed as outlined below, there is still additional work to be done to finalize the various elements of the proposed zoning ordinance:

□ **Permitted Uses:** An analysis has been performed on the frequency of calls for police service and the location of certain liquor and convenience stores in the area supports a long-held concern that crime more frequently occurs near these locations. Recommended changes to the list of permitted and conditional uses within the area are a result of the analysis of crime activity by location. Because there are current city initiatives involving housing, such as the Affordable Housing Study and the discussion on Inclusionary Zoning, efforts to address the residential components of the ordinance will be completed at a later date.

□ **Parking Needs:** An analysis has been completed on the supply and demand for parking, mainly along the Sistrunk corridor; to determine what appropriate parking standards should be implemented along with the proposed zoning use changes. Staff will develop and recommend new parking requirements for the Sistrunk corridor that aim to ensure appropriate supply, while focusing more on the pedestrian and public realm experience.

□ **Design Guidelines:** Preliminary design guidelines are currently being developed for the Sistrunk corridor and the NPF-CRA based upon existing plans for the area and zoning changes made in other parts of the City, including but not limited to: the *2010 South Andrews Avenue Design Guidelines*, the *2010 Draft Neighborhood Development Criteria Revisions Initiative*, the *2008 NPF CRA Implementation Plan*, and the *2006 Sistrunk Boulevard Urban Design Improvement Plan*. These documents will set the framework for proposed design guidelines specific to the area, but additional work is needed to prepare the design guidelines in a way that can be codified and presented to the community for input.

While staff has had several discussions and meetings with the District Commissioner, the NPF-CRA Advisory Board members and community leaders, the 90-day extension is recommended to provide additional time to finalize the items listed above and to allow for broader community review and input.

Staff has also recognized that in order to realize the broader economic development and place making goals for the NPF-CRA, a more holistic approach needs to be taken to incorporate opportunities for local business development.

As a result, the Sistrunk Corridor Project will be implemented in a two-phase approach. The first phase will address the rezoning, uses and parking that will be in line with the expiration of the moratorium. The second phase will implement design guidelines and commence business development initiatives such as investment incentives for the NPF-CRA within the next 3-6 months.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 – Ordinance C-12-48

Exhibit 2 – Resolution

Prepared by: Linda Mia Franco, AICP, Planner III, Urban Design and Planning Division

Department Director: Greg Brewton, Sustainable Development