



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: December 4, 2012

TITLE: 2nd Reading - Ordinance Imposing Liquor and Convenience Store
Moratorium

Recommendation

It is recommended that the City Commission adopt an Ordinance imposing a convenience and liquor store moratorium within the boundary of the Northwest-Progresso-Flagler-Heights Community Redevelopment Area (NPF CRA) for 90 days, with the ability to extend for another 90 days.

Background

On August 23, 2011, Fort Lauderdale Ordinance C-11-17 was placed into effect to restrict the establishment of any new liquor or convenience stores in the NPF CRA. 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 NPF CRA.

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 of 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 this police calls and the analysis of crime activity by location.
- **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. However, since much of the data for the parking analysis was collected during the high point of roadway construction which lowered the demand side, and since more parking has been created with the streetscape project which increased the supply side, staff will carry out an updated study now that the roadway project is complete to develop and recommend new parking requirements.
- **Design Guidelines:** Preliminary design guidelines have been 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.
- **Minimum Housing Standards:** Lastly, we also want to use the extension period to develop some zoning policies that would facilitate more residential investment and would elevate the appearance, maintenance, and amenities provided with the existing housing stock.

After 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 list of permitted uses, to develop parking requirements for those uses, and to refine and incorporate design guidelines into the zoning code for the area. Because there are current city initiatives involving housing, such the Affordable Housing Study and the discussion on Inclusionary Zoning, our work on the residential components of the ordinance may need to be completed at a later date.

The first reading of the ordinance was unanimously approved at the November 20, 2012 City Commission meeting

Resource Impact

There is no fiscal impact associated with this action

Attachment
Exhibit 1 - Ordinance

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