



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: May 21, 2013

TITLE: Ordinance Imposing Liquor and Convenience Store Moratorium in the
Northwest-Progresso-Flagler-Heights Community Redevelopment Area
(NPF-CRA) for a six (6) month period including one ninety (90) day
extension.

Recommendation

It is recommended that the City Commission adopt an Ordinance on second reading imposing a convenience and liquor store moratorium within the boundary of the Northwest-Progresso-Flagler-Heights Community Redevelopment Area (NPF-CRA) for a six (6) month period including one ninety (90) day extension that can be approved by resolution of the City Commission.

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 within the NPF-CRA while city staff researched the impact of these uses. Since this time staff has been working to draft amendments to the City's Unified Land Development Regulations (ULDR), however more work is necessary and the current ordinance is set to expire on June 2, 2013. To address this staff is recommending an additional moratorium period of six (6) months to allow staff the time necessary to complete the analysis of these uses and develop a comprehensive ordinance amendment to address community concerns while encouraging economic development and place making in the NPF-CRA, which includes the Northwest Regional Activity Center (NWRAC). Should it become necessary the City Commission may extend the moratorium an additional ninety (90) days by resolution.

During this time period staff will complete the analysis of the impacts these uses are having on the redevelopment efforts of the study area as well as draft recommendations to bring forward for consideration by the City Commission.

The moratorium was established to address 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 and convenience stores;
- Liquor and convenience stores 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.

This length of time is being requested to allow staff to address unforeseen issues that have arisen as part of the review and analysis process, however, staff anticipates bringing a draft ordinance amendment before the City Commission in a much shorter period.

Should a draft recommendation addressing these uses be adopted by the City Commission prior to the expiration of the six (6) month period, the moratorium would expire in favor of the adopted ordinance.

On May 7, 2013, the City Commission approved the ordinance on first reading imposing a convenience and liquor store moratorium within the boundary of the NPF-CRA for a period of six (6) months.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 – Ordinance C-13-

Prepared by: Anthony Greg Fajardo, Zoning Administrator

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