



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

**#25-0507**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** June 30, 2025

**TITLE:** Review of the Himmarshee Entertainment District (111 Properties) and  
Potential Amendments to Article III – Special Entertainment Overlay District  
of Chapter 5 of the Code of Ordinances of the City of Fort Lauderdale -  
(**Commission Districts 2 and 4**)

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City of Fort Lauderdale staff will present a review of the Himmarshee Entertainment District (111 Properties) and potential amendments to Article III – Special Entertainment Overlay District (SED) of Chapter 5 of the City's Code of Ordinances. Staff will seek City Commission direction on moving forward with the preparation of amendments.

**Background**

The Himmarshee Revitalization Plan, which included outreach and recommendations for the Himmarshee Historic District, was presented to the City Commission on March 5, 2024. The plan was a product of robust stakeholder engagement and analysis by City staff. A next step included in the plan is a task to identify best practices or models for the governance and management structure of the 111 Properties SED to provide oversight and coordination with businesses in the area. The 111 Properties SED is one of five SEDs in the City of Fort Lauderdale and intersects with the Himmarshee Historic District. Each SED was established by the criteria found in Article III – Special Entertainment Overlay District of Chapter 5 of the City's Code of Ordinances and must abide by the requirements of the Article.

Created in 1992, the purpose of the SED ordinance was to encourage development areas within a Regional Activity Center (RAC) zoning district to promote cultural, economic, educational, and general welfare of residents and tourists. Incentives within the ordinance include extended hours of alcohol sales and consumption, no distance separation between establishments licensed for alcohol sales, permitted sale of alcohol outdoors, consuming alcohol from open containers within the boundary of the district, and increased decibel levels and extended hours for noise. These incentives were intended to promote redevelopment, and to encourage varied development types and uses, while encouraging pedestrians and decreasing vehicular traffic. Additionally, the SED ordinance was designed to help eliminate deteriorating conditions in underutilized or blighted areas as well as to enhance the visibility and public awareness of publicly funded projects.

To create an SED, a request is made to the City Manager outlining how the SED meets the minimum district criteria along with supporting documentation. Within the minimum district criteria, the district must have common ownership or common control. Common control means that one person or corporation controls the underlying real property through a lease or exclusive license vesting control in that entity for a period of not less than ten (10)-years.

There are five SEDs in the City of Fort Lauderdale, three located downtown and two located in Central Beach. Each SED was approved at different times. These SEDs include the following (refer to the maps in Exhibit 1 for more information on precise locations):

#### Downtown SEDs

- 111 Properties (located near SW 2 Street and SW 2 Avenue)
- McCrory Buildings (located near South Andrews Avenue and West Las Olas Boulevard)
- Historic Brickell (located near SW 1 Avenue and West Las Olas Boulevard)

#### Central Beach SEDs

- Beach Place (located on A1A and Cortez Street)
- Twoomey (located on A1A between East Las Olas Boulevard and Poinsetta Street)

The 111 Properties SED was originally formed in 2005 and included parcels that were owned by 111 Properties, Inc., as well as businesses that entered into a long-term lease agreement with 111 Properties, Inc. The lease agreement met the common control requirement under the SED ordinance. Since the creation of the 111 Properties SED, some of the original businesses have closed and new businesses have opened. With these changes, the common control requirements, hours of operation, and other operational changes of the businesses are not aligned with the requirements of the SED. There are concerns with open containers and hours of operation, and there is limited daytime operational activity within this area. Several concerns have also been raised concerning this SED as the area does not currently comply with common control/ownership requirement due to the sale of the parcels owned by 111 Properties, which acted as the Common Control and District Representative for the 111 Properties SED, to a new entity. There are currently seven (7) businesses that were included in the most recently signed amendment (in 2013) and fourteen (14) businesses that are currently operating within the 111 Properties SED but were not included in the previous agreement for common control.

In the last signed amendment to the agreement for common control for the 111 Properties SED, the businesses that are still in operation and were included in the agreement were the following:

1. Capone's Nightclub
2. Club Euro
3. Dicey Riley's Bar & Restaurant

4. Ebar
5. Revolution Live/America's Backyard
6. Original Fat Cats
7. Squiggy's

Three other businesses were listed that are no longer in business which included the Office Bar, Briny Irish Pub, and Lucky's Tavern. It was also noted that Tarpon Bend, Rok Burger, and The Dubliner had elected to not be part of the district. New businesses within the area that are identified on the 111 Properties SED map on record with the City but are not included in the most recent agreement include the following:

1. The Den Sports Bar and Lounge
2. Munchie's Night Club
3. Munchie's Pizza Club
4. Sushi Song
5. Nowhere FTL
6. Bandoleros Taco and Tequila Bar
7. El Tiesto Café
8. Fat Tuesday
9. Poorhouse
10. Boozy Bites
11. SWAY Nightclub
12. Booze Garden
13. Stache14 Drinking Den

Additionally, Kemistry Nightclub is not within the boundary of the 111 Properties SED but is operating as a nightclub with the extended hours for alcohol and consumption along with the businesses listed above.

Taking into consideration the status of the 111 Properties SED and stakeholder feedback regarding the area, goals for amendments have been developed by staff to update the SED section of the City's Code of Ordinances. Amendments to the SED section of the Code of Ordinances are recommended to apply to newly created SEDs. Existing compliant SEDs will continue to operate within the requirements under which they were established. Goals for improvements to City's Code of Ordinances Chapter 5, Article III, include:

#### SED Management Structure Improvements

- Allow a group of property owners to form a SED without need for common ownership, but require formation of a committee to provide oversight to SED.
- Provide more details on locations of participating businesses and the geographic boundaries of the area.
- Encourage a mix of businesses (including a required percentage of operational during daytime hours).
- Update the process for establishing a district.

- Update the process to decertify a district when out of compliance.
- Update security plan requirements for each business.

#### Re-evaluation of Incentives

- Continue to allow no minimum distance requirements for businesses licensed by the state to sell alcoholic beverages.
- Remove the ability to have off-premise alcohol consumption, i.e. open containers or for sale at outside carts.
- Limit hours of alcohol sales with last service at 3:00 a.m., to be consumed on premise by 3:30 a.m.

Another option to address stakeholder feedback is to create a new subsection in the SED section of the Code of Ordinances to only address changes needed for the properties located within the Himmarshee area for its continued operation as a SED.

In considering either option, and pursuant to the City's Code of Ordinances, Chapter 5, Article III, Section 5-57, the City Commission may make a motion to initiate decertification and dissolve the 111 Properties SED upon adoption of an ordinance after holding a public hearing, upon a finding that the district has not complied with the criteria or conditions set forth for the SED for one hundred eighty (180) days within a one (1)-year period, with a twelve (12)-day notice prior to the public hearing to the association.

#### **Attachment**

Exhibit 1 – Presentation

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