

SPECIAL ENTERTAINMENT OVERLAY DISTRICT DISCUSSION



FORT LAUDERDALE
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City Commission
Conference Meeting
September 9, 2021

Highlights of Chapter 5, Article III

- The ordinance was adopted in 1992 “to create the opportunity to and encourage the development of areas which promote the cultural, economic, educational, and general welfare of the people of Fort Lauderdale with the development of areas catering to and promoting tourism and providing entertainment centers for the utilization and enjoyment of the public. “
- The regulations are “unique and specific to the regional activity center (RAC) land use designated areas...”
- A designated entertainment district must contain property under common ownership, common control, or both

Highlights of Chapter 5, Article III

- Consist of at least two acres of contiguous land
- Have a minimum of 50,000 square feet of floor area under the same common ownership or control and be designed to contain restaurant and entertainment facilities and specialty retail shops.
- Contain a restaurant with at least 4,000 square feet of floor area under the common ownership or control
- Have a mixture of entertainment and supporting uses. No more than 10 percent of floor area and no more than 25 percent of all floor area can be utilized for office space
- At time of designation, any portion of district cannot be located within 500 feet of any parcel designated as residential

Highlights of Chapter 5, Article III

- Additional lands may be added to a district provided it is adjacent to the district, is under common control or ownership by the district representative, and meets criterion as listed in ordinance
- A special entertainment overlay district can be “decertified upon adoption of an ordinance by the city commission after public hearing, upon a finding that the district has not complied with the criteria or conditions set forth hereinabove for one hundred eighty (180) days within a one-year period.”

Benefits for Venues

- ▶ No minimum distance required between any business within the district licensed by the state to sell alcohol
- ▶ Any venue designated by the district representative may sell alcohol until 4 am, seven days a week. If sold by 4, it can be consumed until 4:30
- ▶ Alcohol sold in the district may be “consumed, held, carried, and transported in the original or substitute container, at any location within the district...”
- ▶ Allowable sound levels are louder and can last later than other places in town