



CITY OF
FORT LAUDERDALE

SPECIAL ENTERTAINMENT DISTRICTS

BACKGROUND, EXISTING CONDITIONS, AND PROPOSED
AMENDMENTS TO THE CODE OF ORDINANCES

April 7, 2026

CAM #26-0286

Photo Credit:

Sublime Imagery/FTLDDA

PRESENTATION OVERVIEW

- Background
- SED Locations
- Amendment Goals
- Recent Public Outreach
- Overview of Proposed Code Amendments



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BACKGROUND

Created in 1992, the purpose of the Special Entertainment Overlay District (SED) included:

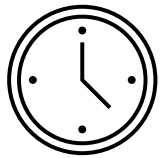
Encourage development areas within a Regional Activity Center (RAC).

Promote cultural, economic, educational, and general welfare of residents and tourists.

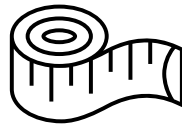
Assist in eliminating deteriorating conditions in underutilized or blighted areas.

Enhance the visibility and public awareness of publicly-funded projects.

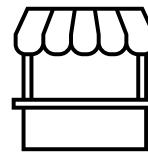
Incentives within the ordinance are intended to promote redevelopment, and to encourage varied development and uses, while encouraging pedestrians and decreasing vehicular traffic. These incentives include:



Extended hours of operation for the sale and consumption of alcohol.



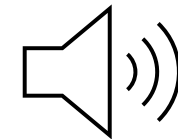
No distance separation requirements for alcohol sales.



Allow the sale of alcohol outdoors.



Allow open containers of alcoholic beverages within the boundary of the district.



Increased decibel levels and extended hours for noise.





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BACKGROUND

To create a SED, a request was made to the City Manager outlining how the proposed SED met minimum district criteria with supporting documentation.

Minimum district criteria include:

- Common Ownership; or Common Control.
- Common Control is an individual or corporation that 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 currently a total of five (5) SEDs:

Downtown SEDs

111 Properties (Near SW 2nd Street and SW 2nd Avenue)

McCrary Buildings (Near South Andrews Avenue and West Las Olas Boulevard)

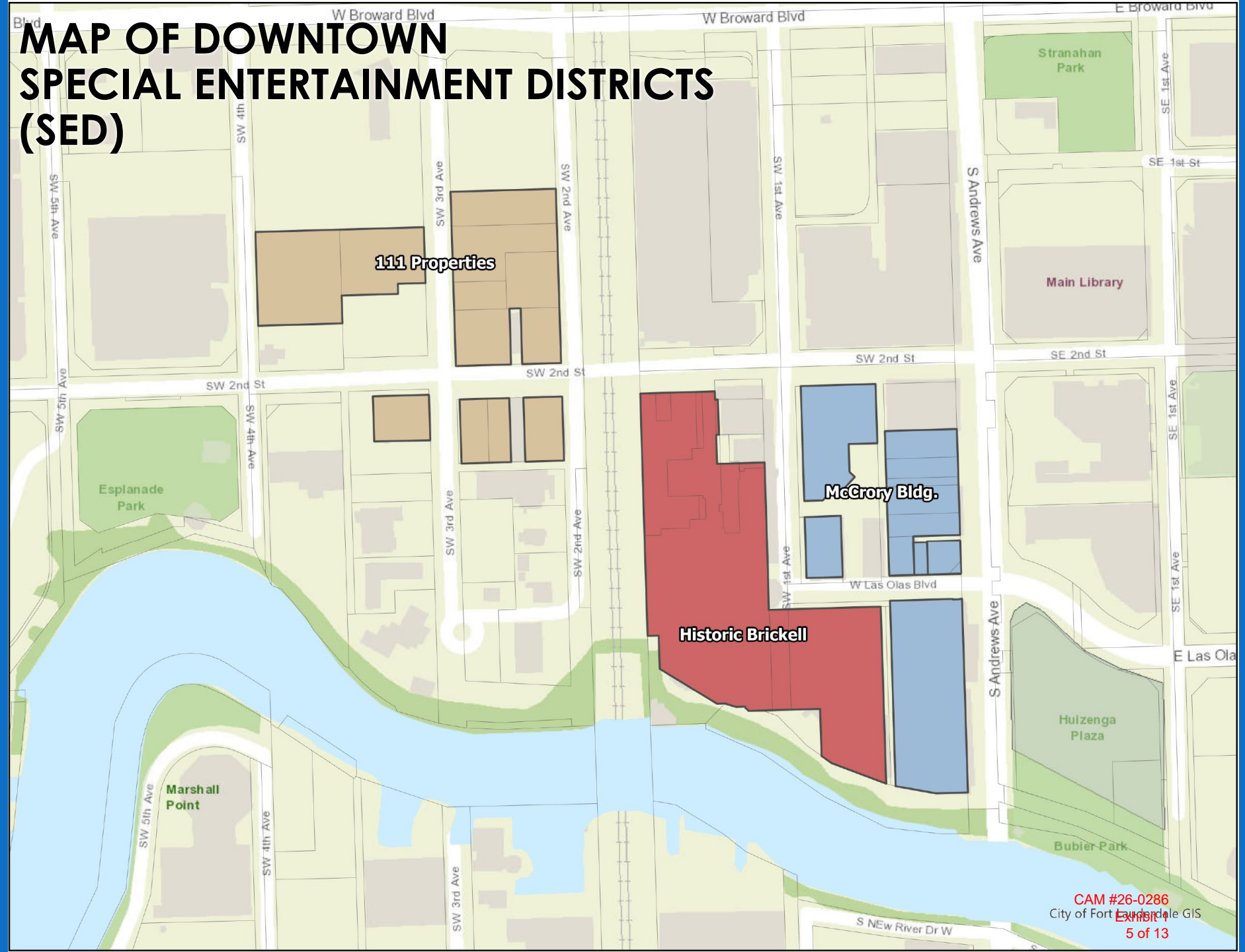
Historic Brickell (Near SW 1st Avenue and West Las Olas Boulevard)

Central Beach SEDs

Beach Place (A1A and Cortez Street)

Toomey (A1A between East Las Olas Boulevard and Poinsetta Street)

MAP OF DOWNTOWN SPECIAL ENTERTAINMENT DISTRICTS (SED)

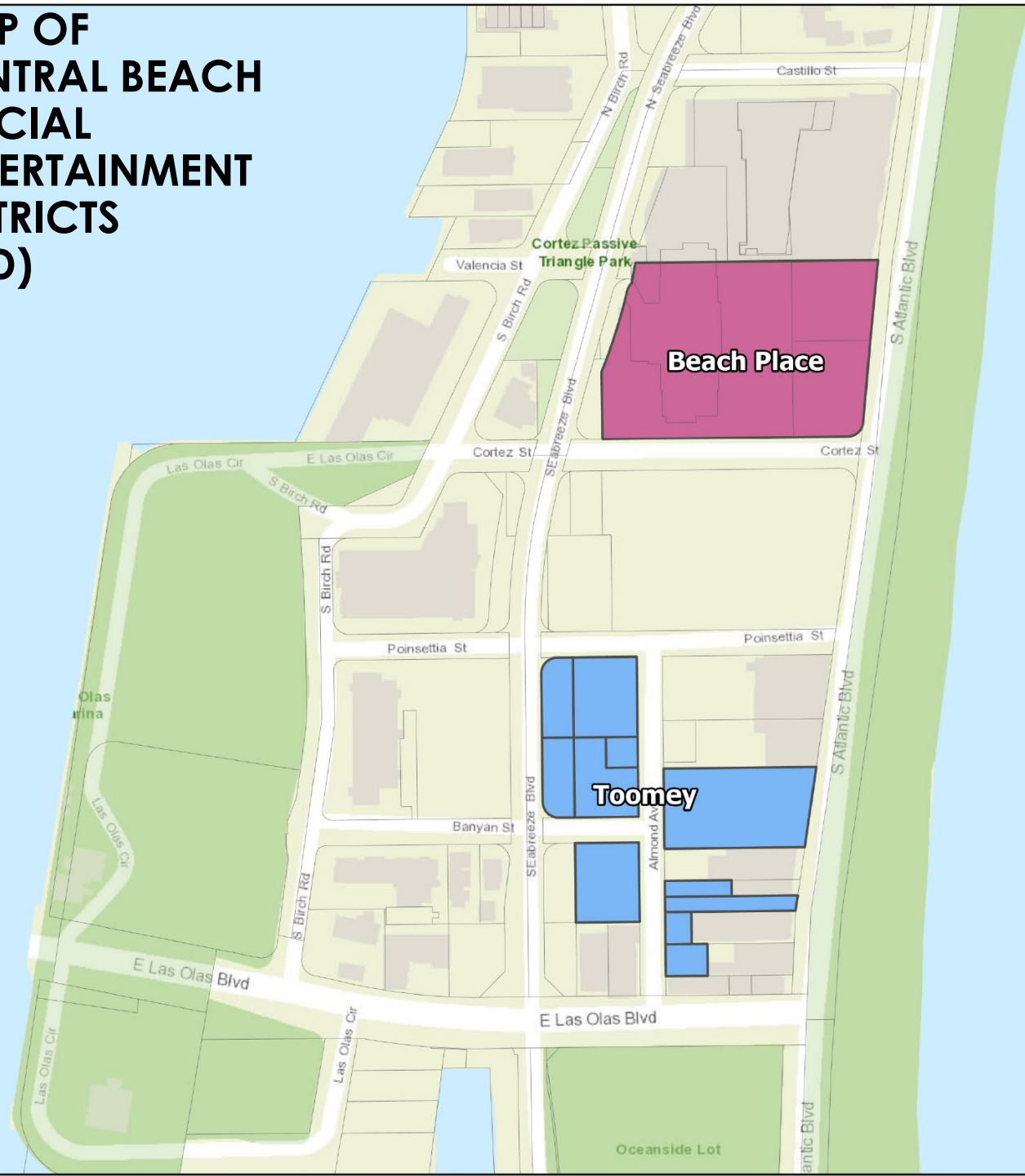


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MAP OF CENTRAL BEACH SPECIAL ENTERTAINMENT DISTRICTS (SED)

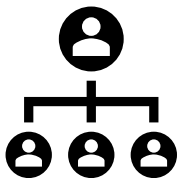


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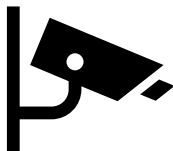


ORIGINAL AMENDMENT GOALS

As presented to City Commission in June 2025



Management



Security



Enforcement



Process Updates

RE-EVALUATION OF INCENTIVES

- Continue to allow no minimum distance requirements for businesses licensed by the state to sell alcoholic beverages.
- Remove ability to have off-premise alcohol consumption, i.e. open containers or for sale at outside carts.

Ordinance Amended to Remove this Incentive in January 2026

- Limit hours of alcohol sales with last service at 3:00 am, to be consumed on premise by 3:30 am. ***No changes to hours of operation in proposed amendment***



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CURRENT AMENDMENT GOALS

Based on feedback provided since June 2025 City Commission presentation, many goals remain the same, with the following aspects identified as the primary goals:

			
Management	Security	Enforcement	Maintenance



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RECENT PUBLIC OUTREACH

SMALL GROUP MEETINGS

Staff held multiple small group meetings including with property owners, business owners, non-profit organizations, and other stakeholders to discuss the proposed amendments.

PUBLIC MEETING

March 30, 2026

Over thirty (30) members of the public attended this meeting to discuss the SED Ordinance.



WHAT WE HEARD

- Several participants suggested that new regulations should be applied on a district-by-district basis, rather than uniformly, to avoid penalizing SEDs that are compliant
- Stricter enforcement mechanism was needed that could be applied through the extended hours permit, with the potential for including fines
- Concerns were raised that establishing and maintaining common district-wide standards may be difficult without clear enforcement mechanisms.



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PROPOSED CODE AMENDMENTS

INTENT: Modify SED Ordinance from a district-based accountability to establishment-based accountability model

REPEAL EXISTING SED ORDINANCE

- Repeal Existing Ordinance to move away from a district-based accountability model

CREATE ESTABLISHMENT PERMIT SYSTEM

- Create establishment-based accountability model to require individual operators to obtain a permit to stay open until 4:00 a.m.
- Set geographic boundaries of the existing Special Entertainment Districts (SEDs)
- Requirements for safety, security, and maintenance including a Security and Maintenance Plan to be submitted as part of the permit application
- Retain existing incentives (extended hours, no distance separation requirement, increased decibel levels, and extended hours for noise)
- Process for fines, suspension, and revocation of permits



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SECURITY AND MAINTENANCE PLAN



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Compliance with Alcohol Laws

- Alcohol safety training
 - Identity scanners
 - Video recording devices
 - No underage alcohol service or consumption
-

Adequate Security

- Security coverage for all hours of operation
 - Additional security for special events and holidays
 - Retention and cost of security coverage is the responsibility of each business
-

Clean and Safe Environment

- Cleaning schedule including regular pressure washing of sidewalks and areas in front of each business
- Maintenance of alleyways and dumpsters
- Sidewalk café permits are required if applicable

PERMIT FOR ESTABLISHMENTS

A permit for **Establishments for alcohol sales and consumption** from 12:00 a.m. until 4:00 a.m. for each individual participating business.

APPLICATION

- Submit to City Manager or designee
- Contact information
- Security and maintenance plan
- Sidewalk café permit (if applicable)
- Application and renewal fee

LEVELS OF INFRACTIONS

Tier 1: Two (2) or more convictions for violating any City Code within 90 days, including permissible sound levels, or refusal to allow an inspection.

Tier 2: Permitted alcohol service after closing hours, the use of controlled substances, gambling or failed to comply with any condition of an approved security plan.

Tier 3: Provided inadequate security on more than two (2) occasions in a year or consumption by a minor of an alcoholic beverage.

ENFORCEMENT OPTIONS

Fines: Fines imposed based on level of infraction.

Suspension: thirty (30), sixty (60), and ninety (90)-day suspension periods imposed based on level of infraction that would not permit the establishment to serve alcohol after 12:00 a.m. until 7:00 a.m. of the following day.

Revocation: Permit is suspended multiple times depending on the level of infraction within any twelve (12)-month period.

Establish Appeal/Due Process policy



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QUESTIONS?