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# SPECIAL ENTERTAINMENT DISTRICTS

BACKGROUND, EXISTING CONDITIONS, AND  
POTENTIAL UPDATES TO THE CODE OF ORDINANCES

June 30, 2025

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Sublime Imagery/FTLDDA



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# PRESENTATION OVERVIEW

- Background of the Special Entertainment Districts
- Himmarshee Revitalization Plan Preparation and Feedback Received
- Current Status of 111 Properties Special Entertainment District
- Requests from the Downtown Himmarshee Village Association
- Requests from the Downtown Development Authority (DDA), the Broward Center for Performing Arts, and the Museum Of Discovery and Science (MODS)
- Potential code amendments
- Options for Moving Forward



# 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.

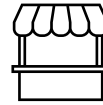
Incentives within the ordinance are intended to promote redevelopment, and to encourage varied development and uses, while encouraging pedestrians and decreasing vehicular traffic. These incentives include:



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



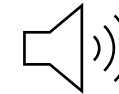
No distance separation requirements for alcohol sales.



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

In order to create a 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 it states the district must have the following:

- 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 SEDs:

## Downtown SEDs

111 Properties (located near SW 2<sup>nd</sup> Street and SW 2<sup>nd</sup> Avenue)

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

Historic Brickell (located near SW 1<sup>st</sup> Avenue and West Las Olas Boulevard)

## Central Beach SEDs

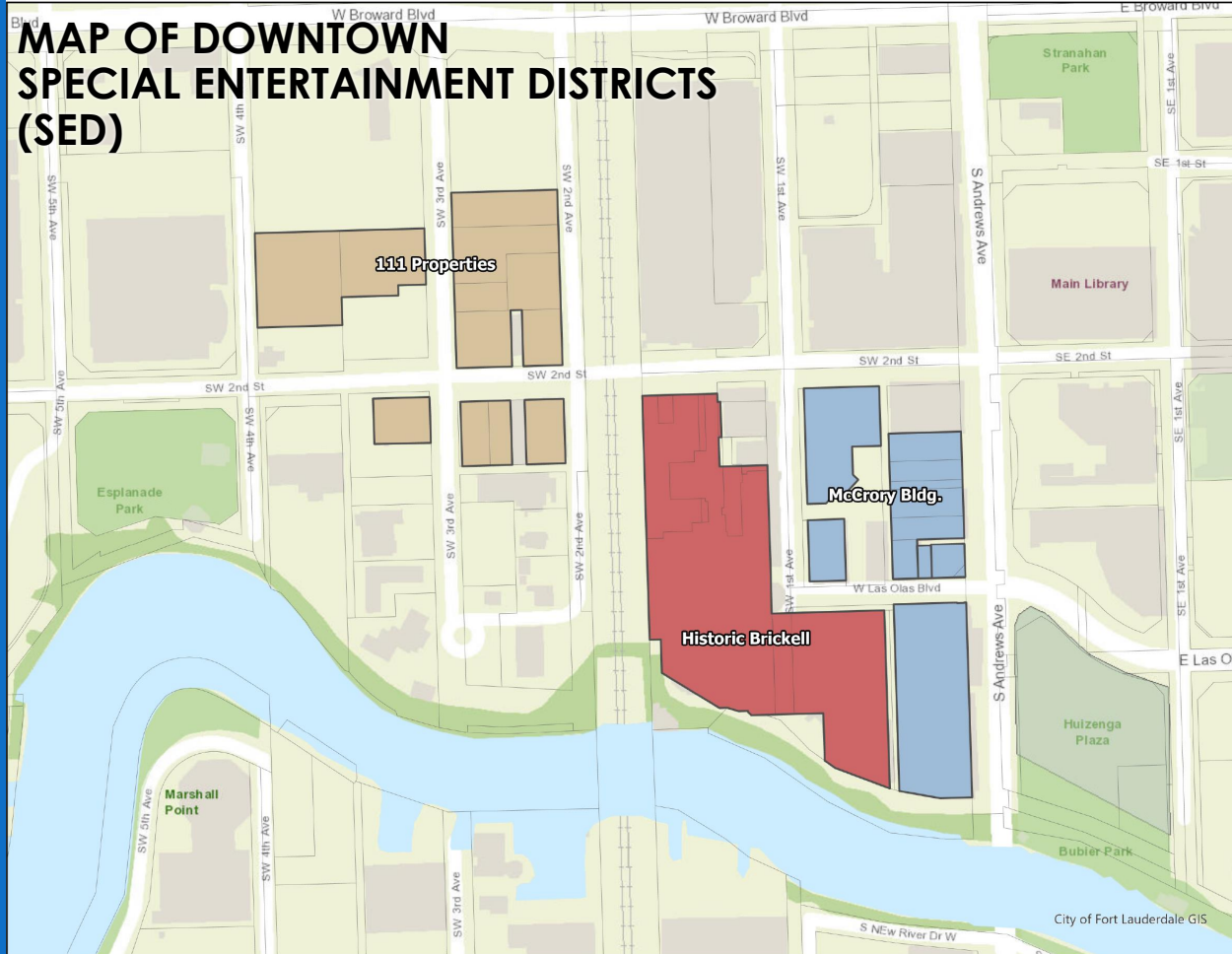
Beach Place (located on A1A and Cortez Street)

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



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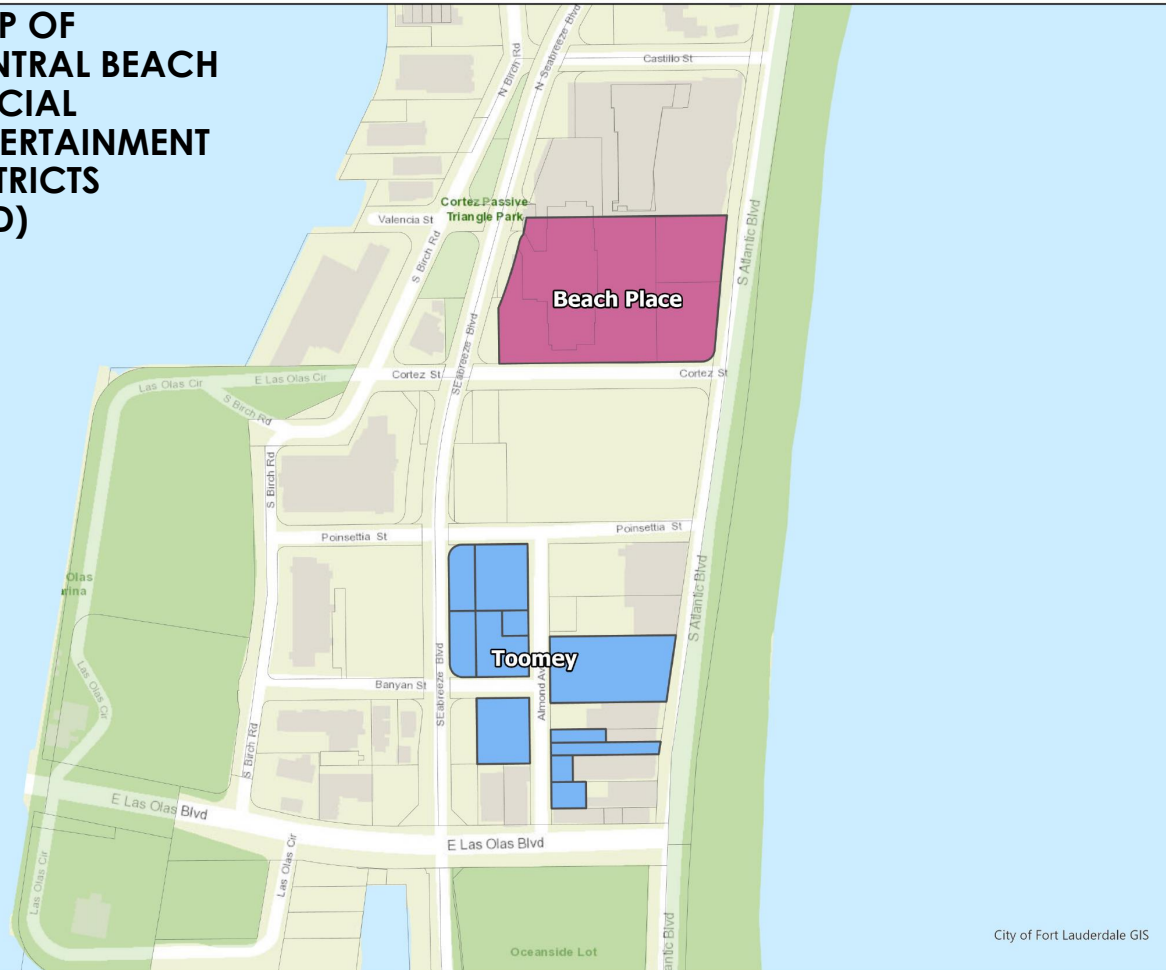
# MAP OF DOWNTOWN SPECIAL ENTERTAINMENT DISTRICTS (SED)





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# MAP OF CENTRAL BEACH SPECIAL ENTERTAINMENT DISTRICTS (SED)



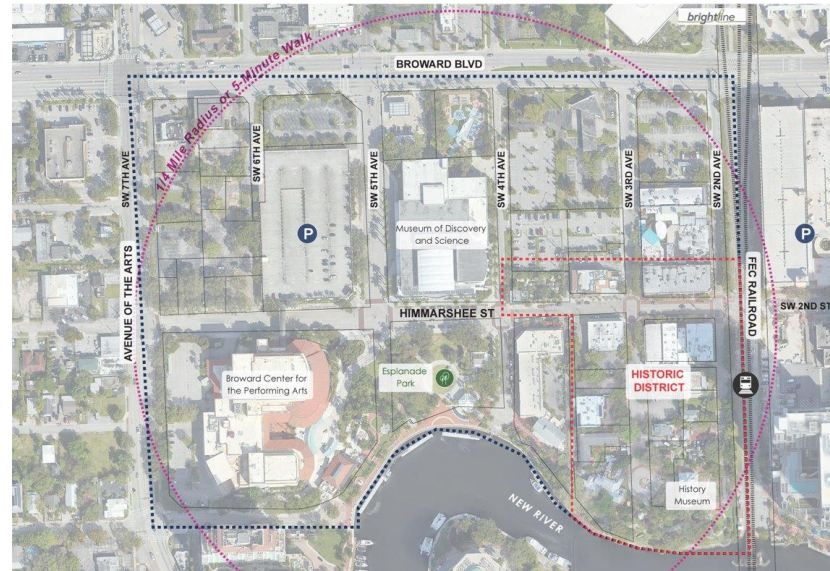
# HIMMARSHEE REVITALIZATION PLAN

The **Himmarshee Revitalization Plan** was presented to the City Commission on March 5, 2024.

The plan included stakeholder feedback and recommendations for the Himmarshee Historic District, including Himmarshee Street. As a next step, an action was outlined to identify **best practices or models for the governance and management structure of the 111 Properties SED** that intersects with the Himmarshee Historic District to provide oversight and coordination with businesses in the area.



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# WHAT WE HEARD

As part of the Himmarshee Revitalization Plan initiative, comments were received during stakeholder meetings that occurred in September and October 2023, as well as an open house event on November 13, 2023. Feedback included the following which relate directly to efforts to address the 111 Properties Special Entertainment District:



**Restore Identity**



**Ensure Safe and Active Place**



**Provide Management and Oversight**



**Balance Economic Goals and Community Needs**



**Promote Business-Friendly Mindset**



**Address Regulatory Framework for Entertainment District**



**Advocate for Greater Mix of Uses (Beyond Bar Scene)**



**Enhance Walkability and Placemaking**



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# 111 PROPERTIES SED BUSINESSES

There are currently **seven (7) businesses** that were **included** in the most recently signed amendment to the agreement for common control (2013) and **fourteen (14) businesses** that are currently operating within the 111 Properties SED but were **not included** in the most recent agreement for common control.

## Seven (7) Included:

1. Revolution Live / America's Backyard
2. Club Euro
3. Ebar
4. Capone's
5. Original Fat Cats
6. Dicey Riley's Restaurant and Bar
7. Squiggy's Pizzeria



## Fourteen (14) Not Included:

- |                                  |                                  |                           |
|----------------------------------|----------------------------------|---------------------------|
| 1. The Den Sports Bar and Lounge | 5. Nowhere FTL                   | 10. Boozy Bites           |
| 2. Munchie's Night Club          | 6. Bandoleros Taco & Tequila Bar | 11. SWAY Nightclub        |
| 3. Munchie's Pizza Club          | 7. El Tiesto Café                | 12. Booze Garden          |
| 4. Sushi Song                    | 8. Fat Tuesday                   | 13. Stache14 Drinking Den |
|                                  | 9. Poorhouse                     | 14. Kemistry Nightclub    |



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# 111 PROPERTIES SPECIAL ENTERTAINMENT OVERLAY DISTRICT

## Current Status of Special Entertainment Overlay District Agreement:

- Area does not currently comply with common control/common ownership requirement (last update was in 2013).
- Most businesses operating within “111 Properties” SED are new to area and were not included in the previous agreement for common control.

## Common feedback and stakeholder observations:

- Concerns with open containers and hours of operation.
- Limited daytime operational activity within this area.
- Concerns with safety and security for the area and within the nearby parking garages.
- Requests for more maintenance and upkeep of streets and sidewalks, including additional trash containers and trash pick-up.



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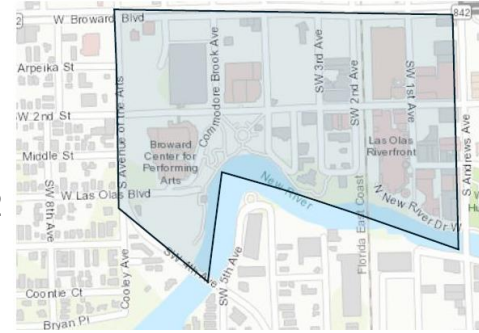
# SERVICE CALLS DATA FOR HIMMARSHEE AREA

## POLICE DATA

- Calls for service data trendline yielded a minor decrease over a 40-month timeline (January 2022 – March 2025).
- The most notable decrease is during the month of March (spring break), which decreased by almost 17% in comparing March 2022 data to the data collected in March 2025.

## FIRE DATA

- The Himmarshee area consistently reports higher call volumes between midnight and 4:00a.m., largely due to increased activity in the entertainment district. Since 2021, there has been a significant rise in medical-related incidents during these late-night hours, surpassing call volumes seen during typical business hours.
- From 2021 to 2024, substance related call volume has increased by 56% and is projected to continue rising over the next two (2) years. A noticeable spike in calls during March corresponds with the annual influx of college students for Spring Break.

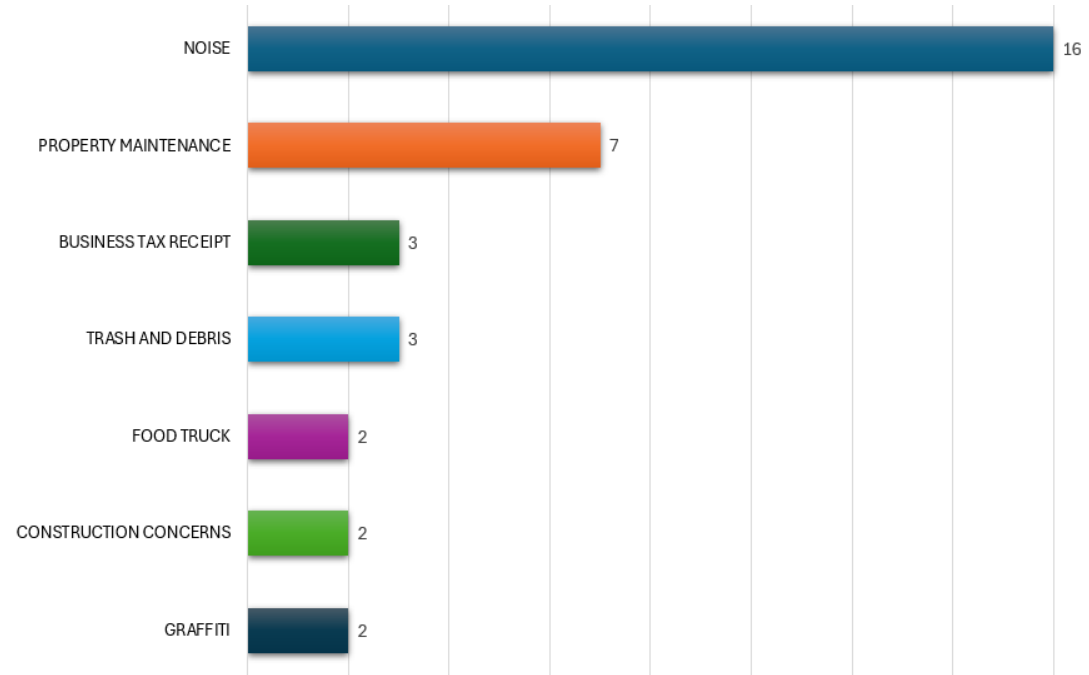




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# SED ENFORCEMENT REPORT

Code Enforcement per Violation Type: June 2023-June 2025



**Nine violation types with one occurrence:** Tree Removal, Vacation Rental Occupancy Complaint, Bulk Trash, Illegal Dumping, Illegal Signs, City Sidewalk Damaged, Landscaping, Sidewalk Maintenance, Tree Removal Repeat.

# CLEANING & MAINTENANCE OF STREETS & SIDEWALKS



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City Cleaning  
Schedule



Property Owner  
Responsibilities



## Regular Cleaning Schedule

<b>Pressure Washing</b>	Sidewalks are pressure washed by the City on a quarterly basis and as needed.
<b>Street Sweeping</b>	Completed daily by Stormwater/Public Works Department.
<b>On-Street Trash Containers</b>	There are approximately (20) trash containers along SW 2 <sup>nd</sup> Street that are collected daily by the City's Parks Department.
<b>Alleyways and Dumpsters</b>	Maintenance of alleyways and dumpsters are the responsibility of each property owner.
<b>Sidewalks</b>	Sidewalk maintenance is the responsibility of the abutting owners. They are a custodian of the swale/sidewalk in front of their business and are required to remove all loose debris and to clean the sidewalks as needed.

# SPECIAL ENTERTAINMENT DISTRICT MEMORANDUM OF UNDERSTANDING (MOU) AND OPERATING RULES

The District Representative is the individual having authority to act on behalf of the legal entity overseeing the entertainment district.

The entertainment District Representative will continue to provide clean-up on Saturday, Sunday, and Monday mornings and after special events.

It is everyone's responsibility to help keep the neighborhood clean and free from trash. Establishments must clean around their business daily. The District Representative will contract for neighborhood cleanup on Saturday, Sunday, and Monday mornings as well as following special events.

The District Representative will work with the City Manager's Office to establish a program for regular removal of chewing gum from the sidewalks.

Each business shall arrange for weekly pressure cleaning including the bricked area in the street in front of the business, if applicable.



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## REQUESTS FROM THE DOWNTOWN HIMMARSHEE VILLAGE ASSOCIATION

- **No open containers** on the street unless a special event permit has been issued to close the road and permitted.
- **No underage, advertised parties.**
- Allow time limitation of **10:00 pm with parent or guardian for anyone under the age of 21** for dining.
- Recommend that any establishment that meets the criteria be **granted a street café license for consumption on the premises only**. No alcohol to be permitted in public spaces and right-of-way.
- Keep benefit of **4:00 am cutoff for the sale and consumption of alcohol**.
- Participants within the Special Entertainment District that meet the criteria are to **pay into a fund** that maintains the district (regular street sweeping and pressure washing for sidewalks).
- **Non-payment of monthly assessment** is grounds for **removal** from the entertainment district and its privileges.
- A formal list of **consequences for offenses** with (2) failures to comply within (1) calendar year. After that time, they must re-apply to join the district and be subject to further review.
- Provide **additional security** for Performing Arts Center Authority (PACA) parking garage and the Broward County parking garage.



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# REQUESTS FROM THE DDA, BROWARD CENTER, & MODS

- Revert to **standard city hours for alcoholic beverage sales and consumption**, rather than the current extended hours for the district which allow sales until 3:00 am on weekdays and 4:00 am on weekends, with consumption permitted until 3:30 am and 4:30 am, respectively.
- **Prohibiting off-premises and outdoor consumption** of alcoholic beverages.
- Development of a comprehensive district-wide **maintenance and security plan**.
- Robust **code enforcement** for businesses within the district.
- Request did not include amending SED benefits for the allowance for **increased decibel levels and hours for noise** as well as not requiring a **minimum distance separation** between establishments licensed to sell alcohol.



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# POTENTIAL CODE AMENDMENTS

Based on stakeholder feedback and recommendations from City staff.

## 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 operational during daytime hours).
- Update the process for **establishing** a district.
- Update 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 am, to be consumed on premise by 3:30 am.



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# OPTIONS FOR CONSIDERATION

- Update Code of Ordinances Chapter 5, Article III – Special Entertainment Overlay District and grandfather the change to ensure current Special Entertainment Districts are not out of compliance.
- 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, 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-year period, with prior 12-day notice of the public hearing to the association.



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Sublime Imagery/FTLDDA