

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – lease terms east of A1A

SUMMARY:

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors.

BACKGROUND AND JUSTIFICATION:

Discussion regarding potential charter amendments for future ballots.

Article II, Section 3. – City-owned property east of the A1A roadway.

This Section prohibits City-owned property east of the A1A roadway from being declared surplus, sold, hypothecated, conveyed or leased, except for a period of less than 30 years, without an affirmative vote of the City electors through referendum.

The limit on lease terms may be prohibitive of investment and redevelopment in the City. The Commission may consider putting forward a referendum question increasing the term for potential leases of such property to 50 or 75 years. The Commission may consider making the question specific to a certain property or properties, certain use or uses or related to a specific project.

DIRECTION:

Direction is necessary regarding potential charter amendments for future ballots. An Ordinance for each referendum question authorized by the Commission would be placed on future agendas for consideration.

ATTACHMENT(S):

N/A