

STAFF REPORT SPECIAL MEETING

AGENDA DATE: October 6, 2025

DEPARTMENT: City Attorney/City Clerk

TITLE:

Potential charter amendments – building heights

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 IV, Section 11. – Building height limitation.

This Section prohibits buildings, or parts thereof, within the City from exceeding vertical height measurements as follows:

East of Dixie Highway: 65 feet above grade

West of Dixie Highway: 100 feet above grade

North of 1st Avenue S and South of Lake Avenue and East of South Lakeside Drive and West of South Golfview Road: 87 feet, matching the existing Gulfstream Hotel

Section 163.3167(8)(b), Florida Statutes added by the Legislature in 2023, prohibits the use of an “initiative or referendum process in regard to any land development regulation”. Therefore, **the only options for this issue would be a referendum question to remove the Section regarding building height limitation from the Charter entirely (to be regulated by Ordinance/comp plan) or to keep it as is.**

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