

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** November 4, 2025

**DEPARTMENT:** City Attorney/City Clerk

**TITLE:**

Ordinance No. 2025-21 – First Reading – calling for referendum to amend Charter regarding lease terms east of A1A

**SUMMARY:**

Proposed Ordinance calling for referendum to amend provisions in the Charter to allow longer lease terms for City-owned property east of A1A.

**BACKGROUND AND JUSTIFICATION:**

Article II, Section 3 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. This limit on lease terms may be prohibitive to investment and redevelopment in the City.

According to Florida Statute 166.031, amendments to a municipality's charter must be submitted to its electors. A referendum question is needed to amend this Section of the Charter to allow for longer lease terms. At the October 6, 2025 special meeting, the Commission voted to include an amendment on the ballot to allow a 99-year maximum lease term, except for residential and lodging uses.

**MOTION:**

Move to approve/disapprove Ordinance 2025-21 on first reading and set the second reading and public hearing for November 18, 2025.

**ATTACHMENT(S):**

Ordinance 2025-21  
Charter – property East of A1A