

CHARTER REVISION BOARD MEETING

City of Fort Lauderdale
101 NE 3rd Avenue, Tower 101
Suite 1100 – 11th floor conference room
Fort Lauderdale, FL 33301
Thursday, April 3rd @ 5:30 pm

AGENDA

- I. CALL TO ORDER/PLEDGE OF ALLEGIANCE
- II. ROLL CALL/DETERMINATION OF QUORUM
- III. APPROVAL OF FEBRUARY 06TH AND MARCH 06TH MEETING MINUTES
- IV. UPDATE CHARTER REVIEW BOARD PUBLIC OUTREACH – ASHLEY DOUSSARD, DIRECTOR STRATEGIC COMMUNICATIONS
- V. DISCUSSION ON REVISED LANGUAGE RELATED TO CITY PROPERTY – PAUL BANGEL, SENIOR ASSISTANT CITY ATTORNEY
- VI. REVIEW CHARTER REVISION BOARD MEETING CALENDAR – DAVID SOLOMAN, CITY CLERK
- VII. CHARTER REVISION BOARD DISCUSSION
- VIII. PUBLIC INPUT
- IX. ADJOURN

PURPOSE: ADVISE THE CITY COMMISSION ON THE PROPRIETY OF THE EXISTING CHARTER AND, FURTHER, TO MAKE SUCH SUGGESTIONS AND RECOMMENDATIONS TO PERFECT SAID CHARTER SO AS TO ESTABLISH A BETTER GOVERNMENT OF AND FOR THE CITY.

NOTE: TWO OR MORE CITY COMMISSIONERS AND/OR ADVISORY BOARD MEMBERS MAY BE PRESENT AT THIS MEETING. IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, HE/SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IF YOU DESIRE AUXILIARY SERVICES TO ASSIST IN VIEWING OR HEARING THE MEETINGS, OR READING MEETING AGENDAS AND MINUTES, PLEASE CONTACT THE CITY CLERK AT (954) 828-5002 AND ARRANGEMENTS WILL BE MADE TO PROVIDE THESE SERVICES.



CITY OF FORT LAUDERDALE

**MEETING MINUTES
CITY OF FORT LAUDERDALE
CHARTER REVISION BOARD
101 NE 3RD AVENUE, TOWER 101
SUITE 1100 – 11TH FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA 33301
THURSDAY, FEBRUARY 6, 2025 – 5:30 P.M.**

**Cumulative Attendance
January-December 2025**

Judith Stern, Chair	P	2	0
Michael Albetta	P	2	0
Mary Peloquin	P	2	0
Richard Weiss	P	2	0
Daniel McCawley	P	1	1

Staff

Junia J. Robinson, Charter Revision Board Liaison
Paul Bangel, Senior Assistant City Attorney
Gabrielle Bush, Assistant City Attorney
Susan Grant, Acting City Manager
Chris Cooper, Acting Asst City Manager
Ben Rogers, Acting Asst City Manager
Patrick Reilly, City Auditor
Ashley Doussard, Director, Strategic Communications
Cassandra Brown, Deputy City Clerk
K. Cruitt, Prototype, Recording Secretary

Guests

Sabina Javellana
Elijah Manley

COMMUNICATION TO CITY COMMISSION

Motion made by Mr. Weiss, seconded by Mr. McCawley to send a communication to the City Commission asking two questions:

1. Number one, are we working towards some sort of deadline that they have in mind as to when our work will be done?
2. Would they like all of our work to be presented at one time or would they like us to present one or more sections in incremental progress reports as we get through?

In a roll call vote, the motion passed unanimously.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Stern called the meeting to order at 5:30 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL

Attendance was noted as listed above. A quorum was confirmed.

III. NEW BOARD MEMBER INTRODUCTION

Mr. McCawley introduced himself, detailing his background as a local resident, attorney, and youth sports coach, emphasizing his community involvement.

IV. APPROVAL OF JANUARY 02nd MEETING MINUTES

Motion made by Ms. Peloquin, seconded by Mr. Albetta, to approve the minutes of the January 2, 2025 meeting. In a voice vote, the motion passed unanimously.

V. CHARTER REVIEW BOARD PUBLIC OUTREACH ASHLEY DOUSSARD, DIRECTOR STRATEGIC COMMUNICATIONS

Ms. Doussard introduced herself and outlined a public outreach plan, including:

- A dedicated webpage on Spotlightftl.com, similar to platforms used for past projects, to serve as the central information hub
- The use of flyers at city buildings with QR codes linking to the webpage
- News posts on the city website and social media campaigns, all directing traffic to the Spotlight FTL page
- Media outreach to local newspapers, TV, and radio stations
- Collaboration with civic associations, advisory boards, and committees
- Partnerships with stakeholders like the Riverwalk, Chamber of Commerce, and Downtown Development Authority
- The use of email distribution lists, including mayoral and commissioner newsletters
- The inclusion of information on the back of water bills
- The use of public outreach meetings, publicized through the aforementioned channels

Chair Stern suggested framing the City Charter as the City's "constitution" to enhance public understanding. Ms. Doussard agreed to draft explanatory language for Board review.

Discussion followed regarding optimal information dissemination channels, including the Council of Civic Associations, TRACOM Neighbor Support, and homeowner associations. Ms. Doussard offered to provide regular metric reports on outreach effectiveness. Mr.

Weiss advocated for specific communication, suggesting concrete examples like the form of government and real property disposal. Simplified language for accessibility was emphasized. Mr. Albetta proposed involving local schools and children in the education process. Mr. McCawley highlighted the necessity of education on City charter basics and governmental forms. Ms. Grant inquired about civics classes in schools, suggesting liaison with the Education Advisory Board.

VI. REVIEW AND DISCUSS – ADVISORY BOARDS AND COMMITTEES PURPOSE/DUTIES (NOVEMBER 2018, CITY COMMISSION CONFERENCE MEETING) – JUDY STERN, CRB CHAIR

Chair Stern then inquired about the availability of a document outlining the purposes and duties of advisory boards and committees, advising she believes most citizens have no understanding who can serve on boards and what their purposes are, suggesting the public may want to be more involved creating a broader pool of appointments.

Ms. Doussard questioned if Chair Stern was asking was to include an explanation of who can serve on a board or committee. She agreed to take further direction from the Board but felt that including it in the education portion might “muddy the waters a little bit and be a little bit confusing” suggesting they remain very focused due to the volume of information.

Chair Stern agreed, emphasizing the importance of educating the public on how the government operates.

VII. PRESENTATION OF CHARTER REVISION BOARD RECOMMENDATIONS PAUL BANGEL, SENIOR ASSISTANT CITY ATTORNEY

Mr. Bangel summarized the previous Charter Revision Board's recommendations, commencing with Article 8. He addressed revisions to 8.01 (Sale of City Personal Property), simplifying the sale process; 8.02 (Sale of City Property to Public Bodies), introducing the "paramount public purpose" requirement; 8.04 (Sale of Real Property to Private Parties), emphasizing the supermajority vote requirement; 8.09 (Leases and Use Agreements), highlighting the 50-year limit and business viability report requirement; and 8.21 (Disposing of Park Property), noting the referendum requirement for sales and the unanimous vote requirement for leases. Mr. Weiss clarified that the summary was not exhaustive, recommending full text review. Chair Stern provided historical context for recurring concerns regarding City property transactions. It was suggested by Ms. Peloquin that changes be clarified by juxtaposing old and new charter language.

Mr. Weiss initiated a discussion on how to proceed with the review of the previous work, emphasizing his openness to different approaches. Ms. Peloquin suggested tabling the decision until the next meeting, when the full board would be present and new leadership elected. She also suggested presenting completed sections to the City Commission incrementally rather than all at once. Mr. Weiss agreed and proposed asking the City Commission two specific questions: whether there is a deadline for the board's work and

whether they prefer a single presentation or incremental progress reports. Chair Stern clarified that the Board had worked within the previously established deadline of May 2024.

**VIII. PRESENTATION COST ASSOCIATED WITH REFERENDUM ELECTIONS
DAVID SOLOMAN, CITY CLERK**

Ms. Brown, presenting on behalf of Mr. Soloman, provided a detailed breakdown of the estimated costs for different election scenarios, including the cost per ballot, the cost of additional pages, and the total estimated cost based on the number of registered voters. She also provided data on voter turnout in previous elections.

A discussion followed regarding the specific costs associated with each scenario and the factors that influence voter turnout. Mr. Weiss clarified that the timing of any referendum is ultimately up to the City Commission.

IX. PUBLIC LAND - PAUL BANGEL, SENIOR ASSISTANT CITY ATTORNEY

Mr. Bangel agreed to present summaries of other articles at the next meeting for the benefit of the new Board member.

X. CHARTER REVISION BOARD DISCUSSION

The Board agreed to review meeting dates at the next meeting to ensure they accommodate all members' schedules. Ms. Peloquin inquired about who sets the agenda, with Ms. Robinson clarifying the process.

XI. PUBLIC INPUT – none.

XII. ADJOURN

There being no further business, the meeting was adjourned at 6:31 p.m.

[Minutes prepared by L. Tayar, Prototype, Inc.]



CITY OF FORT LAUDERDALE

1st DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
CHARTER REVISION BOARD
101 NE 3RD AVENUE, TOWER 101
SUITE 1100 – 11TH FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA 33301
THURSDAY, MARCH 6, 2025 – 5:30 P.M.

Cumulative Attendance
January-December 2025

Michael Albetta	P	3	0
Mary Peloquin, Vice Chair	P	3	0
Richard Weiss, Chair	P	3	0
Daniel McCawley	P	2	1
Nadine Hankerson (arr 5:42)	P	1	0

Staff

Paul Bangel, Senior Assistant City Attorney
Gabrielle Bush, Assistant City Attorney
Patrick Reilly, City Auditor
Anthony Fajardo, Assistant City Manager
David Soloman, City Clerk
Jamie Opperlee, Prototype, Recording Secretary

Guests

Judith Stern
Jim Concannon

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The meeting was called to order at 5:38 p.m.

Ms. Peloquin nominated Mr. Weiss for Board Chair, seconded by Mr. Abetta, which was unanimously approved.

Mr. Albetta nominated Ms. Peloquin for Board Vice Chair, seconded by Mr. McCawley, which was unanimously approved.

The Pledge of Allegiance was then recited.

II. ROLL CALL/DETERMINATION OF QUORUM

Attendance was noted as listed above. A quorum was confirmed.

III. NEW BOARD MEMBER INTRODUCTION

Deferred pending the arrival of Ms. Hankerson.

IV. APPROVAL OF FEBRUARY 6TH MEETING MINUTES

Mr. McCawley noted he was shown as “A” which should be changed to “P.”

Motion made by Mr. Weiss, seconded by Mr. Albetta, to approve the minutes of the February 6, 2025 meeting with the requested change. In a voice vote, the motion passed unanimously.

Upon Dr. Nadine Hankerson’s arrival, she introduced herself to the Board, detailing her background and highlighting her professional experience in economic development, as well her community involvement.

Following Dr. Hankerson introduction, the Board members and staff proceeded with their own introductions.

V. VOTE FOR NEW CHAIR AND VICE-CHAIR

Previously addressed.

VI. DISCUSS COMMUNICATION TO CITY COMMISSION

Mr. Weiss explained that the Commission, while appreciative of the prior Board’s work on the Charter, found the proposed changes too sweeping and preferred a more measured, thematic approach. The Commission directed the Board to focus on specific topics, such as elections or city lands in manageable sections, emphasized the importance of public input, and requested more community outreach throughout the review process. This outreach would involve collaboration with the City’s communications department, the creation of a dedicated website, and engagement with local civic associations.

A thorough review of the previous Board’s work, section by section, was proposed to ensure all members, especially the newer ones, fully understand the proposed changes and will have ample opportunity to contribute.

VII. REVIEW CHARGER REVISION BOARD MEETING CALENDAR

A determination was made that the first Thursday of each month would be kept as the meeting date, however, at the next meeting on April 3rd, each month will be reviewed to see which specific meetings may have to be changed or canceled due to holidays or other events.

VIII. PRESENTATION OF CHARGER REVISION BOARD RECOMMENDATIONS PAUL BANGEL, SENIOR ASSISTANT ATTORNEY

City Attorney Paul Bangel then led the Board through a preliminary review of key sections of the Charter, beginning with Section 3.03, regarding qualifications for Mayor and City Commissioners. The discussion immediately centered on the definition of "permanent resident," a key qualification for candidacy. Concerns were expressed about the potential for legal challenges and ambiguity surrounding the term with a suggestion made to mirror the criteria used by the Broward County Property Appraiser's Office for homestead exemptions, which include specific documentation such as driver's licenses, utility bills, and voter registration. Mr. Bangel provided legal context, citing case law that distinguished between "residence" and "domicile." He also pointed out the addition of "continuously" to the residency requirement, strengthening the need for an unbroken period of residency. Additional concerns were voiced about potentially disqualifying eligible candidates, such as military personnel or those with secondary residences. The Board agreed to revisit this section at the next meeting, tasking Mr. Bangel with further research into relevant case law and alternative definitions or criteria. The Board also entertained the possibility of extending the residency requirement beyond the current six months.

The conversation then shifted to Section 3.04, concerning the City Commission's role in judging election outcomes and candidate qualifications. Mr. Bangel outlined the current provision and the previous Board's recommendation to repeal, deferring instead to the Broward County Canvassing Board and existing judicial remedies. Reservations were expressed regarding diminishing the City Commission's oversight, with concerns mentioned about access to justice for individuals lacking the financial resources to challenge election outcomes or candidate qualifications. Mr. Bangel responded by noting the availability of *in forma pauperis* options for waiving court fees. A suggestion was made to consult with the County Attorney's Office for clarification on election law. The Board agreed to further discuss this section at the next meeting.

Mr. Bangel briefly reviewed Sections 3.05 (Designation of Vice-Mayor), 3.08 (Forfeiture of Office), 3.09 (Organizational Meeting), and 3.10 (Special Meeting to Seat a New Member), highlighting proposed changes aimed at streamlining processes and clarifying procedures.

Section 3.13, pertaining to regular meetings, sparked a discussion about the level of detail appropriate for inclusion in the Charter. Mr. Bangel explained the proposed changes, which would incorporate existing ordinance provisions into the Charter, including specific meeting dates, procedures for rescheduling and calling special meetings, and the requirement for reasonable backup materials for agenda items. However, there were concerns voiced pertaining to micromanagement and potentially invite legal challenges. Additional topics included advocating for the importance of predictability and transparency in meeting schedules, with an emphasis on the public's right to know when and how City Commission meetings are conducted. This section was also tabled for further discussion at the next meeting.

Finally, Mr. Bangel provided a comprehensive overview of the current initiative and referendum process and the previous Board's proposed changes, as detailed in Sections 3.15 through 3.20. He explained the distinction between initiatives and referendums. Proposed changes include simplifying the process, adjusting signature requirements, clarifying verification procedures, and establishing timelines for City Commission consideration and subsequent elections. Given the complexity of this section, the Board agreed to dedicate ample time at future meetings for a thorough review.

IX. CHARTER REVISION BOARD DISCUSSION

X. PUBLIC INPUT

Former Chair Stern offered historical context and insights from previous Charter review efforts, recommending a methodical, section-by-section approach.

Jim Concanon inquired about the Board's plans to revisit all sections previously reviewed, which plan was confirmed with a further acknowledgment of the possibility of prioritizing certain sections based on City Commission feedback and available time.

The Board discussed the ideal length of meetings, reaching a consensus of two hours maximum. Former Chair Stern suggested Board members attend their respective district Commissioner's pre-agenda meetings to maintain communication.

Mr. Bangel highlighted three significant charter sections not yet covered: Civil Service System (Article 6), Elections (Article 7), and Annual Budget (Article 9).

Assistant City Manager Anthony Fajardo mentioned staff requests for review of minor Charter provisions. Clarification was requested on the status of public outreach efforts, with Mr. Fajardo confirming that staff would coordinate public outreach with the communications department.

City Clerk David Soloman updated the Board on ballot deadlines, emphasizing the need for timely submissions.

XI. ADJOURN

There being no further business, the meeting was adjourned at 7:21 p.m.

[Minutes prepared by L. Tayar, Prototype, Inc.]

Your City. Your Charter. Your Vote.

The City of Fort Lauderdale is considering amendments to its Charter. The Charter is like our city's constitution and guides how the city is governed. It explains how decisions are made, who's responsible for what, and how services like parks, roads, and public safety are provided. It outlines the roles of the Mayor, City Commissioners, and City Manager, ensuring everyone works together to serve the community. It's designed to keep everything running smoothly and fairly for residents like you.

Any changes to the charter must be approved by residents through a public vote. Your vote decides how our government works.

Right now, we're reaching out to residents like you to hear your thoughts. Are there things in the charter you think should be updated or changed? Your input is vital in shaping the future of Fort Lauderdale, and we want to make sure any potential updates reflect the needs and priorities of our community.

The City Commission has directed the Charter Revision Board to review potential amendments to the City Charter, including:

- **Form of Government:** The City of Fort Lauderdale currently operates under a Council-Manager system, where the Mayor and Commission set policy, and the City Manager oversees implementation. A proposed change would shift to a Strong Mayor system, where the Mayor would have additional executive authority, including the ability to hire and dismiss employees.
- **City Manager Residency Requirement:** The current charter requires the City Manager to reside within Fort Lauderdale city limits. The Charter Revision Board is assessing whether this requirement should remain in place.
- **Staggered Terms for City Commissioners:** This amendment would adjust the election cycle so that not all City Commission seats are up for election at the same time.
- **Public Land Use and Disposition:** This amendment would revise the process for selling, leasing, or repurposing city-owned land, specifically looking at how and when public land can be sold or leased.

Sec. 8.01. - Sale of personal property; ~~procedure; public notice.~~

~~Personal property belonging to the city shall not be sold, except as provided by ordinance where competitive bidding conditions have been maintained. Where the value of the personal property exceeds five thousand dollars (\$5,000.00), same may not be sold except after public notice to bidders by publication. The sale shall be made to the highest and best bidder for cash, and no personal property shall be sold on terms. The provisions of this section shall not apply in instances where depreciated personal property is traded in on new equipment, bought by the city, but in such instances the amount allowed for personal property traded in on new equipment purchased must be definitely specified in the bid.~~

Sec. 8.01. - Sale of personal property.

Personal property belonging to the city shall not be sold except as provided by ordinance.

Sec. 8.02. - Sale of city public lands and of public property to public bodies.

Subject to the provisions of Sections 8.04 and 8.09, City of Fort Lauderdale is hereby authorized and empowered to enter into contracts with and to sell, alienate, exchange, give, grant, or convey to the United States of America or any of its departments or agencies, to the State of Florida or any of its counties, districts, subdivisions, municipalities, or agencies, or to any other public body, any public places or any public property, real or personal, now owned by said the City of Fort Lauderdale or hereafter acquired, or allow any such public body to make improvements on any property owned by the City of Fort Lauderdale, to be used by such public body or agency for a paramount public purpose, to wit, an activity that is essential to the health, morals, protection, or welfare of the city, as determined by the City of Fort Lauderdale City Commission, or for use predominantly for educational, literary, scientific, or charitable purposes. or make improvements upon public property used for a public purpose, under the following conditions, to-wit:

- (a) ~~The city commission shall first adopt a resolution determining and declaring its intention to sell, alienate, give, exchange, grant, or convey certain public property to a designated public body, or make improvement to public property, and such resolution shall particularly describe the public lands, public property, improvements or places intended to be conveyed or improved, the purchase price to be paid, if any, the public purpose for which such land or such property will be used by the grantee, and other details of the sale, and designate a day not less than thirty (30) days after the adoption of such resolution, on which a public hearing will be had before the city commission upon such proposal.~~
- (b) ~~If any public property intended to be sold, alienated, given away, granted or conveyed to any other public body is encumbered by any bonds or obligation for which such property or the revenue derived therefrom is specially pledged, provision must be made in the proposal and plan to simultaneously discharge and pay the obligations for payment of which such lands or revenues derived therefrom are specially pledged.~~
- (c) ~~Such resolution shall be published in full in two (2) issues of a newspaper published in said city with the first publication not less than ten (10) days before such public hearing and the second publication one (1) week after the first publication.~~
- (d) ~~At the time designated for a public hearing, the terms of the proposal and the use of the property shall be explained to the public and opportunity given for citizens and taxpayers to be heard upon such proposal.~~
- (e) ~~At such meetings, or any designated adjourned meeting, the city commission shall pass another resolution either confirming or repealing the resolution previously adopted, or confirming the previous resolution with amendments or additions. If the previous resolution is confirmed in its~~

~~original form, or with amendments or additions, such confirming resolution shall direct the proper city officials to execute and deliver deed of conveyance under the terms and conditions set out in the resolution as confirmed.~~

- (f) ~~The provisions of this section to the contrary notwithstanding, the city may sell (for fair market value) or trade (for like value) surplus stock of supplies or equipment belonging to the city to another governmental entity by any procedure as may be established under the "Purchasing Ordinance of the City of Fort Lauderdale" [Code ch. 2, art. V, div. 2].~~

Sec. 8.02. - Sale of city property to public bodies.

Subject to the provisions of Sections 8.04 and 8.09, City of Fort Lauderdale is hereby authorized and empowered to sell, alienate, exchange, give, grant, or convey to the United States of America or any of its departments or agencies, to the State of Florida or any of its counties, districts, subdivisions, municipalities, or agencies, or to any other public body, any property, real or personal, now owned by the City of Fort Lauderdale or hereafter acquired, or allow any such public body to make improvements on any property owned by the City of Fort Lauderdale, for a paramount public purpose, to wit, an activity that is essential to the health, morals, protection, or welfare of the city, as determined by the City of Fort Lauderdale City Commission, or for use predominantly for educational, literary, scientific, or charitable purposes.

Sec. 8.04. - Sale of real property to private partiespersons, firms or corporations.

~~Except as provided in Section 8.21, the City of Fort Lauderdale is hereby authorized and empowered to sell any public lands and improvements thereon real property owned by the, title to which is vested in City of Fort Lauderdale, to any private party, as provided by ordinance and consistent with applicable law, subject to the following, person, firm or corporation (other than a public body) under the following conditions, to-wit:~~

- (a) ~~*Resolution declaring property not needed for public use.* The city commission shall adopt a resolution at a regular meeting of the city commission particularly describing the land by metes and bounds, reference to a recorded plat or government survey, its location by street number, if any there be, a description of all improvements located upon the land, and shall declare how said land has been used since same has belonged to the city, why it is desirable to sell same, and that the city does declare and determine that it is for the best interests of the city that such lands and facilities be sold. The resolution declaring that such lands be sold shall state whether the sale shall be made for cash or terms. Where the value of the land is determined by the city commission to be less than ten thousand dollars (\$10,000.00), the sale shall be for cash. Where the value of the land is determined by the city commission to exceed ten thousand dollars (\$10,000.00), the city commission may sell same for twenty five (25) percent cash and the balance upon terms, with installments due yearly, not exceeding ten (10) years, with interest to be determined by the city commission. The city shall sell, without competitive bidding, to the party making the best offer, but the city may reject any and all offers at any time. Offers shall be accompanied by cashier's checks or certified checks payable to the city in an amount equal to at least ten (10) percent of the offer. In no event shall the sale be for less than seventy five (75) percent of the appraised value of the property as determined by the city commission. The approval of any sale of improved or unimproved real property shall be pursuant to a resolution containing a finding that such sale would be in the city's best interest adopted by the affirmative vote of at least four commissioners.~~
- (b) ~~*Notice; offers.* Within seven (7) days after the adoption of the resolution, it shall be published by the city in one (1) issue of the official newspaper. Offers shall be accompanied by cashier's checks or certified checks payable to the city in an amount equal to at least ten (10) percent of the offer.~~
- (c) ~~*Protests.* During the period intervening between the adoption of the resolution and the date of sale, taxpayers and registered electors of the city may protest or object to the sale, or propose other public uses for the said property, and the city commission may rescind its former action and repeal~~

~~the resolution declaring the property should be sold, if it deems same expedient and proper.~~

- ~~(d) Authority to sell; cemetery lots excepted. Subject to the foregoing provisions, City of Fort Lauderdale is hereby empowered to sell and dispose of any lands, improvements, public buildings, recreational parks and other lands now owned or hereafter acquired by said city, and in the deed of conveyance may place such conditions, limitations and restrictions on the use of such property by the purchasers as to the city commission shall seem proper. The above restrictions as to sale of public property shall not apply to sale of municipal cemetery lots, which are subject to rules and regulations governing same.~~
- ~~(e) Resolution accepting offer and authorizing conveyance. At any regular meeting after publication of the resolution as heretofore provided in paragraph (b), the city commission may adopt a resolution accepting the best offer and authorizing the execution of a deed of conveyance; provided that if such property is encumbered by any bonds or obligations for which such property or the revenue derived therefrom is specially pledged, the purchase price must be sufficient to pay and discharge such bonds or obligations according to the terms thereof.~~
- ~~(fb) Notwithstanding the provisions of this section or other provisions of this article In addition, City of Fort Lauderdale shall have the right to exchange, deed or convey portions of real property owned by the City of Fort Lauderdale publicly owned lands, or grant concessions, leases or rights therein to private persons, in consummating a transaction whereby City of Fort Lauderdale acquires property needed in connection with a public improvement or a public use.~~
- ~~(gc) The City of Fort Lauderdale is hereby authorized to pay a real estate commission to any registered real estate broker, licensed to do business in the State of Florida, who negotiates and procures a purchaser or tenant for any real estate sold or leased by the City of Fort Lauderdale. Such real estate commission shall only be paid, however, on the consummation of such sale or lease, and the commission paid shall in each instance be determined by the city commission based upon what it believes to be a fair and equitable commission for the service to be rendered.~~

Sec. 8.04. - Sale of real property to private parties.

Except as provided in Section 8.21, the city is hereby authorized and empowered to sell any real property owned by the City of Fort Lauderdale to any private party, as provided by ordinance and consistent with applicable law, subject to the following, to-wit:

- (a) The approval of any sale of improved or unimproved real property shall be pursuant to a resolution containing a finding that such sale would be in the city's best interest adopted by the affirmative vote of at least four commissioners.
- b) In addition, City of Fort Lauderdale shall have the right to exchange, deed or convey portions of real property owned by the City of Fort Lauderdale, or grant concessions, leases or rights therein to private persons, in consummating a transaction whereby City of Fort Lauderdale acquires property needed in connection with a public improvement or a public use.
- (c) The City of Fort Lauderdale is hereby authorized to pay a real estate commission to any registered real estate broker, licensed to do business in the State of Florida, who negotiates and procures a purchaser or tenant for any real estate sold or leased by the City of Fort Lauderdale. Such real estate commission shall only be paid, however, on the consummation of such sale or lease, and the commission paid shall in each instance be determined by the city commission based upon what it believes to be a fair and equitable commission for the service to be rendered.

Sec. 8.09. – Leases, licenses, concessions, and use agreements for more than one year and not more than fifty years.

~~City is hereby empowered to lease to, or enter into license agreements, or concession agreements, facility use agreements, or other types of use agreements, (each is an "Agreement"), with, to private parties persons, firms or corporations, for the nonpublic use of purposes, any improved or unimproved real lands, improvements, public buildings, recreational parks or facilities, golf courses, public beaches, public utility plants, or any public works or public property, of any kind including air space over such real public property, owned or operated by the City of Fort Lauderdale, and not needed for governmental city purposes, whether used in a governmental or in a proprietary capacity, for a period of not more than fifty (50) years, including any renewals or extensions. plus such length of time, not to exceed five (5) years, determined by the city commission to be reasonably necessary to complete construction of the improvements proposed for the demised premises by such Agreements having a duration exceeding one year shall be pursuant to a resolution adopted by the affirmative vote of at least four commissioners containing a finding, based on a fair market value analysis of the property and an evaluation of the qualifications of the private party prepared by a qualified independent consultant hired by the city at the private party's expense, that such use of the property would be in the city's best interest persons, firms or corporations. In addition, included in the city commission's consideration of any Agreement that has a duration exceeding ten years, including any optional renewals or extensions, shall be the consideration of an accompanying business viability report prepared by a qualified independent consultant hired by the city at the private party's expense. Each Agreement shall contain a provision that the Agreement may not be assigned except upon the affirmative vote of at least four commissioners. Each lease shall be authorized only after public hearing, under authority of a resolution duly adopted at a meeting duly held at a designated adjourned meeting, under the following conditions, to wit:~~

- ~~(a) One (1) of the conditions for leasing such public property may be obligations of the lessee to construct thereon buildings or improvements to be used in connection with an existing facility, or to construct improvements on said property, if same is vacant, and in a manner not detrimental or harmful to the operation of the proposed facility. In no event shall the fee title of the city be subordinated except upon terms and conditions as approved by the city commission.~~
- ~~(b) The city commission shall adopt a resolution at a regular meeting of the city commission specifying the facility to be leased, described by metes and bounds, or by reference to a recorded plat, if any, and giving its location by street number, if any, and a description of all improvements located upon the land, and shall declare how said land and improvements have been used since same have belonged to the city and the reasons for offering such land and improvements for lease.~~
- ~~(c) At any time, not less than thirty (30) days nor more than sixty (60) days, after the adoption of such resolution the land and improvements shall be~~

~~offered upon competitive conditions for lease as desired and a notice shall be published by the city in the official newspaper for two (2) issues prior to the date set for receiving such bids for lease, with the first publication not less than ten (10) days before said date of receiving bids and the second publication one (1) week after the first, on which date sealed bids shall be received by the city commission for the lease of said publicly owned lands and facilities. The sealed bids must be accompanied by cash, cashier's check or certified check payable to the city in an amount equal to at least ten (10) percent of the first year's rental. The city commission, in offering such public property or public owned facility for lease, shall set out in said resolution and notice such terms and conditions as deemed pertinent under which said facility will be leased and the number of years for which said facility shall be leased. The city commission shall consider any and all proposals and accept the proposal which, in its judgment, shall be the most advantageous lease for the city; but the city commission may reject any and all bids. Upon the city commission approving any proposal submitted as provided herein, said proposal shall be accepted by resolution duly adopted, authorizing preparation of the lease, provided a valid referendum petition has not been filed. If before the day advertised for receiving bids for lease of such property, a referendum petition is filed with the city clerk signed by fifteen (15) percent of the registered voters, demanding a referendum election upon the question of leasing such property, no lease shall be executed by the officials of the city until after approved by a majority of the voters participating in such referendum election. Such referendum election shall be called and held as provided in this charter.~~

- (d) ~~The resolution accepting the bid shall require the preparation of a form of lease for execution, embodying the terms and conditions of the bid and other legal requirements, for submission to the commission at its next regular meeting or at a designated meeting. At least three (3) days before the meeting date, the lease shall be posted on a public bulletin board by the city clerk and each commissioner shall be given a copy of the lease with a covering summary letter, providing, however, that in case of emergency, such procedure may be waived by the affirmative vote of three (3) of the commissioners. The city attorney or city manager shall be required to give a summary of the lease to the public at such meeting which shall be open to the public. Citizens and taxpayers shall have an opportunity to object to the terms and conditions of such lease. If the commission is satisfied with the terms and conditions of such lease, it shall pass a resolution authorizing execution of such lease by the proper officials of the city, upon compliance upon the part of the lessee. Amendment to such lease may be made from time to time by mutual consent, observing the same formality as in the original lease.~~

Sec. 8.09. – Leases, licenses, concessions, and use agreements for more than one year and not more than fifty years.

City is hereby empowered to lease to, or enter into license agreements, concession agreements, facility use agreements, or other types of use agreements, (each is an "Agreement"), with, private parties, for the use of any improved or unimproved real property, including air space over such real property, owned by the City of Fort Lauderdale, and not needed for city purposes, for a period of not more than fifty (50) years including any renewals or extensions. Agreements having a duration exceeding one year shall be pursuant to a resolution adopted by the affirmative vote of at least four commissioners containing a finding, based on a fair market value analysis of the property and an evaluation of the qualifications of the private party prepared by a qualified independent consultant hired by the city at the private party's expense, that such use of the property would be in the city's best interest. In addition, included in the city commission's consideration of any Agreement that has a duration exceeding ten years, including any optional renewals or extensions, shall be the consideration of an accompanying business viability report prepared by a qualified independent consultant hired by the city at the private party's expense. Each Agreement shall contain a provision that the Agreement may not be assigned except upon the affirmative vote of at least four commissioners.

Sec. 8.21. Disposing of ~~public park~~ property.

~~The right of the city to sell, exchange, lease, franchise or deed public property, under the methods and procedures provided in this article, shall not be limited, restricted or abridged on account of the method, source or means by which such property was acquired, the source from which funds were obtained to acquire such property, the use to which this property has been devoted or is presently devoted, or whether such property is used and operated in a governmental or proprietary capacity.~~

~~Notwithstanding anything to the contrary in this Charter, the city shall not sell, or transfer, or lease for more than one (1) year, any land zoned ~~park~~ Parks, Recreation and Open Space in accordance with the City's Unified Land Development Regulations except as approved in a referendum at a special election called pursuant to Section 7.11. ~~without a unanimous vote of the entire city commission.~~ Additionally, any land zoned ~~park~~ on November 10, 2004, shall require a unanimous vote of the entire city commission to remove such designation.~~

Notwithstanding anything to the contrary in this Charter, the city shall not enter into any lease, license agreement, concession agreement, facility use agreement, or other type of use agreement, for more than one (1) year with respect to any land zoned Parks, Recreation and Open Space in accordance with the City's Unified Land Development Regulations without a unanimous vote of the entire city commission.

Additionally, any land zoned Parks, Recreation and Open Space in accordance with the City's Unified Land Development Regulations shall require a unanimous vote of the entire city commission to remove such designation.

Sec. 8.21. Disposing of park property.

Notwithstanding anything to the contrary in this Charter, the city shall not sell or transfer any land zoned Parks, Recreation and Open Space in accordance with the City's Unified Land Development Regulations except as approved in a referendum at a special election called pursuant to Section 7.11.

Notwithstanding anything to the contrary in this Charter, the city shall not enter into any lease, license agreement, concession agreement, facility use agreement, or other type of use agreement, for more than one (1) year with respect to any land zoned Parks, Recreation and Open Space in accordance with the City's Unified Land Development Regulations without a unanimous vote of the entire city commission.

Additionally, any land zoned Parks, Recreation and Open Space in accordance with the City's Unified Land Development Regulations shall require a unanimous vote of the entire city commission to remove such designation.

CHARTER REVISION BOARD MEETING TIMELINE 2025

The board normally meets on the first Thursday of each month at 5:30 pm in 101 NE 3rd Avenue, Tower 101, suite 1100 -11th floor conference room.

- January 02nd
- February 06th
- March 06th
- April 03rd
- May 01st
- June 05th
- July 03rd
- August 07th
- September 04th
- October 02nd
- November 06th
- December 04th

If the board wants to meet on the 2nd Thursday of July and October 2025:

- Thursday, July 10, 2025, the Cemetery System Board has Suite 1100 reserved for their meeting at 3:30PM. We can have their meeting moved to Fire Station II if available to avoid the meetings overlapping.
- Thursday, October 9, 2025, is available.

Below are other alternate dates for both July and October (not including Fridays).

July:

Tuesday, July 8, 2025

Tuesday, July 15, 2025

Monday, July 21, 2025

Tuesday, July 22, 2025

Wednesday, July 23, 2025

October:

Monday, October 13, 2025

Maybe Thursday, October 16, 2025, if we move the Education Advisory board meeting to Fire Station II

Monday, October 20, 2025 Wednesday, October 22, 2025