

1 Introduced by the Council President at the request of the Sheriff:
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4 **ORDINANCE 2026-586**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 LEASE AGREEMENT BETWEEN CYPRESS JACK LLC
9 ("LANDLORD") AND THE CITY OF JACKSONVILLE
10 ("TENANT") TO LEASE APPROXIMATELY 7,623 SQUARE
11 FEET OF SPACE IN THE BUILDING COMMONLY KNOWN AS
12 THE "CYPRESS BUSINESS CENTER", LOCATED AT 8301
13 CYPRESS PLAZA DRIVE, JACKSONVILLE, FLORIDA 32256
14 (R.E. NO. 152577-1025), IN COUNCIL DISTRICT 11,
15 FOR USE BY THE JACKSONVILLE SHERIFF'S OFFICE AS
16 A DISTRICT 3 SUBSTATION, FOR A TERM OF ONE
17 HUNDRED TWENTY (120) MONTHS AT AN INITIAL RENTAL
18 RATE OF \$12,666.89 PER MONTH (INCLUDING
19 \$10,005.19 IN BASE RENT AND \$2,661.70 IN
20 ADDITIONAL RENT), WITH 2.98% ANNUAL INCREASES
21 THEREAFTER; PROVIDING FOR OVERSIGHT OF LEASE
22 ACQUISITION AND EXECUTION BY THE REAL ESTATE
23 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS, AND
24 THEREAFTER BY THE JACKSONVILLE SHERIFF'S OFFICE;
25 REQUESTING ONE CYCLE EMERGENCY PASSAGE;
26 PROVIDING AN EFFECTIVE DATE.

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28 **BE IT ORDAINED** by the Council of the City of Jacksonville:

29 **Section 1. Lease Agreement Approved and Execution**
30 **Authorized.** There is hereby approved, and the Mayor, or his designee,
31 and Corporation Secretary are hereby authorized to execute and deliver

1 that certain Lease Agreement between the City of Jacksonville and
2 Cypress Jack LLC (the "Lease"), in substantially the same form placed
3 **On File** with the Legislative Services Division. The Lease provides
4 for use of approximately 7,623 square feet of space in the building
5 commonly known as the "Cypress Business Center" located at 8301
6 Cypress Park Drive, Jacksonville, Florida 32256 (R.E. No. 152577-
7 1025) in Council District 11, by the Jacksonville Sheriff's Office
8 for a District 3 Substation, subject to the terms and conditions
9 outlined therein. The Lease provides for a term of one hundred and
10 twenty (120) months within an initial rental rate is \$12,666.89 per
11 month, including \$10,005.19 in base rent and \$2,661.70 in additional
12 rent) with an escalation rate of 2.98% per year thereafter.

13 **Section 2. Oversight Department.** The Real Estate
14 Division of the Department of Public Works shall provide initial
15 oversight of Lease acquisition and execution, and the Jacksonville
16 Sheriff's Office shall provide oversight of the Lease thereafter.

17 **Section 3. Requesting One Cycle Emergency Passage Pursuant**
18 **to Council Rule 4.901 Emergency.** One cycle emergency passage of this
19 legislation is requested. The nature of the emergency is that the
20 current District 3 Substation lease will expire on November 7, 2026,
21 and the Jacksonville Sheriff's Office will need to complete a buildout
22 of the new leased space in the Cypress Business Center prior to
23 occupation to make it suitable for operation of a substation.

24 **Section 4. Effective Date.** This Ordinance shall become
25 effective upon signature by the Mayor or upon becoming effective
26 without the Mayor's signature.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation prepared by Mary E. Staffopoulos

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