

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2026-333**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER A FIRST
8 AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY OF
9 JACKSONVILLE ("CITY") AND MANDARIN-LORETTO
10 VOLUNTEER FIRE DEPARTMENT, INC. ("LANDLORD") FOR
11 PROPERTY LOCATED AT 2948 DELOR DRIVE,
12 JACKSONVILLE, FLORIDA 32223, EXTENDING THE TERM
13 OF THE LEASE TO MARCH 30, 2029, WITH ONE
14 REMAINING OPTION TO RENEW AN ADDITIONAL THREE
15 (3) YEAR TERM, AT AN ANNUAL RENTAL RATE OF
16 \$38,200.00 WITH NO ANNUAL RENT INCREASES;
17 PROVIDING FOR OVERSIGHT BY THE JACKSONVILLE FIRE
18 AND RESCUE DEPARTMENT; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, the City of Jacksonville ("City") and Mandarin-Loretto
22 Volunteer Fire Department, Inc. ("Landlord"), entered into that certain
23 Lease Agreement dated March 31, 2021, as authorized by 2021-78-E,
24 (the "Lease"), for property and structure located at 2948 Delor Drive,
25 Jacksonville, Florida 32223 ("Premises"); and

26 **WHEREAS**, City has exercised its first option to renew and
27 extend the term of the Lease to March 30, 2029, with one (1) three-year
28 renewal option remaining; and

29 **WHEREAS**, the Lease expired on March 30, 2026, however, the
30 City has continued to occupy the Premises and perform under the Lease,
31 and the City and Landlord now desire to revive, ratify and amend the

1 Lease to extend the term of the Lease through March 30, 2029; and

2 **WHEREAS,** the City and Landlord desire to enter into a First
3 Amendment to Lease Agreement in substantially the form placed **On File**
4 with the Legislative Services Division (the "First Amendment") having
5 an effective date of March 30, 2026 to maintain lease continuity; now
6 therefore

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

8 **Section 1. First Amendment to Lease Agreement approved and**
9 **execution authorized.** There is hereby approved, and the Mayor, or
10 her designee, and the Corporation Secretary are hereby authorized to
11 execute and deliver that certain First Amendment extending the term
12 of the Lease to March 30, 2029, with one (1) three-year renewal option
13 remaining. The leased premises includes the property and structure
14 located at 2948 Delor Drive, Jacksonville, Florida 32223, which is
15 used as Fire Station #42. The annual rental rate under the Lease is
16 \$38,200.00 with no annual rental increases.

17 **Section 2. Further Authorizations.** The Mayor, or her
18 designee, and the Corporation Secretary are hereby authorized to
19 negotiate and execute all necessary changes and amendments to the
20 Lease and other contracts and documents, to effectuate the purposes
21 of this Ordinance and Ordinance 2021-78-E without further Council
22 action, provided such changes and amendments are limited to "technical
23 amendments" and do not change the financial obligations between the
24 parties, and further provided that all such amendments shall be
25 subject to appropriate legal review and approval by the General
26 Counsel, or his designee, and all other appropriate official action
27 required by law. The term "technical amendments" as used in this
28 section shall include, but not be limited to, extensions of the term
29 pursuant to the terms of the Lease, changes in legal descriptions and
30 surveys, description of infrastructure improvements and/or any road
31 project, ingress and egress, easements and right of ways, design

1 standards, vehicles access, and site plan which have no financial
2 impact.

3 **Section 3. Oversight Department.** The Jacksonville Fire and
4 Rescue Department shall continue to oversee administration of the
5 Lease described herein.

6 **Section 4. Effective Date.** This Ordinance shall become
7 effective upon signature by the Mayor or upon becoming effective
8 without the Mayor's signature.

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10 Form Approved:

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12 /s/ Joelle Dillard

13 Office of General Counsel

14 Legislation Prepared By: Joelle J. Dillard

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