

1 Introduced by the Council President at the request of the Mayor:
2
3

4 ORDINANCE 2026-190

5 AN ORDINANCE APPROVING A CHANGE ORDER IN THE
6 AMOUNT OF \$44,897.19, IN CONNECTION WITH THE
7 BUILDOUT OF THE TAX COLLECTOR OFFICE LOCATED AT
8 11160 BEACH BOULEVARD, PURSUANT TO A LEASE
9 AGREEMENT BETWEEN THE CITY OF JACKSONVILLE, FOR
10 AND ON BEHALF OF THE TAX COLLECTOR (TENANT), AND
11 ST. JOHNS SQUARE LAND TRUST (LANDLORD), AS
12 AUTHORIZED BY ORDINANCE 2025-328-E, AND
13 AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND THE
14 CORPORATION SECRETARY TO EXECUTE AND DELIVER ANY
15 RELATED CHANGE ORDERS ARISING UNDER THE LEASE,
16 PROVIDED THAT SUCH CHANGE ORDERS DO NOT EXCEED
17 THE TOTAL AMOUNT APPROPRIATED FOR THE PROJECT
18 AND DO NOT EXCEED 10 PERCENT OF THE ORIGINALLY
19 AGREED UPON BUILDOUT COSTS, AND ANY LEASE
20 AMENDMENTS RELATED TO SAME; PROVIDING FOR
21 OVERSIGHT BY THE TAX COLLECTOR; PROVIDING AN
22 EFFECTIVE DATE.
23

24 **WHEREAS**, Ordinance 2025-328-E (the "Ordinance") appropriated
25 funding of \$2,429,472 and authorized the lease and buildout of the
26 Tax Collector office located at 11160 Beach Boulevard for an initial
27 term of ten (10) years (the "Lease Agreement"); and

28 **WHEREAS**, the Lease Agreement contemplated a buildout of the
29 premises by the Landlord, at City's cost, for a not-to-exceed amount
30 of \$1,415,241 (the "Buildout"); and

31 **WHEREAS**, following permitting and plan review, City has

1 requested changes to the floor plan and layout of the Tax Collector
2 office necessitating a change order to the Buildout in the amount of
3 \$44,897.19 (the "Change Order"), attached hereto as **Exhibit 1**, which
4 City is obligated to pay under the Lease Agreement; and

5 **WHEREAS**, while the total funding appropriated by the Ordinance
6 is sufficient to pay the Change Order, the increased costs added by
7 the Change Order will cause the Buildout to exceed the maximum
8 indebtedness expressly allocated to the Buildout under the terms of
9 the Lease, necessitating an amendment thereto; now therefore

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

11 **Section 1. Approval of Change Order and any Related**
12 **Amendments to Lease Agreement and Execution Authorized.** There is
13 hereby approved, and the Mayor, or her designee, and Corporation
14 Secretary are hereby authorized to execute and deliver, the Change
15 Order and any related change orders arising under the Lease Agreement,
16 provided that such change orders do not increase the cost of the
17 Lease Agreement and Buildout above the funding amount appropriated
18 by the Ordinance, and do not exceed ten percent (10%) of the
19 originally agreed upon Buildout costs. Additionally, there is hereby
20 approved, and the Mayor, or her designee, and Corporation Secretary
21 are hereby authorized to execute and deliver, any amendments to the
22 Lease Agreement as required to effectuate the Change Order and any
23 related change orders authorized herein, subject to prior review and
24 approval of such amendments by the Office of General Counsel.

25 **Section 2.** The Tax Collector shall oversee the Lease Agreement,
26 Change Order and related change orders, and any amendments required
27 to the Lease Agreement as authorized herein.

28 **Section 3. Effective Date.** This Ordinance shall become
29 effective upon signature by the Mayor or upon becoming effective
30 without the Mayor's signature.

1 Form Approved:

2

3 /S/ Harry M. Wilson, IV

4 Office of General Counsel

5 Legislation Prepared By: Harry M. Wilson, IV

6 GC-#1739906-v1-2026_Leg_Tax_Collector_Change_Order_11160_Beach_Blvd.docx