

Introduced by the Council President at the request of the Mayor and  
amended by the Finance Committee:

**ORDINANCE 2025-328-E**

AN ORDINANCE APPROPRIATING \$2,429,472.00 FROM THE  
TAX COLLECTOR INTEREST INCOME EARNINGS ACCOUNT TO  
FUND THE RELOCATION AND CONSOLIDATION OF THE  
KERNAN AND HOGAN BRANCHES TO THE PROPOSED LEASE  
LOCATION AT 11160 BEACH BOULEVARD, UNIT 121, ST.  
JOHNS BRANCH, AS INITIATED BY B.T. 25-075;  
PROVIDING FOR A CARRYOVER OF FUNDS INTO FISCAL  
YEAR 2025-2026; APPROVING, AND AUTHORIZING THE  
MAYOR, OR HER DESIGNEE, AND CORPORATION SECRETARY  
TO EXECUTE AND DELIVER, THAT CERTAIN LEASE  
AGREEMENT BETWEEN THE CITY OF JACKSONVILLE, FOR  
AND ON BEHALF OF THE TAX COLLECTOR (TENANT), AND  
ST. JOHNS SQUARE LAND TRUST, SAID LEASE BEING  
FOR AN INITIAL TERM OF APPROXIMATELY TEN (10)  
YEARS TO EXPIRE ON SEPTEMBER 30, 2035, WITH TWO  
(2) ADDITIONAL SUCCESSIVE FIVE (5) YEAR RENEWAL  
OPTIONS, FOR APPROXIMATELY 13,080 SQUARE FEET OF  
OFFICE SPACE LOCATED AT 11160 BEACH BOULEVARD,  
UNIT 121, JACKSONVILLE, FLORIDA, 32246; PROVIDING  
FURTHER AUTHORIZATIONS; PROVIDING FOR OVERSIGHT  
BY THE DUVAL COUNTY TAX COLLECTOR'S OFFICE;  
PROVIDING AN EFFECTIVE DATE.

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

**Section 1. Appropriation.** For the 2024-2025 fiscal year,  
within the City's budget, there are hereby appropriated the indicated

sum(s) from the account(s) listed in subsection (a) to the account(s) listed in subsection (b):

(B.T. 25-075 is attached hereto as **Exhibit 1** and incorporated herein by this reference)

(a) Appropriated from:

See B.T. 25-075 \$2,429,472.00

(b) Appropriated to:

See B.T. 25-075 \$2,429,472.00

(c) Explanation of Appropriation:

The funding above is an appropriation of funds from the Tax Collector General Operations Interest Income Account for the cost of the relocation and consolidations of the Kernan and Hogan Branches to the proposed lease location at 11160 Beach Boulevard, Unit 121, St. Johns Bluff Branch. The funds will be used for buildout, relocation expenses, office furniture/equipment, and to pay the first six (6) months of rent.

**Section 2. Carryover.** The funds appropriated in Section 1 of this ordinance shall not lapse but shall carryover into fiscal year 2025-2026.

**Section 3. Purpose.** The purpose of the appropriation above is to fund the relocation and consolidation of the Kernan and Hogan Branches to the proposed lease location at 11160 Beach Boulevard, Unit 121, St. Johns Bluff Branch.

**Section 4. Lease Agreement Approved and Execution Authorized.** There is hereby approved, and the Mayor, or her designee, and Corporation Secretary are hereby authorized to execute and deliver, that certain Lease Agreement for and on behalf of the City of Jacksonville, for and on behalf of the Tax Collector (Tenant), and St. Johns Square Land Trust (Landlord), in substantially the same form placed **Revised On File** with the Legislative Services Division

(the "Lease"). Said lease is for an initial term of approximately ten (10) years, to expire on September 30, 2035, with two successive five (5) year renewal options, for approximately 13,080 square feet of office space located at 11160 Beach Boulevard, Unit 121, Jacksonville, Florida, 32246.

**Section 5. Further Authorizations.** The Lease may include such additions, deletions and changes as may be reasonable, necessary and acceptable to the Mayor, or her designee, with such inclusion and acceptance being evidenced by execution of the Lease by the Mayor, or her designee; provided however, no modification to the Lease may increase the financial obligations or liability of the City to an amount in excess of the amount stated in the Lease or decrease the duties and obligations of Landlord as stated in the Lease, and any such modifications shall be technical only and shall be subject to appropriate legal review and approval by the Office of General Counsel. For the purposes of this Ordinance, the term "technical changes" is defined as those changes having no financial impact to the City and any other non-substantive changes that do not substantively increase the duties and responsibilities of the City under the provisions of the Lease.

**Section 6. Oversight.** The Duval County Tax Collector's Office shall oversee the project described herein.

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

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Harry M. Wilson, IV