

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2023-494**

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 BETWEEN BLUE CROSS AND BLUE SHIELD OF  
9 FLORIDA, INC. AND THE CITY OF JACKSONVILLE (THE  
10 "LEASE") FOR THE CITY'S LEASE OF CERTAIN REAL  
11 PROPERTY AND IMPROVEMENTS LOCATED AT 532  
12 RIVERSIDE AVENUE, JACKSONVILLE, FLORIDA 32202,  
13 COMMONLY KNOWN AS "FLORIDA BLUE BUILDING", FOR  
14 GENERAL OFFICE PURPOSES AND USES ANCILLARY AND  
15 RELATED THERETO, FOR A ONE HUNDRED FORTY-NINE  
16 (149) MONTH TERM COMMENCING ON THE EFFECTIVE  
17 DATE OF THE LEASE; PROVIDING FOR OVERSIGHT BY  
18 THE JACKSONVILLE SHERIFF'S OFFICE; PROVIDING AN  
19 EFFECTIVE DATE.  
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21 **BE IT ORDAINED** by the Council of the City of Jacksonville:

22 **Section 1. Lease Agreement Approved and Execution**  
23 **Authorized.** There is hereby approved, and the Mayor, or her designee,  
24 and the Corporation Secretary are hereby authorized to execute and  
25 deliver that certain Lease between Blue Cross and Blue Shield of  
26 Florida, Inc. and the City of Jacksonville in substantially the same  
27 form as has been placed **On File** with the Office of Legislative  
28 Services. Said Lease is for the property located at 532 Riverside  
29 Avenue, Jacksonville, Florida 32202 (the "Property"), inclusive of  
30 any existing improvements, structures, and facilities located thereon  
31 as more particularly described in the Lease, for a one hundred and

1 forty-nine (149) month term with two (2) five-year (5) renewals,  
2 commencing on the effective date of the Lease. The Lease authorizes  
3 the use of 58,959 square feet of the premises for general office  
4 space at a rate of \$20.00 per square foot annually, and an additional  
5 3,567 square feet for garage space at \$6.00 per square foot, all  
6 rates subject to a three percent (3%) annual rate increase. Gross  
7 rent shall be abated during the first ten (10) months while tenant  
8 improvements are underway.

9 **Section 2. Oversight Department.** The Jacksonville  
10 Sheriff's Office shall oversee administration of the Lease described  
11 herein.

12 **Section 3. Effective Date.** This Ordinance shall become  
13 effective upon signature by the Mayor or upon becoming effective  
14 without the Mayor's signature.

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16 Form Approved:

17  
18 /s/ Lawsikia J. Hodges

19 Office of General Counsel

20 Legislation prepared by: Lawsikia J. Hodges

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