

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2026-380-E**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND CORPORATION SECRETARY
7 TO EXECUTE AND DELIVER A FIRST AMENDMENT TO LEASE
8 AGREEMENT BETWEEN THE CITY OF JACKSONVILLE, FOR
9 AND ON BEHALF OF THE DUVAL COUNTY TAX COLLECTOR'S
10 OFFICE, ("CITY") AND MAIN STREET PLACE AT OCEANWAY
11 LLC ("LANDLORD") TO EXTEND THE LEASE TERM THROUGH
12 SEPTEMBER 30, 2027, WITH ONE (1) ADDITIONAL
13 EXTENSION OPTION FOR UP TO TWELVE (12) MONTHS;
14 PROVIDING FURTHER AUTHORIZATIONS; PROVIDING FOR
15 OVERSIGHT BY THE DUVAL COUNTY TAX COLLECTOR'S
16 OFFICE; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, the City of Jacksonville, for and on behalf of the
19 Duval County Tax Collector's Office, (the "City") and Main Street
20 Place at Oceanway LLC (as successor in interest to First Coast Land
21 Development Inc.) (the "Landlord") are parties to that certain Lease
22 Agreement dated December 22, 2005, City Contract No. 8796 (the
23 "Lease"), as authorized by Ordinance 2005-1252-E, for the lease of
24 approximately 5,035 square feet in the building located on 12961
25 North Main Street, Jacksonville, Florida 32218 (the "Premises"); and

26 **WHEREAS**, the City has previously exercised all of its renewal
27 options under the Lease, and the Lease is currently set to expire on
28 September 30, 2026; and

29 **WHEREAS**, the City is actively pursuing options to relocate the
30 branch located at the Premises due to inadequate parking and a need
31 for a larger branch to serve the community, and has requested the

1 Landlord to extend the term of the Lease to allow for sufficient time
2 for the City to negotiate a new lease and complete the buildout of a
3 replacement branch; now therefore

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

5 **Section 1. First Amendment to Lease Agreement Approved and**
6 **Execution Authorized.** There is hereby approved, and the Mayor, or
7 her designee, and Corporation Secretary are hereby authorized to
8 execute and deliver, that certain First Amendment to Lease Agreement
9 (the "First Amendment"), in substantially the form placed **On File**
10 with the Legislative Services Division. The First Amendment extends
11 the term of the Lease for one year through September 30, 2027, and
12 provides for one additional extension option for up to twelve (12)
13 months.

14 **Section 2. Further Authorizations.** The First Amendment may
15 include such additions, deletions and changes as may be reasonable,
16 necessary and acceptable to the Mayor, or her designee, with such
17 inclusion and acceptance being evidenced by execution of the First
18 Amendment by the Mayor, or her designee; provided however, no
19 modification to the First Amendment may increase the financial
20 obligations or liability of the City or decrease the duties and
21 obligations of Landlord, and any such modifications shall be technical
22 only and shall be subject to appropriate legal review and approval
23 by the Office of General Counsel. For the purposes of this Ordinance,
24 the term "technical changes" is defined as those changes having no
25 financial impact to the City and any other non-substantive changes
26 that do not substantively increase the duties and responsibilities
27 of the City under the provisions of the Lease.

28 **Section 3. Oversight.** The Duval County Tax Collector's
29 Office shall oversee administration of the First Amendment described
30 herein.

31 **Section 4. Effective Date.** This Ordinance shall become

1 effective upon signature by the Mayor or upon becoming effective
2 without the Mayor's signature.

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4 Form Approved:

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6 /s/ Joelle Dillard

7 Office of General Counsel

8 Legislation Prepared By: Joelle J. Dillard

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