

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2024-427-E**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 AMENDMENT THREE TO LEASE AGREEMENT BETWEEN THE
9 CITY OF JACKSONVILLE AND FLORIDA DEPARTMENT OF
10 AGRICULTURE AND CONSUMER SERVICES, FLORIDA
11 FOREST SERVICE FOR AN EXTENSION OF THE TERM OF
12 THE LEASE FOR BUILDING 374 AT CECIL COMMERCE
13 CENTER, CONTAINING APPROXIMATELY 1,800 SQUARE
14 FEET AND LOCATED AT 6146 AUTHORITY AVENUE,
15 JACKSONVILLE, FLORIDA 32221, WITH A NON-
16 EXCLUSIVE RIGHT TO USE A 32,400 SQUARE FOOT
17 FENCED PARKING AREA LOCATED AT 6119 POW-MIA
18 PARKWAY, JACKSONVILLE, FLORIDA 32221, FOR A TERM
19 OF ONE (1) YEAR, WITH OPTIONS TO RENEW FOR TWO
20 (2) ADDITIONAL ONE (1) YEAR TERMS AT AN ANNUAL
21 RENTAL RATE OF \$1.00 WITH A COMMON AREA
22 MAINTENANCE FEE OF \$200.00 PER MONTH; PROVIDING
23 FOR OVERSIGHT BY THE OFFICE OF ECONOMIC
24 DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

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26 **WHEREAS,** the City of Jacksonville ("City") and Florida
27 Department of Agriculture and Consumer Services, Florida Forest
28 Service ("Tenant") previously entered into that certain Lease
29 Agreement dated July 30, 2021, as amended by that certain Contract
30 Amendment dated July 7, 2022, as further amended by that certain
31 Contract Amendment dated June 1, 2023 (collectively, the "Lease"),

1 as authorized by Ordinance 2021-239-E (the "Lease") for the lease of
2 approximately 1,800 square feet in Building 374 located at 6146
3 Authority Avenue (the "Leased Premises") at the Cecil Commerce Center,
4 which includes the non-exclusive right to use a 32,400 square foot
5 fenced parking area located at 6119 POW-MIA Parkway, Jacksonville,
6 Florida 32221 (the "Parking Area");

7 **WHEREAS**, the Lease is scheduled to expire on July 29, 2024 and
8 the parties now wish to enter into an amendment to the Lease to extend
9 the term; now therefore

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

11 **Section 1. Amendment Three to Lease Agreement Approved and**
12 **Execution Authorized.** There is hereby approved, and the Mayor, or
13 her designee, and Corporation Secretary are hereby authorized to
14 execute and deliver, that certain Amendment Three to Lease Agreement
15 between the City and Tenant, in substantially the form attached hereto
16 as **Exhibit 1**. The Amendment is to extend the term of the Lease for
17 the Leased Premises for a term of one (1) year, with options to renew
18 for two (2) additional one-year terms, with an annual rental rate of
19 \$1.00 and a monthly Common Area Maintenance charge of \$200.00 and
20 including the non-exclusive right to use the Parking Area.

21 **Section 2. Oversight.** The Office of Economic
22 Development shall oversee the project described herein.

23 **Section 3. Effective Date.** This Ordinance shall become
24 effective upon signature by the Mayor or upon becoming effective
25 without the Mayor's signature.

1 Form Approved:

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3 /s/Joelle J. Dillard

4 Office of General Counsel

5 Legislation prepared by: Joelle J. Dillard

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