

1 Introduced by Council Member White:
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4 **ORDINANCE 2025-106**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN THE
9 CITY OF JACKSONVILLE AND JAX GOLF MANAGEMENT,
10 LLC, A VIRGINIA LIMITED LIABILITY COMPANY, FOR
11 AN EXTENSION OF THE TERM OF THE LEASE FOR BENT
12 CREEK GOLF COURSE LOCATED AT 10440 TOURNAMENT
13 LANE, JACKSONVILLE, FLORIDA 32222, FOR A TERM OF
14 TEN (10) YEARS, WITH AN OPTION TO RENEW FOR ONE
15 (1) ADDITIONAL TEN (10) YEAR TERM, AT AN ANNUAL
16 RENTAL RATE OF \$220,000.00 FOR THE FIRST TEN
17 YEAR TERM, WITH TENANT TO PROVIDE AN ADVANCE
18 RENTAL PAYMENT OF \$350,000.00 OF BASE RENT TO BE
19 APPLIED TOWARDS THE CONSTRUCTION OF THE TOP
20 TRACER DRIVING RANGE IMPROVEMENTS (THE
21 "PROJECT"); PROVIDING FOR OVERSIGHT OF THE LEASE
22 AND THE PROJECT BY THE DEPARTMENT OF PARKS,
23 RECREATION AND COMMUNITY SERVICES; PROVIDING AN
24 EFFECTIVE DATE.
25

26 **WHEREAS**, the City of Jacksonville ("City") and Jax Golf
27 Management, LLC ("Tenant") previously entered into that certain Lease
28 Agreement dated March 31, 2005, as amended by that certain First
29 Amendment to Lease Agreement dated December 31, 2014, as further
30 amended by that certain Second Amendment to Lease Agreement dated
31 November 8, 2021 (collectively, the "Lease"), as authorized by

1 Ordinance 2005-284-E (the "Lease") for the lease of the Bent Creek
2 Golf Course located at 10440 Tournament Lane (the "Leased Premises");

3 **WHEREAS**, the Lease is scheduled to expire on March 31, 2025 and
4 the parties now wish to enter into an amendment to the Lease to extend
5 the term, add one additional ten (10) year renewal term, and update
6 provisions regarding rent; and

7 **WHEREAS**, City and Tenant desire that, in addition to making its
8 monthly base rent payments, Tenant shall make one lump sum advance
9 rental payment in the amount of \$350,000, on or before April 1, 2025,
10 to be deposited into the Golf Club of Jacksonville Trust Fund and
11 applied towards the construction of the Top Tracer Driving Range
12 Improvement Project (the "Project"); now therefore

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

14 **Section 1. Third Amendment to Lease Agreement Approved and**
15 **Execution Authorized.** There is hereby approved, and the Mayor, or
16 her designee, and Corporation Secretary are hereby authorized to
17 execute and deliver that certain Third Amendment to Lease Agreement
18 between the City and Tenant, in substantially the form attached hereto
19 as **Exhibit 1**. The Amendment is to extend the term of the Lease for
20 the Leased Premises for a term of ten (10) years, with an option to
21 renew for one (1) additional ten-year term, with an annual rental
22 rate of \$220,000 for the first ten-year term. In addition, as
23 contemplated by the Amendment, Tenant shall make one advance rental
24 payment to City in the amount of \$350,000, on or before April 1,
25 2025, to be deposited in the Golf Club of Jacksonville Trust Fund and
26 applied toward the Project, which Project cost is approximately
27 \$500,000 and which will be undertaken by City.

28 **Section 2. Oversight.** The Department of Parks,
29 Recreation and Community Services shall oversee the administration
30 of the Lease and the Project described herein.

31 **Section 3. 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/ Harry M. Wilson, IV

7 Office of General Counsel

8 Legislation prepared by: Harry M. Wilson, IV

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