

Introduced by Council Member J. Carlucci:

ORDINANCE 2025-773

AN ORDINANCE APPROVING, AND AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND THE CORPORATION SECRETARY TO EXECUTE AND DELIVER, FOR AND ON BEHALF OF THE CITY, THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO AUTHORIZED USES AND SPECIAL LEASE CONDITIONS (BOT FILE NO. 160739059) BETWEEN THE CITY OF JACKSONVILLE AND THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA (THE "LEASE") FOR OPERATION OF A 153,185 SQUARE FOOT FEE WAIVED LEASE AREA FOR AN OVERWATER RIVERWALK, PUBLIC TEMPORARY DOCK MOORING, KAYAK LAUNCH, AND WATER TAXI STOPS AND A 12,604 SQUARE FOOT REVENUE GENERATING LEASE AREA FOR MOORING OF VESSELS, INCLUDING A DINNER CRUISE FACILITY, IN CONJUNCTION WITH UPLAND ACCESS TO PUBLIC AREAS AND PARKS FOR A LEASE TERM EXPIRING ON JANUARY 17, 2029, WITH AN INITIAL ANNUAL LEASE FEE OF \$2,724.98 FOR THE 12,604 SQUARE FOOT REVENUE GENERATING LEASE AREA, SUBJECT TO ANNUAL ADJUSTMENTS TO THE LEASE FEE THEREAFTER IN ACCORDANCE WITH RULE 18-21.011, *FLORIDA ADMINISTRATIVE CODE*; PROVIDING FOR OVERSIGHT OF EXECUTION AND RECORDING OF THE LEASE BY THE REAL ESTATE DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND OVERSIGHT OF THE LEASE AND DOCKING FACILITY BY THE PARKS,

RECREATION AND COMMUNITY SERVICES DEPARTMENT
THEREAFTER; REQUESTING ONE CYCLE EMERGENCY
PASSAGE; PROVIDING AN EFFECTIVE DATE.

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

**Section 1. Sovereignty Submerged Lands Lease Renewal and
Modification to Authorized Uses and Special Lease Conditions**

Approved. There is hereby approved, and the Mayor, or her designee, and the Corporation Secretary are hereby authorized to execute and deliver, that certain Sovereignty Submerged Lands Lease Renewal and Modification to Authorized Uses and Special Lease Conditions (BOT File No. 160739059) between the City of Jacksonville and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, in substantially the same form placed **On File** with the Office of Legislative Services (the "Lease"). This Lease authorizes the City access to and use of two lease areas that encompass various public facilities as follows: (1) a 153,185 square foot lease area for operation of a public overwater marginal riverwalk, public temporary dock mooring, a kayak launch, and water taxi stops, and (2) a 12,604 square foot lease area for the mooring of vessels, including a revenue generating dinner cruise, all in conjunction with upland access to public areas and parks. The 153,185 square foot lease area is "fee waived" and therefor not subject to payment of a lease fee. The 12,604 square foot lease area is considered revenue generating due to operation of the dinner cruise facility from this location and is therefore subject to an initial annual lease fee of \$2,724.98 which will be adjusted annually pursuant to the provisions of Rule 18-21.011, *Florida Administrative Code*, for the remaining years of the Lease term.

This Lease renewal was prompted by the expiration of the existing lease for the Southbank Riverwalk area on January 17, 2024. The City

1 has been actively working with the Florida Department of Environmental
2 Protection to obtain this new lease which provides for a new term
3 expiring on January 17, 2029. The modification to the Lease
4 encompasses the addition of the 12,604 square foot lease area for the
5 dinner cruise facility and authorization for commercial activity at
6 the dinner cruise dock which was recently activated.

7 **Section 2. Oversight.** The Real Estate Division of the
8 Department of Public Works shall provide initial oversight of the
9 execution and recording of the Lease. The Parks, Recreation and
10 Community Services Department shall thereafter provide oversight of
11 the Lease and the various facilities within the leased areas.

12 **Section 3. Requesting One Cycle Emergency Passage Pursuant**
13 **to Council Rule 4.901 Emergency.** One cycle emergency passage of this
14 legislation is requested. The nature of the emergency is that the
15 dinner cruise is not authorized to conduct business from the
16 designated dock on the Southbank until the Lease is executed which
17 is presenting a hardship to the operator.

18 **Section 4. Effective Date.** This Ordinance shall become
19 effective upon signature by the Mayor or upon becoming effective
20 without the Mayor's signature.

21
22 Form Approved:

23
24 /s/Mary E. Staffopoulos

25 Office of General Counsel

26 Legislation prepared by: Mary E. Staffopoulos

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