

1 Introduced by Council Member J. Carlucci and amended by the
2 Neighborhoods, Community Services, Public Health and Safety
3 Committee:

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6 **ORDINANCE 2025-773-E**

7 AN ORDINANCE APPROVING, AND AUTHORIZING THE
8 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
9 SECRETARY TO EXECUTE AND DELIVER, FOR AND ON
10 BEHALF OF THE CITY, THAT CERTAIN SOVEREIGNTY
11 SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION
12 TO AUTHORIZED USES AND SPECIAL LEASE CONDITIONS
13 (BOT FILE NO. 160739059) BETWEEN THE CITY OF
14 JACKSONVILLE AND THE BOARD OF TRUSTEES OF THE
15 INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF
16 FLORIDA (THE "LEASE") FOR OPERATION OF A 153,185
17 SQUARE FOOT FEE WAIVED LEASE AREA FOR AN
18 OVERWATER RIVERWALK, PUBLIC TEMPORARY DOCK
19 MOORING, KAYAK LAUNCH, AND WATER TAXI STOPS AND
20 A 12,604 SQUARE FOOT REVENUE GENERATING LEASE
21 AREA FOR MOORING OF VESSELS, INCLUDING A DINNER
22 CRUISE FACILITY, IN CONJUNCTION WITH UPLAND
23 ACCESS TO PUBLIC AREAS AND PARKS FOR A LEASE
24 TERM EXPIRING ON JANUARY 17, 2029, WITH AN
25 INITIAL ANNUAL LEASE FEE OF \$2,724.98 FOR THE
26 12,604 SQUARE FOOT REVENUE GENERATING LEASE
27 AREA, SUBJECT TO ANNUAL ADJUSTMENTS TO THE LEASE
28 FEE THEREAFTER IN ACCORDANCE WITH RULE 18-
29 21.011, *FLORIDA ADMINISTRATIVE CODE*; PROVIDING
30 FOR OVERSIGHT OF EXECUTION AND RECORDING OF THE
31 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 therefore 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.

1 This Lease renewal was prompted by the expiration of the existing
2 lease for the Southbank Riverwalk area on January 17, 2024. The City
3 has been actively working with the Florida Department of Environmental
4 Protection to obtain this new lease which provides for a new term
5 expiring on January 17, 2029. The modification to the Lease
6 encompasses authorization for commercial activity at the dinner
7 cruise dock which was recently activated.

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

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

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

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23 Form Approved:

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25 /s/ Mary E. Staffopoulos

26 Office of General Counsel

27 Legislation prepared by: Mary E. Staffopoulos

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