

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2025-69-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 AMENDED AND RESTATED LEASE BETWEEN BLUE CROSS  
9 AND BLUE SHIELD OF FLORIDA, INC. AND THE CITY OF  
10 JACKSONVILLE FOR THE CITY'S LEASE OF CERTAIN  
11 REAL PROPERTY AND IMPROVEMENTS LOCATED AT 532  
12 RIVERSIDE AVENUE, JACKSONVILLE, FLORIDA 32202,  
13 COMMONLY KNOWN AS "FLORIDA BLUE BUILDING", FOR  
14 GENERAL OFFICE PURPOSES AND USES ANCILLARY AND  
15 RELATED THERETO, FOR A ONE HUNDRED NINETY-FIVE  
16 (195) MONTH INITIAL TERM COMMENCING ON  
17 COMPLETION OF THE LEASE EXPANSION BUILDOUT;  
18 PROVIDING FOR OVERSIGHT BY THE JACKSONVILLE  
19 SHERIFF'S OFFICE; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, as authorized by Ordinance 2023-494-E, City and Blue  
22 Cross Blue Shield of Florida, Inc. ("Landlord") are currently parties  
23 to a lease of real property located at 532 Riverside Avenue,  
24 Jacksonville, Florida 32202 (the "Property") comprising 62,695  
25 rentable square feet of space for an initial term of 149 months (the  
26 "Current Lease"); and

27 **WHEREAS**, Landlord and City, on behalf of the Jacksonville  
28 Sheriff's Office ("JSO"), desire to enter into an Amended and Restated  
29 Lease (the "Amended Lease") to lease 283,893 square feet of additional  
30 space at the Property (the "Expansion Premises") to allow JSO to  
31 vacate the Police Memorial Building and consolidate operations into

1 one facility;

2 **WHEREAS**, the terms and a draft of the Amended Lease were approved  
3 by the Facilities Planning Committee on November 27, 2024; now,  
4 therefore

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

6 **Section 1. Amended Lease Agreement Approved and Execution**  
7 **Authorized.** There is hereby approved, and the Mayor, or her designee,  
8 and the Corporation Secretary are hereby authorized to execute and  
9 deliver that certain Amended Lease between Blue Cross and Blue Shield  
10 of Florida, Inc. and the City of Jacksonville in substantially the  
11 same form as has been placed **On File** with the Office of Legislative  
12 Services. Said Amended Lease is for the Property, inclusive of any  
13 existing improvements, structures, and facilities located thereon as  
14 more particularly described in the Lease, for a one hundred and  
15 ninety-five (195) month initial term, commencing on completion of the  
16 Expansion Premises buildout, with two (2) five-year (5) renewal terms.  
17 In addition to the 62,995 square feet currently leased by City, the  
18 Amended Lease authorizes the use of 283,893 additional rentable square  
19 feet of the Property, comprised of 239,646 square feet of general  
20 office space at a rate of \$20.00 per square foot annually, 19,247  
21 square feet of warehouse space at a rate of \$6.00 per square foot  
22 annually, and 25,000 square feet of retail space at a rate of \$35.00  
23 per square feet annually. In addition, the Amended Lease includes 3  
24 designated parking spaces in front of the Florida Blue Building and  
25 5 parking spaces per 1,000 rentable square feet. All rates are  
26 subject to a three percent (3%) annual rate increase. Landlord is  
27 providing a Tenant Improvement Allowance for the Expansion Premises  
28 of \$19,848,450. An additional Tenant Improvement Allowance of  
29 \$20,001,944.68 is available to City if so requested. The Amended  
30 Lease includes fifteen months of abated rent which may be converted  
31 into additional Tenant Improvement Allowance of \$7,272,628.02.

1 Landlord is also providing office furniture from its Deerwood location  
2 for use by JSO at the Property.

3       **Section 2.       Oversight Department.**       The Jacksonville  
4 Sheriff's Office shall oversee administration of the Amended Lease  
5 described herein.

6       **Section 3.       Effective Date.**       This Ordinance shall become  
7 effective upon signature by the Mayor or upon becoming effective  
8 without the Mayor's signature.

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10 Form Approved:

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12       Harry M. Wilson, IV

13 Office of General Counsel

14 Legislation Prepared By: Harry M. Wilson, IV

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