

1 Introduced by the Council President at the request of the Mayor:  
2  
3

4 **ORDINANCE 2021-553-E**

5 AN ORDINANCE APPROPRIATING \$1,162,600.00 FROM  
6 DUVAL COUNTY TAX COLLECTOR INVESTMENT POOL  
7 EARNINGS TO PROVIDE FUNDING FOR BUILD-OUT  
8 COSTS TO OUTFIT APPROXIMATELY 6,656 SQUARE  
9 FEET OF SPACE TO SERVE AS THE DUVAL COUNTY TAX  
10 COLLECTOR'S NEW SOUDEL BRANCH, AS INITIATED BY  
11 BT 21-095; PURPOSE OF APPROPRIATION; PROVIDING  
12 FOR CARRYOVER OF FUNDS INTO FISCAL YEAR 2021-  
13 2022; APPROVING, AND AUTHORIZING THE MAYOR, OR  
14 HIS DESIGNEE, AND CORPORATION SECRETARY TO  
15 EXECUTE AND DELIVER THAT CERTAIN LEASE  
16 AGREEMENT BETWEEN JACKSONVILLE PLAZA 1 LLC  
17 ("LANDLORD") AND THE CITY OF JACKSONVILLE  
18 ("TENANT"), TO LEASE APPROXIMATELY 6,656  
19 SQUARE FEET OF SPACE AT THE PROPERTY LOCATED  
20 AT 4750 SOUDEL DRIVE, JACKSONVILLE, FLORIDA  
21 32208 (R.E. #037568-0000), IN COUNCIL DISTRICT  
22 10, FOR AN INITIAL TERM BEGINNING ON THE LEASE  
23 COMMENCEMENT DATE AND ENDING ON SEPTEMBER 30,  
24 2027, WITH OPTIONS TO RENEW FOR UP TO THREE  
25 (3) ADDITIONAL TERMS OF FIVE (5) YEARS, AT AN  
26 INITIAL RENTAL RATE OF \$6,656.00 PER MONTH,  
27 WITH TWO PERCENT (2%) ANNUAL INCREASES  
28 THEREAFTER; PROVIDING FOR OVERSIGHT OF LEASE  
29 ACQUISITION AND EXECUTION BY THE REAL ESTATE  
30 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS,  
31 AND THEREAFTER BY THE DUVAL COUNTY TAX

1 COLLECTOR'S OFFICE; PROVIDING AN EFFECTIVE  
2 DATE.

3  
4 **BE IT ORDAINED** by the Council of the City of Jacksonville:

5 **Section 1. Appropriation.** For the 2020-2021 fiscal year,  
6 within the City's budget, there are hereby appropriated the  
7 indicated sum(s) from the account(s) listed in subsection (a) to  
8 the account(s) listed in subsection (b):

9 (B.T. 21-095, attached hereto as **Exhibit 1** and incorporated herein  
10 by this reference):

11 (a) Appropriated from:

12 See B.T. 21-095 \$1,162,600.00

13 (b) Appropriated to:

14 See B.T. 21-095 \$1,162,600.00

15 (c) Explanation of appropriation:

16 The funding above is a transfer of funds from Tax  
17 Collector investment pool earnings to the Tax Collector  
18 General Operations - Finance and Administration Account  
19 to be used for build-out of leased space for relocation  
20 of the Duval County Tax Collector's Office Gateway  
21 branch.

22 **Section 2. Purpose.** The purpose of the appropriation in  
23 Section 1 is to provide funding for build-out costs associated with  
24 the relocation of the Duval County Tax Collector's Office Gateway  
25 branch (located at 910 W. 44th Street) to a new Soutel branch,  
26 located at 4750 Soutel Drive, Jacksonville, Florida 32208,  
27 including procurement of office furniture, fixtures and equipment,  
28 and information technology and other operational expenses necessary  
29 for said branch relocation. The Landlord is providing \$25.00 per  
30 square foot toward the build-out, for a total contribution of  
31 \$166,400.00. This relocation is necessary because the current

1 lease for the Gateway branch, which expires in March 2022, will not  
2 be renewed.

3       **Section 3. Carryover.** The funds appropriated in this  
4 Ordinance shall not lapse but shall carryover to fiscal year 2021-  
5 2022.

6       **Section 4. Approval and authorization.** There is hereby  
7 approved, and the Mayor, or his designee, and Corporation Secretary  
8 are hereby authorized to execute and deliver that certain Lease  
9 Agreement between the City of Jacksonville, for and on behalf of  
10 the Duval County Tax Collector, and Jacksonville Plaza 1 LLC (the  
11 "Lease"), in substantially the same form as has been placed **On File**  
12 with the Office of Legislative Services. The Lease provides for  
13 use of approximately 6,656 square feet of space in Unit #3 of the  
14 plaza located at 4750 Soutel Drive, Jacksonville, Florida 32208  
15 (R.E. #037568-0000) in Council District 10, for use by the Duval  
16 County Tax Collector's Office for its new Soutel Branch location,  
17 subject to the terms and conditions outlined therein. The Lease  
18 has an initial term beginning on the Lease commencement date  
19 through September 30, 2027, with options to renew for three (3)  
20 additional five (5) year terms. The initial rental rate is  
21 \$6,656.00 per month, with an escalation rate of two percent (2%)  
22 per year thereafter.

23       **Section 5. Oversight Department.** The Real Estate  
24 Division of the Department of Public Works shall provide initial  
25 oversight of Lease execution and the Duval County Tax Collector's  
26 Office shall provide oversight of the Lease thereafter.

27       **Section 6. Effective Date.** This Ordinance shall become  
28 effective upon signature by the Mayor or upon becoming effective  
29 without the Mayor's signature.

30  
31 Form Approved:

1

2           /s/ Mary E. Staffopoulos

3 Office of General Counsel

4 Legislation prepared by Mary E. Staffopoulos

5 GC-#1445196-v2A-Legis\_-\_Tax\_Collector\_(Soutel\_Branch)\_Lease-Buildout\_(BT21-095).docx