

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



Brandon Russell
Research Assistant
(904) 255-5137
BRussell@coj.net

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202

Bill Type and Number: Ordinance 2025-0773

Introducer/Sponsor(s): Council Member J. Carlucci

Date of Introduction: October 14, 2025

Committee(s) of Reference: F, NCSPHS

Date of Analysis: October 13, 2025

Type of Action: Approve and authorize the Mayor to deliver a Sovereignty Submerged Lands Lease Renewal and Modification to Authorized Uses and Special Lease Conditions; provide for oversight

Bill Summary: The bill approves and authorizes the Mayor to execute and deliver a Sovereignty Submerged Lands Lease Renewal and Modification to Authorized Uses and Special Lease Conditions between the City and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. The bill provides for oversight of the execution and recording of the lease by the Real Estate Division of the Department of Public Works, and thereafter, oversight of the lease and docking facility by the Parks, Recreation, and Community Services Department. The bill requests one-cycle emergency passage.

Background Information: This Lease authorizes the City access to and use of two lease areas that include various public facilities:

1. A 153,185 square foot lease area for the operation of a public overwater marginal riverwalk, a public temporary dock mooring, a kayak launch, and water taxi stops
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 the dinner cruise facility and is subject to an initial annual lease fee of \$2,724.98, which will be adjusted annually pursuant to the provisions of Rule 19-21.011, *Florida Administrative Code*, for the remaining years of the lease term

The renewal was prompted by the expiration of the existing lease for the Southbank Riverwalk area on January 17, 2024. The City has been working with the Florida Department of Environmental Protection to obtain the new lease with an expiration date of January 17, 2029. The modification to the Lease includes the addition of the 12,604 square foot lease area for the dinner cruise facility and authorization for commercial activity.

Policy Impact Area: Riverfront access, lease renewal

Fiscal Impact: Initial annual lease fee of \$2,724.98, to be adjusted annually pursuant to Rule 18-21.011, *Florida Administrative Code*.

Analyst: Russell