

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2023-344**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 LEASE BETWEEN THE UNITED STATES OF AMERICA (U.S.
9 NAVY) AND THE CITY OF JACKSONVILLE (THE "LEASE")
10 FOR THE CITY'S LEASE OF CERTAIN REAL PROPERTY
11 AND IMPROVEMENTS LOCATED AT 3600 FLORIDA A1A,
12 JACKSONVILLE, FLORIDA 32233, COMMONLY KNOWN AS
13 "HELEN COOPER FLOYD PARK", FOR THE OPERATION AND
14 MAINTENANCE OF A PARK FOR THE BENEFIT OF THE
15 PUBLIC, FOR A TWENTY-FIVE YEAR TERM COMMENCING
16 ON THE EFFECTIVE DATE OF THE LEASE THROUGH 2048,
17 AT A RENTAL RATE OF \$100.00 PER YEAR, WITH THE
18 OPTION TO PAY A ONE-TIME, LUMP SUM RENTAL AMOUNT
19 OF \$2,500.00 FOR THE ENTIRETY OF THE LEASE TERM;
20 PROVIDING FOR OVERSIGHT BY THE DEPARTMENT OF
21 PARKS, RECREATION AND COMMUNITY SERVICES;
22 PROVIDING AN EFFECTIVE DATE.
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24 **BE IT ORDAINED** by the Council of the City of Jacksonville:

25 **Section 1. Lease Agreement Approved and Execution**

26 **Authorized.** There is hereby approved, and the Mayor, or his designee,
27 and the Corporation Secretary are hereby authorized to execute and
28 deliver that certain Lease between the United States of America (U.S.
29 Navy) and the City of Jacksonville in substantially the same form as
30 has been placed **On File** with the Office of Legislative Services (the
31 "Lease"). Said Lease is for property located at 3600 Florida A1A,

1 Jacksonville, Florida 32233 (the "Property"), inclusive of any
2 existing improvements, structures, and facilities located thereon as
3 more particularly described in the Lease, for a 25-year term
4 commencing on the effective date of the Lease through 2048. The
5 Lease authorizes the City's operation and maintenance of a park on
6 the Property, commonly known as Helen Cooper Floyd Park, for the
7 benefit of the general public in accordance with the terms of the
8 Lease. In addition to assuming the costs for operation and
9 maintenance of Helen Cooper Floyd Park, the City shall be responsible
10 to pay rent in the amount of \$100.00 per year or it may exercise the
11 option to make a one-time, lump sum rental payment of \$2,500.00 for
12 the entirety of the Lease term.

13 The City previously operated a park at this site (formerly known
14 as "Little Jetties") pursuant to the authority granted by Resolution
15 1990-850-A, resulting in a lease agreement with the United States of
16 America (U.S. Navy) for the approximately 25-acre area of land. The
17 previous lease was terminated early on April 1, 2015, to allow the
18 U.S. Army Corp of Engineers to construct a navigation project on the
19 site known as the "Mile Point Project". Upon completion of that
20 project, the City sent a letter to the U.S. Navy requesting to enter
21 into a new long-term lease for Helen Cooper Floyd Park, ultimately
22 resulting in the new Lease authorized herein.

23 **Section 2. Oversight Department.** The Department of Parks,
24 Recreation and Community Services shall oversee administration of the
25 Lease described herein.

26 **Section 3. Effective Date.** This Ordinance shall become
27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation prepared by: Mary E. Staffopoulos

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