

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2023-499**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE  
6 MAYOR, OR HER DESIGNEE, AND THE CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER, FOR AND ON  
8 BEHALF OF THE CITY, THAT CERTAIN GROUND LEASE  
9 BETWEEN THE CITY OF JACKSONVILLE AND ASSOCIATION  
10 OF FIREFIGHTERS, IAFF LOCAL NO. 122, INC. FOR  
11 CONSTRUCTION AND OPERATION OF THE FIREFIGHTERS'  
12 HEALTH AND WELLNESS CENTER, LOCATED AT 618  
13 STOCKTON STREET, JACKSONVILLE, FLORIDA 32204 FOR  
14 A TERM BEGINNING ON THE EFFECTIVE DATE OF THE  
15 AGREEMENT AND CONTINUING FOR 99 YEARS; PROVIDING  
16 FURTHER AUTHORIZATIONS; PROVIDING FOR OVERSIGHT  
17 BY THE JACKSONVILLE FIRE AND RESCUE DEPARTMENT;  
18 PROVIDING AN EFFECTIVE DATE.  
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20 **BE IT ORDAINED** by the Council of the City of Jacksonville:

21 **Section 1. Agreement Approved and Execution Authorized.**

22 There is hereby approved, and the Mayor, or her designee, and the  
23 Corporation Secretary are hereby authorized to execute and deliver,  
24 for and on behalf of the City, that certain Ground Lease Agreement  
25 between Association of Firefighters, IAFF Local No. 122, Inc., as  
26 Lessor, and the City of Jacksonville, as Lessee, for construction and  
27 operation of the Firefighters' Health and Wellness Center in  
28 substantially the form placed **On File** with the Legislative Services  
29 Division (the "Agreement"). The Agreement authorizes the City's use  
30 of and access to the property located at 618 Stockton Street,  
31 Jacksonville, Florida 32204 for a term beginning on the effective

1 date of the Agreement and continuing for 99 years, for construction  
2 and operation of the Firefighters' Health and Wellness Center. The  
3 Agreement provides the City will pay a rent and use fee of \$1.00 per  
4 year.

5 The property will serve as a new location for the JFRD Health  
6 and Wellness Center which provides a central facility for a number  
7 of major health services including medical fitness,  
8 injury/rehabilitation, and mental health. The ability to provide  
9 these services from the current location is limited by the physical  
10 constraints of the existing building.

11 **Section 2. Further Authorizations.** The Agreement may  
12 include such additions, deletions and changes as may be reasonable,  
13 necessary and acceptable to the Mayor, or her designee, with such  
14 inclusion and acceptance being evidenced by execution of the Agreement  
15 by the Mayor, or her designee; provided however, no modification to  
16 the Agreement may increase the financial obligations or liability of  
17 the City to an amount in excess of the amount stated in the Agreement  
18 or decrease the duties and obligations of the Lessee as stated in the  
19 Agreement, and any such modifications shall be technical only and  
20 shall be subject to appropriate legal review and approval by the  
21 Office of General Counsel. For the purposes of this Ordinance, the  
22 term "technical changes" is defined as those changes having no  
23 financial impact to the City or changes required for compliance with  
24 the terms and conditions of any grant funding received by the City  
25 for construction of the center and any other non-substantive changes  
26 that do not substantively increase the duties and responsibilities  
27 of the City under the provisions of the Agreement.

28 **Section 3. Oversight Department.** The Jacksonville Fire and  
29 Rescue Department shall oversee administration of the Agreement and  
30 project described herein.

31 **Section 4. Effective Date.** This Ordinance shall become

1 effective upon signature by the Mayor or upon becoming effective  
2 without the Mayor's signature.

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4 Form Approved:

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6         /s/ Lawsikia Hodges        

7 Office of General Counsel

8 Legislation Prepared By: Harry M. Wilson, IV

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