

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2023-45**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THE FIRST
8 AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY OF
9 JACKSONVILLE AND S.O.C.K. OUTSTANDING STUDENTS
10 (S.O.S.) ACADEMY, INC. FOR CHARTER MIDDLE
11 SCHOOL, TO ALLOW FOR THE CONTINUED LEASE OF A
12 PORTION OF THE MARY LENA GIBBS COMMUNITY CENTER
13 COMPLEX, LOCATED AT 6974 WILSON BOULEVARD,
14 JACKSONVILLE, FLORIDA 32210 (THE "PREMISES"), BY
15 S.O.C.K. OUTSTANDING STUDENTS (S.O.S.)
16 ACADEMNY, INC.; WAIVING THE PROVISIONS OF
17 SECTION 126.202 (COMPETITIVE SEALED BID), PART
18 2 (SUPPLIES, CONTRACTUAL SERVICES AND CAPITAL
19 IMPROVEMENTS), CHAPTER 126 (PROCUREMENT CODE),
20 ORDINANCE CODE, TO ALLOW FOR THE CONTINUED
21 OPERATION OF A CHARTER MIDDLE SCHOOL AT THE
22 PREMISES WITHOUT THE NECESSITY OF A COMPETITIVE
23 SEALED BID; PROVIDING FOR OVERSIGHT BY THE
24 PARKS, RECREATION AND COMMUNITY SERVICES
25 DEPARTMENT; PROVIDING AN EFFECTIVE DATE.

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

28 **Section 1. First Amendment to Lease Agreement Approved and**
29 **Execution Authorized.** There is hereby approved, and the Mayor, or
30 his designee, and the Corporation Secretary are hereby authorized to
31 execute and deliver the First Amendment to Lease Agreement Between

1 the City of Jacksonville and S.O.C.K. Outstanding Students (S.O.S.)
2 Academy, Inc. for Charter Middle School, in substantially the form
3 attached hereto as **Exhibit 1** and incorporated herein by this reference
4 (the "First Amendment"). S.O.C.K. Outstanding Students (S.O.S.)
5 Academy, Inc. (the "Tenant") currently leases an office, storage
6 area, gym and a portion of the property at the Mary Lena Gibbs
7 Community Center Complex located at 6974 Wilson Boulevard,
8 Jacksonville, Florida 32210 (the "Premises") to operate a Duval County
9 charter middle school. The lease, a copy of which has been placed
10 **On File** in the Legislative Services Division, was approved by
11 Ordinance 2012-228-E and provided for an initial term of ten years
12 commencing on the first day of the school year in 2012 and expiring
13 on the last day of the school year in 2022, with three renewal options
14 of three years each. The First Amendment authorizes an extension of
15 the lease term for an additional 30 years commencing on June 1, 2022
16 and continuing until the last day of the school year in 2052.

17 **Section 2. Waiver of Section 126.202 (Competitive sealed**
18 **bid), Part 2 (Supplies, Contractual Services and Capital**
19 **Improvements), Chapter 126 (Procurement Code), Ordinance Code.**
20 Section 126.202 (Competitive sealed bid), Part 2 (Supplies,
21 Contractual Services and Capital Improvements), Chapter 126
22 (Procurement Code), *Ordinance Code*, is hereby waived to allow S.O.C.K.
23 Outstanding Students (S.O.S.) Academy, Inc. (the "Tenant") to
24 continue to offer a charter middle school at the Premises without the
25 necessity of a competitive sealed bid. This waiver is sought because
26 the Tenant has been providing quality education to middle school
27 students since 2001.

28 **Section 3. Oversight Department.** The Parks, Recreation and
29 Community Services Department shall oversee administration of the
30 Lease 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/ Mary E. Staffopoulos

7 Office of General Counsel

8 Legislation prepared by: Mary E. Staffopoulos

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