

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2025-328**

5 AN ORDINANCE APPROPRIATING \$2,429,472.00 FROM  
6 THE TAX COLLECTOR INTEREST INCOME EARNINGS  
7 ACCOUNT TO FUND THE RELOCATION AND CONSOLIDATION  
8 OF THE KERNAN AND HOGAN BRANCHES TO THE PROPOSED  
9 LEASE LOCATION AT 11160 BEACH BOULEVARD, UNIT  
10 121, ST. JOHNS BRANCH, AS INITIATED BY B.T. 25-  
11 075; PROVIDING FOR A CARRYOVER OF FUNDS INTO  
12 FISCAL YEAR 2025-2026; APPROVING, AND  
13 AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND  
14 CORPORATION SECRETARY TO EXECUTE AND DELIVER,  
15 THAT CERTAIN LEASE AGREEMENT BETWEEN THE CITY OF  
16 JACKSONVILLE, FOR AND ON BEHALF OF THE TAX  
17 COLLECTOR (TENANT), AND ST. JOHNS SQUARE LAND  
18 TRUST, SAID LEASE BEING FOR AN INITIAL TERM OF  
19 APPROXIMATELY TEN (10) YEARS TO EXPIRE ON  
20 SEPTEMBER 30, 2035, WITH TWO (2) ADDITIONAL  
21 SUCCESSIVE FIVE (5) YEAR RENEWAL OPTIONS, FOR  
22 APPROXIMATELY 13,080 SQUARE FEET OF OFFICE SPACE  
23 LOCATED AT 11160 BEACH BOULEVARD, UNIT 121,  
24 JACKSONVILLE, FLORIDA, 32246; PROVIDING FURTHER  
25 AUTHORIZATIONS; PROVIDING FOR OVERSIGHT BY THE  
26 REAL ESTATE DIVISION OF THE DEPARTMENT OF PUBLIC  
27 WORKS; PROVIDING AN EFFECTIVE DATE.  
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29 **BE IT ORDAINED** by the Council of the City of Jacksonville:

30 **Section 1. Appropriation.** For the 2024-2025 fiscal year,  
31 within the City's budget, there are hereby appropriated the indicated

sum(s) from the account(s) listed in subsection (a) to the account(s) listed in subsection (b):

(B.T. 25-075 attached hereto as **Exhibit 1** and incorporated herein by this reference)

(a) Appropriated from:

See B.T. 25-075 \$2,429,472.00

(b) Appropriated to:

See B.T. 25-075 \$2,429,472.00

(c) **Explanation of Appropriation.** The funding above is an appropriation of funds from the Tax Collector General Operations Interest Income Account for the cost of the relocation and consolidations of the Kernan and Hogan Branches to the proposed lease location at 11160 Beach Boulevard, Unit 121, St. Johns Bluff Branch. The funds will be used for buildout, relocation expenses, office furniture/equipment, and to pay the first six (6) months of rent.

**Section 2. Carryover.** The funds appropriated in Section 1 of this ordinance shall not lapse but shall carryover into fiscal year 2025-2026.

**Section 3. Purpose.** The purpose of the appropriation above is to fund the relocation and consolidation of the Kernan and Hogan Branches to the proposed lease location at 11160 Beach Boulevard, Unit 121, St. Johns Bluff Branch.

**Section 4. Lease agreement approved and execution authorized.** There is hereby approved, and the Mayor, or her designee, and Corporation Secretary are hereby authorized to execute and deliver, that certain Lease Agreement for and on behalf of the City of Jacksonville, for and on behalf of the Tax Collector (Tenant), and St. Johns Square Land Trust (Landlord), in substantially the same form placed **On File** with the Office of Legislative Services (the "Lease").

Said lease is for an initial term of approximately ten (10) years, to expire on September 30, 2035, with two successive five (5) year renewal options, for approximately 13,080 square feet of office space located at 11160 Beach Boulevard, Unit 121, Jacksonville, Florida, 32246.

**Section 5. Further Authorizations.** The Lease may include such additions, deletions and changes as may be reasonable, necessary and acceptable to the Mayor, or her designee, with such inclusion and acceptance being evidenced by execution of the Lease by the Mayor, or her designee; provided however, no modification to the Lease may increase the financial obligations or liability of the City to an amount in excess of the amount stated in the Lease or decrease the duties and obligations of Landlord as stated in the Lease, and any such modifications shall be technical only and shall be subject to appropriate legal review and approval by the Office of General Counsel. For the purposes of this Ordinance, the term "technical changes" is defined as those changes having no financial impact to the City and any other non-substantive changes that do not substantively increase the duties and responsibilities of the City under the provisions of the Lease.

**Section 6. Oversight.** The Real Estate Division of the Public Works Department shall oversee the project described herein.

**Section 7. Effective Date.** This ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/S/ Harry M. Wilson, IV

Office of General Counsel

Legislation prepared by: Harry M. Wilson, IV

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