

1 Introduced by the Council President at the request of the Mayor and
2 amended by the Neighborhoods, Community Services, Public Health and
3 Safety Committee:
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6 **ORDINANCE 2023-494-E**

7 AN ORDINANCE APPROVING, AND AUTHORIZING THE
8 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
9 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
10 LEASE BETWEEN BLUE CROSS AND BLUE SHIELD OF
11 FLORIDA, INC. AND THE CITY OF JACKSONVILLE (THE
12 "LEASE") FOR THE CITY'S LEASE OF CERTAIN REAL
13 PROPERTY AND IMPROVEMENTS LOCATED AT 532
14 RIVERSIDE AVENUE, JACKSONVILLE, FLORIDA 32202,
15 COMMONLY KNOWN AS "FLORIDA BLUE BUILDING", FOR
16 GENERAL OFFICE PURPOSES AND USES ANCILLARY AND
17 RELATED THERETO, FOR A ONE HUNDRED FORTY-NINE
18 (149) MONTH INITIAL TERM COMMENCING ON THE
19 EFFECTIVE DATE OF THE LEASE; PROVIDING FOR
20 OVERSIGHT BY THE JACKSONVILLE SHERIFF'S OFFICE;
21 PROVIDING AN EFFECTIVE DATE.
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23 **BE IT ORDAINED** by the Council of the City of Jacksonville:

24 **Section 1. Lease Agreement Approved and Execution**
25 **Authorized.** There is hereby approved, and the Mayor, or her designee,
26 and the Corporation Secretary are hereby authorized to execute and
27 deliver that certain Lease between Blue Cross and Blue Shield of
28 Florida, Inc. and the City of Jacksonville in substantially the same
29 form as has been placed **On File** with the Office of Legislative
30 Services. Said Lease is for the property located at 532 Riverside
31 Avenue, Jacksonville, Florida 32202 (the "Property"), inclusive of

1 any existing improvements, structures, and facilities located thereon
2 as more particularly described in the Lease, for a one hundred and
3 forty-nine (149) month initial term with two (2) five-year (5)
4 renewals, commencing on the effective date of the Lease. The Lease
5 authorizes the use of 58,959 square feet of the premises for general
6 office space at a rate of \$20.00 per square foot annually, and an
7 additional 3,567 square feet for garage space at \$6.00 per square
8 foot, all rates subject to a three percent (3%) annual rate increase.
9 Upon completion of tenant improvements, gross rent shall be abated
10 for ten (10) months and may be converted to additional tenant
11 improvement dollars.

12 **Section 2. Oversight Department.** The Jacksonville
13 Sheriff's Office shall oversee administration of the Lease described
14 herein.

15 **Section 3. Effective Date.** This Ordinance shall become
16 effective upon signature by the Mayor or upon becoming effective
17 without the Mayor's signature.

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19 Form Approved:

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21 /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Lawsikia J. Hodges

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