

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2020-317**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE  
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER A LEASE  
8 AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND  
9 FRONT PORCH COMMUNITIES AND SERVICES FOR THE  
10 LEASE OF PROPERTY WITHIN CECIL COMMERCE  
11 CENTER, LOCATED AT THE INTERSECTION OF POW MIA  
12 MEMORIAL PARKWAY AND LAKE NEWMAN STREET,  
13 JACKSONVILLE, FLORIDA 32221, FOR USE AS A  
14 SENIOR LIVING FACILITY, FOR AN INITIAL TERM OF  
15 10 YEARS AT AN ANNUAL BASE RENTAL RATE OF  
16 \$120,000 WITH 3% ANNUAL INCREASES AND  
17 PERCENTAGE RENT; PROVIDING FOR OVERSIGHT BY  
18 THE OFFICE OF ECONOMIC DEVELOPMENT; PROVIDING  
19 AN EFFECTIVE DATE.  
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21 **WHEREAS**, City and Front Porch Communities and Services  
22 ("Tenant"), successor in interest to Internext Group, Inc.,  
23 previously entered into that certain Sublicense Agreement dated May  
24 5, 2000 ("Prior Lease"), for the lease of approximately 73 acres  
25 ("Leased Premises") in Cecil Commerce Center, upon which Tenant has  
26 been operating a senior living facility; and

27 **WHEREAS**, City's interest in the Leased Premises at the  
28 commencement date of the Prior Lease was pursuant to City's license  
29 agreement with the United States of America ("Government"), dated  
30 November 10, 1999; and

31 **WHEREAS**, the City has subsequently taken title to the Leased

1 Premises from the Government; and

2       **WHEREAS**, Tenant has requested and the City has agreed to enter  
3 into a new lease agreement for the Leased Premises upon the terms  
4 and conditions contained in the lease substantially in the form **On**  
5 **File** with the Legislative Services Division for the continued use  
6 of the Leased Premises by Tenant as a senior living facility; and

7       **WHEREAS**, the Council finds that the lease of the Leased  
8 Premises to Tenant is appropriate and serves a public purpose by  
9 providing for the health and welfare of the City's senior citizens,  
10 now therefore

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

12       **Section 1. Lease Agreement approved and execution**  
13 **authorized.** There is hereby approved, and the Mayor, or his  
14 designee, and Corporation Secretary are hereby authorized to  
15 execute and deliver, the Lease Agreement between the City of  
16 Jacksonville and Front Porch Communities and Services ("Tenant")  
17 substantially in the form **On File** with the Legislative Services  
18 Division (the "Lease Agreement"). The Lease Agreement provides for  
19 the lease from the City to the Tenant of certain real property in  
20 Cecil Commerce Center containing individual housing units that  
21 Tenant leases to adults 55 years of age and older. The Lease  
22 provides for a base rental rate of \$120,000 annually, with 3%  
23 annual increases, along with Percentage Rent calculated as set  
24 forth in the Lease, with an initial term of ten years with two,  
25 five-year renewal options. The Lease Agreement also provides the  
26 Tenant with a rent credit in the maximum amount of \$500,000 if  
27 certain road repair and streetlight work is performed by Tenant on  
28 the Leased Premises, as further detailed in the Lease.

29       **Section 2. Oversight.** The Office of Economic  
30 Development shall oversee the project described herein.

31       **Section 3. Effective Date.** This Ordinance shall become

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

3 Form Approved:

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5  /s/John C. Sawyer, Jr.

6 Office of General Counsel

7 Legislation prepared by John Sawyer

8 GC-#1287335-v1-Leg\_\_2020-\_\_Front\_Porch\_Communities\_(Cecil\_Pines)\_Lease.doc