

**FLOOR AMENDMENT**

Council Member Carrico offers the following floor amendment to File No. 2023-7:

- (1) On **page 1, line 19**, after "PUD;" **insert** "PUD SUBJECT TO CONDITIONS;";
- (2) On **page 2, lines 10 and 11**, **strike** "2030 Comprehensive Plan" and **insert** "2045 Comprehensive Plan";
- (3) On **page 2, line 29**, **strike** "Exhibit 3 - Written Description dated October 18, 2022." and **insert** "Revised Exhibit 3 - Revised Written Description dated June 20, 2023.";
- (4) On **page 2, line 30**, **strike** "Exhibit 4 - Site Plan dated October 10, 2022." and **insert** "Revised Exhibit 4 - Revised Site Plan dated June 15, 2023.";
- (5) On **page 2, line 30½**, **insert** a new Section 2 to read as follows:

**"Section 2. Rezoning Approved Subject to Conditions.** This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

- (1) Except for the self-storage office, no personal property self-storage uses shall be located at the ground level.
- (2) The ground level self-storage office space shall have frontage on Home Street and not on Prudential Drive or Hendricks Avenue.

- (3) Nothing in the Site Plan, Written Description or any other provision of this Ordinance supersedes the requirements for closing of a street, alley, or public right-of-way in Chapter 744, *Ordinance Code*, or other applicable requirements in the City of Jacksonville Ordinance Code or Florida Statutes. Failure to close any street, alley, or public right-of-way within the project area does not relieve the developer of any design or other requirement imposed by the Downtown Development Review Board (DDRB) and does not relieve the developer of any potential requirement for additional review by DDRB if the project is redesigned due to the failure to close any street, alley, or public right-of-way within the project area.
- (4) Nothing in the Written Description or Site Plan supersedes the required review by DDRB, pursuant to Chapter 656, Part 3, Subpart H, *Ordinance Code*.
- (5) The total amount of ground floor retail shall not be less than 19,127 square feet. Ground floor building facades that front public streets shall be devoted to functional space for at least one primary use unrelated to, and not accessory to, the personal property self-storage facility. Functional space does not include vehicle use areas, open space, or other non-activation activities, but does include uses such as professional and medical offices, commercial retail sales and services, eating and drinking establishments, and art galleries. In addition to the

required square footage of ground floor retail, at least 36,609 square feet of residential uses and 5,741 square feet of roof top uses shall be included in the building. The above square footages may vary by up to ten percent.

- (6) A minimum of 20 multi-family residential units shall be provided. The total square footage for such uses shall not be less than 36,609 square feet. Residential uses shall be located on the uppermost floor(s) of the structure, above self-storage uses. The above square footage may vary by up to ten percent.
  - (7) Roof top uses may include bars or restaurants, as may be approved by DDRB, all of which shall be open to the public.
  - (8) The minimum height requirement of three-stories shall be removed. Ground floor retail and upper floor residential uses shall be preserved regardless of any reduction in building height.
  - (9) Tractor trailers shall be prohibited from serving the personal property self-storage use.”;
- (6) Remove **Exhibit 3** and replace with **Revised Exhibit 3**;
  - (7) Remove **Exhibit 4** and replace with **Revised Exhibit 4**;
  - (8) Renumber the remaining Sections accordingly;
  - (9) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

