

Exhibit 3

WRITTEN DESCRIPTION

**Care Options Support Services, LLC PUD
3148 & 3206 De Carlo Lane, Jacksonville, Florida 32277
October 6, 2020**

I. PROJECT DESCRIPTION

A. The proposed Care Options Support Services, LLC ("COSS") RLD-60 to PUD Rezoning (the "PUD") asks for the conversion of 3148 De Carlo Lane, an existing single family detached dwelling unit, to a five (5) resident Community Foster Care Home, that will be located immediately next door to an existing COSS Community Foster Care Home at 3206 De Carlo Lane, a small scale Community Residential Home that has housed three (3) residents for the past thirteen (13) years (Please see Conceptual Site Plan at Exhibit "3").

The Project Name is "Care Options Support Services, LLC PUD".

COSS is a small scale Social Services Advocacy Group currently serving and caring for a total eight (8) residents at its 3546 Fitzgerald Street Group Home (5 residents) and at the aforementioned 3206 De Carlo Lane Foster Care Community Residential Home (3 residents). This proposed PUD application asks the City to relieve the requirements of its current Zoning Classification under Section 656.401 (h), Ordinance Code which stipulates that the City's Community Residential Homes and/or Group Homes be located no closer than 1,000 linear feet from another similar facility.

The relaxation of this requirement will allow COSS to acquire the adjoining residential dwelling unit at 3148 De Carlo Lane, then remodel the home to comfortably house a maximum five (5) new Community Foster Care Home residents, for a total of eight (8) residents housed within the proposed PUD.

The combined properties at 3206 and 3148 De Carlo Lane total 0.38+/- acres.

The proposed converted use of the 3148 De Carlo Lane property from single family residential to Community Home Foster Care Home use will be compatible with its adjacent COSS facility next door, which promises an economy of scale improvement for COSS and its new total of eight residents because of the proximity of the COSS Foster Care dwelling units to one another

The COSS Community Residential Foster Care Home at 3206 De Carlo Lane has operated as a Foster Care Home for the past 13 years without creating any neighborhood problems in the Arlington Hills residential subdivision in which these two adjacent properties are located:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RLD-60	Single Family
East	LDR	RLD-60	Single Family
South	LDR	RLD-60	Single Family
West	LDR	RLD-60	Single Family

COSS, given the approval of its proposed PUD application, will be able to efficiently share support services afforded its current three (3) residents at 3206 De Carlo Lane, with its new location next door at 3148 De Carlo Lane. This advantage will spark numerous practical benefits for the residents and for the facility's employees; these interactions will promote and coordinate learning and service experiences that would not be viable in situations where these types of small scale Community Foster Care Home facilities are located unworkable distances apart from one another.

II. QUANTITATIVE DATA

- A. Total Acreage: 0.38+/-
- B. Total Number of Dwelling Units: 2
- C. Total Number of Nonresidential Floor Area: 0
- D. Total Amount of Recreation Area: 0
- E. Total Amount of Open Space: 0
- F. Total Amount of Public/Private Rights-of-Way: 0
- G. Total Amount of Land Coverage of All Buildings and Structures: 3,483 sf
- H. Phase Schedule of Construction including Initiation Dates and Completion Dates: 2021

III. STATEMENTS

A. The proposed COSS PUD differs from the usual application of the City's Zoning Code primarily because under Section 656.401 (h), Ordinance Code a Community Residential Home cannot be sited within 1,000 linear feet from another Community Residential Home.

The proposed PUD respectfully requests that the City's strict 1,000 linear foot measure be relaxed in this instance so the COSS can provide foster care services for an additional five (5) residents for a total of eight (8) total residents allowed to live at 3206 and 3148 De Carlo Lane.

B. COSS's mission is to offer the provision of small scale individualized home care services for its residents within a traditional single family oriented residential neighborhood, blending harmoniously into the fabric of the community. This small scale practice also furnishes and fosters a family type atmosphere for its residents, a life experience that is not typically enjoyed by residents or their families in larger institutions offering this type of care and learning experiences. The results of the COSS small scale care model promotes public interest results by offering a living environment for individuals who for one reason or many are unable to cope, physically and/or mentally, without synchronized professional care, providing compassionate living arrangements for this segment of our City's population.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1). Community Residential Foster Care Homes.
- (2). Single Family Dwellings
- (3). Family day-care homes meeting the performance standards and development criteria set forth in Part 4.
- (4). Essential Services including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
- (5). Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (6). Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- (1). Schools meeting the performance standards and development criteria set forth in Part 4.
- (2). Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (3). Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

The COSS PUD Community Residential Foster Homes located at 3148 and 3206 De Carlo Lane shall be limited to a total of eight (8) residents.

D. Permitted Accessory Uses and Structures:

Pursuant to Section 656.403, Ordinance Code.

E. Restrictions on Uses:

The COSS PUD Community Residential Foster Care Homes located at 3148 and 3206 De Carlo Lane shall be limited to a total of eight (8) residents.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1). *Minimum lot area:* 6,000 sf.
- (2). *Minimum lot width:* 60 ft.
- (3). *Maximum lot coverage:* 50%
- (4). *Minimum front yard:* 20 ft.
- (5). *Minimum side yard:* 5 ft.
- (6). *Minimum Rear Yard:* 10 ft.
- (7). *Maximum height of structures:* 35 ft.

B. Ingress, Egress and Circulation:

(1). *Parking Requirements:* The parking requirements for the proposed COSS PUD shall be consistent with the requirements of Part 6 of the City's Zoning Code.

(2). *Vehicular Access:* Vehicular access to the COSS PUD shall be by way of existing single family residential dwelling unit driveways that currently support the 3148 and 3206 De Carlo Lane properties.

(3). *Pedestrian Access:* Pedestrian access shall be by way of De Carlo Lane via the existing driveways and sidewalks connected to the same within the 3148 and 3206 De Carlo Lane properties.

C. Signs:

Not applicable to the proposed COSS PUD.

D. Landscaping:

In the event that the proposed COSS PUD properties are redeveloped, said redevelopment shall be in accordance with the City of Jacksonville's Zoning Code landscaping regulations in its Part 12.

E. Recreation and Open Space:

Recreation opportunities for the proposed COSS PUD residents and staff shall occur within the current rear yard open lawn spaces inherent to the existing subject single family detached dwelling unit lots.

F. Utilities:

Potable Water is supplied to each existing single family dwelling unit by JEA.
Sanitary Sewer is supplied to each existing single family dwelling unit by JEA.
Electric Service is supplied to each existing single family dwelling unit by JEA.

G. Wetlands

Not applicable to the proposed COSS PUD.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the COSS PUD Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and its Land Use Regulations. The proposed COSS PUD will be beneficial to the surrounding neighborhood and community.

A. The small scale of the proposed COSS PUD, limited to no more than eight (8) total residents, makes this request rational and reasonable; were it a proposed community Residential Foster Home made up of only one (1) structure, a Zoning Variance proposal to accommodate the proposed eight (8) residents could be presented for consideration of the Planning Department and of the Planning Commission, asking for two (2) additional residents over the six (6) residents allowed by right by the City's Zoning Code's Part 4 (Reference Section 656.402 (h), Ordinance Code).

B. The proposed COSS PUD will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of other neighboring residential properties in Arlington Hills.

For example, the approval of the proposed COSS PUD will not have any negative effect at all on its neighboring properties' values.

This certainty is supported by the 2014 versus 2019 Duval County Property Appraiser data table and its companion neighboring property map found in Exhibit "K"

Exhibit "K" presents the Fair Market Value Comparisons over time for the single family detached residential homes closest to the existing COSS Community Foster Care Home, located at 3206 De Carlo Lane. These data show increases of Fair Market Values for **ALL** the properties located nearby to the existing COSS Community Residential Foster Home over the past five (5) years.

In fact, the increases from the 2014 Fair Market Values for these adjacent properties range from 30 percent to a high of 40 percent beyond their 2014 Fair Market Values during this time period.

Given this information it is clear that the allowance of a new COSS small scale five (5) resident Community Foster Care Home located next door to its existing three (3) resident Foster Home facility in the Arlington Hills subdivision may help sustain the ongoing increased property values enjoyed by its neighbors, particularly because the Community Residential Foster Homes' physical appearances are not altered in any noticeable way from their original appearances, and feature above average property maintenance practices.

To the passing eye, the future physical and architectural characteristics of the proposed new Community Home Foster Care facility and of its neighboring, existing Foster Care Home, will be and are no different than the other single family detached homes in the Arlington Hills Subdivision.

C. The proposed COSS PUD will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

For example, the proposed COSS PUD will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law.

The proposed converting use of the single family detached dwelling unit locate at 3148 De Carlo Lane to a maximum five (5) resident Community Foster Care Home, along with its prospective collaboration with the existing COSS facility at 3206 De Carlo Road's accommodating three (3) residents, will not negatively impact the public health, safety or welfare of its Arlington Hills neighborhood, or of the City in general.

In fact, this motion will provide for the health, safety and welfare of its total of eight (8) residents, who are part of an often overlooked segment of the City's population which remains plagued by an ongoing unmet need for small scale services such as offered by COSS.

Traffic circulation, solid waste, potable water, sanitary sewer, storm water drainage retention and existing mass transit facilities are in place and are adequate to service the proposed new small scale COSS facility's impacts.

The effect of the COSS PUD is in harmony with the spirit and intent of the City's Zoning Code.

Section 656.105, Ordinance Code, defines the purpose of the City's Zoning Code, which is to promote the health, safety, morals and general welfare of the public, to regulate the use of land and buildings and to implement the City's Comprehensive Plan, adopted pursuant to Chapter 650, Ordinance Code, and F.S. Chapter 163 (the Local Government Planning and Land Development Regulation Act).

The proposed COSS PUD is in sync with the intent of the afore cited Section 655.105, Ordinance Code, as well as complying with the following 2030 Comprehensive Plan Future Land Use Goal, Objectives and Policies:

Goal 3. To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 1.2. Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, storm water management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

Objective 3.1. Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single family residential neighborhoods by requiring that any other land uses within single family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the 2030 Comprehensive Plan and Land Development Regulations.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities and public facilities while addressing the needs of City residents

Policy 1.1.22. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The COSS PUD small scale Community Foster Care Homes operate two (2) existing facilities and if granted this proposed Zoning Variance, will open up a third, all of which are and will be contributing to the character, social services and educational opportunities that help to maintain and insure the current compatible land use pattern of the Arlington Hills neighborhood thereby discouraging urban sprawl.

Policy 3.1.6. The City shall provide for development of a wide variety of housing types by area consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.