

Exhibit 3

Written Description

FOSTER CLOSET PUD AMENDMENT

Current Zoning District: PUD Ord.#2006-0773

Current Land Use Category: RPI

Real Estate Number: 141488-0000

I. SUMMARY DESCRIPTION OF THE PLAN

The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The Property is identified as land described under Real Estate Number 141488-0000, and it is located on Panel 411 of the Tax Assessment Maps. The owner of the Property is the PAM LLC. The Property is located at 6411 Arlington Road and contains a commercial building approximately 3,900 square feet.

The applicant proposes to rezone approximately 0.71 acres of property from Planned Unit Development (PUD) to PUD to permit operation of a nonprofit foster family resource center together with a charitable thrift and community retail operation. The proposed use will support foster children, foster families, and underserved families throughout Jacksonville and surrounding communities by providing access to clothing, shoes, school supplies, household items, furniture, baby items, and essential daily living resources. The operation will include both charitable distribution activities and a nonprofit thrift/resale retail component intended to financially support and sustain the mission of Foster Closet. The proposed use is intended to operate as a clean, professionally managed, community-focused nonprofit retail environment within the existing commercial building.

The operation will include:

- Donation intake
- Charitable distribution of goods
- Nonprofit resale/thrift operations
- Community support services
- Foster family assistance activities

All operations will occur primarily within the existing structure. No industrial processing, outdoor storage, or manufacturing activity is proposed. The applicant intends to maintain the property in a clean, organized, and professionally managed condition.

Additionally, vacant land of the site will be reserved for future development subject to the restrictions of this written description. This PUD is necessary to limit the uses permitted on the subject property and to provide for a development scheme that is compatible with the character of the surrounding neighborhood. The Property is bordered on the east, north and west by institutional uses and on the south across Arlington Road by medical offices. The Property is located within the Renew Arlington Zoning Overlay within the Arlington Road Character Area and development will continue to be consistent with the Renew Arlington Zoning Overlay.

II. PUD DEVELOPMENT CRITERIA

A. Permitted Uses and Restrictions

1. Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, and pet shop (but not animal boarding, kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bakeshops (but not wholesale bakeries), and similar products.
2. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (without drive-in or drive-thru facilities), interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pickup stations, and similar uses.
3. The definition of retail outlets and service establishments as described in the aforementioned Sections 1 and 2 are deemed to be those areas of active consumer use where merchandise is displayed and /or where customer service is conducted. The store areas where customers do not frequent, such as office and storage space, employee break rooms, and similar areas, shall not be deducted from the 50% retail and service area limitations. The building may be partitioned or subdivided in any configuration so long as no more than 50% of the overall building is used for retail and service area as defined in this Section 3.
4. Medical and dental or chiropractor offices and clinics (but not hospitals).
5. Business and professional offices.
6. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time provided and the gross floor area shall not exceed four thousand square feet.

7. Schools meeting the performance standards and development criteria set forth in Part 4.
8. Colleges and universities.
9. Banks, savings and loan institutions, and similar uses.
10. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
11. Vocational, trade or business schools.
12. Cosmetology and similar uses.
13. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
14. Employment office (but not a day labor pool).
15. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.

B. USES BY EXCEPTION

1. Permissible uses by exception in the CRO zoning district (except those listed above as permitted uses by right) shall be allowed with the grant of a zoning exception by the Planning Commission.
2. Private clubs
3. Churches meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
4. Day care meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
5. Drive-thru will be allowed by exception with a permissible exit.

C. PERMITTED ACCESSORY USES AND STRUCTURES:

1. As permitted in Section 656.403.

D. PROHIBITES USES:

1. Pawn shops, sale of alcoholic beverages, tattoo shops, outside display of items for sale, day labor pools, drug rehab centers, and used furniture or appliances.
2. The use of banners, festoons, streamers, pennants, balloons, inflated promotional figures and articles, search lights, beacon lights, sidewalk or curb signs, and/or other similar advertising and marketing decorations shall be prohibited.

E. PUD DEVELOPMENT STANDARDS:

1. **Minimum lot requirements (width and area):** None, except as otherwise required for certain uses.
2. **Maximum lot coverage by all buildings:** 35 percent.
3. **Minimum yard requirements:**
 - a. Front: 20 feet
 - b. Side: 10 feet
 - c. Rear: 10 feet
 - d. Additional: Where the lot is adjacent to a residential district without an intervening street, a minimum yard of fifteen (15) feet shall be provided along the private property lines adjoining the residential district of which ten (10) feet along the property line adjoining the residential district shall not be used for principle uses and structures, off-street parking, loading or unloading. Storm water retention/detention, signs, or similar uses may be allowed subject to the review and approval of the Planning Department.
4. **Maximum height of structure:** 35 (thirty-five) feet.

III. OVERALL DEVELOPMENT

1. **Consistency with the Comprehensive Plan:** The Property is located within the Residential Professional Institutional (RPI) Functional Land Use Category according to the Future Land Use Map Series (FLUMs) of the 2045 Comprehensive Plan. The RPI Category allows for supporting commercial scale uses along with uses consistent with the CRO zoning district. If this PUD is approved, then the proposed restoration of the commercial use of this site will be consistent with the Comprehensive Plan.
2. **Consistency with the Concurrency Management System:** The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
3. **Allocation of Residential Land Use:** There is no residential component to this PUD.

4. **Internal Compatibility:** The proposed PUD contains limitations to the uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. In the event of partitioning, cross-access easements will be provided between properties.
5. **External Compatibility:** The Property is located in an emerging commercial area along Arlington Road between University Boulevard and Rogero Road. This PUD allows for uses consistent with the RPI category similar to the existing pattern of development along this portion of Arlington Road.
6. **Intensity of Development:** This project allows RPI uses consistent with existing uses along Arlington Road. There is no residential component to this PUD.
7. **Usable Open Spaces, Plazas, and Recreation Areas:** Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning Department.
8. **Impact on Wetlands:** Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
9. **Listed Species Regulations:** The Property contains less than 50 acres and therefore a listed species survey is not required.
10. **Off-street Parking and Loading Requirements:** The site will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.
11. **Pedestrian Circulation System:** Sidewalks will be constructed as per the goals and objectives of the Comprehensive Plan.
12. **Lighting:** All lighting shall be oriented so as to localize illumination onto the property to the greatest extent possible. Illumination shall be controlled so as to eliminate unreasonable interference or impact with nearby residential zoning districts and uses. The final lighting plan shall be subject to the review and approval of the Planning Department.
13. **Signage:** Signs for this development shall be consistent with the Renew Arlington Zoning Overlay and Part 13 of the Zoning Code for CRO Zoning District.

14. **Vehicular Access:** The site will have access from Arlington Road and Sprinkle Drive. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer.
15. **Landscaping:** Landscaping shall be provided as required pursuant to the Renew Arlington Zoning Overlay and Part 12 of the Zoning Code.
16. **Storm Water Retention:** Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
17. **Utilities:** The Jacksonville Electric Authority (JEA) will provide all utilities.
18. **Modification:** Amendment to this approved PUD may be accomplished as set forth in the Zoning Code. PUD amendments, including administrative deviations, may be sought for individual parcels or access points within the PUD, and such amendments may be obtained without the consent of other owners within the PUD.

IV. SUCCESSORS IN TITLE

All successors in title to the Property, or to any portion of the Property, shall be bound to all the development standards and conditions of this PUD as contained herein and, in the Ordinance, approving the same.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT

The project design is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code. The proposed project is compatible with similar development in the area. The design and layout of the PUD:

1. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
2. Provides a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Code by creating more buffers, landscaping, and/or recreation and open space than would be required through a straight zoning;
3. Allows for an effective use of the land, resulting in lower development costs;
4. Provides an environment that is characteristic of the surrounding area;

5. Supports the retention of property values by providing needed services and support for the surrounding residences and businesses in the area: and
6. Enhances the appearance of the area through the preservation Of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

VI. GOALS AND POLICIES

Specifically, the PUD complies with the following goals, objectives, and policies of the Comprehensive Plan, Future Land Use Element:

Policy 1.1.8: Require that all new non-residential projects be developed in either nodal areas, in appropriate infill locations, or as part of mixed or multiuse developments such as Planned Unit Development (PUDs) as described in this element.

Policy 1.1.10: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques.

Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.2: The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 3.2.18: The City shall permit business parks in locations adjacent to, or near, residential areas, subject to applicable Land Development Regulations.

Approval of the requested PUD amendment will provide substantial community benefit by:

- Supporting foster children and foster families
- Providing affordable access to essential items
- Activating an existing commercial property
- Enhancing community support services within Arlington
- Creating a sustainable nonprofit funding model for charitable operations

The proposed use aligns with the broader community-serving commercial nature of the surrounding area while providing ongoing social and charitable benefit to Jacksonville residents.

The requested PUD amendment represents an appropriate and compatible adaptive reuse of an existing commercial property. The proposed nonprofit foster family resource center and charitable thrift/community retail operation is consistent with the surrounding

commercial character, compatible with existing infrastructure, and designed to provide meaningful and ongoing benefit to the Jacksonville community