

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-483**

5 AN ORDINANCE REZONING APPROXIMATELY 0.71± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 1 AT 6411  
7 ARLINGTON ROAD, BETWEEN SPRINKLE DRIVE AND  
8 WESTDALE DRIVE (R.E. NO.(S) 141488-0000), AS  
9 DESCRIBED HEREIN, OWNED BY PAM, LLC, FROM PLANNED  
10 UNIT DEVELOPMENT (PUD) DISTRICT (2006-0773-E) TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT THE OPERATION OF A THRIFT STORE AND  
14 COMMUNITY RETAIL CENTER, AS DESCRIBED IN THE  
15 FOSTER CLOSET PUD AMENDMENT, PURSUANT TO  
16 APPLICATION NUMBER Z-7238; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, PAM, LLC, the owner of approximately 0.71± of an acre  
22 located in Council District 1 at 6411 Arlington Road, between Sprinkle  
23 Drive and Westdale Drive (R.E. No.(s) 141488-0000), as more  
24 particularly described in **Exhibit 1**, dated May 16, 2026, and  
25 graphically depicted in **Exhibit 2**, both of which are attached hereto  
26 (the "Subject Property"), has applied for a rezoning and  
27 reclassification of the Subject Property from Planned Unit  
28 Development (PUD) District (2006-0773-E) to Planned Unit Development  
29 (PUD) District, pursuant to application number Z-7238, as described  
30 in Section 1 below; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

3 **WHEREAS**, the Land Use and Zoning Committee, after due notice and  
4 public hearing, has made its recommendation to the Council; and

5 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
6 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
7 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
8 conflict with any portion of the City's land use regulations; and

9 **WHEREAS**, the Council finds the proposed rezoning does not  
10 adversely affect the orderly development of the City as embodied in  
11 the Zoning Code; will not adversely affect the health and safety of  
12 residents in the area; will not be detrimental to the natural  
13 environment or to the use or development of the adjacent properties  
14 in the general neighborhood; and will accomplish the objectives and  
15 meet the standards of Section 656.340 (Planned Unit Development) of  
16 the Zoning Code; now, therefore

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

18 **Section 1. Property Rezoned.** The Subject Property is  
19 hereby rezoned and reclassified from Planned Unit Development (PUD)  
20 District (2006-0773-E) to Planned Unit Development (PUD) District.  
21 This new PUD district shall generally permit the operation of a thrift  
22 store and community retail center, as described in the Foster Closter  
23 PUD Amendment, and is described, shown and subject to the following  
24 documents, attached hereto:

25 **Exhibit 1** - Legal Description dated May 16, 2026.

26 **Exhibit 2** - Subject Property per P&DD.

27 **Exhibit 3** - Written Description dated May 19, 2026.

28 **Exhibit 4** - Site Plan dated March 16, 2026.

29 **Section 2. Owner and Description.** The Subject Property is  
30 owned by PAM, LLC and is legally described in **Exhibit 1**, attached  
31 hereto. The applicant is John McQuire, 6273 Whispering Oaks Drive

1 North, Jacksonville, Florida, 32277; (904) 234-6220;  
2 john@fostercloset.org.

3 **Section 3. Disclaimer.** The rezoning granted herein shall  
4 **not** be construed as an exemption from any other applicable local,  
5 state, or federal laws, regulations, requirements, permits or  
6 approvals. All other applicable local, state or federal permits or  
7 approvals shall be obtained before commencement of the development  
8 or use and issuance of this rezoning is based upon acknowledgement,  
9 representation and confirmation made by the applicant(s), owners(s),  
10 developer(s) and/or any authorized agent(s) or designee(s) that the  
11 subject business, development and/or use will be operated in strict  
12 compliance with all laws. Issuance of this rezoning does **not** approve,  
13 promote or condone any practice or act that is prohibited or  
14 restricted by any federal, state or local laws.

15 **Section 4. Effective Date.** The enactment of this Ordinance  
16 shall be deemed to constitute a quasi-judicial action of the City  
17 Council and shall become effective upon signature by the Council  
18 President and Council Secretary.

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20 Form Approved:

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22           /s/ Terrence Harvey          

23 Office of General Counsel

24 Legislation Prepared By: Erin Abney

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