

KARPELES GRAND PUD

WRITTEN DESCRIPTION

Karpeles Grand PUD

101 West 1st St.

RE# 070824 0000 and 070825 0000

May 4, 2026

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 0.46 acres of property from CRO-S to PUD. The parcel is located on the North side of 1st West and approximately one block west of Main Street in the Springfield Historic District.

The subject property is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: RPI/CRO-S. The property is the location of the Karpeles Museum which was constructed in 1925 and the property immediately in front of the building. Surrounding uses include ROS/ROS (Park/Creek) to the West; City owned right-of-way to the South; and RPI/CRO-S (Office) to the west and RPI/CRO-S to the North (Office). Owner is not proposing any structural or material design changes to the exterior of the existing building. The PUD allows for the CRO-S uses allowed by right along with use of the existing building for banquet hall/event space.

Project Name: Karpeles Grand PUD

II. QUANTITATIVE DATA

Total Acreage: 0.46 acres

Total number of dwelling units: 0

Total amount of all floor area: 17,336 square feet

Total amount of public/private rights of way: N/A

Total amount of open space: 4,576 square feet

Total amount of land coverage of all buildings and structures: 5,878 square feet

Phase schedule of construction (include initiation dates and completion dates):

Building is approximately 100 years old. There is no phasing schedule.

III. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices (but not hospitals).

- (2) Medical and dental or chiropractor clinics (but not hospitals).
- (3) Professional offices.
- (4) Business offices.
- (5) 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.
- (6) Single-family dwellings.
- (7) New two-family dwellings meeting the performance standards and development criteria set forth in this Section.
- (8) Original use two-family dwellings.
- (9) Original use multiple-family dwellings. Such dwellings cannot include more units than were within the structure at the time of construction.
- (10) Private clubs.
- (11) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (12) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (13) Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (14) Homes for the aged or orphans and similar uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (15) Libraries, museums, and community centers.
- (16) Radio and television broadcasting studios and offices without antenna or transmitting facilities.
- (17) Banks, savings and loan institutions, and similar uses (but not drive-thru tellers).
- (18) Art galleries, music, photography, dance, art, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters), and similar uses.
- (19) Vocational, trade or business schools.
- (20) Cosmetology and similar uses.
- (21) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- (23) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (24) Hospice facilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (25) Banquet hall, event space, and similar uses where the building or a portion of the building hosts events including but not limited to, weddings, social functions, reunions, receptions, conferences, and similar functions. Said uses may be in conjunction with the service of all alcoholic beverages and food for on-site consumption which may be provided by the owner, lessee, licensee, guest, invitee, or a caterer pursuant to all applicable state and local laws and licenses for caterers. Other permitted uses may be integrated into and used in conjunction with this use.

B. Limitations on permitted uses.

- (1) Retail sales shall be subject to the criteria set forth in Section 656.369.
- (2) No manufacture, repair, assembly, or work of a mechanical nature of any kind shall be permitted, and no machinery shall be used other than normal office equipment such as typewriters, calculators, computers, and bookkeeping machines.

C. Permitted Accessory Uses and Structures:

- (1) Interior and accessory apartments in conjunction with any other permitted use except new two-family and original use multiple-family dwellings, meeting the Springfield performance standards and development criteria set forth in Section 656.369.
- (2) Free-standing garages.
- (3) One free-standing garage apartment in connection with single-family, owner-occupied properties, meeting the Springfield performance standards and development criteria set forth in Section 656.369.
- (4) Pay phones meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
- (5) Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in 656.369.1.
- (6) Vending machines meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.

D. Permissible uses by exception.

- (1) Historic use two-family dwellings, with a COA also required after granting of exception.
- (2) Historic use multiple-family dwellings, with a COA also required after granting of exception.
- (3) Live-work lofts meeting the Springfield performance standards and development criteria set forth in Section 656.369.

- (4) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and the Springfield performance standards and development criteria set forth in Section 656.369.
- (5) Nursing homes, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (6) Group care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (7) Housing for the elderly, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (9) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (10) Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656.369.
- (11) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (12) Commercial production and service activities such as:
 - (A) Retail outlets for the sale of food and drugs, 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 shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup stations.
 - (B) 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.
 - (C) The uses in subparagraphs (A) and (B) are subject to the following limitations:
 - (i) Sale, display, preparation, and storage shall be conducted within a completely enclosed building.
 - (ii) Products shall be sold only at retail.
- (13) Restaurants, including facilities for the sale and service of alcoholic beverages for on-premises consumption only, subject to the following conditions:
 - (A) Seating shall not exceed a capacity of 40 for restaurants (this limitation does not apply to banquet halls where food is served).

- (B) Food is ordered from a menu, prepared and served for pay for consumption on premises only.

E. Prohibited uses.

- (1) Night clubs
- (2) Rooming houses.

- F.** Those uses that were considered legally nonconforming special uses pursuant to Ord. 2000-302-E, § 1 and Ord. 2007-1046-E, §§ 1, 2, that existed prior to December 21, 2000, the effective date of Ord. 2000-302-E, § 1, are permitted as of right if such use is authorized in the property's underlying zoning district. Except where otherwise permitted as of right or by a validly issued exception, such properties shall not expand their square footage, relocate, or increase the number of non-staff residents, and, if the use ceases for six consecutive months, the property shall comply with all current zoning requirements.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* None
- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* None
- (6) *Maximum height of structures:* Current height of existing structure.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements*

- (A) Number off of-street parking spaces required: No minimum parking is required, except for churches with more than 50 sanctuary seats, which must provide at least 50 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and live-work loft units, which must provide at least 80 percent of the minimum number of off-street parking spaces required for multiple-family units pursuant to Part 6 of the Zoning Code.
- (B) Special parking standards: The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code.

- (2) *Vehicular Access.* Vehicular access to the Property shall be via existing streets.
- (3) *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs.

- (1) One non-illuminated or externally illuminated monument sign not to exceed 24 square feet in area and 8 feet in height.
- (2) Two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher roadway,
- (3) Two wall signs, per side of building, not exceeding, collectively, one 100 square feet in area if located on the side of a building facing any other roadway and
- (4) Any signage existing at the time this planned unit development is approved.

D. Landscaping:

As this is an existing as-built project, Part 12 is waived. To the extent the outside envelope and massing of the existing building is materially altered, said alterations will necessitate compliance with Part 12.

E. Recreation and Open Space:

Not applicable.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

There are no wetlands on this site.

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 Property and showing the general layout of the overall Property.

VII. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD allows for a limitation on allowable uses while providing use of a unique property as a banquet hall/event space.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The facilities will be operated and maintained by the owner.

VIII. 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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses which are similar supporting or mixed uses;