

# Permitted Use Summary

**3705 Old Lewis Speedway and 3695 Lewis Speedway • St. Augustine, FL 32084**

Parcel IDs: 0827910000 and 0732300010

These parcels are governed by the Harwil Fixture Company PUD (Ord. 2009-64) with a Community Commercial (CC) Future Land Use designation. The PUD limits uses to those outlined in the Master Development Plan (MDP).

**\*\*Permitted Uses (per PUD Ordinance & LDC References):\*\***

Category	Examples
Neighborhood Business & Commercial (LDC 2.02.01.D)	General retail and services, vocational/business/trade schools, blueprint/printing, catering, travel agencies, mail/package services, professional/government offices, performing arts/martial arts schools.
General Business & Commercial (LDC 2.02.01.E)	Small-appliance repair, cabinet shops, upholstery, employment services, general offices.
Cultural/Institutional (LDC 2.02.01.C)	Libraries, galleries, museums, schools with conventional academic curriculum.

**\*\*Key Restrictions:\*\***

- - No residential uses allowed.
- - Delivery/shipping and outdoor operations limited to 6:00 AM–8:00 PM.
- - Maximum building area: ~26,383 SF; impervious coverage ≤70%; open space ~25%.

**\*\*Citations:\*\*** Ordinance 2009-63, Ordinance 2009-64 (Harwil Fixture Co. PUD), St. Johns County LDC Article II.

\*Prepared as a summary of public records and the St. Johns County Land Development Code. Not a substitute for formal zoning verification.\*



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