

601 S Ponce De Leon Blvd

Property Insurance & Flood Insurance



Great Expectations Realty

**Total insurance payments for 2024: \$5684.86
made payable to 601 Building LLC / Paul Thompson**

Total property insurance cost for all units: 100% - \$12,903.15
Property Insurance for Unit A & Unit D: 40% - \$5,161.26

Total flood insurance for all units: 100% - \$1,309.00
Flood insurance for Unit A & Unit D: 40% - \$523.60

WRIGHT
Wright National Flood Insurance Company Flood

A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
5503005
5/10/24
2000 11523 FLD RGLR

FLOOD DECLARATIONS PAGE
RENEWAL

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1150338215 14	1150338215	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 6/04/24 To: 6/04/25 12:01 am Standard Time	05/10/2024	0088910	1150338215

Agent (904)824-1631
THOMPSON BAKER AGENCY INC
PO BOX 3807
SAINT AUGUSTINE FL 32085-3807
reception@thompsonbaker.com

PAUL J THOMPSON
MARIANNE LERBS
PO BOX 70
ST AUGUSTINE FL 32085-0070

COPY

Property Location (if other than above)
601 S PONCE DE LEON BLVD, ST AUGUSTINE FL 32084

Address may have been changed in accordance with USPS standards.

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Non-Residential Building
Building Description: Commercial

Property Description: Slab on Grade, 2 floors

Flood Risk: AE
First Floor Height: 4.5 ft
Method Used to Determine First Floor Height: Elevation Certificate
Date of Construction: 06/04/2001
Prior NFIP Claims: 0

Replacement Cost Value: 788,922

Coverage	Deductible	Annual Premium
BUILDING	\$500,000	\$6,332.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium:	\$75.00
Mitigation Discount:	\$304.00
Community Rating Discount:	\$1,478.00
FULL RISK PREMIUM:	\$4,625.00
Statutory Discounts	
Annual Increased Cap Discount:	\$3,767.00
DISCOUNTED PREMIUM:	\$858.00
Reserve Fund Assessment:	\$154.00
Federal Policy Service Fee:	\$47.00
HFIAA Surcharge	\$250.00
TOTAL WRITTEN PREMIUM AND FEES:	\$1,309.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements:
WFL 99.415 1021 1021 FFL 99.310 0224 0224 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.

Patricia Templeton-Jones
Patricia Templeton-Jones, President

00889100911503382152413102 00008 00427

Jena Dennis - 904 806 4274 - JenaDennis@GERealty.us



ZONING



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St. Augustine, FL Code of Ordinances

Sec. 28-209. - Commercial medium-two: CM-2.

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted uses and structures.* As for CM-1 ([section 28-208](#)), and in addition:

- a. Retail outlets for the sale of general merchandise excluding new or used automobiles, trucks, boats and tractors (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.
- b. Service establishments of all kinds including automobile service station or truck stop (see [section 28-338](#)) excluding businesses where automotive vehicles are offered for rent or sale, repair and service garage, motor vehicle body shop, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstery, furniture refinishing and similar establishments.
- c. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.
- d. Any type of wholesale, jobber or distributorship business where the total operation does not require more than four thousand (4,000) square feet of floor space; no vehicle is used in excess of one-and-one-half-ton capacity; all merchandise is stored within an enclosed building; and no heavy machinery or manufacturing is located on the premises.
- e. Hotels and motels with or without kitchenettes.
- f. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of one-ton capacity; nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
- g. Multifamily dwellings as for RG-1.
- h. Colleges.
- i. Shopping plaza or shopping center.
- j. Intermediate care facilities.
- k. Agricultural market, outdoor or indoor.
- l. Special event venue as per [section 28-347\(8\)](#).



ZONING Continued

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St. Augustine, FL Code of Ordinances

m.Craft alcohol industry. See also section 28-209(1)d. for limitations on any type of wholesale, jobber or distributorship business.

n.Home-based business.

o.Mobile food dispensing vehicle as per section 28-347(9).

p.Mobile food truck court as per section 28-347(9).

(2 *Permitted accessory uses.* See section 28-348.

) *Permissible uses by exception:*

(3 a. As provided in section 28-347.

) b.Wholesale, warehouse, or storage use, to include miniwarehouses, and self-storage facilities.

c.Building trades contractor with outside storage yard and heavy construction equipment.

d. Boatyard.

e.Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.

f.Bulk storage yards, including bulk storage of flammable liquids.

g.Open air theaters, but not drive-in theaters.

h.Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses; provided, however, such uses do not have temporary facilities which exceed more than thirty-five (35) feet in height for more than thirty (30) days in any calendar year. For the purpose of this section, exceeding the height at any time during a twenty-four-hour period constitutes a day.

i.Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.

j.Businesses that offer for sale new or used automobiles, trucks, boats and tractors.

k.Uses and structures as for RG-1 (section 28-163.)

l.Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

(4) *Minimum lot requirements (width and area):*

a.Minimum lot width, one hundred (100) feet.

b.Minimum lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.

(5) *Maximum lot coverage of all buildings.* Seventy-five (75) percent.

) *Minimum yard requirements:*

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St. Augustine, FL Code of Ordinances

a. Front, zero feet minimum, thirty (30) feet maximum, except for property abutting U.S. Highway No. 1 for which the front yard requirements shall be ten (10) feet minimum and no maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side, five (5) feet.

c. Rear, five (5) feet.

d. Minimum yard requirements for the San Marco Avenue Design Standards. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the residential typology requires a front setback fifteen (15) feet minimum, thirty (30) feet maximum. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the traditional commercial typology requires a front setback zero feet minimum, ten (10) feet maximum, and zero feet side setback consistent with the chart in the design standards.

(7) *Maximum height of structures:* Thirty-five (35) feet.

(8) *Vehicular access:* Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

(Code 1964, § 33-45; Ord. No. 93-03, § 1, 2-22-93; Ord. No. 00-04, § 1, 4-10-00; Ord. No. 03-17, § 5, 6-23-03; Ord. No. 06-34, § 1, 11-13-06; Ord. No. 2007-10, § 1, 7-9-07; Ord. No. 09-16, § 1, 5-11-09; Ord. 10-12, § 1, 4-12-10; Ord. No. 10-23, § 1, 8-9-10; Ord. No. 14-27, § 1, 12-8-14; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 16-02, § 1, 1-25-16; Ord. No. 18-09, § 4, 6-25-18; Ord. No. 20-03, § 3, 2-10-20; Ord. No. 21-17, § 1, 10-11-21; Ord. No. 22-07, § 1, 3-28-22; Ord. No. 23-16, § 3, 5-22-23)

Property Summary

This unique offering includes two distinct units, both residential and commercial, along with a shared dock with two dedicated boat slips on the San Sebastian River, presenting unmatched value for investors, business owners, and water enthusiasts alike.

This offering is ideal for those looking to own a piece of St. Augustine's vibrant scene, with the unique blend of commercial and residential space in a sought-after waterfront location.



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Unit A
Commerical
with outdoor patio



Unit D
Residential, 2 bed 1 bath.



Dock access
with riparian rights



601 S PONCE DE LEON BLVD, ST AUGUSTINE, 32084



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