



July 22, 2025

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**Re: Request for Zoning Verification Letter for 110 ANASTASIA BLVD, Saint Augustine, FL, 32080 / 217980-0000**

The following letter is written in response to a request for zoning verification regarding the above-referenced property. According to the St. Johns County Property Appraiser's website the property is occupied by a structure built in 1971. This property has a Commercial Low Intensity future land use designation and a Commercial low-two (CL-2) zoning designation.

**Zoning Information**

**Sec. 28-207. Commercial low-two: CL-2.**

Intent. This district is intended to apply to areas where low intensity commercial uses may be located to serve one (1) or more neighborhoods. The CL-2 district is not intended for use by medium intensity commercial uses but low traffic generating commercial uses are encouraged.

**(1) Permitted uses and structures:**

- a. Retail outlets such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, home furnishings and appliances (including incidental repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating and similar products.
- b. Service establishments such as hair salons, shoe repair shop, restaurant (but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices and similar activities.
- c. Banks, loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- d. All types of professional and business offices, union hall and similar uses.
- e. Art gallery; museum; community center; vocational, trade or business school; colleges and universities; and similar uses.
- f. An establishment or facility for the retail sale or service of all alcoholic beverages either for on-premises or off-premises consumption, or both (but not drive-in).
- g. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on premises.
- h. Commercial parking lots, automobile parking garages.
- i. Hotels and motels without kitchenettes (maximum of fifty (50) units).
- j. Single-family dwellings as for RG-1 (section 28-163).
- k. Shopping plaza.
- l. Churches.
- m. Multiple-family dwellings as for RG-1.
- n. Tattoo parlor or studio.
- o. Micropigmentation clinic.
- p. Craft alcohol industry. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

- q. Home-based business.
  - r. Mobile food dispensing vehicle as per section 28-347 (9).
  - s. Mobile food truck court as per section 28-347 (9).
- (2) Permitted accessory uses. See section 28-348.
- (3) Permissible uses by exception:
- a. Automobile service station (see section 28-338), repair garages, new or used automobile sales lot.
  - b. Drive-in restaurant and other drive-in uses.
  - c. Child care center, home occupations or private school, all as provided in section 28-347.
  - d. Housing for the elderly, roominghouses or boardinghouses and similar uses; all in compliance with section 28-163 (4), for lot requirements, yards and other provisions.
  - e. Hospital and intermediate care facility.
  - f. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.
  - g. Candy manufacturing.
  - h. Uses and structures as in RG-2 (section 28-164).
  - i. Shopping center.
  - j. Establishments for handcrafted small signs made primarily of wood. Such work to take place within a wholly enclosed building, such building not to exceed one thousand six hundred (1,600) square feet. The planning and building manager may establish, by rule, criteria for determination of the maximum size of signs to be produced in such establishments, taking into consideration the maximum size of signs permitted within the City of St. Augustine in the various commercial zones, including Historic Preservation Zones and taking into account that it is not the intent of this section to authorize, under any circumstances, internally illuminated signs, billboards or signs containing moveable parts and that the craftsmanship intended by this section is intended to be similar in skills required in cabinet making.
  - k. Tourist attraction.
  - l. Special event venue as per section 28-347 (8).
  - m. Dormitory.
- (4) Minimum lot requirements (width and area). None, except as specifically required for certain uses.
- (5) Maximum lot coverage of all buildings. Sixty (60) percent.
- (6) Minimum yard requirements:
- a. Front, zero feet minimum, fifteen (15) feet 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.
- (Code 1964, § 33-43; Ord. No. 93-35, § 1, 12-13-93; Ord. No. 96-34, § 1, 7-8-96; Ord. No. 06-34, § 1, 11-13-06; Ord. No. 15-02, § 1, 12-14-15; 16-06, § 2, 2-8-16; 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)

#### Code Enforcement Cases

CE2025-0241 Business License Violation

#### Specific Questions / Additional Information

Can structure have a second story or rooftop activities?

Commercial Low-Two (CL-2) zoning category does not specifically prohibit second stories or rooftop activities. It does restrict the building height to a maximum of thirty-five (35) feet. A complete answer to this question may be beyond the scope of a Zoning Verification Letter. A more detailed response of requirements for adding a second story can be obtained by applying to DRC- Friday Review with a project description and proposed use(s). More information on DRC-Friday Review can be found at the following link:  
<https://www.citystaug.com/1201/Development-Review-Committee-DRC>.

These comments are only related to zoning regulations, there may be additional requirements from the City's Fire Marshal, Building Official, and Public Works & Utilities Department. You may reach out individually or schedule a Development Review Committee meeting, information for the DRC meeting may be found here: <https://citystaug.com/1201/Development-Review-Committee-DRC>.

If you have any additional questions or require additional information, please call our office at (904) 825-1065.

Zoning Verification Letter Prepared by:

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