# FOR SALE





### **Property Information**

Address: Highland Oaks Terrace, Tallahassee FL 32301

Acres: 1.78 Lots: 5, 6, 7

### **Features**

- These lots have received:
  - Site Plan Approval
  - Environmental Permit
  - Concurrency Permit
  - Approved for 12,000 SF Medical Office
- Parcel ID: #1133204110000
- Zoned: Commercial Parkway (CP)

### Area

Located just off Capital Circle SE between Park Ave & Apalachee Pkwy.

Part of Highland Commercial Phase II

PRICE: \$480,000

### **CONTACT:**

Chip Hartung 850-386-6160 o 850-980-4007 m chip@cbhartung.com email cbchartung.com website Steve Allen 850-386-6160 o 850-566-5757 m allengroup14@gmail.com email cbchartung.com website

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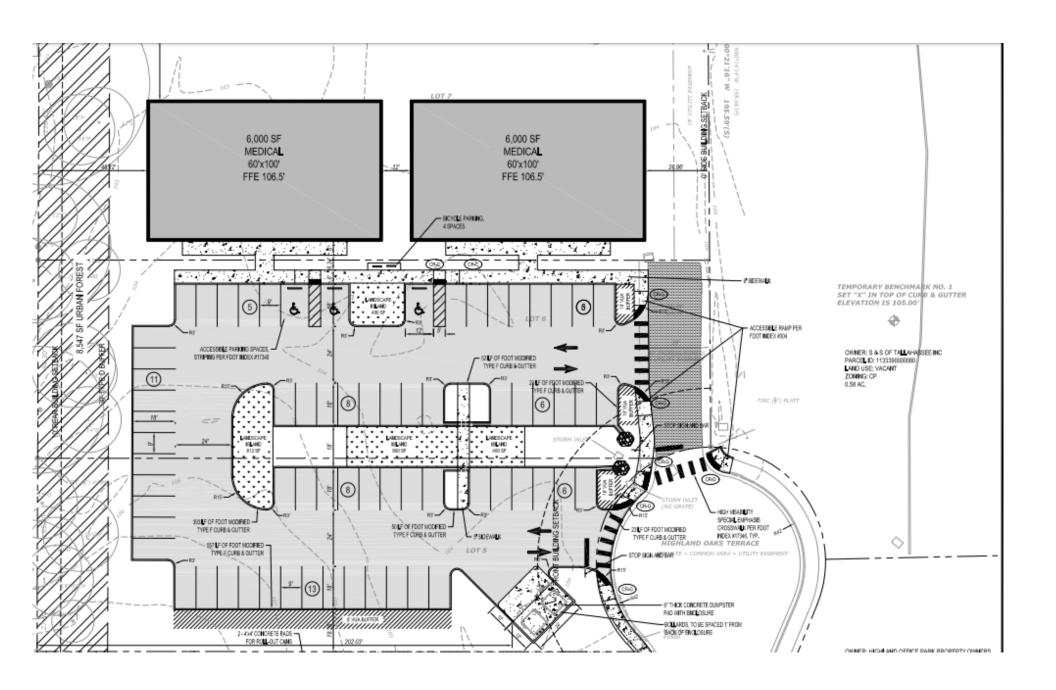
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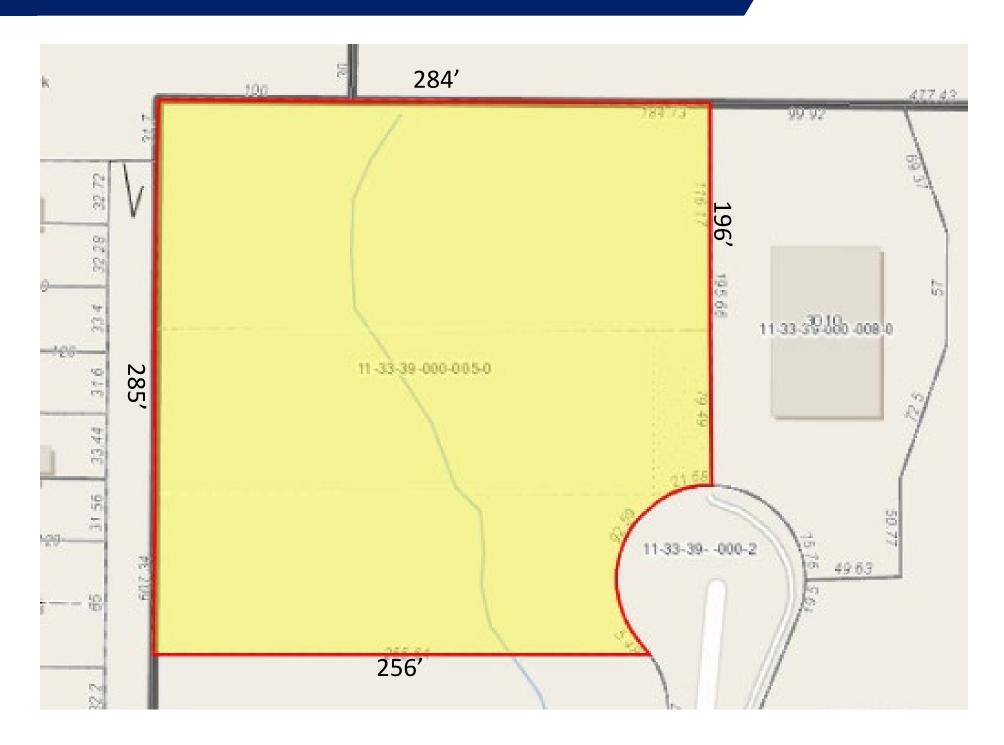
Coldwell Banker Commercial HARTUNG 3303 Thomasville Rd, Suite #201

Tallahassee, FL 32308 850.386.6160



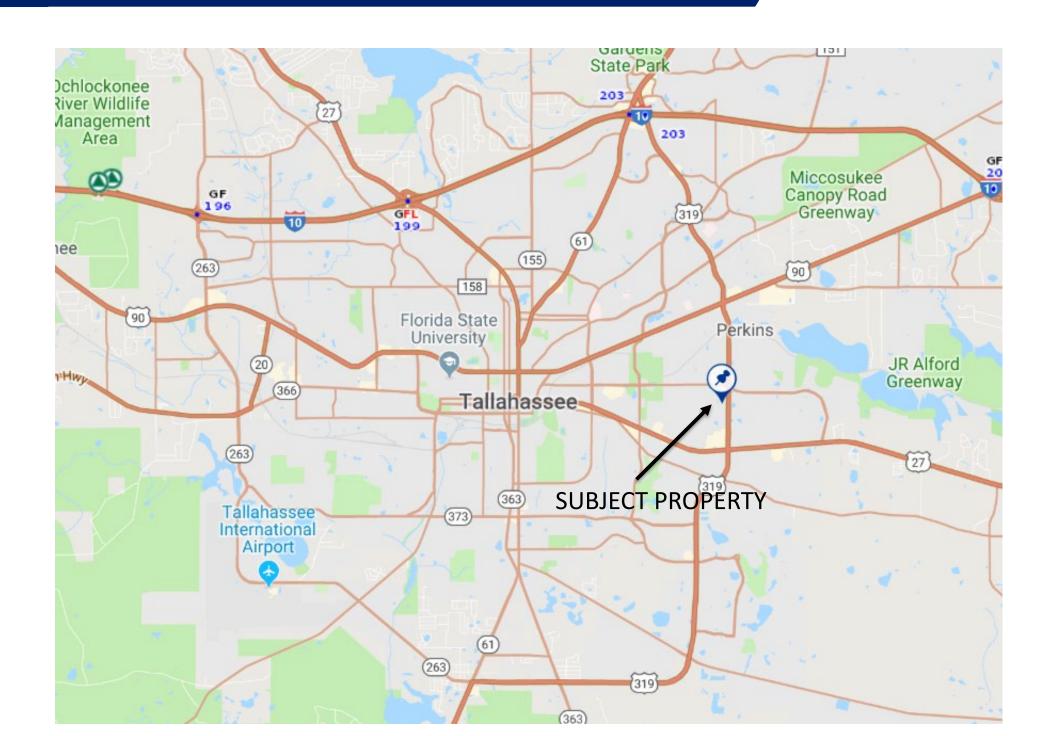






## **PROPERTY & LOCATION MAP**





## **PERMITTED USES**



Section 10-6.649. CP Commercial Parkway District										
	PERMITTED USES									
1. District Intent	2. Princi	3. Accessory Uses								
The CP district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas	(1) Antique shops. (2) Armored truck services.	(29) Nonmedical offices and services, including business and government offices and services.	(1) A use or structure on the same							
exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development	(3) Automotive sales and rental (includes any type of	(30) Nonstore retailers.	lot with, and of a nature customarily incidental and subordinate to, the							
abutting urban area arterial roadways with high traffic volumes. The CP	motor vehicle including boats and motorcycles).	(31) Nursing homes and residential care facilities.	principal use or structure and which							
district is characterized by a linear pattern of development. The access	<ul><li>(4) Automotive service and repair, including car wash.</li><li>(5) Automotiveretail, parts, accessories, fires, etc.</li></ul>	(32) Off-street parking facilities. (33) Outdoor amusements (golf courses, batting cages,	comprises no more than 33 percent							
management standards set forth in the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to	(6) Bait and tackle shops.	driving ranges, etc.)	of the floor area or cubic volume of the principal use or structure, as							
arterial roadways and to promote smooth and safe traffic flow of the general	(7) Banks and other financial institutions.	(34) Passive and active recreational facilities.	determined by the land use							
traveling public.	(8) Broadcasting studios.	(35) Pawnshops.	administrator.							
	(9) Building contractors and related services, without	(36) Personal services (barber shops, fitness clubs, etc.). (37) Pest control services.								
To encourage the benefits from mixed use development where residences are located in close proximity to the office and commercial uses allowed	outdoor storage. (10) Camera and photographic stores.	(38) Photocopying and duplicating services.	(2) Light infrastructure and/or utility services and facilities necessary to							
within the district including convenience and opportunity for residents and	(11) Cemeteries.	(39) Printing and publishing.	serve permitted uses, as determined							
improved market access for business establishments, medium density multi- family residential development up to a maximum of 16 dwelling units per	(12) Cocktail lounges and bars.	(40) Recreational vehicle park.	by the land use administrator.							
acre is allowed.	(13) Commercial kennels.	(41) Rental and sales of dvds, video tapes and games.								
	(14) Community facilities, including libraries, religious facilities, vocational schools, police/fire stations, and	(42) Rental of tools, small equipment, or party supplies.								
Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.	charitable donation stations. Elementary, middle, and	(43) Repair services, nonautomotive. (44) Residential, multi-family, up to a maximum of 16								
	high schools are prohibited. Other community	dwelling units per acre.								
	facilities may be allowed in accordance with section 10-10-6.806.	(45) Residential, any type, provided it is located on or above the 2nd floor of a structure containing non-								
The minimum of the literal anishboth of developments are accounted	(15) Day care centers.	residential development on the first floor, up to a								
The principles of traditional neighborhood developments are encouraged, though not required.	(16) Gift, novelty, and souvenir stores.	maximum of 16 dwelling units per acre.								
	(17) Golf courses.	(46) Restaurants, with or without drive-in facilities. (47) Retail bakeries.								
New CP districts in the Suburban FLUM category shall have access to arterial or major collector streets.	(18) Hotels and motels, including bed and breakfast inns. (19) Indoor amusements (bowling, billiards, skating, etc.).	(48) Retail caskets and tombstones.								
	(20) Indoor theaters (including amphitheaters).	(49) Retail computer, video, record, and other electronics.								
	(21) Laundromats, laundry and dry-cleaning pickup	(50) Retail department, apparel, and accessory stores.								
	stations.	(51) Retail drug store.								
	(22) Lawn or tree removal services.	(52) Retail florist. (53) Retail food and grocery.								
	(23) Mailing services. (24) Medical and dental offices, services, laboratories, and	(54) Retail furniture, home appliances and accessories.								
	clinics.	(55) Retail home/garden supply, hardware and nurseries.								
	(25) Manufactured home sales lots.	(56) Retail jewelry stores.								
	(26) Mortuaries.	(57) Retail needlework and instruction.								
	(27) Motor vehicle fuel sales.	(58) Retail newsstand, books, greeting cards.								
	(28) Motor vehicle racing tracks, go-carts, etc.	(59) Retail office supplies.								

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## **PERMITTED USES**



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		-	PERMITTED USES						2 A H	
		+	2. Principal Uses (60) Retail optical and medical supplies.						3. Accessory Uses	
			<ul> <li>(61) Retail packag</li> <li>(62) Retail pet sto</li> <li>(63) Retail picture</li> <li>(64) Retail sporti</li> <li>(64) Retail storti</li> <li>(65) Retail trophy</li> <li>(66) Self-moving</li> <li>(67) Retail shoes,</li> <li>(68) Sign shops.</li> <li>(69) Social, fraterincluding ass</li> <li>(70) Studios for p.</li> <li>(71) Tailoring.</li> <li>(72) Towing, wree</li> <li>(73) Trailer sales</li> <li>(74) Veterinary se</li> <li>(75) Warehouses, facilities.</li> <li>(76) Other uses wadministrator to those uses</li> </ul>	ge liquors. res. e framing. ng goods, toy s stores. operation. luggage, and le nal and recreate embly halls. hotography, me cking, and reco and service. ervices, including mini-warehous which, in the op t, are of a simil- described in the	toy stores  and leather products.  creational clubs and lodges, ls. y, music, art, drama, voice.			lot with, an incidental a principal us comprises r of the floor the principal determined administrate  (2) Light in services an serve perm		or structure on the same and of a nature customarily and subordinate to, the see or structure and which no more than 33 percent area or cubic volume of al use or structure, as by the land use for.  Infrastructure and/or utility and facilities necessary to inted uses, as determined use administrator.
				DEVEL	OPMENT STANDARI	OS				
	4. Minimum Lot or Site Size 5. Minimum Building Setbacks							6. Maximum Building Restrictions		
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building f used for parking)	b. Building Height	
Any Permitted Principal Non- Residential Use	none	none	none	25 feet	none	25 feet	10 feet	25,000 s.f. of building floor acre and commercial uses no exceed 200,000 s.f. of gross floor area per parcel, 50,000 building area per acre for sto with buildings.	to building s.f. of	

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## **DEVELOPMENT STANDARDS**



### **DEVELOPMENT STANDARDS (continued from page 1 of 2)**

7. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

Capital Circle from Centerville clockwise to I-10

Driveway access to Capital Circle from Centerville Road in the northeast to I-10 in the northwest is prohibited except for:

- a) Existing driveway access as of December 31, 1995;
- b) A single driveway access for properties in existence before December 31, 1995 which have sole access to Capital Circle and do not have other street access; and
- c) Temporary driveway access which may be permitted for properties which establish permanent access to another public street and grant the City or County the right to close the temporary access without compensation upon conversion of Capital Circle to a limited access or controlled access roadway.

All Arterials and Major Collectors: Full movement access to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor within 660 feet of a signalized intersection. Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within 100 feet of a signalized intersection, except properties with sole access to an arterial or major collector are permitted at least one right-in/right-out access point. Properties with 660 feet or more of arterial and major collector frontage may be permitted multiple accesses to a single street based upon a traffic safety and capacity evaluation. All development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.

#### Minor Collectors

Full movement access to a minor collector shall not be permitted closer than 200 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-in/right-out access to a minor collector shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection.

#### Local Streets

Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection.

- 8. Street Vehicular Access Restrictions: Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street directly across from where the vehicular access point is proposed: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.
- 9. Additional Criteria for Charitable Donation Stations: Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by Section 10-6.806 of these regulations.

### GENERAL NOTES:

- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
- 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parts, etc.).