LOT FOR SALE

COLDWELL BANKER COMMERCIAL HARTUNG

Property Information

Address: **Highland Oaks Terrace**
Tallahassee, FL 32301
Lot: #4
Acres: 0.49 Acres

Features

- This lot has received:
  - Site Plan Approval
  - Environmental Permit
  - Concurrency Permit
  - Approved for 4,000 SF Medical Office
- Parcel ID: #1133390000040
- Zoned: Commercial Parkway (CP)

Area

Located just off Capital Circle SE between Park Ave & Apalachee Pkwy.
Part of Highland Commercial Phase II

PRICE: $150,000

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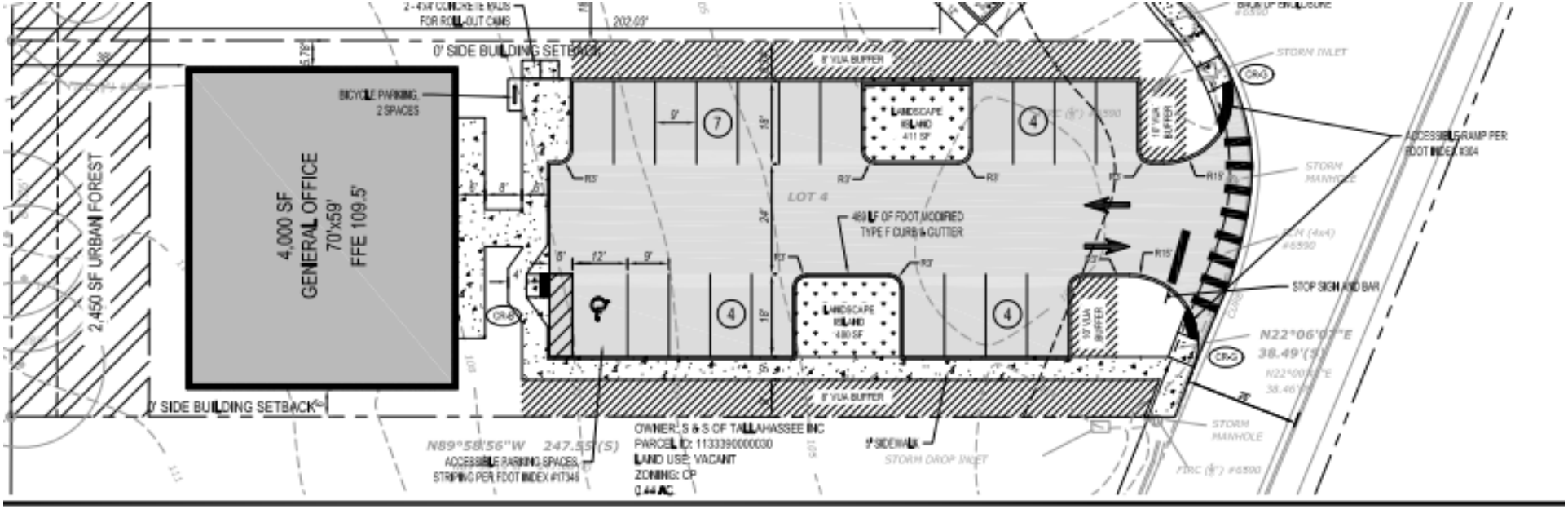
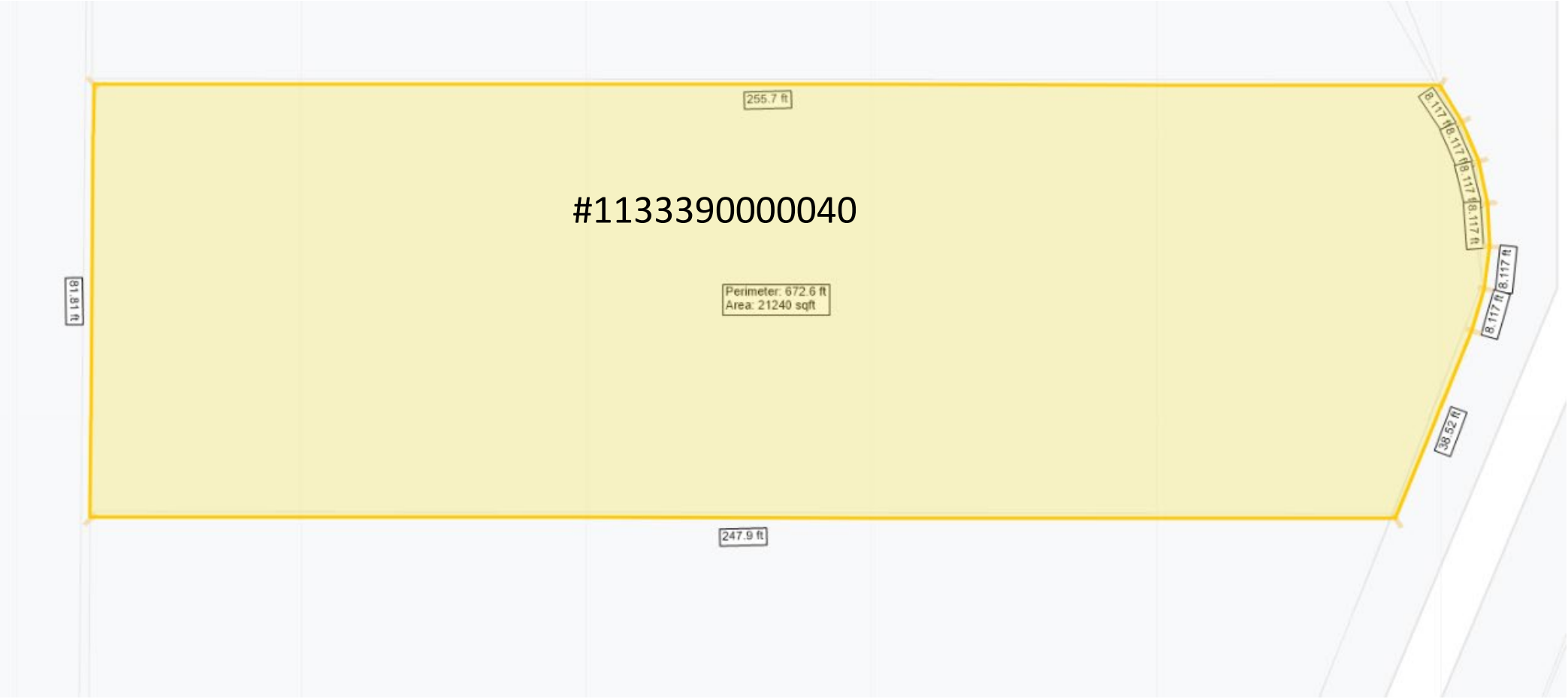
3303 Thomasville Rd, Suite #201
Tallahassee, FL 32308
850.386.6160

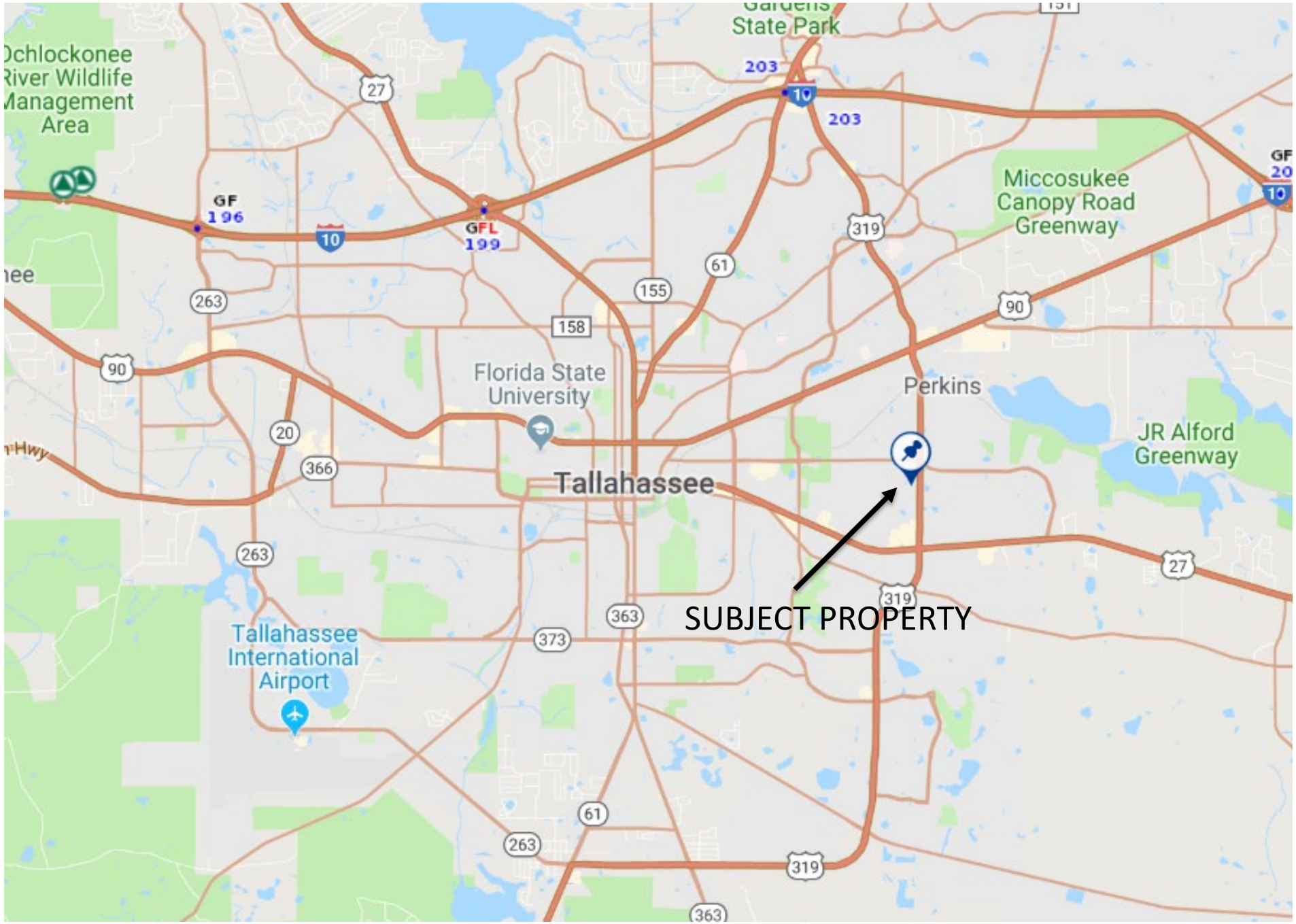
SITE PLAN


0' SIDE BUILDING SETBACK
BICYCLE PARKING, 2 SPACES
2,450 SF URBAN FOREST
4,000 SF
GENERAL OFFICE
70'x59'
FFE 109.5'
LOT 4
LANDSCAPE ISLAND 411 SF
LANDSCAPE ISLAND 480 SF
489 LF OF FDOT MODIFIED TYPE F CURB & GUTTER
8' VUA BUFFER
10' VUA BUFFER
STORM INLET
STORM MANHOLE
STOP SIGN AND BAR
N22°06'03"E
38.49'(S)
N89°58'56"W 247.55'(S)
ACCESSIBLE PARKING SPACES, STRIPING PER FDOT INDEX #17346
OWNER: S & S OF TALLAHASSEE INC
PARCEL ID: 1133390000030
LAND USE: VACANT
ZONING: CP
0.44 AC.
STORM DROP INLET

GIS MAP


255.7 ft
#1133390000040
Perimeter: 672.6 ft
Area: 21240 sqft
61.81 ft
8.117 ft
8.117 ft
8.117 ft
8.117 ft
8.117 ft
8.117 ft
8.117 ft
38.52 ft
247.9 ft

PROPERTY & LOCATION MAP



PERMITTED USES

COLDWELL BANKER COMMERCIAL HARTUNG

Section 10-6.649. CP Commercial Parkway District

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

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PERMITTED USES

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	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
	(60) Retail optical and medical supplies. (61) Retail package liquors. (62) Retail pet stores. (63) Retail picture framing. (64) Retail sporting goods, toy stores (65) Retail trophy stores. (66) Self-moving operation. (67) Retail shoes, luggage, and leather products. (68) Sign shops. (69) Social, fraternal and recreational clubs and lodges, including assembly halls. (70) Studios for photography, music, art, drama, voice. (71) Tailoring. (72) Towing, wrecking, and recovery services. (73) Trailer sales and service. (74) Veterinary services, including veterinary hospitals. (75) Warehouses, mini-warehouses, or self-storage facilities. (76) Other uses which, in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district and provided the use is not specifically permitted in another zoning district.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.

DEVELOPMENT STANDARDS

	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 floor area 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 area per acre and commercial uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for storage areas with buildings.	4 stories

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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.).**

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