

VACANT COMMERCIAL LOT FOR SALE



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



0 COMMONWEALTH LN, TALLAHASSEE, FL 32303

SALE PRICE: \$150,000
ACRES: 0.67 +/- ACRES
ZONING: PUD
PARCEL ID: #2120320000190
DIMENSIONS: 100' X 274' X 104' X 305' (LCPA)

CHIP HARTUNG
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Coldwell Banker Commercial Hartung
3303 Thomasville Rd.
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AERIAL



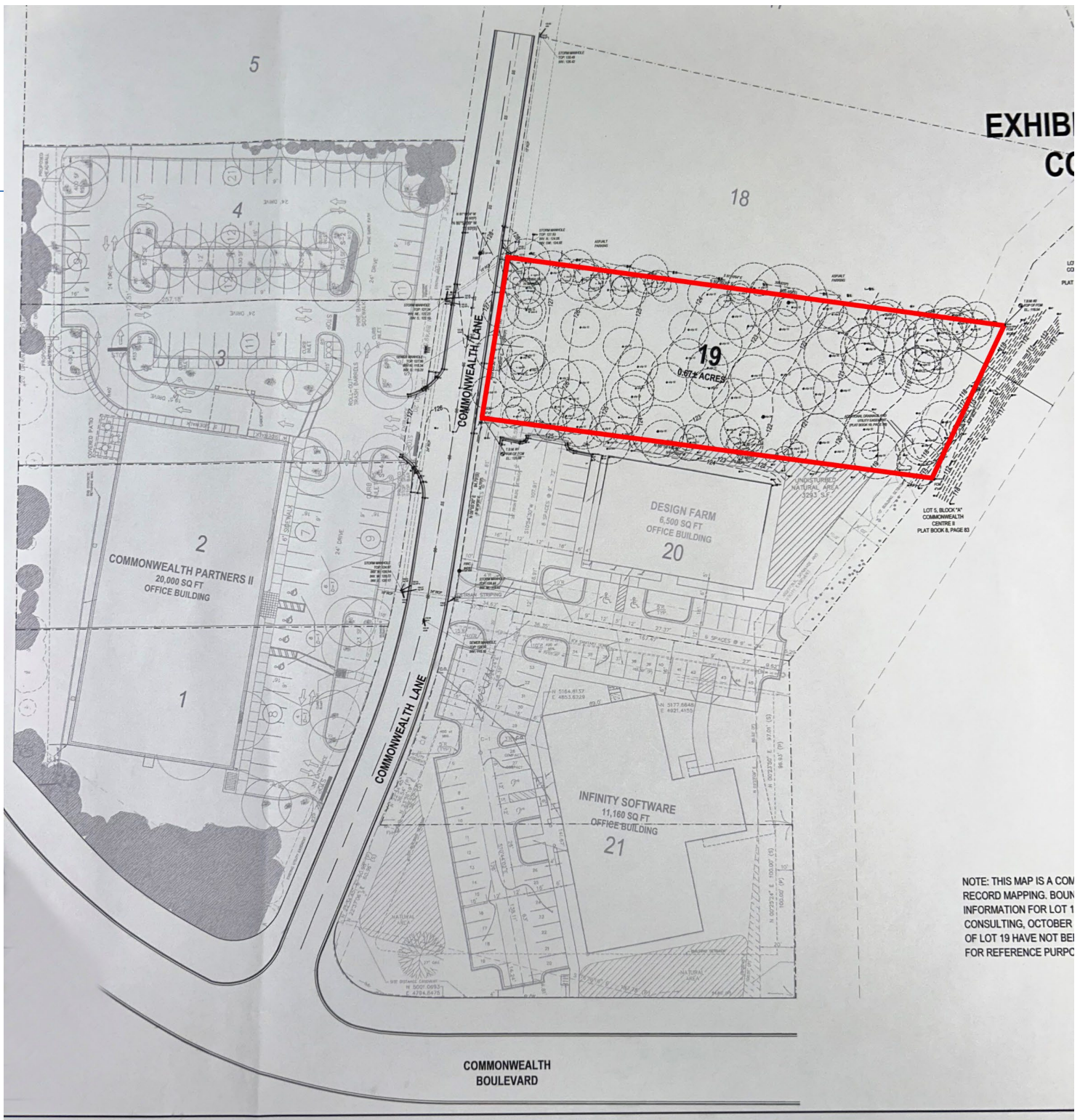
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PLAT MAP



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USES PERMITTED



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Section 6.17. CO Office and Professional Commercial District.

1. District Intent	USES PERMITTED			
	2. Unrestricted Uses		3. Restricted Uses	
	a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Provisions of Article XIII Section 13.2
<p>The provisions of the CO District are intended to apply to urban areas with convenient access to a major thoroughfare and to other business areas, wherein activities are restricted to financial, professional, and business office operations and related activities to serve the principal activities. The district is intended to accommodate office-professional activities adjacent to major business areas as well as outlying office parks, and is partially intended as a buffer or transitional area between residential and more intense development.</p>	<p>(1) Financial institutions, a. with drive-in facilities. (2) Financial, insurance and real estate services. (3) Business offices and services. (4) Non-medical professional offices and services. (5) Medical offices and services. (6) Off-street parking facilities. (7) Churches and schools. (8) Beauty and barber shops with 5 operators or less.</p>	<p>(1) Customary uses and structures clearly incidental to one or more permitted uses and structures.</p>	<p>(1) Transient lodgings. (2) Vocational and trade schools. (3) Retail drug stores; restaurants or delicatessens; cocktail lounges; newsstands; as accessory to a permitted use. (4) Child-care facilities. (5) Broadcasting studio</p>	<p>Subsections 1 and 2. Subsection 5, specifically: a. Such uses shall offer a basic curriculum related business or professional disciplines. Subsection 5, specifically: a. Such uses shall not occupy more than 10% of the gross floor area. b. The principal use shall contain a minimum of 10,000 sq. ft. of gross floor area. [Subsection 5, specifically:] a. [Such use is] permitted only as an accessory to an unrestricted principal use. b. The principal use or complex shall contain a minimum of 50,000 square feet of gross floor area. c. A plan of development [shall] be submitted providing for adequate safety and traffic controls to assure safety of children. Subsection 5, specifically: a. Broadcasting towers are prohibited. b. Satellite dishes, microwave dishes, and other outside communication equipment shall contain a visual screen to be located between the equipment and land zoned or developed for single- or two-family dwellings. If the equipment is constructed on the ground, it shall be located to the rear of the building and the visual screen shall be placed on the ground; and if the equipment is constructed on top of a building, the visual screen shall be placed on the roof.</p>

DEVELOPMENT STANDARDS



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DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks*				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Lot Coverage or Floor Area Ratio	b. Building Height
	None			25 feet	None, except 15 feet when adjoining a residential district.	25 feet	10 feet		An additional one foot setback for each foot of height in excess of 40 feet, except no structure may exceed 40 feet in height within 150 feet of any district restricted to 35 feet or less; and further provided any structure or part of a structure shall have a one foot setback for each one foot in height in excess of 40 feet from the point 150 feet from any district restricted to 35 feet or less.

see Section 9.9.

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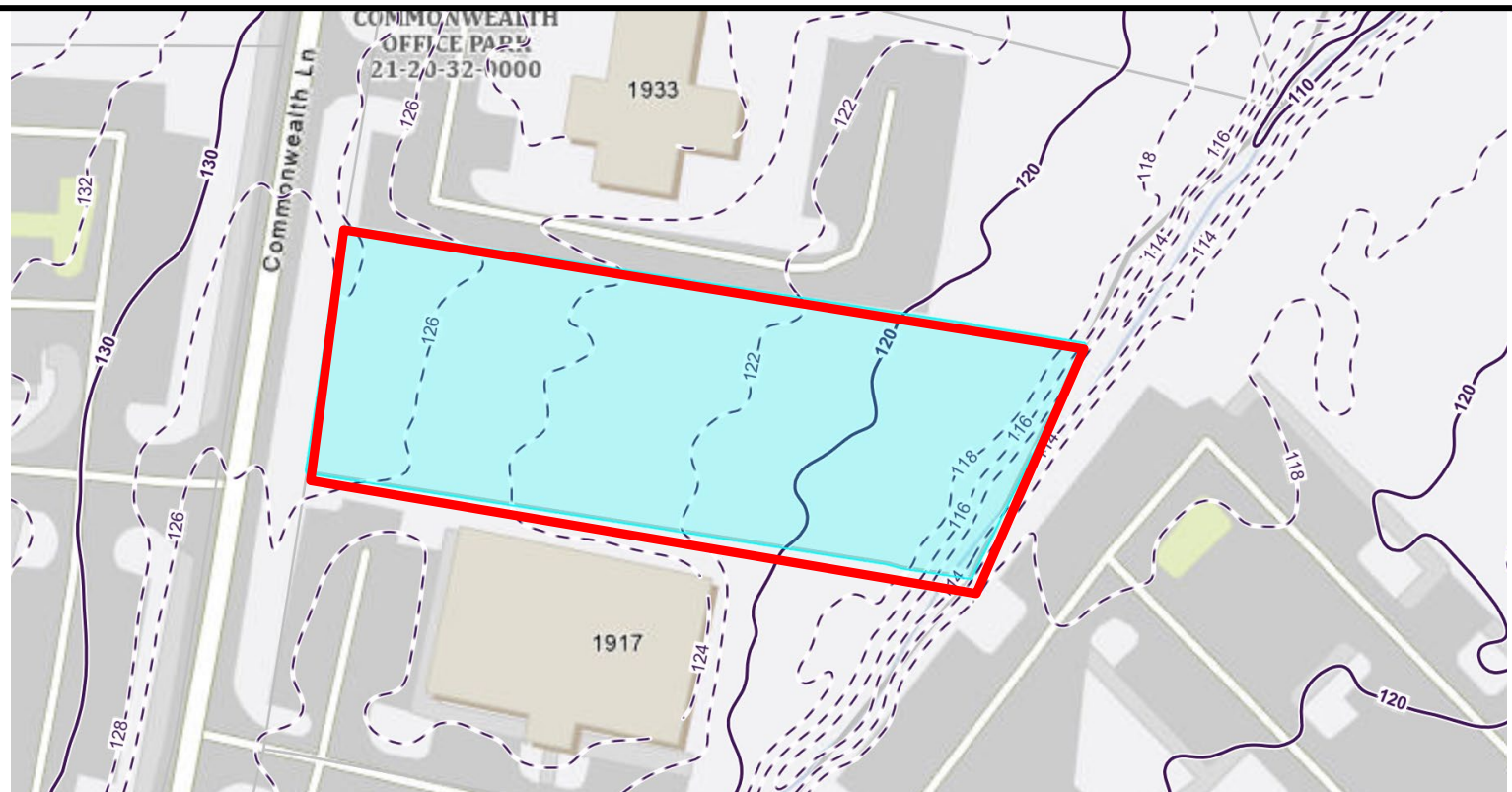
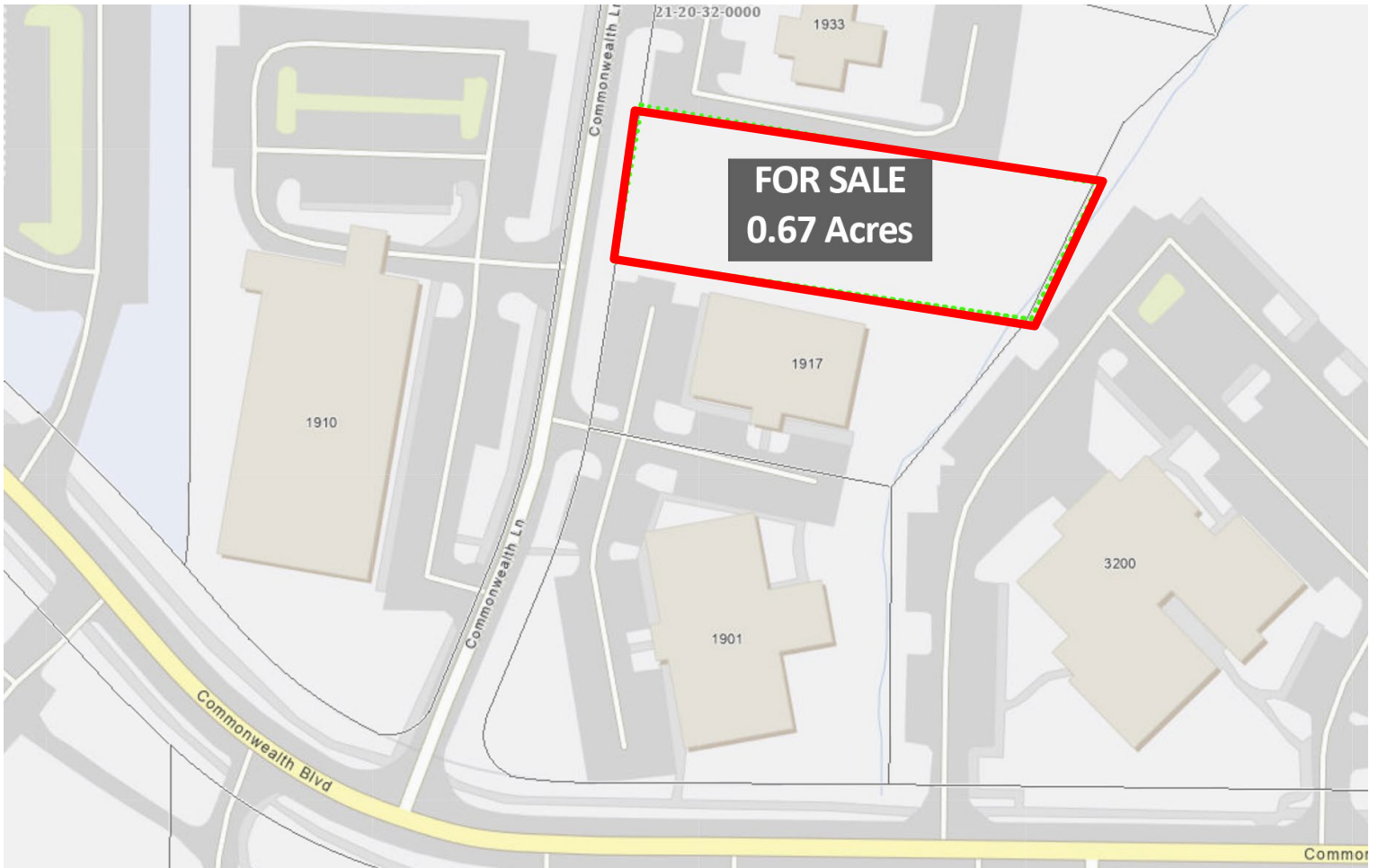
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GIS MAP & TOPO MAP



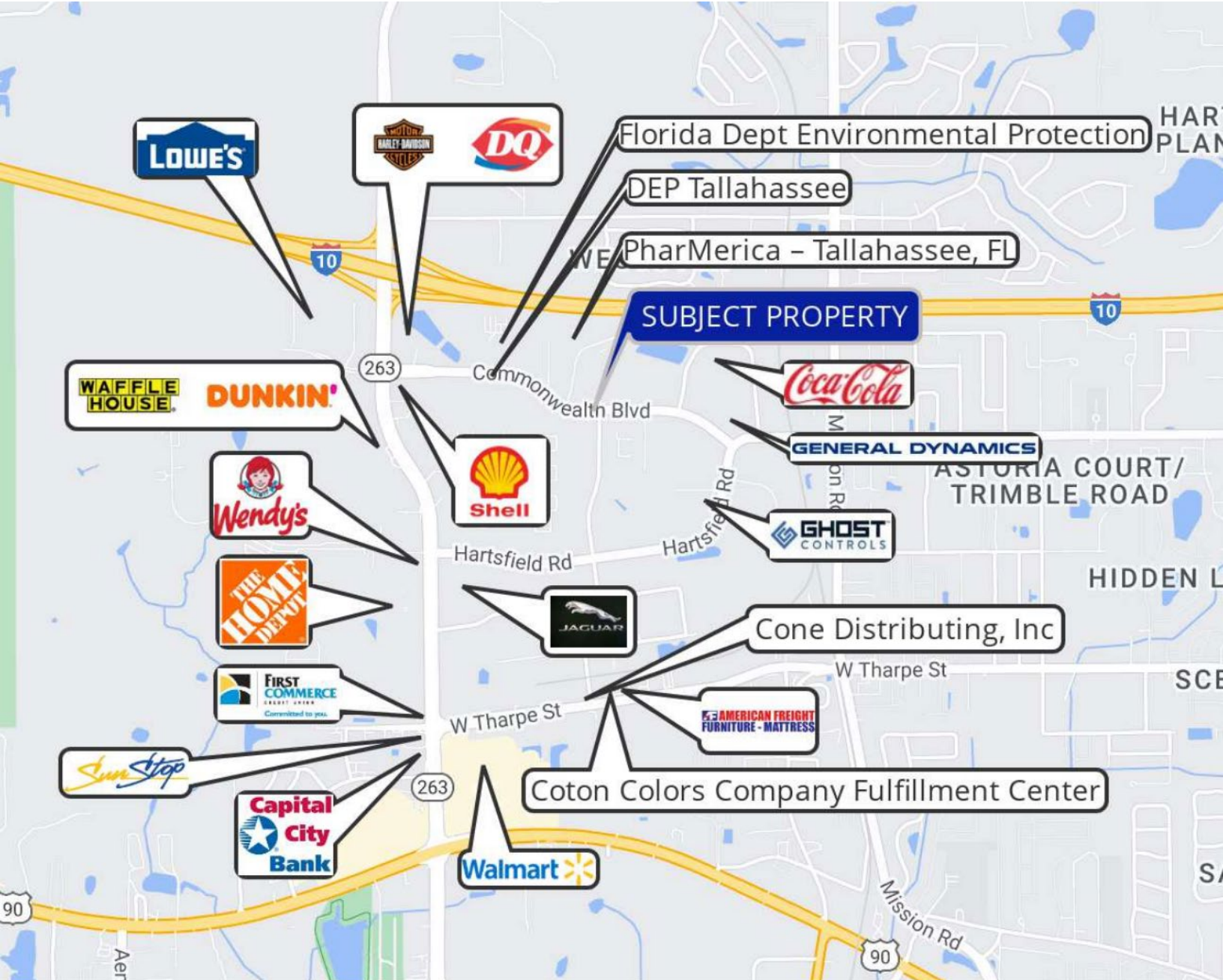
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BUSINESS MAP



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