

John Knox Rd

N Monroe St

Monticello Dr

SELF STORAGE

2428 N MONROE ST.
TALLAHASSEE, FL 32308

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Property Summary



OFFERING SUMMARY

Sale Price	\$4,100,000
Lot Size	2.694 Acres
Building Size	65,810 SF
Zoning	CP - Commercial Parkway
Market	Tallahassee
Submarket	North Tallahassee
Traffic Count	41,174
Price / SF	\$62.30

PROPERTY OVERVIEW

Offered for sale, is the 'A Dent in the Attic' Self Storage Facility in Tallahassee, FL. The site is 2.694± acres, with approximately 65,810 SF +/- of building area. The 487 unit facility includes non-climate controlled storage space, climate-controlled storage space (87% of the units), an onsite office and a separate 2 story freestanding building with climate controlled storage and leaseable retail/office space with Hwy 27 road frontage and marquee signage. Ingress/Egress to the property is via HWY 27 and Monticello Drive. In addition, the property has 13 total leasable parking/outdoor spaces for vehicles, boats, RV's. The property currently has an occupancy of 74%.

PROPERTY HIGHLIGHTS

- 487 Self Storage Units on 2.69 acres
- Established location with strong occupancy history
- Convenient location in the center of Tallahassee, FL
- Interstate 10 is 1 Mile to the north
- Marquee signage and access from N. Monroe Street
- 87% of units are Climate Controlled

PROPERTY PHOTOS



PROPERTY PHOTOS - EXTERIORS



FRONT VIEW OF BUILDING A



FRONT VIEW OF BUILDING B



REAR VIEW OF BUILDINGS



VIEW OF TYPICAL TRAILER/OUTSIDE STORAGE



FRONT VIEW OF CLIMATE CONTROLLED BLDG



TYPICAL ROOF VIEW



VIEW OF MONTICELLO DRIVE ENTRANCE



VIEW OF MONROE ST ENTRANCE



FRONT VIEW OF STREET-FRONT BUILDING



REAR VIEW OF STREET-FRONT BUILDING



VIEW OF ENTRANCE DRIVE OFF MONROE ST



VIEW OF TYPICAL INTERIOR DRIVE

CLIMATE CONTROLLED STORAGE - BUILDING D



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LOWER LEVEL - FREESTANDING BUILDING C



UPPER LEVEL - FREESTANDING BUILDING C



UPPER LEVEL - FREESTANDING BUILDING C



CLIMATE CONTROLLED STORAGE UNITS



BATHROOMS

PROPERTY PHOTOS



PROPERTY PHOTOS



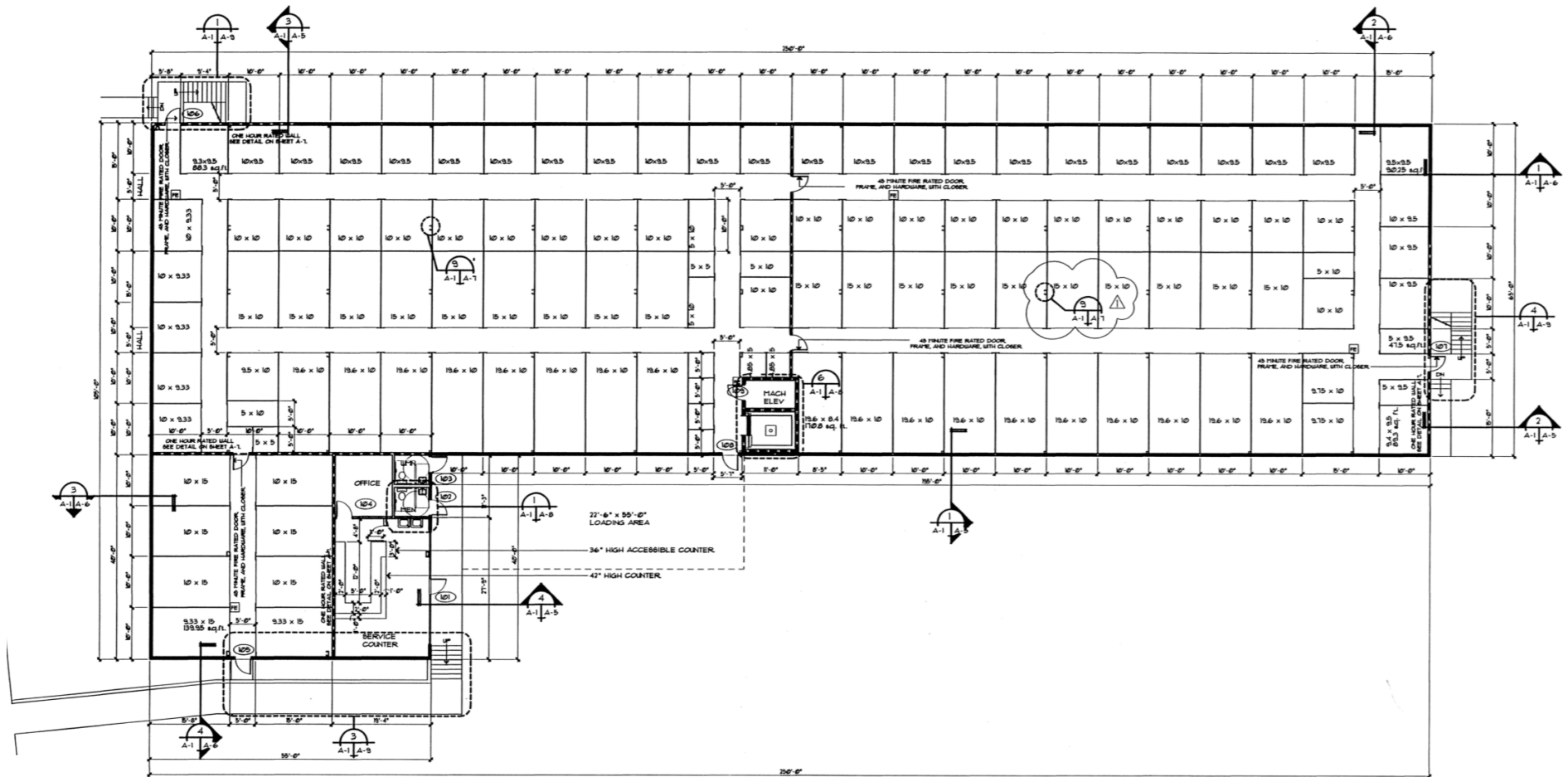
FLOOR PLAN BUILDING A & B (Non CC)

10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	5X10
10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	10X10	5X5
																								5X5

10X10	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X20	10X10
5X10																						5X10
5X10																						5X10

BUILDING A TOP | BUILDING B BOTTOM

FLOOR PLAN BUILDING D - 1ST FLOOR



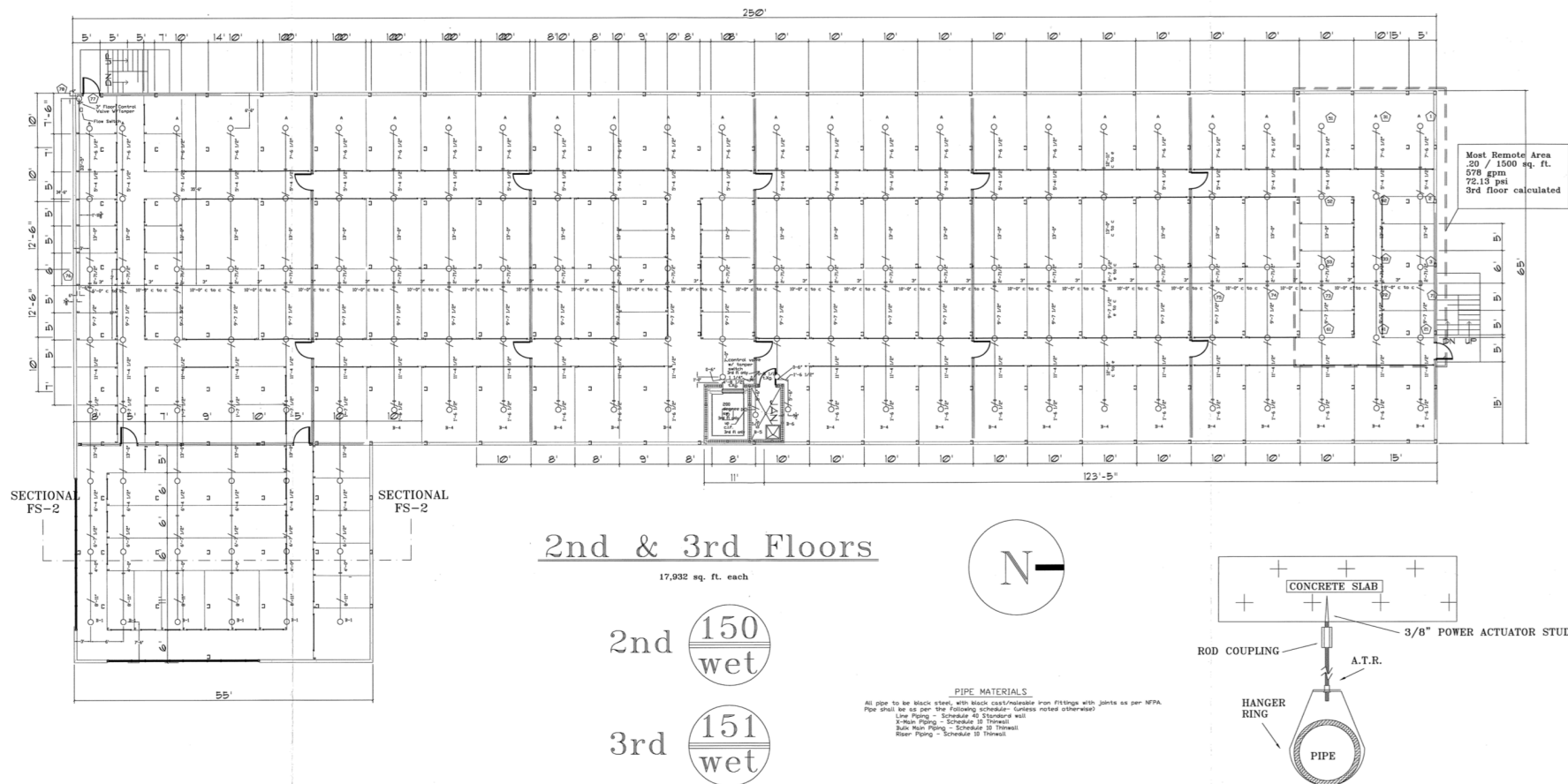
FIRST FLOOR PLAN

3/32" = 1'-0"

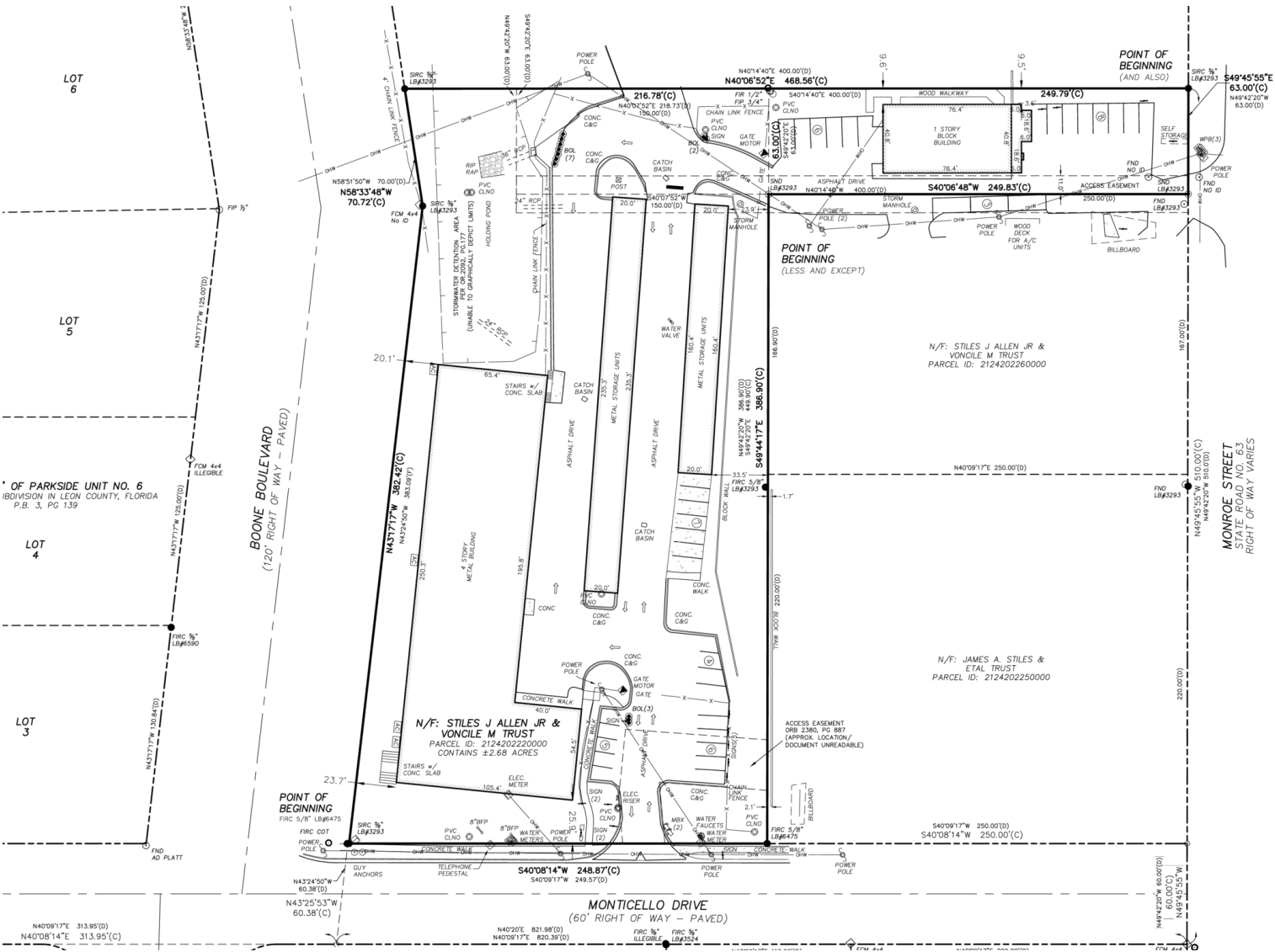


NOTE - FIRE SPRINKLER INSTALLER - ALL PIPING AND COMPONENTS
INSTALLED SHALL BE CERTIFIED BY A STATE REGISTERED ENGINEER.
SHOP DRAWINGS SHALL BE FORWARDED TO CONN & ASSOCIATES, INC.
AND THE CITY BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION.

FLOOR PLAN BUILDING D - 2ND & 3RD FLOOR



SITE PLAN



LEGAL DESCRIPTION

COMMENCE AT AN IRON PIPE MARKING THE MOST NORTHERLY CORNER OF PARKSIDE UNIT NO. 6, AS RECORDED IN PLAT BOOK 3, PAGE 1 LEON COUNTY, FLORIDA, AND RUN NORTH 40 DEGREES 09 MINUTE 17 SECONDS EASTERLY RIGHT OF WAY BOUNDARY OF MONTICELLO DRIVE NORTH 43 DEGREES 24 MINUTES 50 SECONDS WEST 60.38 FEET (6475) MARKING THE INTERSECTION OF THE NORTHEASTERLY RIGHT AND THE NORTHEASTERLY RIGHT OF WAY OF MONTICELLO DRIVE. THIS PROPERTY, FROM SAID POINT OF BEGINNING CONTINUE NORTH 2 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY OF E OF 383.09 FEET, THENCE NORTH 98 DEGREES 51 MINUTES 50 SECONDS NORTHEASTERLY RIGHT OF WAY OF BOONE BOULEVARD A DISTANCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY RUN NORTH 40 DEGREES 42 MINUTES 20 SECONDS EAST 63.00 FEET, THENCE SOUTH 49 DEGREES 42 MINUTES 20 SECONDS WEST 400.00 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID ROAD 63, THENCE RUN SOUTH 49 DEGREES 42 MINUTE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF MONTICELLO DRIVE THE POINT OF BEGINNING.

AND ALSO

COMMENCE AT THE MOST NORTHERN CORNER OF LOT NO. 18, BLU A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND RUN THENCE EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF MONTICELLO DRIVE, A DISTANCE OF 821.98 FEET TO SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY WITH THE SOUTHWEST OF STATE ROAD 63 (MONROE ST.) THENCE RUN NORTH 49 DEGREES 42 MINUTES 20 SECONDS WEST 400.00 FEET TO A CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING RUN SOUTH 40 DEGREES 14 MINUTES 40 SECONDS WEST 49 DEGREES 42 MINUTES 20 SECONDS EAST 63.00 FEET, THENCE 40 SECONDS EAST 400.00 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID ROAD 63, THENCE RUN NORTH 49 DEGREES 42 MINUTE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY LINE OF SAID 63.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A JOINT USE EASEMENT FOR ROADWAY PURPOSE FOLLOWING PORTION:

BEGIN AT THE MOST EASTERN CORNER OF THE AFORESAID DESCOR DEGREES 42 MINUTES 20 SECONDS WEST 11.00 FEET, THENCE MINUTES 40 SECONDS WEST 400.00 FEET, THENCE SOUTH 49 DEGREES 42 MINUTES 20 SECONDS WEST 400.00 FEET, THENCE NORTH 40 DEGREES 14 MINUTES 40 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 1 NORTH, R FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 18, BLU AS RECORDED IN PLAT BOOK 3, PAGE 139 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND RUN NORTH 40 DEGREES 09 MINUTE 17 SECONDS EASTERLY RIGHT-OF-WAY BOUNDARY OF MONTICELLO DRIVE, 820.39 FEET TO SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. 63 - U.S. 1 DEGREES 42 MINUTES 20 SECONDS WEST 60.00 FEET TO NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF SAID MONTICELLO DRIVE, 820.39 FEET TO SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. 63 - U.S. 1 DEGREES 09 MINUTES 17 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID MONTICELLO DRIVE 250.00 FEET, THENCE LEAVING NORTH 49 DEGREES 42 MINUTES 20 SECONDS WEST 386.90 FEET THENCE SOUTH 40 DEGREES 07 MINUTES 52 SECONDS WEST 1 DEGREES 42 MINUTES 20 SECONDS WEST 63.00 FEET, THENCE 52 SECONDS EAST 150.00 FEET, THENCE SOUTH 49 DEGREES 42 MINUTES 20 SECONDS WEST 63.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE OFFICIAL RECORD BOOK 1354, PAGE 1597 OF FLORIDA.
2. ONLY THOSE IMPROVEMENTS SHOWN HEREON SURVEY HAVE BEEN LOCATED.
3. ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCORDING TO AVAILABLE RECORDS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. THE PROPERTY SURVEYED AND SHOWN HEREON IS IN FLOOD ZONE "AE" (INSURANCE RATE MAP FOR LEON COUNTY, FLORIDA AND INCORPORATED #120730281F, COMMUNITY NUMBER 120143, PANEL NUMBER 281 OF 490).

(FIELD SURVEY DATE: 07/12/18 FIELD BOOK: 1190, PG.70-78 AND FB 985, PG. 79-84)

AERIAL PHOTO



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RETAIL AERIAL



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RETAILER MAP



BUILDING SUMMARY

BUILDING A

Non Climate Controlled Units

3,200 SF

4.86% Gross Building Area

BUILDING B

Non Climate Controlled Units

4,700 SF

7.14% Gross Building Area

BUILDING C

Climate Controlled Units and Leasable Office

2,680 SF

4.07% Gross Building Area

BUILDING D

Climate Controlled Units and Leasing Office

55,230 SF

83.92% Gross Building Area

NET RENTABLE AREA

Climate Controlled (CC) 43,050 SF/ 421 Units

Non- Climate Controlled (NCC) 8,225 SF/ 65 Units

Leasing Office 800 SF

Rentable Office 360 SF/ 1 Unit Hallways/ Common Space 13,375 SF



SALE HIGHLIGHTS

- 487 Self Storage Units on 2.69 acres
- Established location with strong occupancy history
- Convenient location in the center of Tallahassee, FL
- Interstate 10 is 1 Mile to the north
- Marquee signage and access from N. Monroe Street
- 87% of units are Climate Controlled

UNIT MIX SUMMARY

UNIT TYPE	TOTAL COUNT	% TOTAL	SIZE (SF)	\$/SF	MONTHLY RENT	UNIT TYPE ANNUAL RENT
NCC 5X5	2	0.4	25	\$1.60	\$40	\$960
NCC 5X10	4	0.8	50	\$1.32	\$66	\$3,168
NCC 10X10	41	8.4	100	\$0.88	\$88	\$43,296
NCC 10X20	18	3.7	200	\$0.64	\$128	\$27,648
CC 5X5X5	14	2.9	25	\$1.68	\$42	\$7,056
CC 5X5	50	10.2	25	\$2.16	\$54	\$32,400
CC 4.75X5	1	0.2	24	\$2.08	\$50	\$600
CC 5X10	88	18.0	50	\$1.38	\$69	\$72,864
CC 5X15	2	0.4	75	\$1.00	\$75	\$1,800
CC 5X20	1	0.2	100	\$0.89	\$89	\$1,068
CC 10X5	13	2.7	50	\$1.38	\$69	\$10,764
CC 10X10	129	26.4	100	\$1.09	\$109	\$168,732
CC 10X15	46	9.4	150	\$1.06	\$159	\$87,768
CC 10X20	53	10.8	200	\$0.95	\$189	\$120,204
CC 10X25	24	4.9	250	\$0.92	\$230	\$66,240

Building A (NCC) 3,200 SF 4.86% GBA | **Building B** (NCC) 4,700 SF 7.14% GBA | **Building C** (CC & Office) 2,680 SF 4.07% GBA | **Building D** (CC & Leasing Office) 55,230 SF 83.92% GBA
Net Rentable Area: Climate Controlled (CC) 43,050 SF/ 421 Units | Non- Climate Controlled (NCC) 8,225 SF/ 65 Units | Leasing Office 800 SF | Rentable Office 360 SF/ 1 Unit
 Hallways/ Common Space 13,375 SF

UNIT MIX SUMMARY

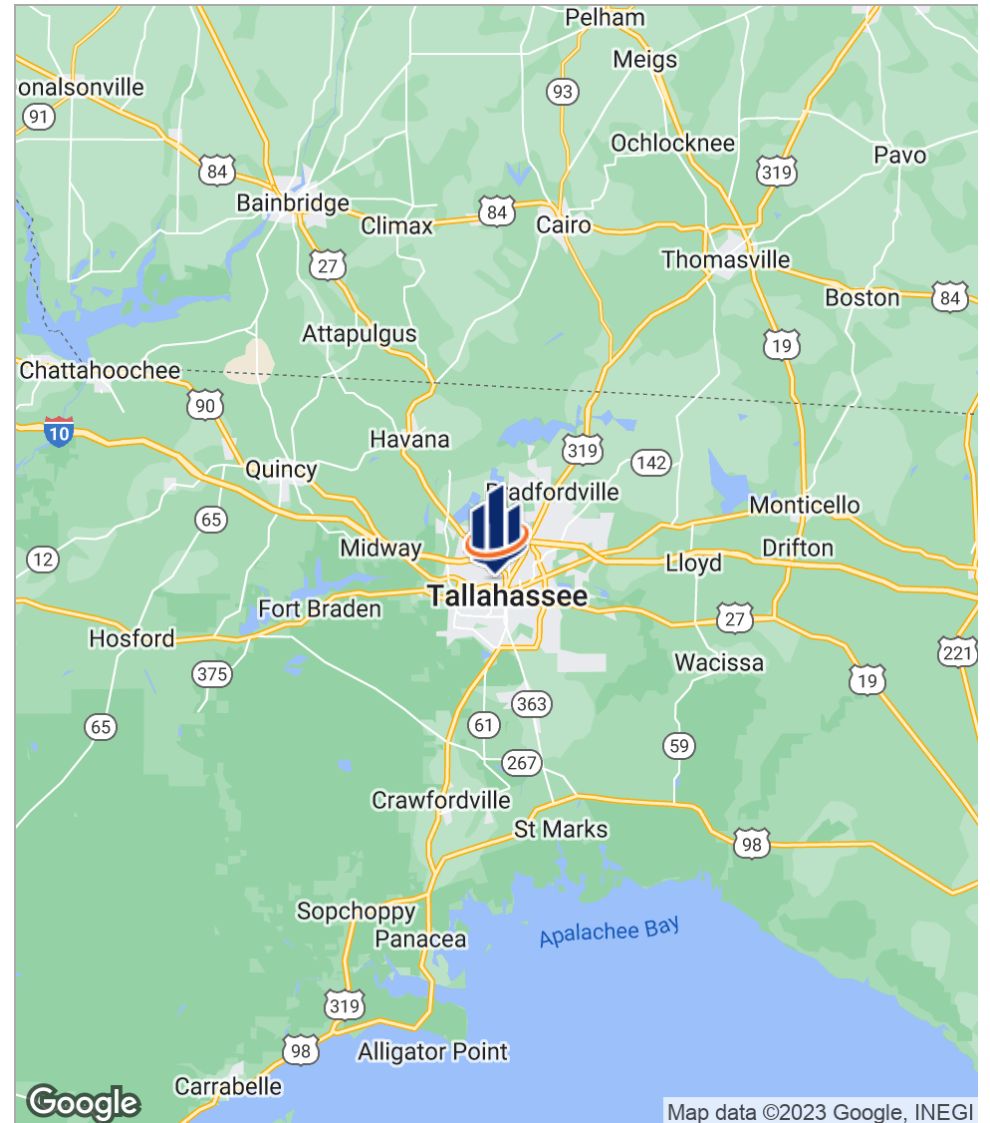
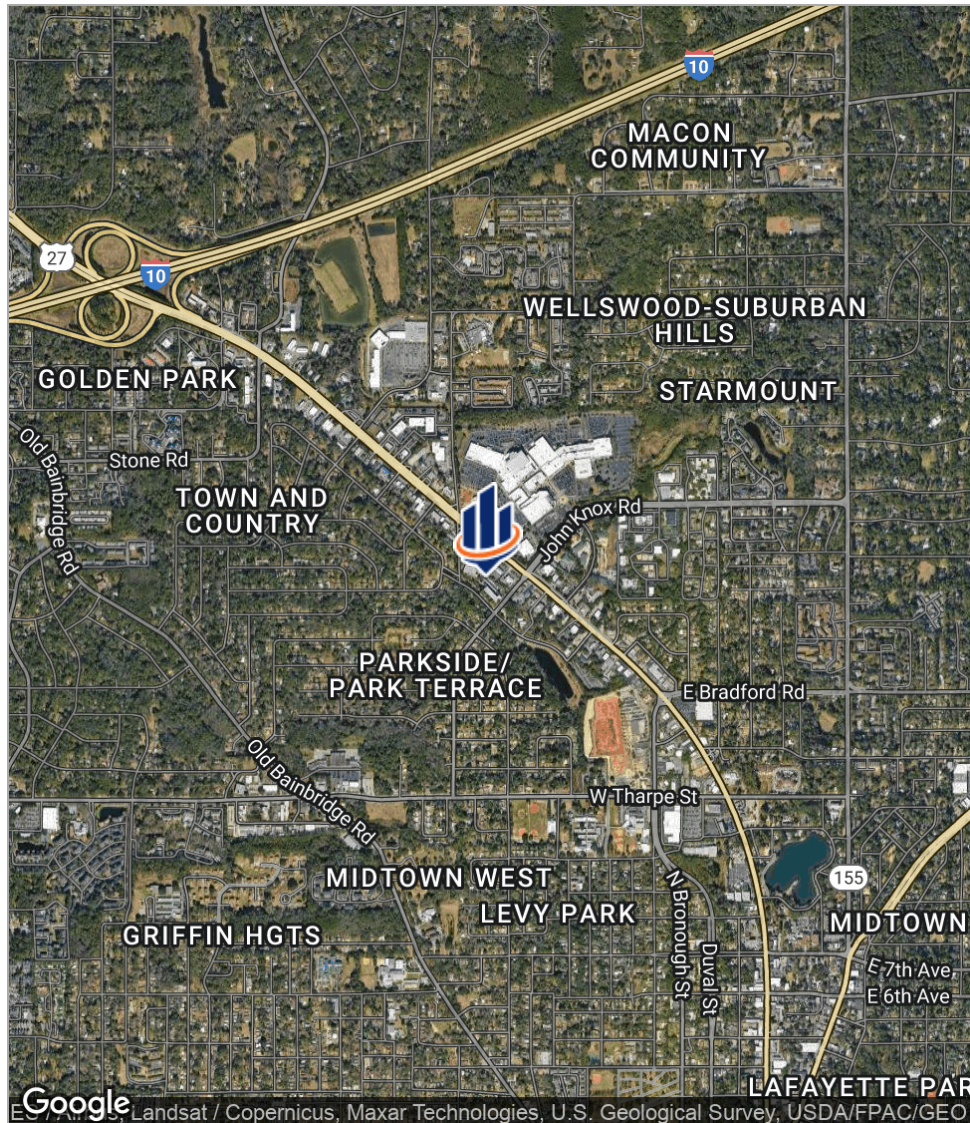
UNIT TYPE	TOTAL COUNT	% TOTAL	SIZE (SF)	\$/SF	MONTHLY RENT	UNIT TYPE ANNUAL RENT
OFFICE	1	0.2	360			
Common/Hallway			13,375			
Leasing Office	1	0.2	801			
Totals/Averages	489	100%	65,810	\$1.05		\$644,568

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Hallways/ Common Space 13,375 SF

PROFORMA INCOME & EXPENSES

INCOME SUMMARY	PROFORMA	PER SF
Potential Gross Rental Income	\$644,568	\$9.79
Office/Parking Additional Potential Income	\$20,220	\$0.31
Ancillary Income [admin fees, retail sales of moving supplies]	\$12,891	\$0.20
Less: Projected Market Vacancy [20%]	-\$128,913	-\$1.96
Gross Income	\$548,765	\$8.34
EXPENSE SUMMARY	PROFORMA	PER SF
Advertising	\$6,581	\$0.10
Admin Legal	\$9,872	\$0.15
Reserves	\$13,162	\$0.20
Office Supplies	\$3,165	\$0.05
Pest Control	\$446	\$0.01
Supplies	\$6,751	\$0.10
Bank Charges	\$6,244	\$0.09
Insurance	\$7,708	\$0.12
Management Fees/Salary	\$75,000	\$1.14
Property Taxes	\$46,896	\$0.71
Repairs/Maintenance	\$45,561	\$0.69
Sales Tax	\$31,999	\$0.49
Utilities	\$45,577	\$0.69
Gross Expenses	\$298,964	\$4.54
Net Operating Income	\$249,800	\$3.80

REGIONAL MAPS



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Sec. 10-258. CP Commercial Parkway District

The following applies to CP Commercial Parkway District:

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>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 most suitable for those areas outside of the Multimodal Transportation District (MMTD) as described in the comprehensive plan. Additional CP inside the MMTD may only be designated when the existing land use pattern is mostly comprised of single use developments with suburban character as described in the Suburban Future Land Use Category. The CP district is characterized by a linear pattern of development. Residential development up to a maximum of 16 dwelling units per acre is permitted. There is no minimum gross density for residential when developed in conjunction with non-residential land uses. However, for all other residential developments, a minimum gross density of 6 dwelling units per acre shall be required, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. The access management standards set forth in for 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</p>	<p>(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 10-413. (15) Day care centers. (16) Gift, novelty, and souvenir stores. (17) Golf courses.</p>	<p>(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.).</p> <p>(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.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</p>

PERMITTED USES			
1. District Intent	2. Principal Uses		
<p>flow of the general traveling public. 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.</p> <p>New CP districts in the Suburban FLUM category shall have access to arterial or major collector streets.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(37) Pest control services.</p> <p>(38) Pet day care centers.</p> <p>(39) Photocopying and duplicating services.</p> <p>(40) Printing and publishing.</p> <p>(41) Recreational vehicle park.</p> <p>(42) Rental and sales of dvds, video tapes and games.</p> <p>(43) Rental of tools, small equipment, or party supplies.</p> <p>(44) Repair services, nonautomotive.</p> <p>(45) Residential, multi-family.</p> <p>(46) Residential, any type, provided it is located on or above the 2nd floor of a structure containing non-residential development on the first floor.</p> <p>(47) Restaurants, with or without drive-in facilities.</p> <p>(48) Retail bakeries.</p> <p>(49) Retail caskets and tombstones.</p> <p>(50) Retail computer, video, record, and other electronics.</p> <p>(51) Retail department, apparel, and accessory stores.</p> <p>(52) Retail drug store.</p> <p>(53) Retail florist.</p> <p>(54) Retail food and grocery.</p> <p>(55) Retail furniture, home appliances and accessories.</p> <p>(56) Retail home/garden supply, hardware and nurseries.</p> <p>(57) Retail jewelry stores.</p> <p>(58) Retail needlework and instruction.</p> <p>(59) Retail newsstand, books, greeting cards.</p>	<p>(60) Retail office supplies.</p> <p>(61) Retail optical and medical supplies.</p> <p>(62) Retail package liquors.</p> <p>(63) Retail pet stores.</p> <p>(64) Retail picture framing.</p> <p>(65) Retail sporting goods, toy stores.</p> <p>(66) Retail trophy stores.</p> <p>(67) Self-moving operation.</p> <p>(68) Retail shoes, luggage, and leather products.</p> <p>(69) Sign shops.</p> <p>(70) Social, fraternal and recreational clubs and lodges, including assembly halls.</p> <p>(71) Studios for photography, music, art, drama, voice.</p> <p>(72) Tailoring.</p> <p>(73) Towing, wrecking, and recovery services.</p> <p>(74) Trailer sales and service.</p> <p>(75) Veterinary services, including veterinary hospitals.</p> <p>(76) Warehouses, mini-warehouses, or self-storage facilities.</p> <p>(77) 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.</p>	

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 (excluding stories used for parking)
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	4 stories
Residential located on or above the 2nd floor of a multi-use structure	none	none	none	25 feet	none	25 feet	10 feet	not applicable	4 stories
Any Permitted Principal Use	none	none	none	25 feet	none	25 feet	10 feet	25,000 s.f. of building floor area per acre and commercial and office 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 permitted land uses number (73) warehouses, mini-warehouses, or self-storage facilities as listed in the permitted uses table above. In multi-use structures, residential uses do not count towards this floor area total.	4 stories

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

a.) All roadways:

- On all city roadways, the city's spacing standards for driveway access, medians, and signals per roadway class type shall prevail.
- On all county roadways, the county's spacing standards for driveway access, medians, and signals per roadway class type shall prevail.
- On all state arterial roadways, the FDOT's spacing standards for driveway access, medians, and signals, as outlined in the FDOT Access Management Classification System shall prevail. Exceptions to the FDOT Access Management Standards include the following:
 - Existing driveway access for Capital Circle as of December 31, 1995; and

Properties on Capital Circle which were granted single driveway permits by FDOT on or before December 31, 1995, which have sole access to Capital Circle and do not have other street access.

b.) All new commercial development shall construct a vehicular interconnection to adjacent properties that have an existing commercial use. Interconnections shall be required to adjacent vacant properties which are zoned for commercial use. The vehicular interconnections shall be constructed with material consistent with constructed or proposed vehicular use areas. Location of such interconnections shall be approved by the traffic engineer and constructed prior to issuance of a certificate of occupancy. Required interconnections between properties and/or to a private or public roadway shall be placed in a cross access easement acceptable by

DEVELOPMENT STANDARDS
the city attorney. Exemptions to and deviations from the interconnection requirements of this section shall be approved by the parking standards committee.
8. <i>Street Vehicular Access Restrictions:</i> 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. <i>Noise Source Restrictions:</i> In the event that a property zoned CP abuts a residential property, the noise source of the CP zoned property shall not exceed at L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the night time (10:00 p.m. to 7:00 a.m.) as measured on the property line abutting the source.
10. <i>Lighting Standards:</i> In the event that a property zoned CP abuts a residential property, the night time lighting of the CP zoned property shall meet the following standards: night time lighting shall not exceed 0.5 vertical surface foot candle measured at the property line six feet above grade. Lighting standards shall not exceed 20 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood-lights or spot-lights used as general grounds lighting are permitted. Security lighting is permitted.
11. <i>Additional Criteria for Pet Day Care Centers:</i> Outside boarding and unsupervised outside activity are prohibited. Hours of operation for pet day care centers shall be 6:00 a.m. to 9:00 p.m.
12. <i>Additional Criteria for Charitable Donation Stations:</i> 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 10-413 of this Code.

General Notes:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are 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 chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to section 10-426.



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