

PROPERTY FOR SALE

38.5 +/- Acres Mixed Use
US 98 & Boy Scout Ranch Road
\$5,500,000





TABLE OF CONTENTS

Agent Information	3
Property Highlights	4
Executive Summary	5
Regional Location Map	6
Location Map	7
Demographics Map	8-11
Market Area	12
Trade Area	13
Neighborhood Aerial	14
Site Aerial	15
Parcel Data	16-17
Photos	18-20
Future Land Use Information	21-26
Confidentiality & Disclaimer	27



AGENT INFORMATION



Contact Information:

Todd@SRDcommercial.com

863.877.2846

Todd Dantzler, CCIM

Managing Partner, Broker

Todd Dantzler, CCIM, is a managing partner of SVN Saunders Ralston Dantzler Realty.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in commercial properties, investment properties, and commercial leasing.

Also a principle with Real Estate Central Group, LLC, a residential real estate brokerage in Winter Haven, Todd has been active in East Polk County real estate for over 33 years. He is a second generation real estate leader -- his father having served as chairman of the Florida Real Estate Commission (FREC) in the early 80's.

Todd was recognized as the 2012 Florida Realtor® of the Year in August of 2012. In 2000, he was elected president of the Florida Realtors® -- the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014. As a sitting County Commissioner, he also serves on the Finance Committee, the Community Relations Advisory Council, the Polk Transportation Planning Organization. He is the Commission liaison to the Central Florida Development Council, the economic development arm of the County.

In addition, Todd is the current Vice President and former secretary of the Winter Haven Hospital Board of Trustees. Winter Haven Hospital Baycare is major medical center serving East Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He also was the president of his fraternity, Alpha Tau Omega.

Disciplines:

- Commercial Properties
- Investment Properties
- Industrial Properties
- Commercial Leasing
- Area: East Polk County and the Lakeland-Winter Haven Metro Area

Awards:

- 2012 Florida Realtor of the Year by Florida Realtor

PROPERTY HIGHLIGHTS

Location

- **Property is located in fast growing “Lakeland Highlands”**
- **Median Household Income within a 3 mile radius is \$73,227 which is 67% higher than Polk County**
- **Close proximity to Publix, future Lakeland Regional Health campus, Bartow Regional Medical Center, and Downtown Bartow**

Site/Building

- **38.5 +/- acres of vacant land**
- **1,953 +/- ft. of frontage on US 98 and 1,045 +/- ft. on Boy Scout Ranch Road**

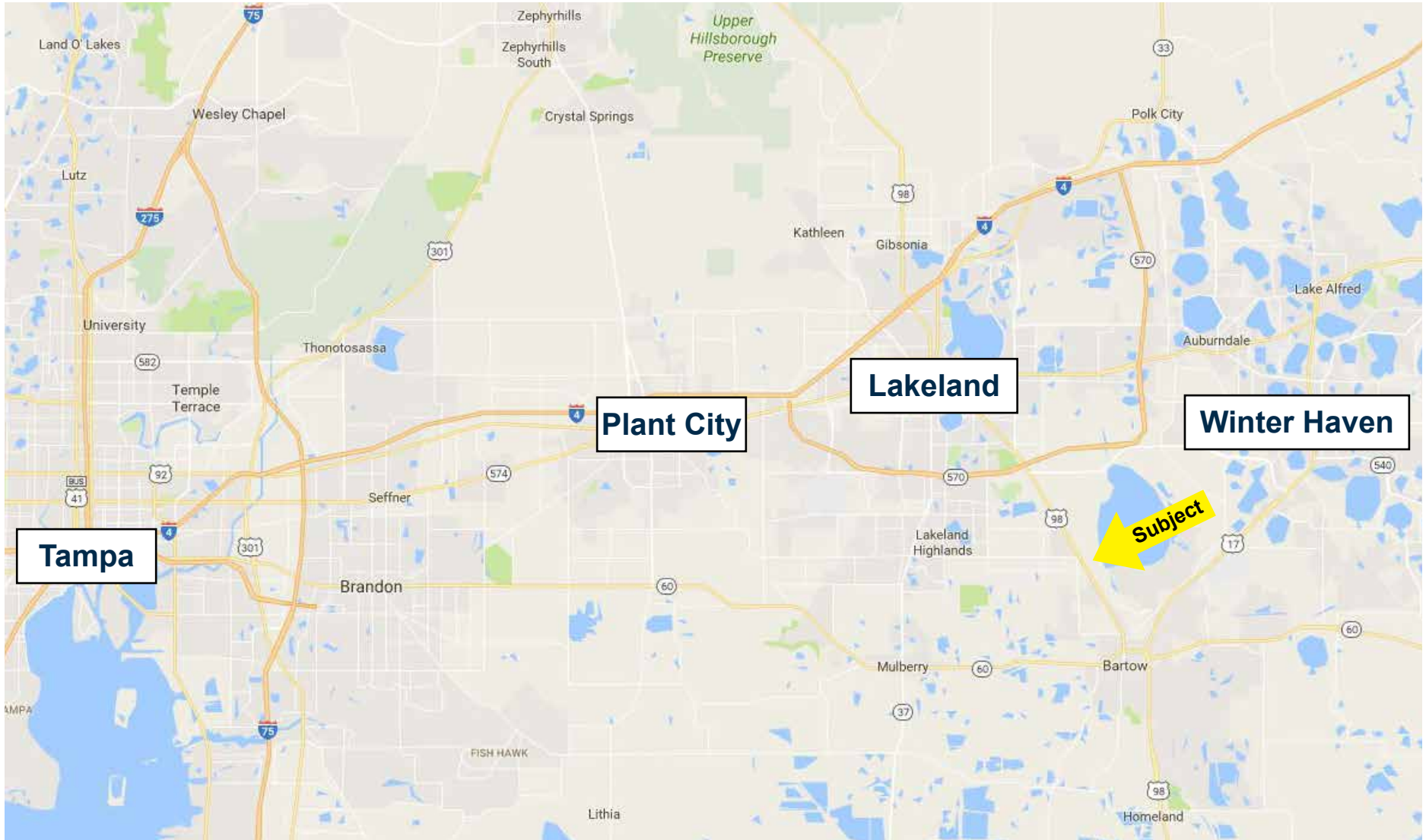
Political/Legal

- **Residential Suburban future land use which is within the Suburban Development Area (SDA)**
- **Future Land Use permits single-family dwelling units, family care homes, agricultural support uses, and community facilities.**



EXECUTIVE SUMMARY

Site Address:	US 98 & Boy Scout Ranch Road Bartow, FL 33830
County:	Polk
PIN (Property Identification Number):	242924288500000041, 242924000000014010
Land Size:	38.5 +/- acres
Property Use:	Vacant Agriculture
Utilities:	Polk County - 10" Water Line on Boy Scout Ranch Road City of Bartow - Sewer Force Main across US 98 at Spessard F. Holland Elementary School
Future Land Use:	RS - Residential Suburban (Polk)
Potential Land Use:	Option to change residential based Mixed PD
Taxes 2019:	\$514.75 - includes agriculture exemption
Traffic Count:	45,000 cars/day on US 98
Price:	\$5,500,000



Close proximity to Bartow Regional Hospital and Downtown Bartow

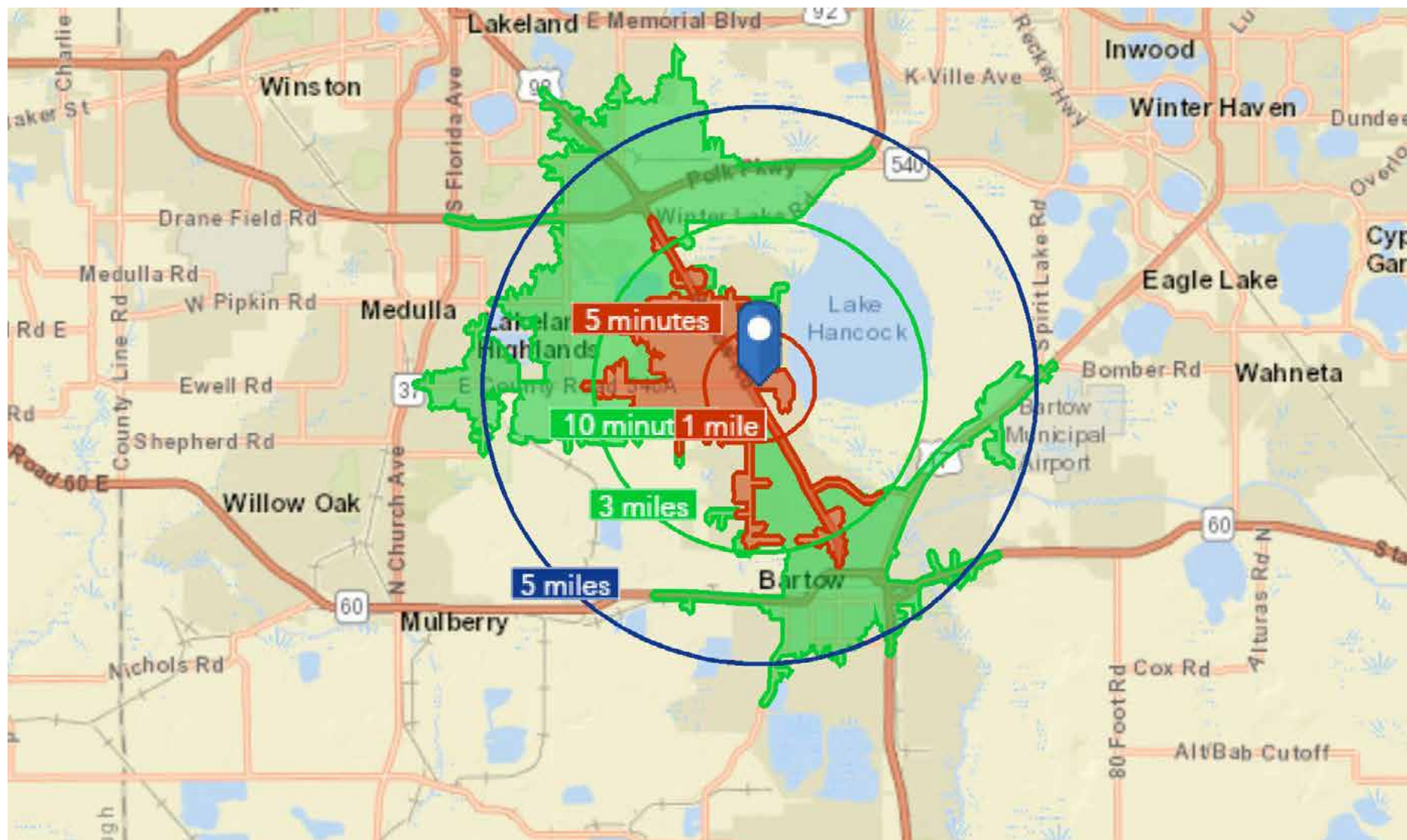


LOCATION MAP



3.8 +/- miles south of the Polk Parkway

DEMOGRAPHICS MAP



1, 3, 5 Mile Radius
5 & 10 Minute Drive

Benchmark Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>	<u>5 minutes</u>	<u>10 minutes</u>	<u>Polk</u>	<u>FL</u>	<u>US</u>
Population	3,500	17,409	50,775	12,483	56,251	642,909	20,108,440	323,580,626
Households	1,238	5,847	18,330	4,308	20,477	240,058	7,858,449	121,786,233
Families	940	4,678	13,628	3,423	15,040	166,952	5,083,223	80,307,260
Average Household Size	2.82	2.97	2.76	2.89	2.74	2.63	2.50	2.59
Owner Occupied Housing Units	868	4,514	12,949	3,236	14,066	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	370	1,333	5,381	1,072	6,411	81,462	2,922,303	45,359,091
Median Age	37.8	38.1	39.0	37.3	38.8	41.0	41.9	38.0

Trends: 2015 - 2020 Annual Rate

Population	2.48%	1.99%	1.45%	1.46%	1.40%	1.18%	1.29%	0.84%
Households	2.52%	1.98%	1.38%	1.43%	1.33%	1.07%	1.21%	0.79%
Families	2.24%	1.76%	1.25%	1.27%	1.21%	1.00%	1.13%	0.72%
Owner HHs	2.18%	1.70%	1.13%	1.19%	1.07%	0.97%	1.09%	0.73%
Median Household Income	2.97%	1.82%	2.37%	2.76%	2.38%	2.79%	2.52%	1.89%

Households by Income

<\$15,000	4.80%	4.00%	10.00%	4.80%	10.50%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	9.70%	7.10%	9.50%	8.10%	10.00%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	10.70%	8.80%	9.20%	10.00%	9.20%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	12.10%	10.70%	12.60%	12.30%	13.40%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	18.40%	20.40%	19.70%	20.40%	19.30%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	17.90%	18.00%	14.50%	17.40%	13.40%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	18.70%	19.90%	15.10%	17.70%	14.50%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	2.90%	5.70%	5.30%	5.00%	5.10%	2.40%	3.99%	5.29%
\$200,000+	4.60%	5.40%	4.30%	4.30%	4.70%	2.16%	4.08%	5.36%
Median Household Income	\$64,948	\$73,227	\$58,740	\$66,113	\$56,786	\$43,856	\$48,377	\$54,149
Average Household Income	\$81,085	\$89,204	\$77,408	\$82,609	\$76,894	\$59,091	\$69,330	\$77,008
Per Capita Income	\$29,076	\$30,725	\$28,114	\$28,304	\$28,086	\$22,615	\$27,618	\$29,472

Population by Age

0 - 4	6.20%	6.00%	6.10%	6.20%	6.20%	6.12%	5.40%	6.19%
5 - 9	6.70%	6.70%	6.60%	6.70%	6.70%	6.11%	5.53%	6.33%
10 - 14	7.70%	7.90%	7.30%	7.80%	7.30%	6.23%	5.69%	6.46%
15 - 19	6.80%	7.20%	6.80%	7.20%	6.80%	6.09%	5.85%	6.55%
20 - 24	5.80%	5.90%	6.20%	6.20%	6.20%	6.17%	6.56%	7.09%
25 - 34	13.00%	12.10%	12.20%	12.80%	12.20%	12.37%	12.83%	13.64%
35 - 44	13.90%	14.30%	12.80%	14.40%	12.70%	11.56%	11.93%	12.62%
45 - 54	14.20%	15.00%	13.90%	14.70%	13.90%	12.23%	13.34%	13.27%
55 - 64	13.40%	13.40%	13.70%	13.00%	13.60%	13.00%	13.37%	12.82%
65 - 74	7.80%	7.50%	9.10%	7.20%	9.00%	11.61%	10.90%	8.76%
75 - 84	3.40%	3.00%	4.10%	2.90%	4.10%	6.21%	6.03%	4.35%
85+	1.00%	0.90%	1.40%	0.90%	1.40%	2.30%	2.59%	1.92%



Benchmark Demographics

	<u>5 mile</u>	<u>10 miles</u>	<u>15 miles</u>	<u>5 minutes</u>	<u>10 minutes</u>	<u>15 minutes</u>	<u>Polk</u>	<u>FL</u>	<u>US</u>
Population	50,775	264,864	444,294	12,483	56,251	145,846	642,909	20,108,440	323,580,626
Households	18,330	99,045	167,760	4,308	20,477	53,720	240,058	7,858,449	121,786,233
Families	13,628	66,509	114,662	3,423	15,040	36,807	166,952	5,083,223	80,307,260
Average Household Size	2.76	2.62	2.61	2.89	2.74	3	2.63	2.50	2.59
Owner Occupied Housing Units	12,949	61,142	107,319	3,236	14,066	34,491	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	5,381	37,903	60,440	1,072	6,411	19,228	81,462	2,922,303	45,359,091
Median Age	39.0	38.8	40.2	37.3	38.8	39	41.0	41.9	38.0

Trends: 2015 - 2020 Annual Rate

Population	1.45%	1.01%	1.08%	1.46%	1.40%	1.12%	1.18%	1.29%	0.84%
Households	1.38%	0.90%	0.97%	1.43%	1.33%	1.03%	1.07%	1.21%	0.79%
Families	1.25%	0.82%	0.89%	1.27%	1.21%	0.92%	1.00%	1.13%	0.72%
Owner HHs	1.13%	0.75%	0.85%	1.19%	1.07%	0.82%	0.97%	1.09%	0.73%
Median Household Income	2.37%	2.83%	2.59%	2.76%	2.38%	2.03%	2.79%	2.52%	1.89%

Households by Income

<\$15,000	10.00%	14.40%	13.90%	4.80%	10.50%	12.40%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	9.50%	13.10%	12.70%	8.10%	10.00%	11.70%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	9.20%	12.20%	11.90%	10.00%	9.20%	10.90%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	12.60%	15.60%	15.50%	12.30%	13.40%	15.10%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	19.70%	19.20%	19.70%	20.40%	19.30%	19.40%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	14.50%	10.80%	11.40%	17.40%	13.40%	11.90%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	15.10%	9.20%	9.70%	17.70%	14.50%	11.50%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	5.30%	2.90%	2.70%	5.00%	5.10%	3.70%	2.40%	3.99%	5.29%
\$200,000+	4.30%	2.70%	2.40%	4.30%	4.70%	3.50%	2.16%	4.08%	5.36%

Median Household Income	\$58,740	\$43,905	\$45,086	\$66,113	\$56,786	\$50,002	\$43,856	\$48,377	\$54,149
Average Household Income	\$77,408	\$60,845	\$60,819	\$82,609	\$76,894	\$67,750	\$59,091	\$69,330	\$77,008
Per Capita Income	\$28,114	\$23,194	\$23,379	\$28,304	\$28,086	\$25,637	\$22,615	\$27,618	\$29,472

Population by Age

0 - 4	6.10%	6.40%	6.20%	6.20%	6.20%	6.10%	6.12%	5.40%	6.19%
5 - 9	6.60%	6.40%	6.20%	6.70%	6.70%	6.20%	6.11%	5.53%	6.33%
10 - 14	7.30%	6.60%	6.40%	7.80%	7.30%	6.60%	6.23%	5.69%	6.46%
15 - 19	6.80%	6.60%	6.30%	7.20%	6.80%	7.00%	6.09%	5.85%	6.55%
20 - 24	6.20%	6.70%	6.40%	6.20%	6.20%	7.00%	6.17%	6.56%	7.09%
25 - 34	12.20%	12.80%	12.60%	12.80%	12.20%	12.70%	12.37%	12.83%	13.64%
35 - 44	12.80%	11.80%	11.50%	14.40%	12.70%	12.10%	11.56%	11.93%	12.62%
45 - 54	13.90%	12.60%	12.40%	14.70%	13.90%	13.00%	12.23%	13.34%	13.27%
55 - 64	13.70%	12.80%	13.00%	13.00%	13.60%	13.00%	13.00%	13.37%	12.82%
65 - 74	9.10%	9.90%	10.80%	7.20%	9.00%	9.50%	11.61%	10.90%	8.76%
75 - 84	4.10%	5.20%	5.80%	2.90%	4.10%	4.80%	6.21%	6.03%	4.35%
85+	1.40%	2.20%	2.40%	0.90%	1.40%	1.90%	2.30%	2.59%	1.92%



MARKET AREA

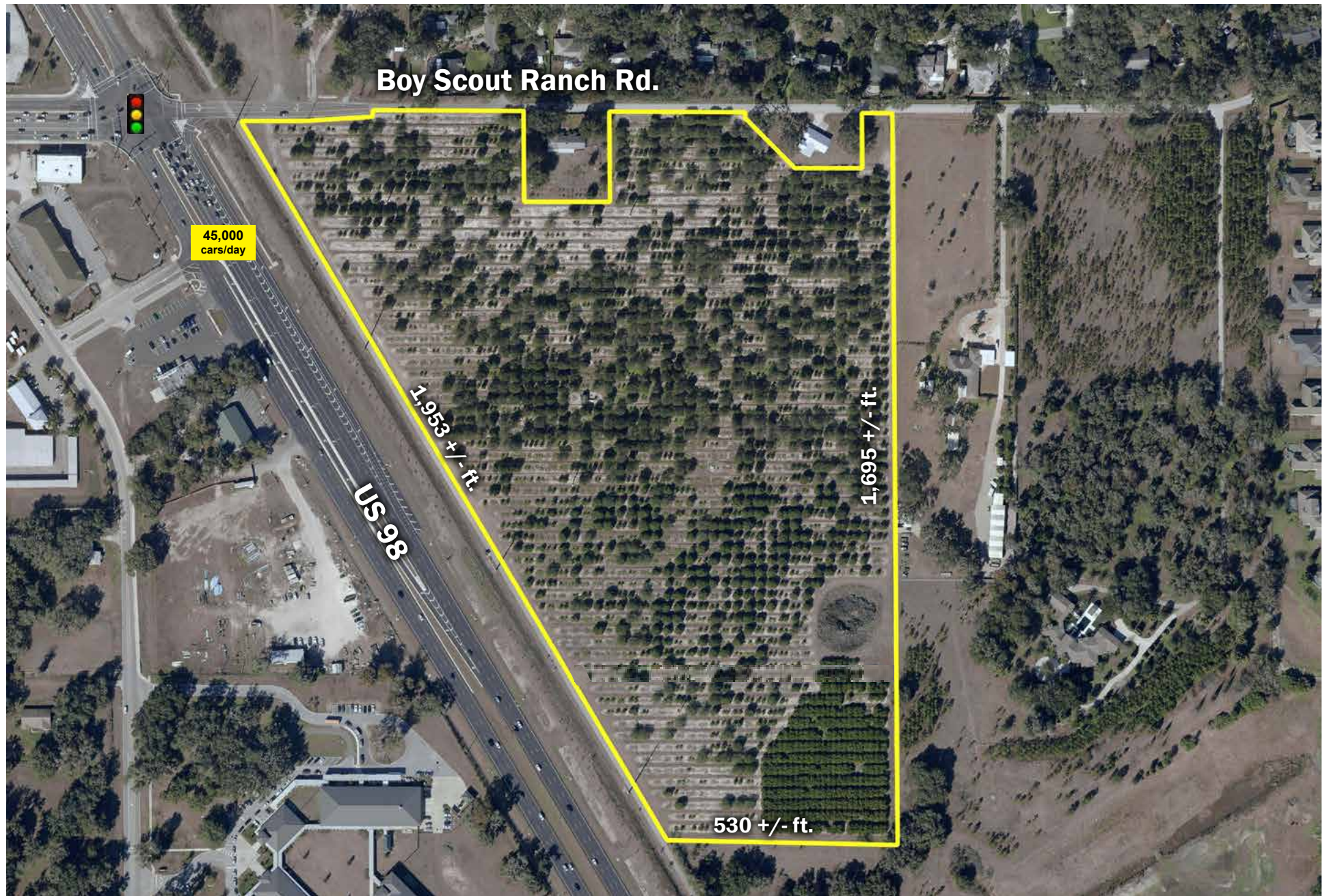


TRADE AREA



NEIGHBORHOOD AERIAL







PARCEL DATA

1 Owner and Property Description

Owner Name:	69 98 CORPORATION
Mailing Address:	2531 PARTRIDGE DR
Site Address:	WINTER HAVEN FL 33884 BOY SCOUT RANCH RD BARTOW FL 33830
Subdivision:	W. F. HALLAM AND COS SUBDIVISION FARMING AND TRUCKING LANDS
County:	POLK
Land Use Code:	5100
Land Use Desc:	Cropland
Land Use FDOR Code:	51
Land Use FDOR Desc:	Cropland soil capability Class I
Zoning:	
Acres:	32.74
Number of Parcels:	
PIN:	242924288500000041
ALTKEY:	
Last Data Update:	05/30/2017

Parcel Map



Legal Description (not official)

PART DES AS BEG N-LINE SEC WITH ELY LINE SCL RR R/W FOR POB RUN E 677.29 FT S 217.8 FT E 200 FT N 217.8 FT E 198 FT TO NE COR NE 1/4 OF NW 1/4 CONT E 119 FT S 23 FT S 44 DEG 58 MIN 38 SEC E 163.34 FT E 157.05 FT N 119 FT E 72.15 FT S TO S-LINE NW 1/4

Building Summary

Actual Year Built:	
Effect. Year Built:	
Living SqFt:	
Total SqFt:	
Adjusted SqFt:	
Beds:	
Baths:	
Stories:	
Num. of Buildings:	

2016 Certified Values

Land:	\$756,247
Land Agricultural:	\$51,325
Building:	\$0
Misc:	\$0
Just Value:	\$756,247
Assessed Value:	\$51,325

Recent Sales

Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2004-06-07	5896 / 1363		\$100	02 2008 & Prior-Multi Parcel Qualified	QUIT CLAIM	I	
2004-04-01	5754 / 1134		\$335,000	02 2008 & Prior-Multi Parcel Qualified	MISC DOCUMENT	I	
2004-04-01	5754 / 1130		\$335,000	02 2008 & Prior-Multi Parcel Qualified	MISC DOCUMENT	I	SAXON NEAL B CO-TRS ET AL
1991-07-01	3005 / 1585		\$100	03 2008 & Prior-Other Disqualified	WARRANTY DEED	I	
1991-07-01	3005 / 1578		\$100	03 2008 & Prior-Other Disqualified	WARRANTY DEED	I	

<u>Map</u>	<u>Pin</u>	<u>Address</u>	<u>City</u>	<u>Acres</u>	<u>Land</u>	<u>Bldg</u>	<u>Owner Name</u>
1	242924288500000000	BOY SCOUT RANCH RD	BARTOW	32.74	756,247	0	69 98 CORPORATION



PARCEL DATA

2 Owner and Property Description		Parcel Map
Owner Name:	69 98 CORPORATION	
Mailing Address:	2531 PARTRIDGE DR WINTER HAVEN FL 33884	
Site Address:	0 HWY 98 S BARTOW FL 33830	
Subdivision:		
County:	POLK	
Land Use Code:	6600	
Land Use Desc:	Citrus	
Land Use FDOR Code:	66	
Land Use FDOR Desc:	Orchard Groves, Citrus, etc	
Zoning:		
Acres:	5.75	
Number of Parcels:		
PIN:	242924000000014010	
ALTKEY:		
Last Data Update:	05/30/2017	
Legal Description (not official)		
31 DEG 03 MIN 07 SEC E 1978.89 FT TO POB RUN E 528.15 N TO N-LINE SW1/4 OF NE1/4 W TO POB		
Building Summary		2016 Certified Values
Actual Year Built:		Land: \$196,202
Effect. Year Built:		Land Agricultural: \$10,020
Living SqFt:		Building: \$0
Total SqFt:		Misc: \$0
Adjusted SqFt:		Just Value: \$196,202
Beds:		Assessed Value: \$10,020
Baths:		
Stories:		
Num. of Buildings:		

Recent Sales							
Sale Date	Book/Page	Docnum	Price	Instrument	Qualified	Vac. or Impr.	Grantor
2004-06-07	5896 / 1363		\$100	02 2008 & Prior-Multi Parcel Qualified	QUIT CLAIM	V	
2004-04-01	5754 / 1134		\$335,000	02 2008 & Prior-Multi Parcel Qualified	MISC DOCUMENT	V	
2004-04-01	5754 / 1130		\$335,000	02 2008 & Prior-Multi Parcel Qualified	WARRANTY DEED	V	SAXON NEAL B CO-TRS ET AL
1991-07-01	3005 / 1585		\$100	03 2008 & Prior-Other Disqualified	WARRANTY DEED	V	
1991-07-01	3005 / 1578		\$100	03 2008 & Prior-Other Disqualified	WARRANTY DEED	V	

<u>Map</u>	<u>Pin</u>	<u>Address</u>	<u>City</u>	<u>Acres</u>	<u>Land</u>	<u>Bldg</u>	<u>Owner Name</u>
2	242924000000014000	0 HWY 98 S	BARTOW	5.75	196,202	0	69 98 CORPORATION
Subtotal's				38.49	952,449	0	

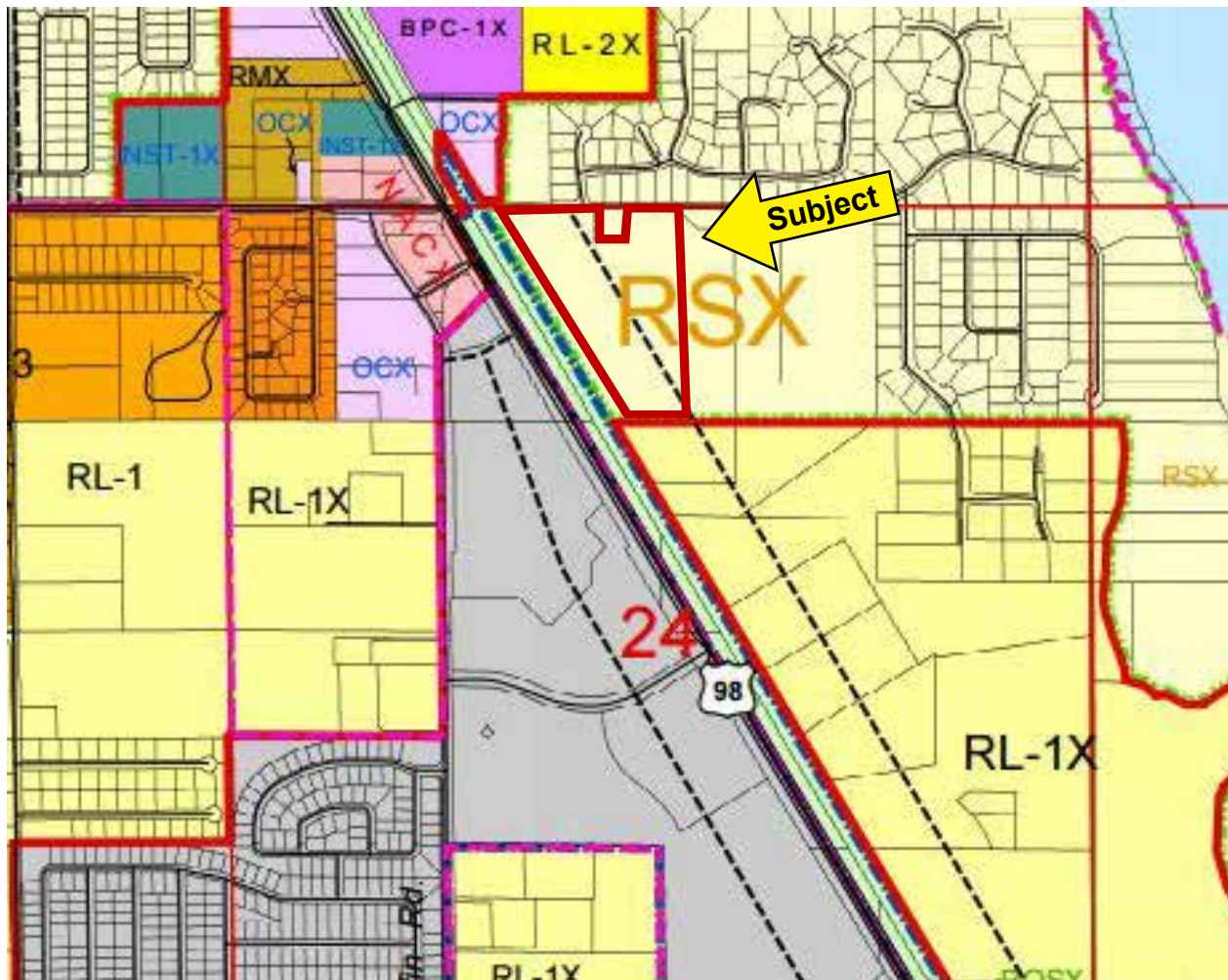








FUTURE LAND USE (POLK)



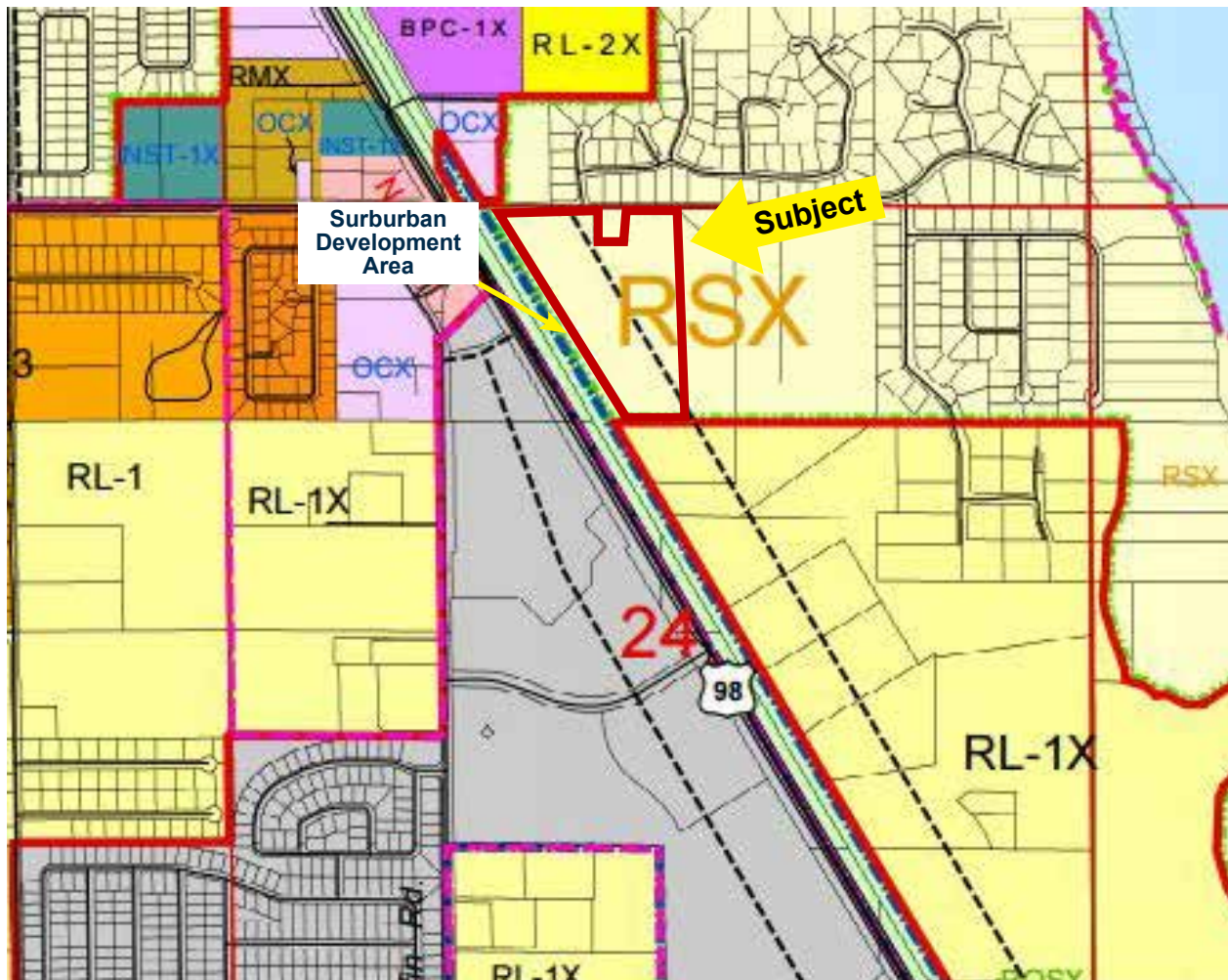
LAND USE LEGEND	
	CC - Convenience Center
	NAC - Neighborhood Activity Center
	CAC - Community Activity Center
	TC - Town Center
	RAC - Regional Activity Center
	HIC - High-Impact Commercial Center
	TCC - Tourism Commercial Center
	LCC - Linear Commercial Corridor
	CE - Commercial Enclave
	OC - Office Center
	EC - Employment Center
	BPC-1 - Business Park Center-1
	BPC-2 - Business Park Center-2
	IND - Industrial
	PM - Phosphate Mining
	LR - Leisure Recreation
	PI - Professional Institutional
	INST-1 - Institutional-1
	INST-2 - Institutional-2
	IAC - Interchange Activity Center
	ROS - Recreation and Open Space
	PRESV - Preservation
	CORE - Conservation Core
	MU - Mixed Use
	RCC - Rural Cluster Center (Non-Residential)
	RCC-R - RCC - Rural Cluster Center (Residential)
	RS - Residential-Suburban
	RL-1 - Residential Low-1
	RL-2 - Residential Low-2
	RL-3 - Residential Low-3
	RL-4 - Residential Low-4
	RM - Residential Medium
	RH - Residential High
	A/RR - Agriculture/Residential-Rural
	PRE-DRI & DRI - Development of Regional Impact

Residential Suburban (RS)

The purpose of the RS district is to provide areas for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS district permits single-family dwelling units, family care homes, agricultural support uses, and community facilities.



DEVELOPMENT AREA (POLK)



- OC - Office Center
- EC - Employment Center
- BPC-1 - Business Park Center-1
- BPC-2 - Business Park Center-2
- IND - Industrial
- PM - Phosphate Mining
- LR - Leisure Recreation
- PI - Professional Institutional
- INST-1 - Institutional-1
- INST-2 - Institutional-2
- IAC - Interchange Activity Center
- ROS - Recreation and Open Space
- PRESV - Preservation
- CORE - Conservation Core
- MU - Mixed Use
- RCC - Rural Cluster Center (Non-Residential)
- RCC-R - RCC - Rural Cluster Center (Residential)
- RS - Residential-Suburban
- RL-1 - Residential Low-1
- RL-2 - Residential Low-2
- RL-3 - Residential Low-3
- RL-4 - Residential Low-4
- RM - Residential Medium
- RH - Residential High
- A/RR - Agriculture/Residential-Rural
- PRE-DRI & DRI - Development of Regional Impact
- SAP - Selected Area Plan
- Southeast SAP Village Center Core
- Southeast SAP Village Center
- Green Swamp Areas**
- GSACSC - Green Swamp Area of Critical State Concern
- RIDGE-SPA - Ridge Special Protection Area
- RURAL-SPA - Rural Special Protection Area
- PC-SPA - Polk City Special Protection Area
- Development Areas**
- Transit Supportive Development Areas - TSDA
- Urban Growth Areas - UGA
- Suburban Development Areas - SDA**
- Utility Enclave Areas - UEA
- Neighborhood Utility Service Areas - NUSA

Suburban Development Areas (SDA)

The purpose of SDA's is to provide for areas of suburban-intensity growth. SDA's are those areas within the County that are not located within a Urban Development Area (UDA), or Urban Growth Area (UGA) and have developed predominantly in a suburban residential pattern with County-owned, municipal or County-franchised potable water systems, but generally without centralized sewer facilities.



FUTURE LAND USE TABLE

Table 2.1 for Standard Land Use Districts (For revision history, please see last row of table.)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST1	INST2	ROS	PRESV
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																												
Residential Uses																												
Duplex, Two-family Attached		C3	C3			C3	C3	P	P	C3																		
Family Farm	C1		C1																				C1					
Fly-in Community	C3		C3																									
Group Home, Small (6 or less residents)	C1	C1	C1	C1	C1	C1	C1	C1	C1																			
Group Home, Large (7-14 residents)	C3	C3	C3					C1	C1																C1	C1		
Group Living Facility (15 or more residents)	C3	C3	C3	C3	C3	C3	C3	C3	C2																C2	C2		
Farm Worker Dormitory, Apartment Style	C2	C2	C2							C2														C2				
Farm Worker Dormitory, Barrack Style	C3	C3	C3							C3												C2	C2	C3				
Manufacturing, Soil																							C4					
Mobile Home Park & Subdivision	C3	C3	C4	C4	C4	C4	C4	C3	C3																			
Mobile Homes, Individual	C1	C1	C1	C1	C1	C1	C1	C1	C1																			
Multi-family		C3		C3	C3	C3	C3	P	P	C3			C3	C3	C2	C2	C3	C2		C3				C2	C3	C3		
Residential Infill Development			C2	C2	C2	C2	C2																					
Rural Residential Development (RRD)	C3		C3																									
Short-Term Rental Unit				C3	C3	C3	C3	C3	C3									P						P				
Single-family Detached Home & Subdivision	P	P	P	P	P	P	P	P	P	C2																		
Suburban Planned Development			C3																									
Mixed Uses																												
Planned Development	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3
Residentially Based Mixed Development (RBMD)	C3		C3	C3	C3	C3	C3																					
Rural Mixed Development (RMD)	C3		C3																									
Transitional Area Development			C3	C3	C3	C3	C3				C3	C3	C3	C3	C3	C3		C3	C3	C3	C3							
All Other Uses																												
Adult Day Care Center (7 or more clients)	C3	C3	C3	C3	C3	C3	C3	C3	C2																C2	C2		
Adult Use													C1		C1	C1		C1										
Agricultural Support, Off-Site	C3	C3	C3	C3						P		P	P				C3		P	C3	P	P	C3					
Airport	C4															C4				C4	C4	C4	C4			C4		
Alcohol Package Sales										C1	C1	C1	C1	C1	C1	C1		C1	C1	C1	C1	C1	C1					
Animal Farm, Intensive	P		C1	C1						P										C3	P	P	P					
Bars, Lounges, and Taverns												C3	C3	C3	C1	C1		C1	C1	C1	C1	C1		C1				
Bed and Breakfast	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2																		
Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic	C3									C3												C2	C2	C3				
Car Wash, Full Service													C2		P	P		P										
Car Wash, Incidental										C2	C2	C2	C2	C2	P	P		P										



FUTURE LAND USE TABLE

Table 2.1 for Standard Land Use Districts (For revision history, please see last row of table.)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST1	INST2	ROS	PRESV
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																												
Car Wash, Self Service													C2		P	P		P										
Cemetery	C2	C3	C3							C3	C3	C3	C3	C3	C2	C2		C3	C2						C2	C2		
Childcare Center	C3	C3	C3	C3	C3	C3	C3	C3	C3	P	P	C2	P	P	P	P	C3	P	C1					C2	P	P		
Clinics & Medical Offices										C2	C2	C2	P	C2	P	P	P	P							C2	C2		
Commercial Vehicle Parking										C3		C2	C2		C2	C2		C2	P	C2	P	P						
Communication Towers, Guyed and Lattice	C2		C3												C3	C3			C3	C3	C2	C2	C2		C2	C2	C3	C3
Communication Tower, Monopole	C2		C3							C3			C3		C2	C2		C2	C2	C2	C2	C2	C2	C2	C3	C2	C2	C3
Community Center	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2
Construction Aggregate Processing																												
Construction Aggregate Storage																												
Convenience Stores, Isolated	C2	C2	C2							C2									C2	C2	C2	C2	C2	C2				
Correctional Facility	C4																									C4		
Cultural Facility	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	
Emergency Shelter, Small (6 or less residents)	C1	C1	C1	C1	C1	C1	C1	C1	C1																			
Emergency Shelter, Medium (7-14 residents)	C3	C3	C3						C1	C1															C1	C1		
Emergency Shelter, Large (15 or more residents)	C3	C3	C3	C3	C3	C3	C3	C3	C2																C2	C2		
Fish Camp																								P				
Farming General	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Financial Institution										P	P	C2	C2	P	P	P	C2	P	C2	C2	C2	C2						
Financial Institution, Drive Through										C2	C2	C2	C2	C2	C2	C2	C3	C2	C2	C2	C2	C2						
Flea Market/Enclosed															C1	C1			C1									
Flea Market/Open															C4	C3			C1									
Funeral Home & Related Facilities										C2	C2	C3	C2		C2	P			P									
Gas Station										C2	C2	C2	C2	P	P	P		P	P	C2	C2	C2			C3	C2		
Golf Course	C1	C1	C1	C1	C1	C1	C1	C3	C3	C3								C1		C1	C1	C1		C1	C1	C1	C1	
Government Facility	C3	C3	C3	C3	C3	C3	C3	C3	C3	P	P	P	P	P	P	P	C3	P	P	P	P	P	C3	C3	P	P	C3	
Gypsum Stack																								C4				
Hazardous Waste Transfer, Storage																								C4	C4			
Hazardous Waste Treatment Facilities																								C4				
Heavy Machinery Equipment Sales and Services																			C2		C2	P	C2					
Heliports	C2												C3		C2	C2		C2	C2	C2	C2	C2	C2		C2	C2		
Helistops	C2	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C3	C3	C2	C3	C3	C2	C2	C2	C2	C2	C3	C2	C2	C2	
Hospitals										P					P	P	C3								C3	C2		
Hotels and Motels												C3	C2		P	P		P		C2	C2	C2		C2				
Institutional Campground	C3		C3												P	P								P	P	P		



FUTURE LAND USE TABLE

Table 2.1 for Standard Land Use Districts (For revision history, please see last row of table.)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST1	INST2	ROS	PRESV
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																												
Kennels, Boarding and Breeding	P		C3							C2		P	P		C1	P		C1	P		C2	P	P					
Lime Stabilization Facility	C3		C3							C3		C3	C3						C3	C3	C3	C3	C3		C3	C3		
Livestock Sale, Auction	P		C1	C1						P									C2		C2	P	P					
Lodges and Retreats, Private	C3									P		C2	P						P					P	P	P		
Manufacturing, Explosives/ Volatile Material																						P	C2					
Manufacturing, General																						P	C2					
Manufacturing, Light																					C2	P	P	C2				
Marinas and Related Facilities	C3									C3		C1	C1	C1	C1	C1		C1							C1			
Mining, Non-phosphate	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3
Mining, Phosphate																									C4			
Motor Freight Terminal												C3	C3						P		P	P	C2					
Nightclubs and Dance Halls												C3	C3		C3	C1		C1							C3			
Nurseries, Retail										P	P	C2	P	P	P	P			P	C2	C2	C2						
Nurseries and Greenhouses	P	C1	C1	C1						P	P	C2	P	P	P					P	P	P	P					
Nursing Home								C2	C2	C2		C2	C2		C2	C2									C2	C2		
Office										C2	C2	C2	P	C2	P	P	P	P	C2	P	P	P			C2	C2		
Office Park												P						C2			P	P			C2	C2		
Personal Service										C2	C2	C1	P	C2	P	P	C2	P	C2	P	P	P		C2				
Power Plants Non-Certified, Low																			C4	C4	C4	C4	C4			C2		
Power Plants, Non-Certified, High																					C4	C4	C4			C3		
Power Generation, Certified																						C4						
Printing & Publishing													C2					C2	P	P	P	P						
Railroad Yard																			C3			C3	C3					
Recreation, Passive	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
Recreation, High Intensity	C3	C3	C3	C3	C3	C3	C3	C3	C3										C1					C3	C1	C1	C1	C3
Recreation, Low Intensity	C2	C2	C2	C2	C2	C2	C2	C2	C2										C1					C2	C1	C1	C1	C3
Recreation & Amusement General										C2	C2	C2	C2	C2	C2	C2			C2	C2				C2				
Recreation & Amusement Intensive																C3			C2	C3				C4				
Recreation, Vehicle Oriented	C3	C3	C3	C3	C3	C3	C3	C3	C3										C2					C2	C2	C2	C2	
Recreational Vehicle Park																			P					C2				
Religious Institution	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	
Research & Development																P	C3		P	P	P	P	C2		C2	C2		
Residential Treatment Facility	C4									C4		C4	C4		C4	C4									C4	C4		
Restaurant, Drive-thru/Drive-in										C2	C2	C3	C2	C2	C2	C2		C2	C2	C2	C2	C2		C2				
Restaurant, Sit-down/Take-out										C2	C2	C2	P	P	P	P		P	P	C2	C2	C2		P				
Retail, 10,000 – 34,999 sq. ft.										C3	C3	C2	P	P	P	P	C3	P	P	C2	C2	C2		C2				
Retail, 35,000 - 64,999 sq. ft.												P	P	P	P	P		P	P	C2	C2	C2						



FUTURE LAND USE TABLE

Table 2.1 for Standard Land Use Districts (For revision history, please see last row of table.)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST1	INST2	ROS	PRESV
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																												
Retail, More than 65,000 sq. ft.													C3	C3	P	P		C2	C2	C3	C3	C3						
Retail, Home Sales Offsite												C3	C2			P			P									
Retail, Less than 10,000 sq. ft.									P	P	P	P	P	P	P	P	C3	P	P	C2	C2	C2		C2				
Retail, Outdoor Sales/Display												C3	C2		C3	C3		C3	P		P							
Riding Academies	C1		C1	C3						P													C1	P				C1
Salvage Yard																							C3					
School, Elementary	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2															P	C2		
School, Middle		C3	C3	C2	C2	C2	C2	C2	C2	C3															P	C2		
School, High		C3	C3	C3	C3	C3	C3	C2	C2																C3	P		
School, Leisure/Special Interest	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	P	P	C3	P	P	C2	C2	C3	C3	P	P	P	P	
School, Technical/Vocational/Trade & Training	C3										C3	C3	C3	C3	C3	C2	C2	C2	C2	P	C2	C2	P	C2		C3	P	
School, University/College		C3					C3	C3	C3	C3				C3	C3	C3		C3	C3	C2	C2	C3			C3	P		
Seaplane Base	C3	C3	C3																			C3	C3	C3	C3			
Self-storage Facility										C3		C2	C2	C2	C2	C2			C2	C2	C2	C2						
Solid Waste Management Facility																										C4		
Studio, Production										P		P	P			P	P		P	P	P	P			P	P		
Solar Electric-Power Generation Facility	C2	C3	C3																C2	C2	C2	C2	C2		C2	C2		
Transit, Commercial												C3				P			C2		P	P				C2		
Transit, Facility										P		P	P	P	P	P		P	P	P	P	P			P	P		
Truck Stop																P			P									
Utilities, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, Class II	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	P	P	P	P	P	P	C1	P	P	P	P	P	P	P	P	P	P	
Utilities, Class III	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C3	C3	C3	C3	
Vehicle Recovery Service/Agency										C2		C2	C2						C2		C2	C2						
Vehicle Repair, Auto Body										C2		C3	C3						P		P	P						
Vehicle Service, Mechanical										P		C3	C2	P	P	P		P	P		P	P						
Vehicle Sales, Leasing										C2		C3	C2		C2	P		C2	P									
Veterinary Service	P		C2							C1	C1	P	P	P	P	P	C2	P	P		C2	C2	P	P				
Warehousing/Distribution																			P	P	P	P						
Water Ski Schools	C4		C4							C4	C3	C3	C3	C3	C3	C3		C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	
Revised 08/16/16 – Ord. 16-040; 04/19/16 – Ord. 16-022; 08/18/15 – Ord. 15-053; 11/4/14 – Ord. 14-066; 8/5/14 – Ord. 14-045; 3/18/14 – Ord. 14-015; 8/20/13 – Ord. 13-023; 12/6/11 – Ord. 11-033; 12/6/11 – Ord. 11-032; 6/28/11 – Ord. 11-008; 2/3/10 – Ord. 10-007; 12/01/09 – Or. 09-073; 09/16/09 – Ord. 09-060; 09/02/09 – Ord. 09-055; 9/2/09 – Ord. 09-054; 7/22/09 – Ord. 09-047; 11/12/08 – Ord. 08-56; 8/15/07 – Ord. 07-44; 05/10/06 – Ord. 06-23; 04/19/05 – 05-013; 01/03/05 – Ord. 04-80; 10/07/04 – Ord. 04-58; 06/08/04 – Ord. 03-95, Ord. 04-09; 12/04/03 – Ord. 03-81; 03/25/03 – Ord. 03-23; 01/30/03 – Ord. 03-12, Ord. 03-13, and Ord. 03-14; 11/27/02 – Ord. 02-84; 10/23/02 – Ord. 02-69; 7/29/02 – Ord. 02-51; 5/15/02 – Ord. 02-22; 4/4/02 – Ord. 02-18; 2/11/02 – Ord. 02-04; 12/28/01 – Ord. 01-92; 7/25/01 – Ord. 01-57 – Ord. 01-58;)																												

CONFIDENTIALITY & DISCLAIMER

About SVN Saunders Ralston Dantzler Realty

SVN | Saunders Ralston Dantzler Real Estate is located at the center of Florida's I-4 corridor. With intimate knowledge of local markets, offers proven leadership and collaborative expertise. Founded by three highly-recognized CCIM-designated Florida brokers, the company brings together experts in all aspects of real estate. We provide services to land and commercial clients through both SRD and our land brokerage, Saunders Real Estate.

For more information, please visit SRDcommercial.com.



©2019 Saunders Ralston Dantzler Realty, LLC, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.