

**\$1,250,000**  
For Sale

# I-4 Industrial Land

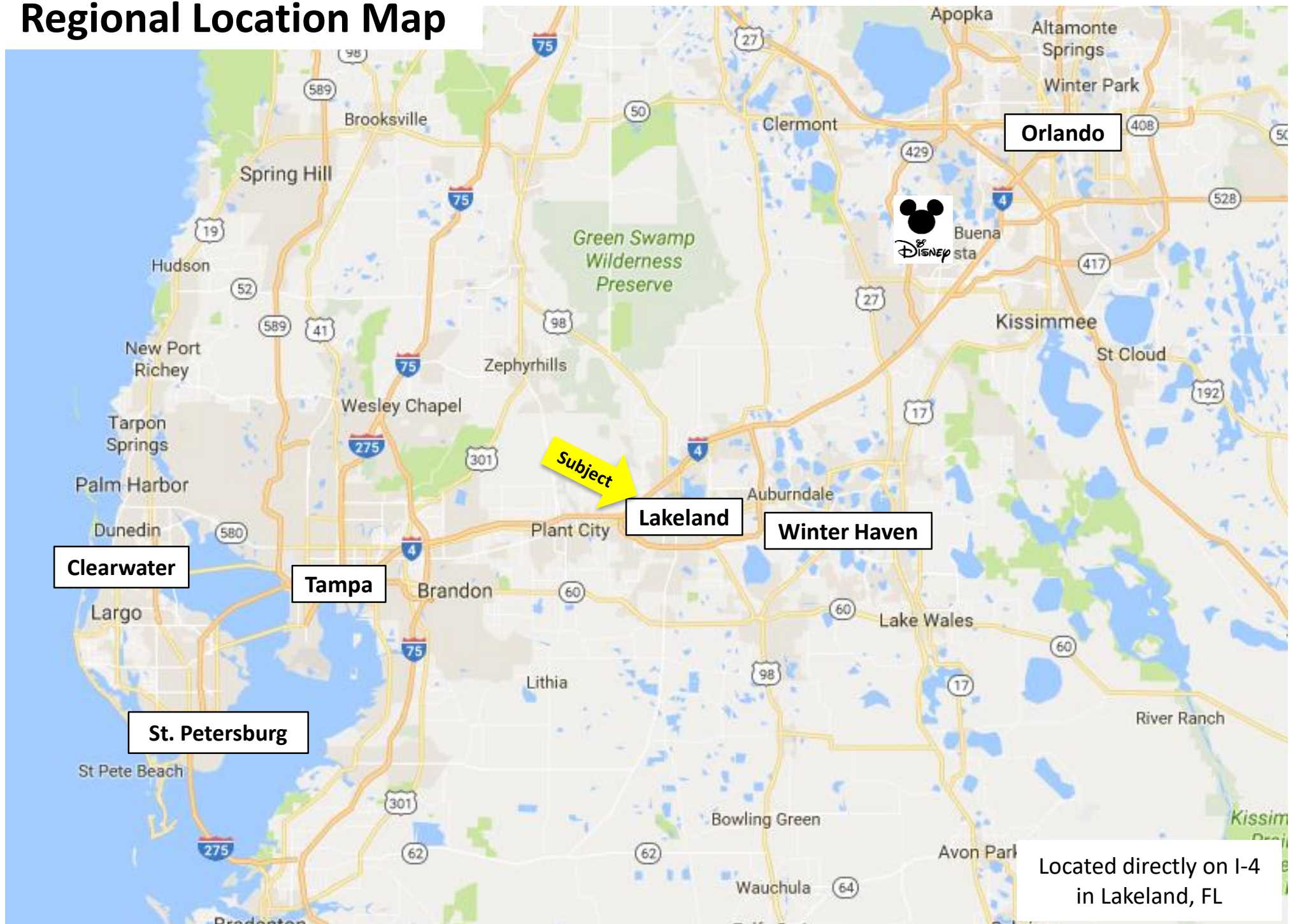
- Excellent visibility and access on Interstate 4
- Almost 20,000,000 people located within 5 hours
- Proximity to major manufacturers and distributors like Publix, Southern Wine and Spirits, and Amazon
- Good sized industrial property with prepared preliminary site plans

# Property Information Summary

<b>Site Address:</b>	777 Laura Road Lakeland FL, 33815
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	232816000000032050
<b>Land Size:</b>	15.87 +/- acres
<b>Zoning:</b>	PUD Industrial (City of Lakeland)
<b>Site Plans:</b>	Up to 165,000 SF
<b>Traffic Count:</b>	104,000 cars/day on I-4
<b>Taxes:</b>	\$101.56 (2016)
<b>Price:</b>	<b>\$1,250,000</b>



# Regional Location Map



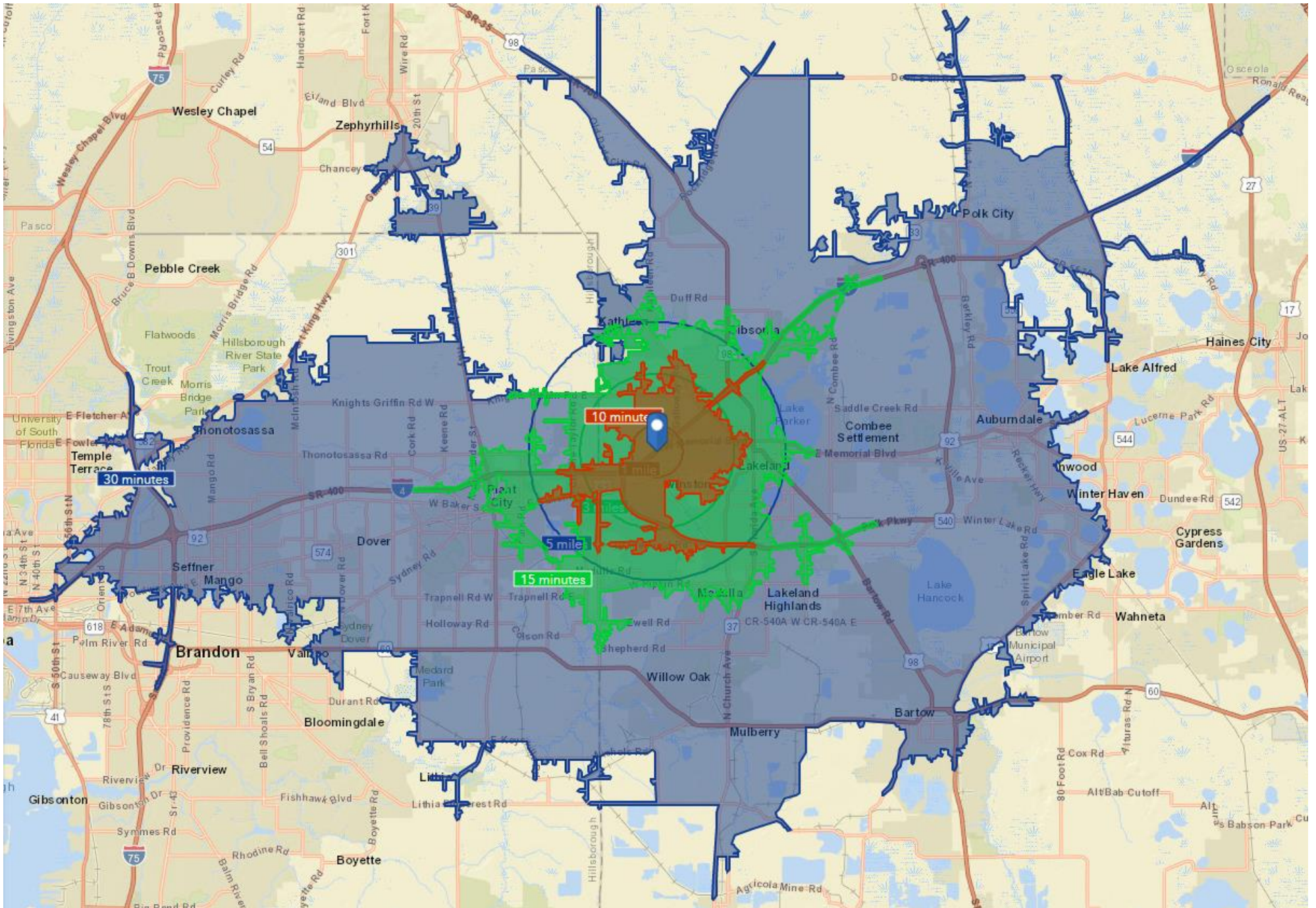
114 N. Tennessee Ave., 3rd Floor | Lakeland, FL 33801 | 877.518.5263 | SRDcommercial.com

A map of Lakeland, Florida, and its surrounding areas. The map shows major highways, including Interstate 4 (I-4) running diagonally from the top left to the bottom right, and State Road 92 (SR 92) running horizontally across the middle. Other highways shown include SR 33, SR 570, SR 546, SR 540, SR 544, SR 559, SR 98, SR 17, and SR 400. Several cities and towns are labeled: Plant City (bottom left), Polk City (top right), Kathleen (top left), Gibsonia (top center), Combee Settlement (center), Auburndale (center right), Inwood (center right), Jan Phyl Village (center right), Eaton Park (center), Medulla (bottom center), Lakeland Highlands (bottom center), Highland City (bottom center), Lake Hancock (bottom right), Eagle Lake (bottom right), and Wahneta (bottom right). A yellow arrow labeled "Subject" points to the intersection of I-4 and SR 92. The map also shows various lakes, including Lake Alfred, Lake Hancock, and Eagle Lake. The background is a light gray grid with blue areas representing water and green areas representing parks or forests.

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**1, 3, 5 mile radius**  
**10, 15, 30 minute drive**



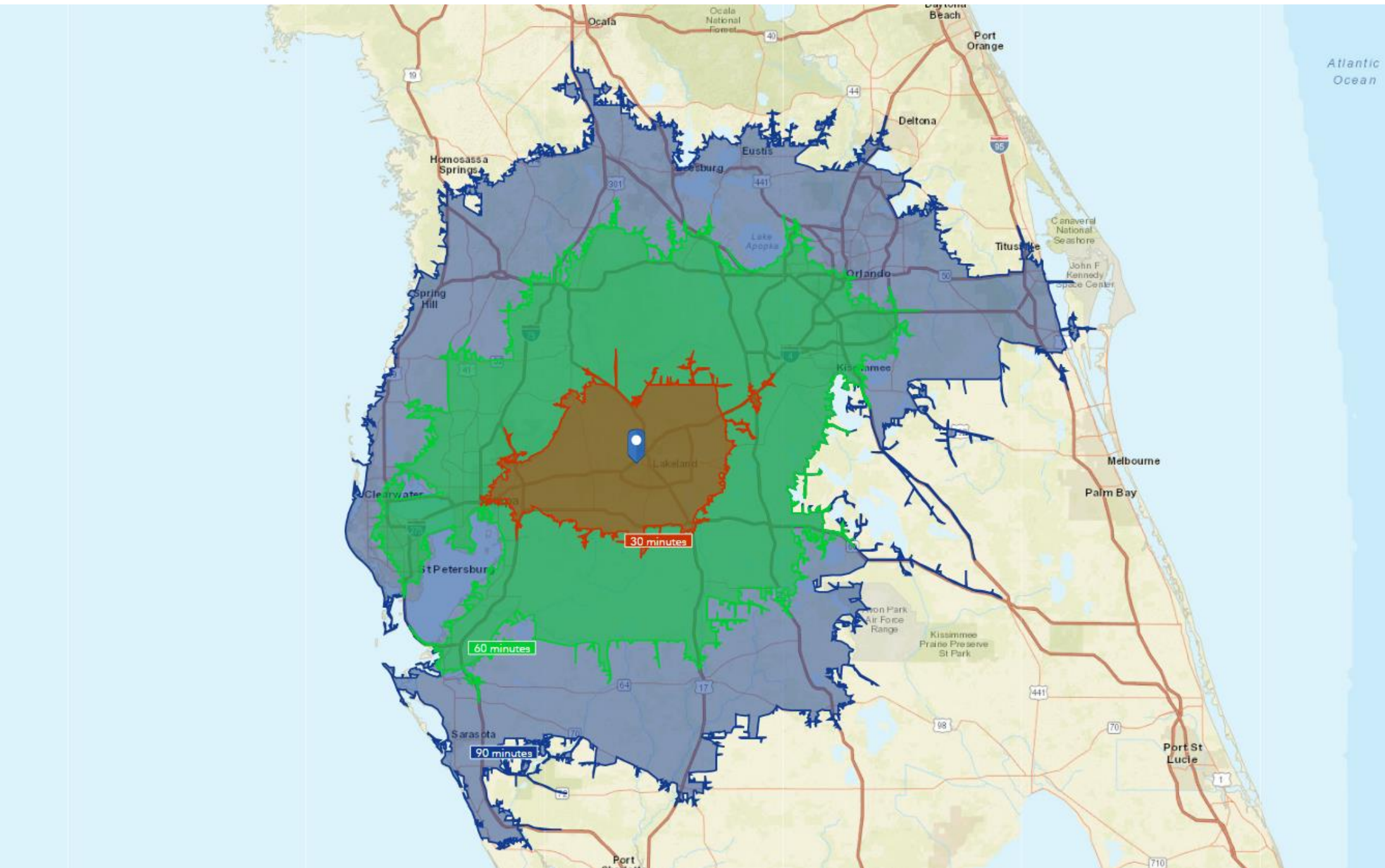
114 N. Tennessee Ave., 3rd Floor | Lakeland, FL 33801 | 877.518.5263 | [SRDcommercial.com](http://SRDcommercial.com)

Benchmark Demographics		1 mile	3 miles	5 miles	10 minutes	15 minutes	30 minutes	Polk	FL	US
Population		3,130	28,038	91,877	25,375	119,034	523,386	642,909	20,108,440	323,580,626
Households		1,254	10,498	36,601	9,270	47,376	191,912	240,058	7,858,449	121,786,233
Families		799	6,959	22,112	6,072	29,613	133,718	166,952	5,083,223	80,307,260
Average Household Size		2.50	2.67	2.43	2.72	2.46	3	2.63	2.50	2.59
Owner Occupied Housing Units		814	6,279	18,842	5,179	25,454	123,456	158,596	4,936,146	76,427,142
Renter Occupied Housing Units		440	4,218	17,759	4,091	21,921	68,456	81,462	2,922,303	45,359,091
Median Age		44.3	39.3	40.1	38.2	39.8	39	41.0	41.9	38.0
Trends: 2015 - 2020 Annual Rate										
Population		0.84%	0.93%	0.97%	0.96%	1.10%	1.17%	1.18%	1.29%	0.84%
Households		0.69%	0.80%	0.88%	0.83%	1.05%	1.05%	1.07%	1.21%	0.79%
Families		0.59%	0.71%	0.75%	0.73%	0.97%	0.97%	1.00%	1.13%	0.72%
Owner HHs		0.70%	0.68%	0.64%	0.72%	0.90%	0.90%	0.97%	1.09%	0.73%
Median Household Income		-0.49%	0.36%	1.60%	0.07%	2.53%	2.53%	2.79%	2.52%	1.89%
Households by Income										
<\$15,000		20.00%	19.30%	17.70%	20.10%	16.30%	13.00%	13.90%	13.40%	12.50%
\$15,000 - \$24,999		14.10%	17.00%	15.10%	17.70%	14.80%	12.60%	12.70%	11.60%	10.10%
\$25,000 - \$34,999		15.20%	14.20%	13.00%	14.20%	13.30%	12.00%	12.50%	11.50%	10.10%
\$35,000 - \$49,999		19.40%	16.20%	15.60%	15.90%	15.60%	15.60%	16.10%	14.70%	13.30%
\$50,000 - \$74,999		13.30%	16.60%	18.70%	16.50%	19.20%	20.10%	19.80%	18.50%	17.70%
\$75,000 - \$99,999		6.80%	7.50%	8.30%	7.40%	9.10%	11.30%	11.30%	11.00%	12.30%
\$100,000 - \$149,999		10.60%	8.00%	7.70%	6.90%	8.00%	10.20%	9.00%	11.30%	13.40%
\$150,000 - \$199,999		0.50%	0.90%	1.80%	0.80%	1.90%	3.00%	2.40%	4.00%	5.30%
\$200,000+		0.20%	0.40%	2.00%	0.50%	1.90%	2.30%	2.20%	4.10%	5.40%
Median Household Income		\$35,372	\$34,590	\$38,088	\$33,157	\$39,362	\$46,124	\$43,856	\$48,377	\$54,149
Average Household Income		\$46,096	\$46,023	\$53,382	\$44,584	\$54,450	\$61,598	\$59,091	\$69,330	\$77,008
Per Capita Income		\$19,064	\$17,460	\$22,046	\$16,910	\$22,073	\$23,059	\$22,615	\$27,618	\$29,472
Population by Age										
0 - 4		5.80%	7.50%	6.50%	7.60%	6.60%	6.50%	6.10%	5.40%	6.20%
5 - 9		5.90%	7.00%	6.10%	7.20%	6.20%	6.40%	6.10%	5.50%	6.30%
10 - 14		5.70%	6.50%	5.80%	6.70%	6.00%	6.50%	6.20%	5.70%	6.50%
15 - 19		4.80%	5.80%	6.00%	6.00%	5.80%	6.30%	6.10%	5.80%	6.60%
20 - 24		5.40%	6.00%	6.90%	6.10%	6.50%	6.50%	6.20%	6.60%	7.10%
25 - 34		12.90%	12.60%	13.20%	12.80%	13.50%	13.10%	12.40%	12.80%	13.60%
35 - 44		10.10%	10.70%	10.80%	10.90%	11.20%	12.00%	11.60%	11.90%	12.60%
45 - 54		12.20%	11.00%	11.40%	11.10%	11.80%	12.70%	12.20%	13.30%	13.30%
55 - 64		13.60%	12.40%	12.30%	12.40%	12.30%	12.80%	13.00%	13.40%	12.80%
65 - 74		13.10%	11.70%	10.90%	11.10%	10.60%	10.00%	11.60%	10.90%	8.80%
75 - 84		8.00%	6.60%	6.60%	6.20%	6.40%	5.20%	6.20%	6.00%	4.30%
85+		2.30%	2.20%	3.40%	2.00%	3.10%	2.00%	2.30%	2.60%	1.90%
Race and Ethnicity										
White Alone		68.90%	61.00%	66.00%	58.30%	67.90%	74.10%	72.90%	73.40%	70.50%
Black Alone		23.30%	26.50%	22.80%	29.10%	20.80%	14.10%	15.40%	16.40%	12.80%
American Indian Alone		0.40%	0.60%	0.40%	0.60%	0.40%	0.50%	0.50%	0.40%	1.00%
Asian Alone		0.90%	0.90%	1.80%	0.80%	1.80%	2.10%	1.80%	2.80%	5.50%
Pacific Islander Alone		0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone		4.10%	8.10%	5.80%	8.40%	6.10%	6.30%	6.50%	4.10%	6.80%
Two or More Races		2.30%	2.80%	3.10%	2.80%	3.00%	2.90%	2.90%	2.90%	3.30%
Hispanic Origin (Any Race)		14.90%	22.20%	18.10%	23.10%	18.90%	20.20%	21.10%	25.10%	17.90%



# Distribution Demographics

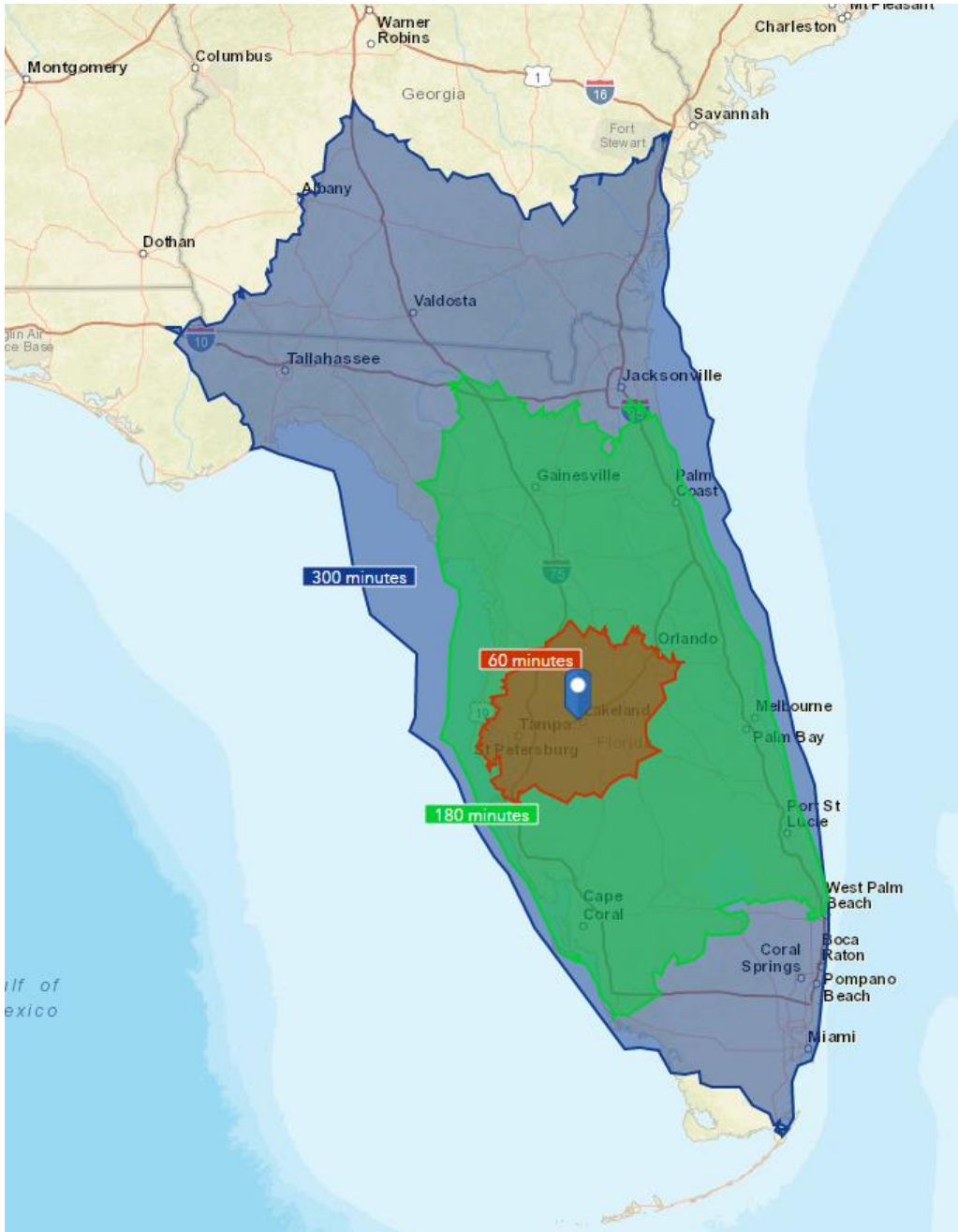
## 30, 60, & 90 minute drive





Benchmark Demographics		5 minutes	10 minutes	15 minutes	30 minutes	60 minutes	90 minutes	Polk	FL	US
Population		16,824	70,852	186,997	690,139	3,578,279	6,932,083	642,909	20,108,440	323,580,626
Households		6,022	27,622	72,759	255,521	1,342,006	2,727,188	240,058	7,858,449	121,786,233
Families		3,861	16,739	46,459	174,328	883,759	1,752,121	166,952	5,083,223	80,307,260
Average Household Size		2.76	2.48	2.51	2.65	2.62	2.49	2.63	2.50	2.59
Owner Occupied Housing Units		3,022	13,514	40,981	157,922	795,277	1,707,535	158,596	4,936,146	76,427,142
Renter Occupied Housing Units		3,000	14,108	31,778	97,599	546,729	1,019,653	81,462	2,922,303	45,359,091
Median Age		37.2	38.4	39.2	38.4	38.1	41.3	41.0	41.9	38.0
Trends: 2015 - 2020 Annual Rate										
Population		0.88%	0.96%	1.00%	1.19%	1.66%	1.29%	1.18%	1.29%	0.84%
Households		0.77%	0.84%	0.90%	1.09%	1.52%	1.21%	1.07%	1.21%	0.79%
Families		0.65%	0.73%	0.80%	0.98%	1.46%	1.13%	1.00%	1.13%	0.72%
Owner HHs		0.72%	0.62%	0.71%	0.90%	1.39%	1.09%	0.97%	1.09%	0.73%
Median Household Income		-1.16%	0.86%	2.08%	2.59%	2.41%	2.52%	2.79%	2.52%	1.89%
Households by Income										
<\$15,000		23.20%	20.20%	15.50%	13.60%	12.80%	12.70%	13.93%	13.40%	12.50%
\$15,000 - \$24,999		20.10%	16.30%	14.20%	12.50%	11.60%	11.80%	12.75%	11.60%	10.09%
\$25,000 - \$34,999		14.80%	13.60%	12.90%	11.90%	11.70%	11.80%	12.54%	11.54%	10.06%
\$35,000 - \$49,999		16.10%	15.60%	16.50%	15.50%	14.80%	14.90%	16.14%	14.66%	13.31%
\$50,000 - \$74,999		14.00%	18.00%	19.50%	20.10%	19.20%	19.00%	19.78%	18.49%	17.68%
\$75,000 - \$99,999		6.40%	8.00%	9.60%	11.30%	11.30%	11.10%	11.33%	10.95%	12.28%
\$100,000 - \$149,999		4.70%	6.00%	8.00%	10.00%	11.30%	11.10%	8.98%	11.29%	13.44%
\$150,000 - \$199,999		0.40%	1.10%	2.00%	3.00%	3.80%	3.80%	2.40%	3.99%	5.29%
\$200,000+		0.30%	1.10%	1.80%	2.30%	3.50%	3.60%	2.16%	4.08%	5.36%
Median Household Income		\$28,771	\$34,890	\$40,464	\$45,812	\$48,737	\$48,254	\$43,856	\$48,377	\$54,149
Average Household Income		\$39,334	\$47,113	\$54,976	\$61,090	\$67,348	\$67,633	\$59,091	\$69,330	\$77,008
Per Capita Income		\$14,715	\$19,001	\$21,912	\$23,149	\$25,761	\$27,148	\$22,615	\$27,618	\$29,472
Population by Age										
0 - 4		7.90%	7.10%	6.50%	6.40%	6.10%	5.50%	6.12%	5.40%	6.19%
5 - 9		7.40%	6.60%	6.20%	6.30%	6.20%	5.60%	6.11%	5.53%	6.33%
10 - 14		6.90%	6.10%	6.00%	6.40%	6.30%	5.80%	6.23%	5.69%	6.46%
15 - 19		6.30%	6.10%	6.30%	6.30%	6.30%	5.90%	6.09%	5.85%	6.55%
20 - 24		6.30%	7.00%	7.00%	6.90%	7.10%	6.70%	6.17%	6.56%	7.09%
25 - 34		12.70%	13.40%	13.30%	13.70%	14.10%	13.00%	12.37%	12.83%	13.64%
35 - 44		10.80%	11.00%	11.30%	12.00%	12.90%	12.00%	11.56%	11.93%	12.62%
45 - 54		11.10%	11.30%	11.80%	12.70%	13.30%	13.20%	12.23%	13.34%	13.27%
55 - 64		12.50%	11.90%	12.20%	12.60%	12.30%	13.20%	13.00%	13.37%	12.82%
65 - 74		10.60%	10.20%	10.40%	9.70%	9.10%	10.80%	11.61%	10.90%	8.76%
75 - 84		5.70%	6.20%	6.20%	5.00%	4.60%	5.80%	6.21%	6.03%	4.35%
85+		1.70%	3.10%	2.90%	1.90%	1.80%	2.50%	2.30%	2.59%	1.92%
Race and Ethnicity										
White Alone		46.00%	60.20%	70.50%	71.40%	68.90%	73.80%	72.91%	73.36%	70.52%
Black Alone		41.60%	28.00%	17.90%	16.80%	16.70%	13.80%	15.39%	16.38%	12.79%
American Indian Alone		0.50%	0.50%	0.50%	0.50%	0.40%	0.40%	0.46%	0.40%	0.97%
Asian Alone		0.50%	1.70%	1.70%	2.40%	4.00%	3.40%	1.84%	2.77%	5.46%
Pacific Islander Alone		0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.07%	0.07%	0.19%
Some Other Race Alone		8.50%	6.40%	6.30%	5.80%	6.40%	5.40%	6.46%	4.12%	6.76%
Two or More Races		2.80%	3.20%	3.00%	3.10%	3.50%	3.20%	2.88%	2.90%	3.32%
Hispanic Origin (Any Race)		22.30%	19.50%	19.40%	20.00%	26.70%	22.20%	21.08%	25.07%	17.92%

# Distribution Demographics – 1, 3, 5 Hour Drive Time

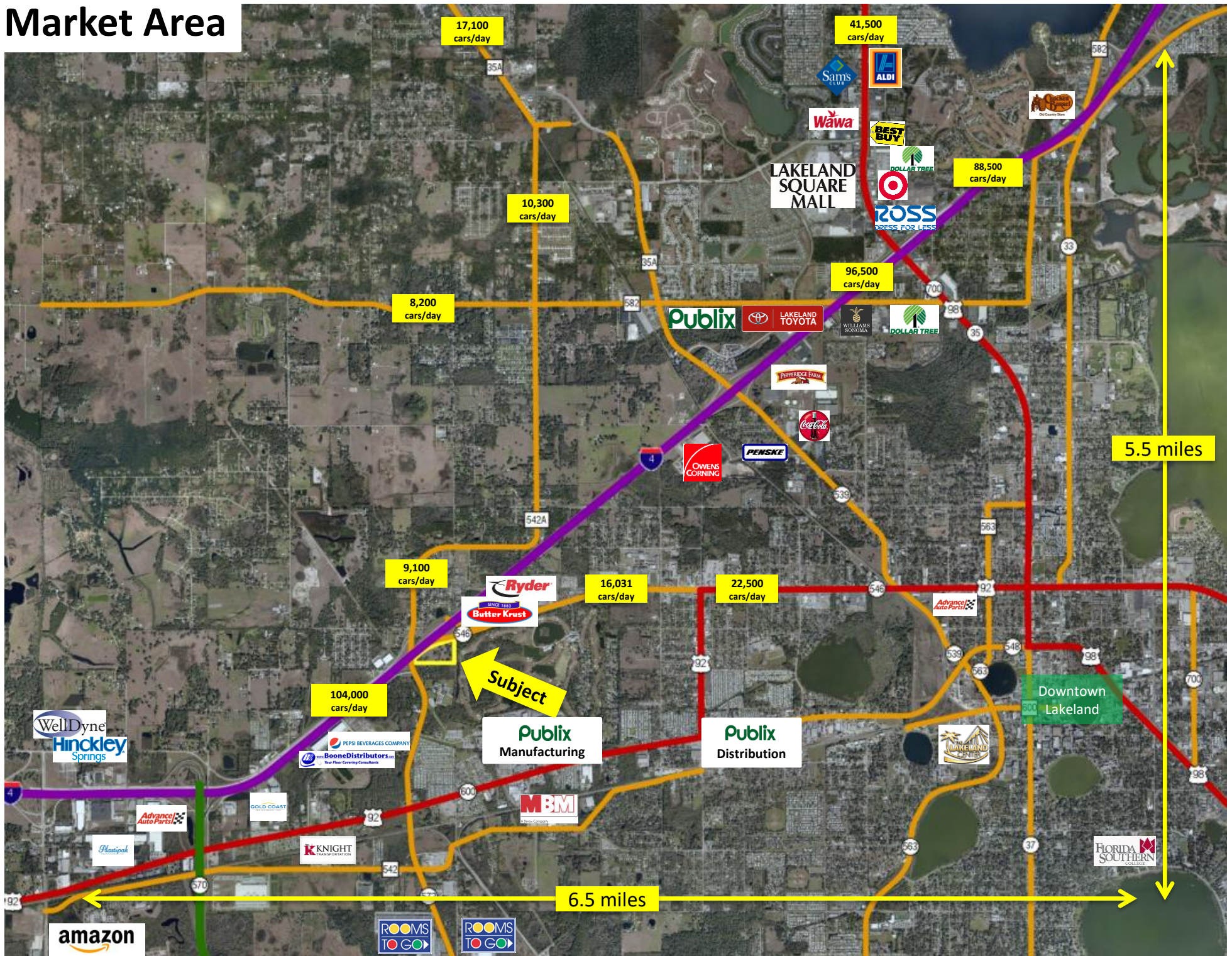


	<u>1 Hour</u>	<u>3 Hours</u>	<u>5 Hours</u>
Population	3,684,166	11,665,289	19,826,163
Households	1,383,436	4,679,507	7,732,974
Median Age	38.2	43.5	41.8
Median Household Income	\$48,894	\$47,518	\$47,901
Average Household Income	\$67,627	\$67,746	\$68,931
Per Capita Income	\$25,925	\$27,712	\$27,379

- Almost 20,000,000 people within 5 hours!
- The 5 hour mark allows the truck driver 5 hours out, 1 hour to unload, and 5 hours back for an 11 hour trip.



# Market Area



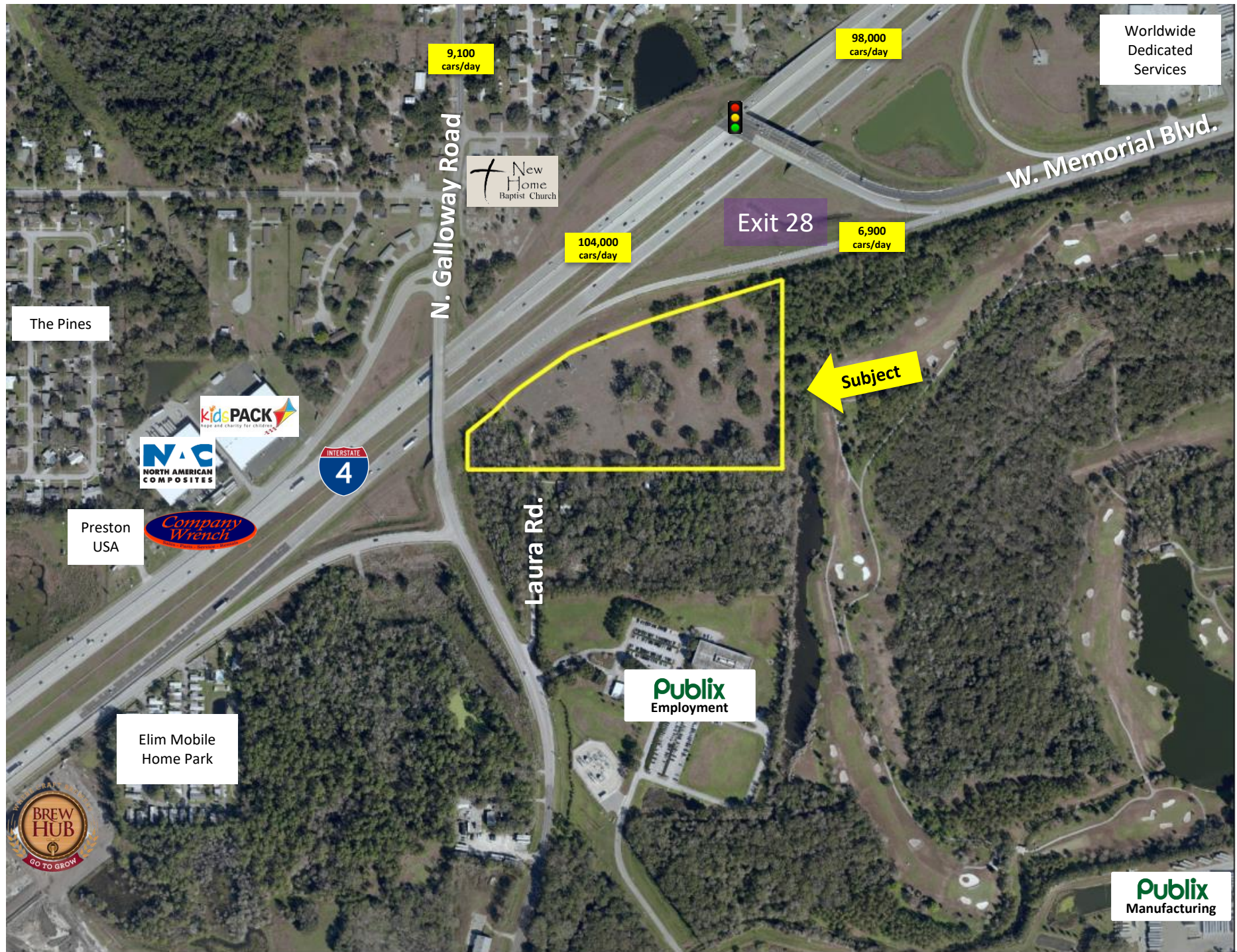


# Trade Area



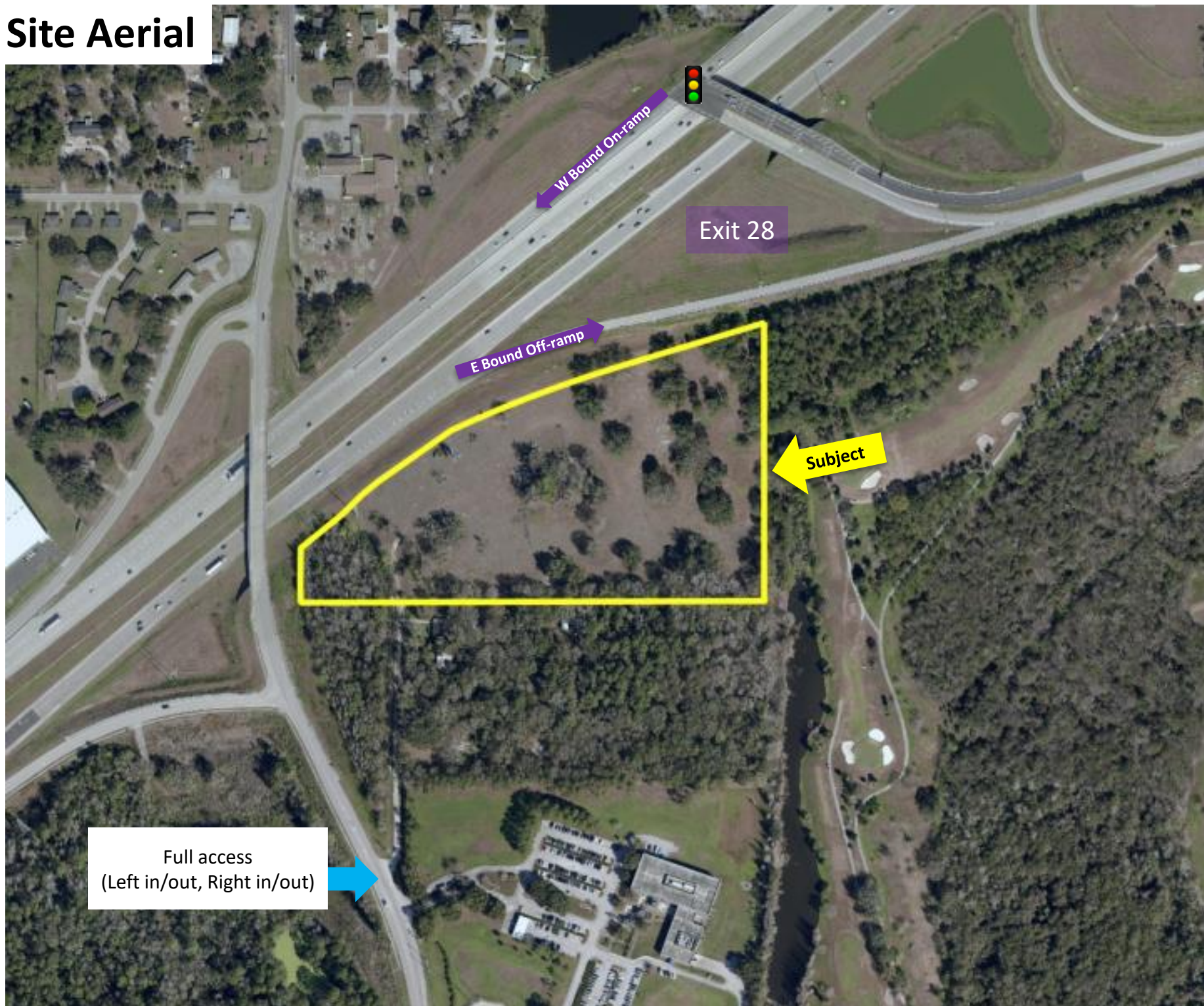


# Neighborhood Aerial



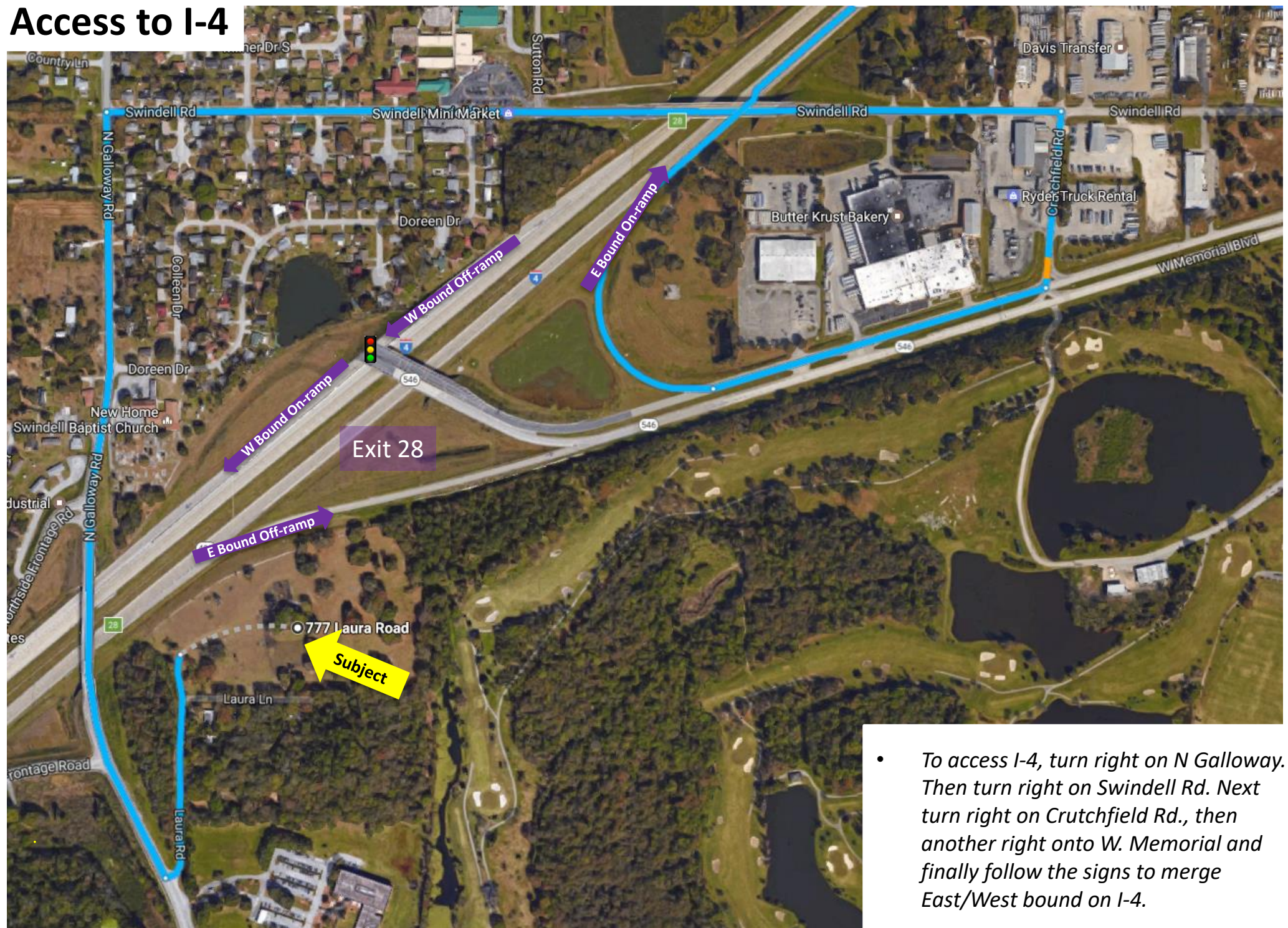


# Site Aerial





# Access to I-4



- To access I-4, turn right on N Galloway. Then turn right on Swindell Rd. Next turn right on Crutchfield Rd., then another right onto W. Memorial and finally follow the signs to merge East/West bound on I-4.



# Property Photo





A map showing the subject property, which is a triangular lot outlined in red. The property is located at the intersection of N Galloway Rd and Frontage Rd N. The subject property is adjacent to PUD 4335 (gray) and PUD 4388 (gray). To the south of the subject property is a green area labeled LD. To the east of the subject property is a yellow area labeled PUD 4354. The map also shows SR 400, SR 542A, and SR 546. A yellow arrow points to the subject property with the label "Subject".

- Zoning
- Commercial
  - Industrial
  - Limited Development
  - Mobile Home
  - Multiple family
  - Office
  - PUD Commercial
  - PUD Industrial**
  - PUD Mixed
  - PUD Mobile Home
  - PUD Multiple Family
  - PUD Office
  - PUD Single Family
  - PUD Two Family
  - PUD Unassigned
  - Single family

# Zoning

Table 2.3-1: Permitted Principal Uses

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 <sup>2</sup>	I-1	I-2	I-3
<b>RESIDENTIAL</b>																						
Single-Family, Attached			C	C	P	P	P	P		P												
Single-Family, Detached	P	P	P	P	P	P <sup>1</sup> /C <sup>1</sup>	P <sup>1</sup> /C <sup>1</sup>	P <sup>1</sup> /C <sup>1</sup>		P <sup>10</sup>												
Two-Family					P	C	C	C		C												
Multiple-Family						P	P	P		P <sup>11</sup>								P	P			
Multiple-Family for the Elderly						P	P	P		P <sup>11</sup>								P	P			
Mobile Home									P													
Residential, Above 1 <sup>st</sup> Floor										P	P							P	P			
Residential, Above 1 <sup>st</sup> Floor Fronting TOC										P	P		P	P								
Transient Lodging or Social Services								C		C			C	C								
Bed and Breakfast			C	C	C	C	C	P		P			P	P				P	P			
Convents and Monasteries						P	P	P														
Group-Homes, Level I					C	C	C	C		C	C	C	P		C	C		P	P	C		
Group-Homes, Level II						C	C	C		C	C	C	P		C	C		P	P	C		
Group-Homes, Level III								C				C	P			C		P	P	C		
Institutional, Level I						C	C	C		C	C	C	C		C	C				C		
Institutional, Level II						C	C	C		C	C	C	C		C	C				C		
Institutional, Level III												C	C			C				C		
Nursing Homes						C	C	C		C	C	C	P		C	C		C	C	C		
Family Day Care Home	P	P	P	P	P	P	P		P													
Rooming Houses, Hostels																						
Level I								C					P	P				C	C			
Level II								C					P	P								
<b>OFFICE</b>																						
Office Uses										P	P	P	P	P	P	P	P	P	P	P	P	P
Office-Type R & D										P	P	P	P	P	P	P	P	P	P	P	P	P
Travel Agencies										P	P	P	P	P	P	P	P	P	P	P	P	P
<b>COMMERCIAL</b>																						
Adult (Regulated) Uses																C	C			C		
Adult Game Arcades														C		C	C	C	C <sup>1</sup>	C		
Banks, Credit Unions and Savings & Loans										C	C	P	C	P	C	P	P	P	C <sup>1</sup>	P		
Bars, Lounges and Related Entertainment Uses												C		P		P	P			C		
Bars, Lounges and Related Entertainment Uses located within building containing at least 50,000 sq ft of floor area occupied by hotel, theater, retail shopping, and/or office facilities																		P	P <sup>1</sup>			
Bars, Lounges and Related Entertainment Uses NOT located within building containing at least 50,000 sq ft of floor area occupied by hotel, theater, retail shopping, and/or office facilities																	C	C <sup>1</sup>				



# Zoning

Table 2.3-1 (Cont.): Permitted Principal Uses

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 <sup>2</sup>	I-1	I-2	I-3
COMMERCIAL (CONT.)																						
Building Material Sales																						
Level I														P <sup>3</sup>		P	P	C		P		
Level II																				P	P	P
Consignment Shops/Thrift Stores													C									
Convenience Sales & Personal Service Uses (All)														P <sup>3</sup> /C <sup>3</sup>	P	P	P	P <sup>4</sup>	P <sup>4</sup>	C		
Barber Shops										C	C	C	P									
Beauty Shops										C	C	C	P									
Candy, nut and confectionery stores													P									
Card Shops													P									
Cosmetic Stores													P									
Day Spas										C	C	C	P									
Fabric Stores													P									
Facial and Scalp Treatment Service										P	P	P										
Flower Shops													P									
Convenience Stores														P <sup>3</sup> /C <sup>3</sup>	P	P	P	C	C <sup>3</sup>	C		
Day Care Centers				C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C <sup>3</sup>	P		
Department Stores																P	P	P	P <sup>3</sup>			
Food Stores														P <sup>3</sup> /C <sup>3</sup>		P	P	P	C <sup>3</sup>	P		
Funeral Homes and Crematoriums										P	P	P	P	P		P	P			P		
Hotels										P	P	P		P		P	P	P	P	P		
Indoor Commercial Recreation Uses														P		P	P	C	C <sup>3</sup>	P		
Indoor Gun Clubs and Shooting Galleries														P		P	P			P		
Kennels														P <sup>3</sup>		P <sup>3</sup>				P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>
Laundry and Cleaning Establishments, Level I														P	P	P	P		C <sup>3</sup>	P		
Laundry and Cleaning Establishments, Level II														P	P	P	P			P		
Laundry, Cleaning and related garment service pick-up stations serving primarily the public													P	P	P	P	P			P		
Liquor Stores														P <sup>3</sup> /C <sup>3</sup>	P	P	P	C	C <sup>3</sup>	C		
Marine Uses														P			P			P	P	P
Mobile Home Sales, Rental & Service Agencies														P			P			P	P	P
Motels										P	P	P	P	P		P	P	P	P	P		
Motor Vehicle & Boat Uses																						
Sales, Rental Uses													C	P			P			P		
Fuel Sales Uses													C	P	C	P	P	C		P		
Services Uses													C	P	C	P	P	C		P		
Parts & Accessory Stores													C	P		P	P	C		P		
Repair, Retail													C	P						P	P	P
Neighborhood Convenience Centers			C	C	C	C	C	C		C	C											



# Zoning

Table 2.3-1 (Cont.): Permitted Principal Uses

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 <sup>2</sup>	I-1	I-2	I-3
<b>COMMERCIAL (CONT.)</b>																						
Office Support Retail Uses											P	P	P	P		P	P	P	P	P		
Outdoor Commercial Recreation														C		C	C			C	C	C
Outdoor Retail Sales – New/Used														P <sup>3</sup> /C <sup>1</sup>						C	C	
Outdoor Storage of Boats, Motor Home and Trailers, Retail Service														P <sup>3</sup> /C <sup>1</sup>						P	P	P
Pest Control Services and Exterminators														P						P	P	P
Pet Day Care																		C	C			
Recycling Collection Centers														P		P	P			P	P	P
Restaurants																						
Serving Limited Clientele												P						P	P <sup>4</sup>			
Carry Out											P	P	P	P	P	P	P	P	P <sup>4</sup>	P		
Sandwich Shops, Snack Bars											P	P	P	P	P	P	P	P	P <sup>4</sup>	P		
Low Turn-Over												P	P	P	P	P	P	P	P <sup>4</sup>	P		
High Turn-Over												P	P	P	P	P	P	P	P <sup>4</sup>	P		
Very High Turn-Over														P	P	P	P	P	C <sup>1</sup>			
Recreation Vehicle Parks									C													
Shopping Centers																						
Neighborhood															P	P	P	C				
Community																P	P					
Regional																	P					
Single-Destination Commercial Uses (All)														P <sup>1</sup> /C <sup>1</sup>		P	P	C <sup>5</sup>		P <sup>6</sup>		
Locksmith Establishments													P									
Medical Supply Stores													P									
Payday Loans and Check Cashing Establishments													C									
Trophy Shops													P									
Specialty Comparison Commercial Uses (All)														P <sup>3</sup> /C <sup>1</sup>	P	P	P	P	P	P		
Art and Drafting supply stores													P									
Art Merchandising Studios													P									
Book Stores													P									
Camera and Photographic Supply Stores													P									
Candle Shops													P									
Gift Shops													P									
Hearing Aid Stores													P									
Interior Decorator Showrooms													P									
Jewelry Sales and Repair Stores													P									
Leather and Luggage Stores													P									
Music and Record Stores													P									
Music Instrument Stores													P									
Optician Retail Stores													P									
Orthopedic and Artificial Limb Stores													P									
Souvenir Shops													P									
Veterinary Clinics and Hospitals										P				P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>			P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>



# Zoning

Table 2.3-1 (Cont.): Permitted Principal Uses

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7	I-1	I-2	I-3
<b>INDUSTRIAL</b>																						
Industrial-Type Service Establishments																				P	P	P
Level I (All)																				P	P	P
Catering Establishments														P				P	P	C	P	P
Level II																				C	P	P
Level III																						C
Industrial Uses																				P	P	P
Level I																				C	P	P
Level II																				C	P	P
Level III																						C
Research and Development Facilities of an Industrial Nature																				C	C	C
Scrap, Waste and Reclaimed Materials Trade																						
Level I																					C	C
Level II																						C
Airports, Landing Fields and Heliports																					C	C
Railroad Marshalling Yards																						C
Transit Storage and Maintenance Facilities																					P	P
Transit Terminal Facilities														P			P	C		P	P	P
Warehousing and Motor Freight Transportation Uses																						
Level I																				P	P	P
Mini-Warehousing and Storage														P						P	P	P
Level II																				C	P	P
Level III																						C
Wholesale Trade Uses																				P	P	P
Level I																				C	P	P
Level II																						C
Level III																						C
<b>COMMUNITY FACILITIES</b>																						
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Public & Quasi-Public Non-Commercial Principal Uses																						
Level I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
Level II	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P			P		
Public & Quasi-Public Non-Commercial Principal Uses for Munn Park and Downtown Districts																						
Level I																		P	P			
Level II																		P	P			
Churches, Synagogues and Other Houses of Worship	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P		

# Zoning

Table 2.3-1 (Cont.): Permitted Principal Uses

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 <sup>2</sup>	I-1	I-2	I-3
Colleges, Junior Colleges, Universities and Seminaries	C	C	C	C	C	C	C	C				P				P	P	P	P			
MISCELLANEOUS																						
Broadcast & Transmission Towers	C	C	C	C	C	C	C	C		P	P	P		P			P			P	P	P
Broadcast & Transmission Towers atop buildings greater than 50 ft																		P				
Communication Studios	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	P	P	P	P
Enclosed Storage for use by residents									P													
Ground-Mounted Personal Wireless Service Facilities	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P			P	P	P
Outdoor storage for use by residents									P													
Parking Facilities																						
Parking Garages as Principal Uses												P		P		P	P	P	C	P	P	P
Parking Lots as Principal Uses, not operated accessory to a use on another parcel										P	P	P	P	P	P	P	P	P	C	P	P	P
Parking Lots as Principal Uses, operated accessory to a use on another parcel	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	C	P	P	P
Solar Power Generation Facilities																				P	P	P
Utility and Essential Service Facilities																						
Level I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Level II	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C
Level III																						C
Vocational Training for activities permitted in the district where located										P	P	P	P	P		P	P	P	P	P	P	
Agricultural Production, Crops, Level I																				C	C	
Agricultural Services																				P	P	P

## Footnotes:

<sup>1</sup> By right: single-family detached residential buildings on lots which were platted and of public record on or before March 1, 1993, in accordance with single-family district development regulations. By conditional use: subdivisions for single-family detached residential, platted and placed on public record after March 1, 1993, designed for development in accordance with single-family district development standards.

<sup>2</sup> For all properties zoned C-7 on Kentucky and Tennessee Avenues and those segments of Lemon, Main and Pine Streets between Florida Avenue and Massachusetts Avenue, the retail and/or service uses shall occupy at least 60 percent of the building street frontage at the street level.

<sup>3</sup> By right up to 40,000 square feet of gross floor area either alone or in combination with other uses on entire site. By conditional use over 40,000 square feet of gross floor area.

<sup>4</sup> But not including coin-operated laundry and dry cleaning establishments and tattoo parlors.

<sup>5</sup> But not including payday loan and check cashing establishments, greenhouses and monument sales establishments.

<sup>6</sup> But not including pawn shops and payday loan and check cashing establishments.

<sup>7</sup> All facilities in completely enclosed buildings.

<sup>8</sup> Denotes uses which qualify as retail or service for purposes of complying with core ground floor use requirements specified in footnote no. 2.

<sup>9</sup> Minimum lot area of 20,000 square feet; 40,000 square feet if total seating capacity over 150.

<sup>10</sup> In accordance with RA-3/RA-4 standards for applicable context sub-district.

<sup>11</sup> In accordance with MF-22 standards for applicable context sub-district.

(Ord. No. 5455, 07-21-14; Ord. No. 5522, 07-20-15)



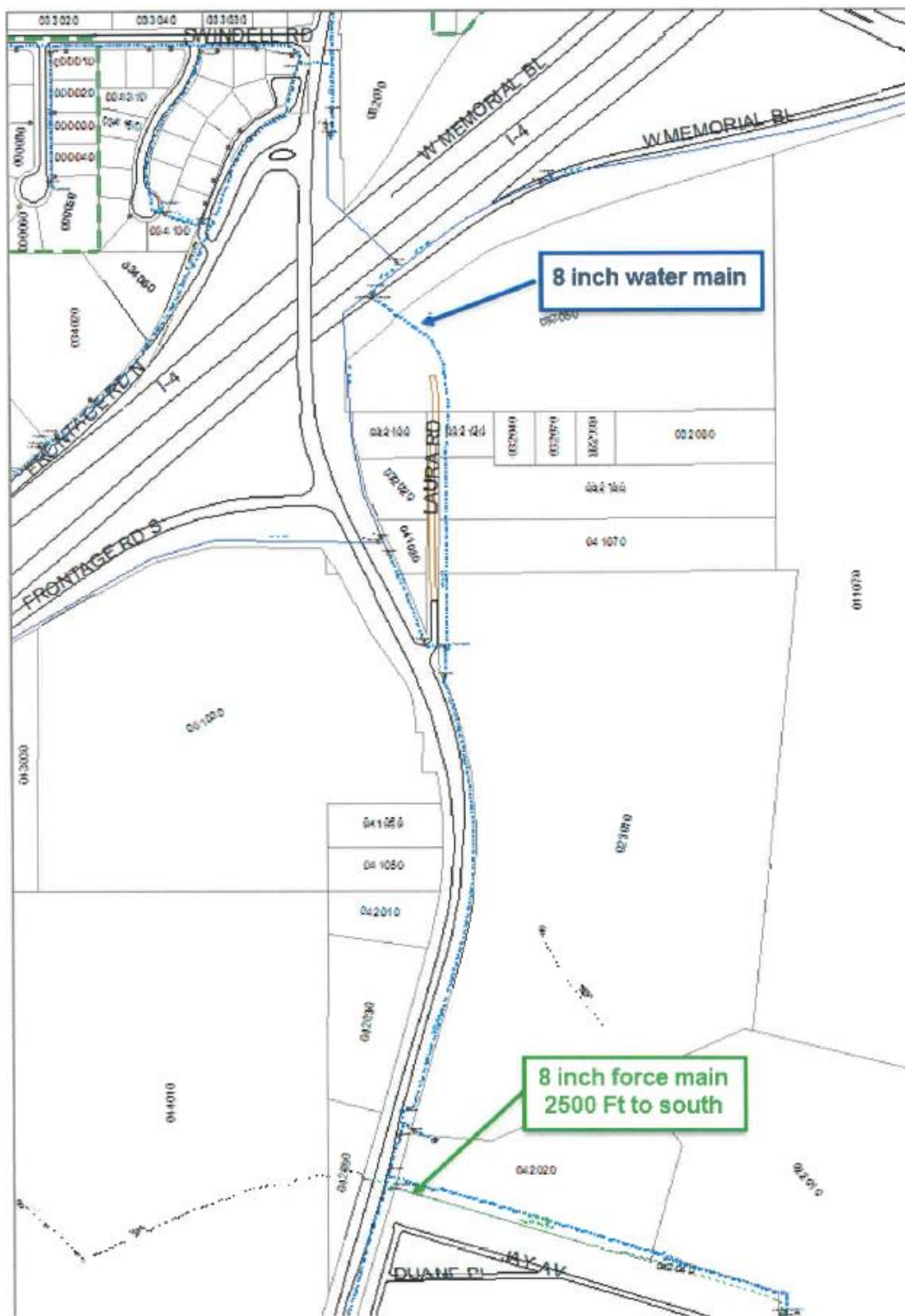
# Zoning

Table 2.3-2: Permitted Accessory Uses

USES	RESIDENTIAL DISTRICTS									OFFICE			COMMERCIAL DISTRICTS							INDUSTRIAL		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7	I-1	I-2	I-3
RESIDENTIAL																						
Convents and Monasteries												P										
Dormitories						C	C	C				P										
Fraternities and Sororities						C	C	C				P										
Family Day Care Home										P												
INDUSTRIAL																						
Dwelling Unit for Caretaker within Warehouse or Industrial Facility														P						P	P	P
MISCELLANEOUS																						
Any use typically incidental to a principal use permitted by right when conducted as an Accessory to such principal use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Any use typically incidental to a principal use permitted as a conditional use when conducted as an Accessory to such a principal use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care Center accessory to Houses of Worship	C	C	C	C	C	C	C	C		C	P	P	P	P	P	P	P	P	P			
Electric Vehicle Charging Facilities <sup>4</sup>																						
Level I & I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Level III												P	P	P	P	P	P	P	P	P	P	P
Foster Care Services accessory to single-family dwelling units	P	P	P	P	P	P	P	P	P	P												
Golf Courses and other recreational facilities									P													
Home Offices accessory to dwelling units <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P							P	P			
Home Businesses accessory to single-family detached dwelling units <sup>1</sup>	P	P	P	P	P	P	P	P		P												
Private Concession uses operated on land owned by the City of Lakeland	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary Dwelling Unit accessory to single-family detached dwelling units <sup>2</sup>	P	P	P	P	P	P	P	P		P												
Structure-Mounted Personal Wireless Service Facilities <sup>3</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility-Pole Mounted Personal Wireless Service Facilities <sup>3</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Footnotes:																						
1: In accordance with <a href="#">Section 5.10</a> (Home Occupations)											2: In accordance with <a href="#">Section 4.3</a> (Accessory Dwelling Units)											
3: In accordance with <a href="#">Section 5.18</a> (Personal Wireless Service Facilities)											4: In accordance with <a href="#">Section 5.9</a> (Electric Vehicle Charging Facilities)											

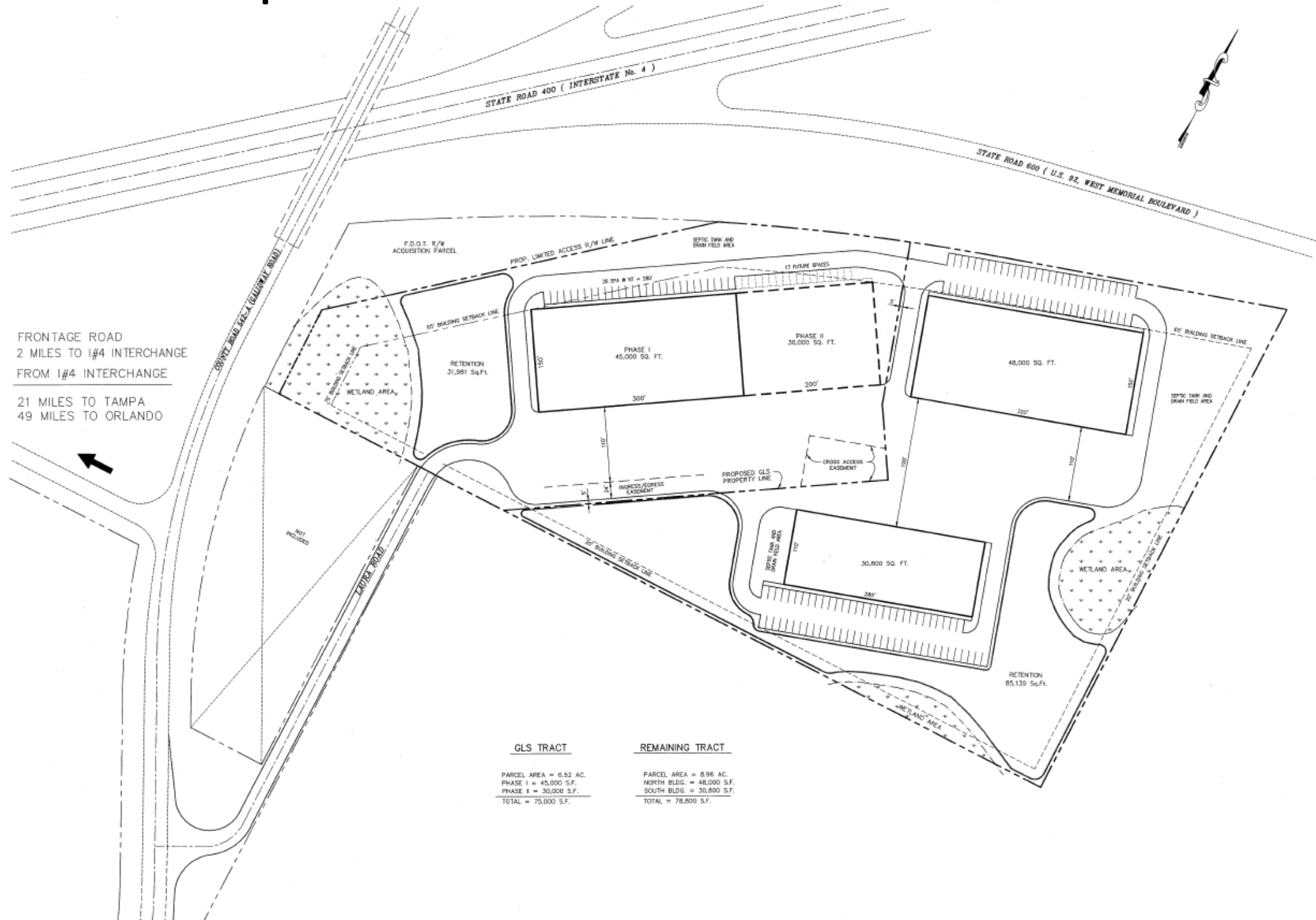
(Ord. No. 5455, 07-21-14)

## Utilities

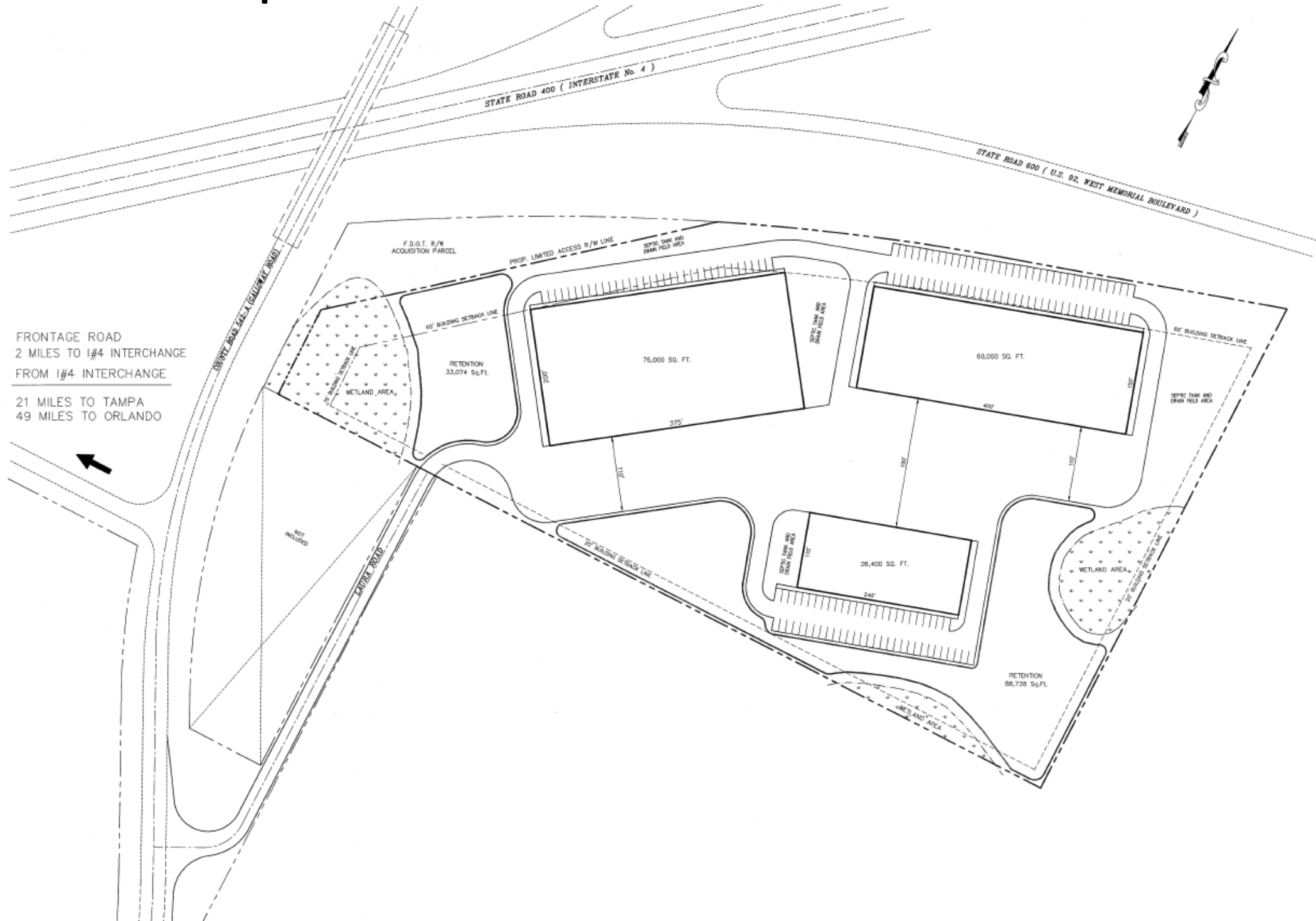




# Site Plan Example

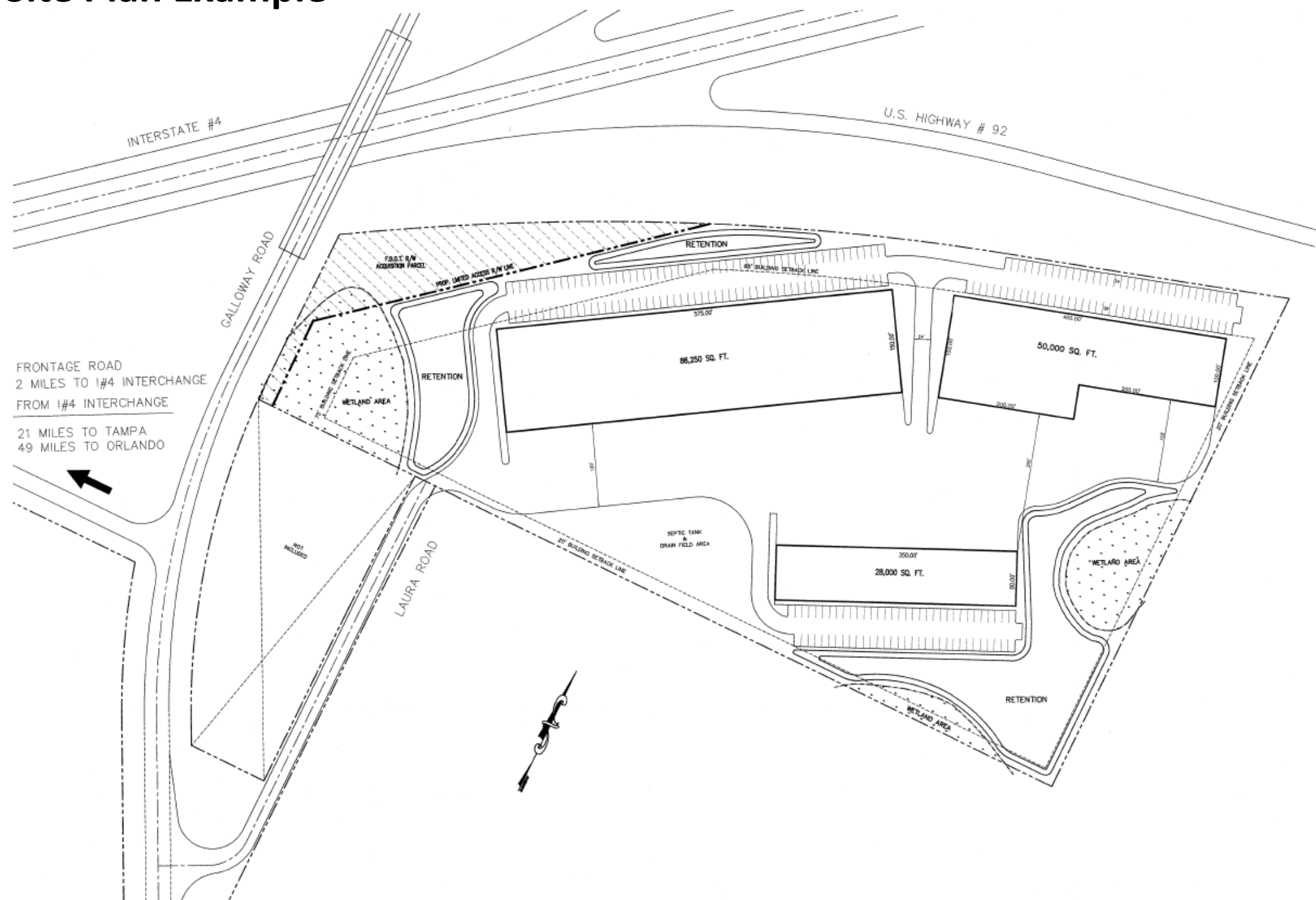


# Site Plan Example





# Site Plan Example



## Site Plan Example

