



## Professional Property & Zoning Overview

This document has been prepared by Florida Legacy Realty for informational purposes to assist prospective tenants and investors in evaluating the commercial potential of the subject property located in Winter Haven, Polk County, Florida.

### Zoning Classification

Commercial Highway (C-3 / C-E). The Commercial Highway zoning district is intended to accommodate high-intensity commercial uses oriented toward major roadways and vehicular traffic. Many commercial uses are permitted by right, subject to compliance with applicable development standards.

### Typical Permitted Uses

Food and Beverage, Retail, Professional and Personal Services, Medical and Wellness, Hospitality and mixed commercial developments, subject to site-specific review.

### Key Development Considerations

All proposed uses must comply with parking requirements, traffic circulation and access standards, ADA compliance, landscaping, and applicable fire and building codes.

### Important Disclaimer

This document is provided for general informational purposes only and does not constitute zoning or legal approval. Final approvals are subject to formal review by the appropriate regulatory authorities.