



# SITE EVALUATION CONSIDERATIONS

## Leasing or Purchasing Commercial Business Space

Congratulations! You have found a space you're interested in leasing or purchasing for your business! Before signing a lease or making a purchase, make sure to review the following information to ensure it aligns with your business needs. Planning ahead could help you avoid delays and extra costs stemming from unforeseen challenges with the space.

### Is it in City Limits?

Enter the address of the building you are considering in the City of Lakeland's [Address Lookup Tool](#) to determine if the building is in the City Limits.

### Is the use allowed?

"Use" is a planning classification used to describe what activities can occur with particularly zoned building or area. Enter the address of the building you are considering in the City of Lakeland's [Address Lookup Tool](#) to determine the zoning classification and contact a [Planner-On-Demand](#) to discuss your project.

**Address  
Look Up Tool**

<https://bit.ly/3AJvZQa>

**Planner  
On Demand**

[LakelandGov.net/planner-on-demand](https://LakelandGov.net/planner-on-demand)

**Land  
Development Code**

[LakelandGov.net/LandDevelopmentCode](https://LakelandGov.net/LandDevelopmentCode)

### What is the building's occupancy?

"Occupancy" is the classification from the Florida Building Code and Fire Code that describes the primary use of the building. Examples of occupancy can include Restaurant, Office, Manufacturing and Retail. A change in occupancy may trigger the need for additional building improvements such as grease traps, backflow preventors and fire sprinklers and alarms.

### Other Considerations

#### Is the building located within a historic district?

- Lakeland has 7 historic districts, modifications to buildings located in historic districts may require additional design review and approvals.

#### Will you be cooking, preparing, or serving food?

- If so, please visit the State of Florida Business Portal for more information.
- [Restaurants and Other Eating Places | Open MyFlorida Business](#)

#### Have you considered the parking needs for your employees and customers?

- The location and zoning of the property can determine the number of spaces required.

#### Is the building compliant with ADA standards?

- How many employees will you have and how many patrons or customers do you expect daily? The amount of people in your space may prompt additional building code and/or fire code requirements.

#### Does the building have fire protection?

- Need help, the City's Business Resource Office is happy to meet to help you further evaluate if the space you identified is suitability for your business.

### Questions? Contact Us

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