

**SAMPLE PROJECT
ANY CITY, FLORIDA**

County Documents and Maps

- Zoning Maps
- Aerial Map
- City/County Road Map (New)
- Engineering Design Standards if required for off-site work
- Oldest aerial map of Nokomis, Florida
- Platt Maps
- Topo Map
- Review old property records of property and of surrounding lots

- Development Regulations
- Roadway and Utility Construction Design Standards
- Street Maps
- Topo Map
- Utility Maps

*Purchase or download and print complete sets.

- Building department
- County attorney
- County commissioners (Nokomis District)
- Development services department
- Environmental department
- Fire Department (Fire Chief Name)
- Road department
- Utilities department
- Zoning department
- Others _____

Development/Building Process and Applications

- rezoning
 - building permits
 - development applications
- Questions to ask in respect to a 24 unit development....**
- Q: What Sarasota County permits or applications required?
 - Q: Building pad elevation requirements
 - Q: Can I rezone to a higher density?
 - Q: Is there a concurrency review with the city
 - Q: Legal process, notifications etc,,
 - Q: Grinder pump station and force main requirements (utility department)
 - Q: Take a look at their current land use, variance application hearing docket
 - Q: What is the typical time frame for the application processes

Fees and Costs

- Applications Fees (Rezoning, Subdivision, Building Etc...)
- Cost of Impact reservation by developer
- Impact Fees, What is included? - what is not? (County)
- Tap, meter and other fee schedule (Who Installs)
- Water, sewer and other service fees or millage rate

General Information (Address and Telephone)

- Fire Department
- Hospitals
- Other Public Service
- Police Department
- Schools

Statistics

- Building permits 2003, 2004 and 2005 to date
- Demographics age, income etc...
- Historical Information
- Local industry and business demographics
- Populations Current, Last etc...

Contact Information for Utility Providers

- Cable
- Electric power
- Gas
- Sanitary Sewer
- Waste collection service
- Water
- Q: Any cost sharing programs?
- Q: Cost to relocate poles etc..
- Q: Future plans for additional service to area?
- Q: Utility Maps
- Q: Cost for 24 unit (bulk utility agreement) connections - ea.service provider

Environmental and SFWMD Applications

- Aquatic vegetation issues
- Excavation permits (Can I dig the lake deeper?)
- Fish, bugs, birds and etc...
- Grasses
- Lake bottom survey and analysis
- Lake shore vegetations
- Provide a level one environmental ?
- Site Visit w/Rod Schultz
- Soils
- South swale pop-off issues
- Tree survey (types and sizes)

Realtor Information

- Surrounding land owners (All sides)
- Buyers (Welcome Kits) Visit other subdivisions
- Comps and competing sales models, prices etc...
- Condo / Rent and Sale prices (list by sq.ft)
- Duplex Rents
- Home sales volume and average price

Statistics

- Building permits 2003, 2004 and 2005 to date
- Demographics age, income etc...
- Historical Information (City of Groveland)
- Local industry and business demographics
- Populations Current, Last etc...
- Research News Paper Articles about City of Groveland

Physical Site Issues

- Buried Trash
- Call Utility locating Service (Hwy 50 to 500' north of N. property line)
- Contaminated Soils
- Eagles nests or other protected species
- Fences
- Fish and aquatic life
- Historic (indian artifacts etc...)
- Lake Depth (bathometric survey)
- Lake Level (high-low & historic high-low)
- Peculation and drainage on-off site
- Pop-off for lake at culverts
- Review USSCS Soils Book*
- Roadway Elevations
- Septic Tank
- Setbacks and Easement
- Site 'Anomalies
- Site Elevation
- Soils inspection and testing
- Survey Pins and Property Corners
- Trees
- Turtles and Wildlife
- Water Table
- Wetlands

Bank, Closing and Other Legal Issues

- Clear title, liens, claims etc..
- Level one environmental
- Property appraisal
- Property Survey

FDOT / Lake County Roadway Issues

- FDOT Expansion Plans (Tamiami Trail) District 5
- Right-of Way issues associated with the proposed development

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