

LAND-USE DUE DILIGENCE

Land, Zoning & Improvements Checklist

A buyer worksheet for turning planned uses into zoning, records, placement, permitting, drainage, utility and professional-verification questions before you assign value to those uses.



Scan for current land-use guidance

A checked intended use is a question to verify, not a legal conclusion or permit approval.

PROPERTY ADDRESS / PARCEL

CURRENT USE / LISTING DESCRIPTION

WHY THIS PROPERTY IS INTERESTING

Use

What do you actually want to do here?

Rule

What do current zoning, records and permits require?

Placement

Does the site have practical space after access, drainage and systems?

Fallback

Would you still buy if a desired improvement changes or fails?

Live handoff: tropicaireblvd.com/property-and-land-use/

Use the live page for current links and verification steps.



STEP 1

Intended-use inventory

Write the intended use before checking the rule.

Structures and storage

- ☐ New home / addition
- ☐ Shed
- ☐ Detached garage / workshop
- ☐ Fence / gate
- ☐ Pool / screened area
- ☐ RV / boat / trailer storage

Lifestyle and operations

- ☐ Horses / other animals
- ☐ Garden / hobby agriculture
- ☐ Business / home occupation
- ☐ Equipment / work vehicles
- ☐ Guest / accessory living plans
- ☐ Future subdivision / lot change question

DESCRIBE THE USE PRECISELY

USE	SIZE / LOCATION / FREQUENCY / EQUIPMENT / ACCESS NEEDS	MUST-HAVE OR NICE-TO-HAVE?

Large-lot character is context, not permission. The exact use still depends on current zoning, recorded restrictions, parcel conditions and applicable approvals.

STEP 2

Zoning, records and parcel checks

Current-rule checks

- ☐ Current City zoning / map reviewed for the exact parcel
- ☐ Applicable land-use / code questions identified
- ☐ Recorded deed / title restrictions reviewed as appropriate
- ☐ Permit or exemption questions checked with current City guidance
- ☐ No reliance on an old listing, neighbor example or remembered rule

Parcel reality checks

- ☐ Survey / boundaries available or needed
- ☐ Setbacks / placement questions identified
- ☐ Access and turning needs considered
- ☐ Drainage / low-area conflicts considered
- ☐ Well / septic / utility conflicts considered
- ☐ Tree clearing / site-work questions identified

OFFICIAL / PROFESSIONAL QUESTIONS

Live handoff: tropicaireblvd.com/zoning-in-north-port-estates/

Use the live zoning page for the current City zoning, GIS, code and application handoffs.



STEP 3

Placement, access and improvement conflicts

Can the plan fit the site in practice?

POTENTIAL CONFLICT	WHAT TO CHECK	NOTES / VERIFIER
Setbacks / placement	Required clearances and buildable area	
Driveway / construction access	Turning, gate, equipment, emergency access	
Drainage / swales / low areas	Water movement and improvement impacts	
Well / septic	Existing or future system location / conflicts	
Power / utilities	Existing equipment, easements, service needs	
Trees / clearing	Practical site work and applicable review	
Deed / title constraints	Recorded restrictions affecting the plan	

WHAT CHANGES IF THE IMPROVEMENT IS DELAYED, SMALLER OR NOT FEASIBLE?

Live handoff: tropicaireblvd.com/building-sheds-fences-and-outbuildings/

Use the live improvements page before relying on permit or placement assumptions.



FINISH

Land-use verification log

Close the loop before assigning purchase value.

DECISION ITEM	SOURCE / PROFESSIONAL	ANSWER / DOCUMENT / DATE
Zoning / intended use		
Survey / boundaries		
Recorded restrictions		
Permit / City staff		
Drainage / site work		
Well / septic / utilities		
Builder / contractor		

BUY / PAUSE / INVESTIGATE FURTHER - WHY?

Final reminder: this checklist is not a zoning determination, legal opinion, survey, engineering opinion, permit approval, buildability opinion or contractor scope. Current official sources and qualified professionals must verify the exact property and project.

Live handoff: tropicaireblvd.com/property-and-land-use/
Use the live page for current links and verification steps.

