

20-PAGE TOUR PACKET

North Port Estates Buyer Field Packet

A concise tour-and-follow-up packet assembled from the validated Tropicaire buyer worksheets. It keeps the highest-value writing pages together without creating a second set of property facts.



Scan for full worksheets

How to use it: a check or note means you reviewed, observed, or asked about something - not that a property is approved, compliant, safe, buildable, insurable, or suitable for a planned use. Return to the live library for complete worksheets and current verification links.

PROPERTY ADDRESS / PARCEL

TOUR / REVIEW DATE

INSIDE THIS PACKET

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Full library: tropicaireblvd.com/north-port-estates-buyer-printables/

The seven complete worksheets remain available individually. Use them when you need the pages intentionally omitted from this compact field packet.



START HERE

North Port Estates Buyer Due-Diligence Checklist

A field-ready checklist for comparing a North Port Estates home or vacant parcel without turning neighborhood context into parcel conclusions.



Scan for the live
buyer checklist

How to use it: check means "reviewed or asked," not "approved." Record who confirmed the answer and what still needs follow-up.

Property

Address, listing, acreage, access, visible site conditions.

Use

Zoning, restrictions, improvements, animals, equipment, vacant-land plans.

Systems

Well, septic, water/sewer availability, power, internet, roads and services.

Risk and routine

Flood, drainage, storms, insurance, schools, errands and daily routes.

PROPERTY RECORD

PROPERTY ADDRESS / PARCEL

LISTING / CONTACT

VISIT DATE / WEATHER

OFFER / INSPECTION TIMELINE

Live handoff: tropicaireblvd.com/north-port-estates-buyer-checklist/

Use the live page for current links and verification steps.



STEP 1

Lifestyle, lot and ownership fit

Decide whether the setting fits before property details make the decision emotional.

Lifestyle and maintenance fit

- ☐ We want a lower-density, larger-lot setting and understand that lot sizes vary.
- ☐ We have considered mowing, trees, drainage, driveway, fencing, equipment and other maintenance needs.
- ☐ Privacy and road character feel workable for our household, visitors and service providers.
- ☐ If animals, RVs, boats, trailers or equipment matter, we have treated them as uses to verify - not assumed rights.

Tour observations

WHAT FELT BETTER THAN EXPECTED?

WHAT FELT HARDER THAN EXPECTED?

PROPERTY FIT QUESTIONS

QUESTION	WHAT WE LEARNED / WHO CONFIRMED IT	FOLLOW UP?
Usable land vs. total acreage		
Driveway / gate / delivery access		
Tree cover / clearing / upkeep		
Neighbors / noise / privacy expectations		

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.



STEP 1

Existing system record

Existing well questions

- ☐ Approximate installation / replacement age asked
- ☐ Pump and pressure equipment identified
- ☐ Treatment equipment identified
- ☐ Water-quality testing history asked about
- ☐ Repair / service records requested
- ☐ Wellhead location and access noted

Existing septic questions

- ☐ Approximate installation / replacement age asked
- ☐ Tank / drainfield location noted
- ☐ Permit / service / pumping records requested
- ☐ Recent inspection or evaluation asked about
- ☐ Access for pumping / service considered
- ☐ Future improvement conflicts considered

PROFESSIONAL FOLLOW-UP

QUESTION	WHO WILL ANSWER?	RESULT / DOCUMENT
Condition / function		
Water quality / treatment		
Septic evaluation		
System location		

FINISH

System verification log

Close the loop before relying on the system story

VERIFICATION ITEM	SOURCE / PROFESSIONAL	RESULT AND DATE
City water availability		
City sewer availability		
Well records / evaluation		
Water-quality / treatment		
Septic records / evaluation		
Survey / system location		
Future improvement conflicts		

DECISION NOTES

Boundary: a checked item means you completed a due-diligence step, not that a system is safe, code-compliant, sized correctly, repairable, insurable or suitable for a planned project.

Live handoff: tropicaireblvd.com/well-and-septic-systems/

Use the live page for current links and verification steps.



STEP 1

Water, sewer and private-system verification

Separate what exists today from what a map, listing, seller, or neighborhood assumption suggests.

City utility availability

- ☐ Used the City water/sewer availability workflow for this property
- ☐ Recorded the date and exact address / parcel searched
- ☐ If service is shown nearby, asked whether connection is actually available to this parcel
- ☐ Connection scope / timing / fees left for current City confirmation

Existing private systems

- ☐ Well presence and approximate location noted
- ☐ Septic tank / drainfield presence and location noted
- ☐ Records / service / inspection history requested
- ☐ Future improvement conflicts flagged for qualified review

RECORD WHAT THE SOURCE ACTUALLY SAID

ITEM	SOURCE / PERSON	DATE	RESULT / NEXT QUESTION
City water			
City sewer			
Well			
Septic			
Electric / other			

Useful current handoff: the City of North Port provides a property-specific water and sewer availability lookup. Treat the lookup as a verification step, not a promise about connection cost, timing, system condition, or future service.

Official owner page: [North Port Utilities - Common Questions](#)

STEP 2

Internet, signal and backup-plan test

For remote work and high-use households, provider availability is only the first question. Test the setup you would actually depend on.

Exact-address broadband check

- ☐ Entered the exact address in the FCC National Broadband Map
- ☐ Recorded which providers report serving the location
- ☐ Recorded technology types and reported maximum advertised speeds
- ☐ Checked directly with the provider before relying on installation availability
- ☐ Asked about install timing, equipment, trenching / line-extension needs, or other site-specific work

Use-case test

- ☐ Video calls / work VPN
- ☐ Large uploads / cloud backup
- ☐ Streaming / gaming
- ☐ Smart-home / cameras
- ☐ Outbuilding / detached-office coverage

Backup plan

- ☐ Cell signal tested where work will happen
- ☐ Hotspot / secondary provider considered
- ☐ Power-outage impact considered
- ☐ Critical work fallback documented

PROVIDER / TEST NOTES

PROVIDER / TECHNOLOGY	WHAT IS REPORTED?	WHAT DID PROVIDER CONFIRM?

The FCC map displays availability reported by providers and supports challenges when the map appears inaccurate. It is a strong starting point, not a guarantee of real-world performance or installation timing.

Official resource: FCC National Broadband Map

STEP 3

Road, access and service-logistics check

The property approach affects ordinary ownership: deliveries, guests, contractors, storm recovery, and whether daily access still feels comfortable after the tour.

Drive the full approach

- ☐ Road surface / shoulder observed rather than assumed
- ☐ Swales, culverts and drainage edges noted
- ☐ Driveway entrance visibility / turning space considered
- ☐ Visit after rain considered if drainage is a concern
- ☐ Nighttime lighting / visibility considered

Service access

- ☐ Mail / package location works for household
- ☐ Trash / service logistics understood
- ☐ Large delivery / moving-truck access considered
- ☐ Well / septic / tree / equipment service access considered
- ☐ Gate, turnaround or long-driveway issues noted

FINAL VERIFICATION LOG

QUESTION / CONCERN	WHO OR WHAT WILL VERIFY IT?	RESULT / DATE
Utility availability		
Broadband installation		
Road / drainage concern		
Delivery / contractor access		
Backup / outage plan		

North Port's Road and Drainage District maintains current road/drainage service and district information. Use current City resources for maintenance/reporting context; do not infer a specific road condition from this worksheet.

Official owner page: North Port Road and Drainage District

Live handoff: tropicaireblvd.com/utilities-and-infrastructure/
Use the live guide for current owner-page links and exact-property follow-up.



STEP 1

Official map and elevation record

Record the map lookup - do not summarize from memory.

LOOKUP	WHAT IT SHOWS / REFERENCE	DATE CHECKED
FEMA Map Service Center		
City of North Port flood resources		
Elevation certificate / survey available?		
Other official record		

MAP QUESTIONS TO CARRY FORWARD

- ☐ Do I understand the exact mapped area I looked up?
- ☐ Am I separating mapped designation from visible drainage and site elevation?
- ☐ Does the lender or insurer need additional documentation?
- ☐ Would a surveyor / elevation professional answer a question I cannot resolve from the map?

North Port's current flood pages and FEMA tools can change. Use the live Tropicaire handoff rather than relying on a printed map screenshot.

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

Use this live page to reach current official FEMA and City map resources.



STEP 2

Parcel, drainage and road observations

Parcel observations

- ☐ Driveway elevation / slope noted
- ☐ Swales / ditches / culverts observed
- ☐ Canals / ponds / low areas noted
- ☐ Standing water / wet-ground clues recorded without over-interpreting them
- ☐ Finished-floor / pad / yard relationship raises questions to verify
- ☐ Future improvement areas considered

Road and access observations

- ☐ Road approach observed
- ☐ Shoulder / roadside drainage observed
- ☐ Multiple access routes considered
- ☐ After-rain visit considered
- ☐ Emergency / contractor access questions noted
- ☐ Any current road condition checked through live sources

AFTER-RAIN / SITE NOTES

A creek gage at Tropicaire Boulevard is regional flood-warning context. It must not be turned into a parcel flood-zone, elevation, road-status or insurance conclusion.

Live handoff: tropicaireblvd.com/drainage-and-canals/

Use the live drainage page for current City road/drainage reporting handoffs.



STEP 3

Insurance and storm follow-up

Insurance and transaction questions

ASK	ANSWER / WHO PROVIDED IT
Does my lender require flood insurance or documents?	
What does the insurer need to quote this property?	
Would an elevation certificate or survey help?	
Are there deductibles, exclusions or coverage details I need explained?	
What changes if I add structures or make improvements?	

STORM-READINESS PROMPTS

- ☐ Trees and limbs around structures reviewed
- ☐ Outbuildings / loose equipment / trailers considered
- ☐ Generator / power-loss needs considered
- ☐ Well / septic dependence during outages discussed

- ☐ Driveway / road access during heavy rain considered
- ☐ Evacuation / household plan reviewed through current local sources
- ☐ Pets / animals / equipment plan considered
- ☐ Insurance documentation stored accessibly

FINISH

Flood and storm verification log

Verification log

TOPIC	SOURCE / PROFESSIONAL	RESULT / DOCUMENT / DATE
FEMA map		
City flood information		
Survey / elevation		
Drainage / road		
Lender		
Insurance		
Other professional		

DECISION NOTES

Final reminder: map data, site observations and insurance/lender requirements answer different questions. Keep them separate until the appropriate current source or professional connects them for this property.

Live handoff: tropicaireblvd.com/flood-environment-and-storms/
Use the live page for current links and verification steps.



ROUTE TEST

Drive your real weekday

Use actual destinations whenever possible. Record the observed trip, not the map estimate you hoped for.

TRIP TO TEST	TIME / DATE	OBSERVATION
☐ Primary work / commute destination		
☐ School / childcare route, if relevant		
☐ Regular grocery store		
☐ Pharmacy / routine healthcare		
☐ Closest frequent service / errand		
☐ Family / recurring appointment		

WHAT CHANGED WHEN YOU DROVE IT?

Road / route feel

☐ Approach still felt comfortable

☐ Traffic pattern changed the map impression

☐ School-week timing changed the route

☐ Night / rain test still needed

Convenience tradeoff

☐ Space/privacy feels worth the routine

☐ One repeated trip feels too inconvenient

☐ Household members disagree - revisit

☐ Still unresolved

For school logistics, verify the exact address with Sarasota County Schools' current attendance-zone locator before treating a school route as permanent.

Official handoff: Sarasota County Schools - Student Attendance Zones

REALITY CHECK

Test the less-obvious trips

A location can work for groceries and still create friction around contractors, deliveries, healthcare, family routines, or storm preparation.

TRIP / SERVICE TO TEST	TIME / DATE	OBSERVATION
☐ Urgent care / hospital route		
☐ Home-improvement / hardware run		
☐ Park / outdoor routine		
☐ Airport / regional road connection		
☐ Moving truck / large delivery approach		
☐ Contractor / service access		

HOUSEHOLD DECISION

☐ The routine feels workable

☐ Workable with tradeoffs

☐ Reconsider this property/location

BIGGEST CONVENIENCE ADVANTAGE

BIGGEST RECURRING FRICTION

ONE ROUTE TO RETEST BEFORE DECIDING

Live handoff: tropicaireblvd.com/location-and-access/

Return to the live guide for current orientation and verification paths.



DECISION MATRIX

Compare uncertainty, not just purchase price

Write what is known today and what still needs a real answer. Avoid filling unknowns with optimistic assumptions.

DECISION FACTOR	VACANT LAND	EXISTING HOME
Access / driveway		
Water / wastewater path		
Power / internet		
Drainage / flood questions		
Zoning / future use		
Site work / repairs		
Professional reviews needed		
Timing uncertainty		
Biggest unresolved risk		

DECISION CHECKPOINT

☐ Land path fits us better

☐ Existing home fits us better

☐ Need more verification

WHAT ANSWER COULD STILL CHANGE THE DECISION?

Boundary: this comparison is a decision organizer. Use current official maps and qualified professionals for zoning, utilities, flood, survey, system condition, permits, engineering, inspection and buildability conclusions.

Live handoff: tropicaireblvd.com/buying-land-vs-buying-a-house/

Return to the live guide before turning any unchecked assumption into a property conclusion.



FINISH

Verification log and decision notes

Before you rely on a conclusion, record who owns the answer and what evidence you have.

TOPIC	WHO / SOURCE	ANSWER OR DOCUMENT RECEIVED	DATE
Zoning / land use			
Survey / boundaries			
Well / water			
Septic / wastewater			
Flood / elevation			
Insurance / lender			
Road / access / drainage			
School / daily life			

DECISION NOTES

Final reminder: this worksheet organizes buyer due diligence. It is not legal, engineering, surveying, insurance, inspection, lending, zoning, environmental, well/septic, or construction advice. Verify property-specific facts with the appropriate current official source and qualified professional.

Live handoff: tropicaireblvd.com/north-port-estates-buyer-checklist/
Return to the live checklist whenever you need current verification links or a fresh research path.

