

LAND DEVELOPMENT GUIDE

VOLUSIA & FLAGLER
COUNTIES



VOLUSIA COUNTY ASSOCIATION FOR
RESPONSIBLE DEVELOPMENT
AND ITS FLAGLER COUNTY CHAPTER

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Special Thanks

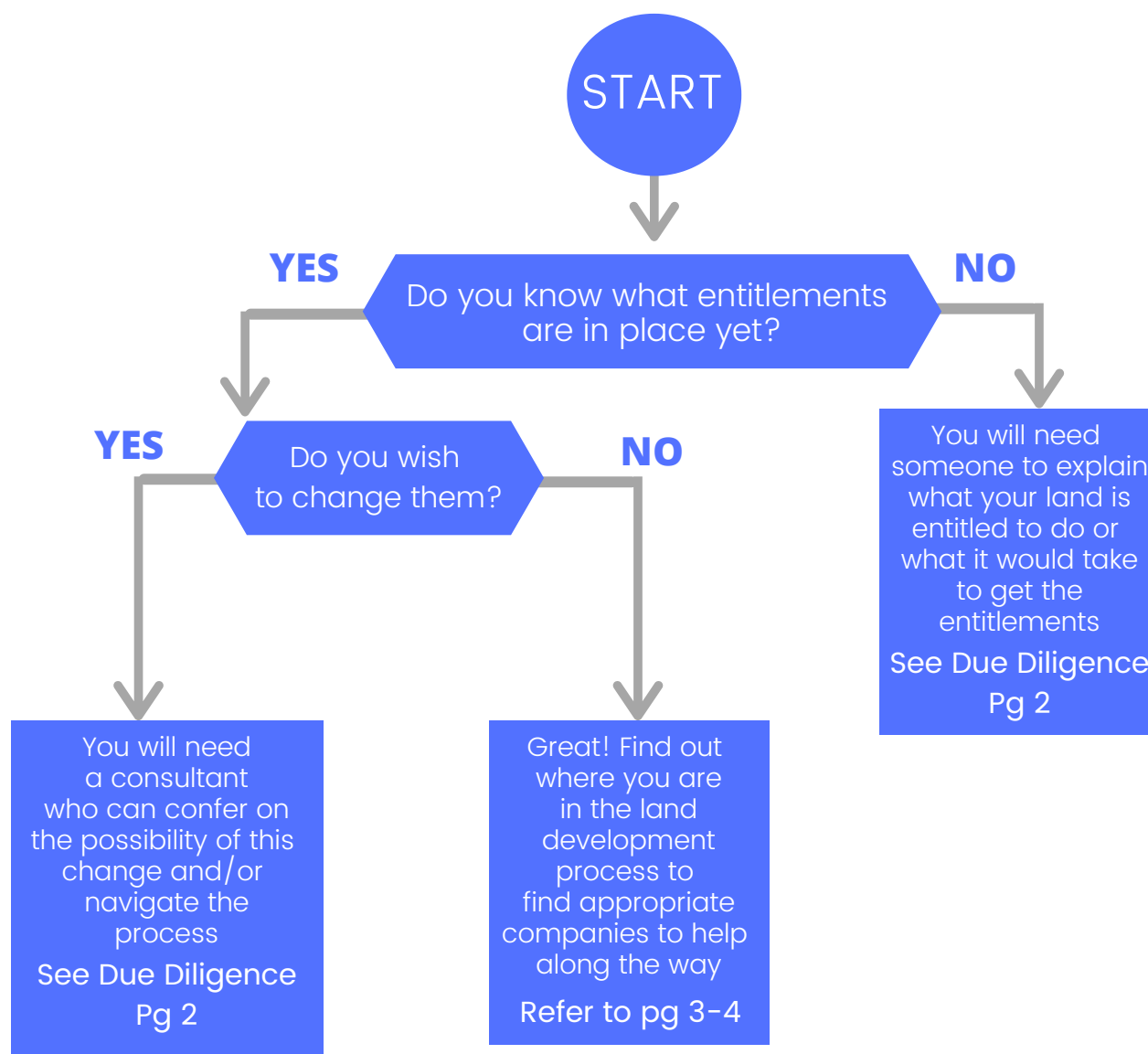
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HOW TO USE THIS GUIDE

The land development process can be daunting. The process outlined here is a simplified one that does not fully represent the complexities inherent to land development. The guide will point you to the type of consultants and technical expertise you will require along the way.



Already familiar with the land development process? This guide can still help land development professionals to find partners and other service providers by organizing the directory portion by the stage of development you are in.

I ALREADY KNOW

Owning land

PLANNING

Knowing what your planning to do with your land depends on several factors. Seek assistance to help both plan and model various scenarios.

Page 6 Consultant - Land Development

Page 7 Planner

Page 7 Environmental GIS

GOING GREEN

Find out more about Green Infrastructure and Low Impact Development practices that can save both the planet and in many cases your pocketbook

Page 9 GOING GREEN

FINANCING

Financing your land development endeavor or acquisition of land typically requires loans. Find out what banks offer loans and lines of credit for your real estate transactions.

Page 5 Banks - Commercial Lenders

Page 5 Banks - Residential Lenders

DUE DILIGENCE

A large part of due diligence ensures the buyer or owner of land can actually execute what they are proposing either before they purchase the property or begin development. This involves understanding local jurisdiction's land development regulations like future land use and/or zoning designation. Along with understanding the limitations of the properties as it pertains to utilities, stormwater or environmental hurdles.

Page 5 Civil Engineer

Page 6 Consultant - Land Development

Page 7 Planner

Page 7 Land Use Attorney

Page 8 Traffic Engineer

Getting through this together

PROJECT MANAGEMENT

A wide-range of service companies are knowledgeable on the process and can offer project management services no matter what stage of development you are in.

Page 6 Consultant - Land Development

Page 7 Planner

Page 7 Land Use Attorney

Page 7 General Contractor

Page 8 Site Developer

When it is just raw land

PLATTING

Platting is the way in which property is divided, through laying out on paper or mapping each piece of land. A recorded plat indicates lots, building lines, easements and rights-of-way, flood areas, boundary markers, and other permanent attachments to land.

Page 8 Surveyor
Page 5 Civil Engineer

SITE PLAN

A conceptual site plan is a scaled drawing to help provide a concept of what will fit on the site. A final site plan will show the layout, design, and construction of buildings, structures, and paving on a site in a way that protects the public's interest in safety and economy, and protects from some of the possible undesirable outcomes of site development.

Page 8 Surveyor
Page 5 Civil Engineer
Page 7 Landscape Architect
Page 8 Traffic Engineer
Page 8 Traffic Data Collectors
Page 6 Environmental Consultant
Page 7 Geotechnical Engineers
Page 8 Remediation Services

PHASE I ESA

A Phase I Environmental Site Assessment is completed to research the current and historical uses of a property. The intent of the report is to assess if current or historical property uses have impacted the soil or groundwater and could pose a threat to the environment and/or human health. As well, the process is to decrease liabilities to the buyer/seller.

Page 5 Brownfield Consultant
Page 8 Surveyor
Page 5 Civil Engineer
Page 7 Landscape Architect
Page 6 Environmental Consultant
Page 7 Geotechnical Engineers
Page 8 Remediation Services

I want to find land

SITE SELECTION

Are you looking for land to develop? Have a great project that needs a location? Reach out to realtors in the area who can help you in the process.

Page 7 Real Estate - Site Selection/Brokerage

Preparing for construction

DESIGN & ENGINEERING

Once land has been assessed for development, you will require specialists to layout the design and engineering of the structure to be built.

Page 5 Architect
Page 5 Civil Engineer
Page 6 Environmental Consultant
Page 8 Road Design

SITE DEVELOPMENT

Site development is the implementation of the improvements that are needed to prepare a construction site or underlay a structure or development before building construction can begin.

Page 8 Site Developer
Page 6 Dredging
Page 6 Excavating/Grading
Page 7 Recycling & Hauling
Page 5 Concrete
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CONSTRUCTION

During the entire construction cycle of a building the work will start with the foundation stage and move through to the framing, exterior, drywall and the finishing stage.

Page 7 General Contractor
Page 5 Construction Administration
Page 7 Homebuilder
Page 6 Construction Materials Testing
Page 5 Building Code Compliance

I am ready to sell

MARKETING

Ready to place your real estate on the market?

Page 7 Real Estate - Site Selection/Brokerage

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See Remediation

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-----GOING GREEN-----

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Maintaining open communication between the public and private sectors is part of VCARD's rich 30+ year history. The following local governments contribute a small fee to simply say we support this spirit of collaboration.



SPECIAL THANKS

Some of the most prominent land owners in Volusia/Flagler are members of VCARD and don't necessarily fit into a guide on land development. We want to wish them special thanks for their support.

LEGACY MEMBER

CTO REALTY GROWTH

LEADING MEMBERS

FORD PROPERTIES

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SUSTAINING MEMBERS

GEOSAM CAPITAL

MIAMI ALTERNATIVES

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MINTO COMMUNITIES

ROOT ORGANIZATION

Every company listed in this guide is a member of VCARD, but did you know you don't have to be directly in land development to be a member? These companies and citizens have stepped up to promote responsible development in Volusia and Flagler Counties.

BAHAMA HOUSE

CAREERSOURCE FLAGLER VOLUSIA

DAYTONA STATE COLLEGE

DAVE CASTAGNACCI

DEANIE LOWE

EMBRY-RIDDLE AERONAUTICAL UNIVERSITY

GILES ELECTRIC

RON NOWVISKIE

SAM OWENS

TCT ADVANTAGE

VOLUSIA COUNTY FARM BUREAU

VOLUSIA COUNTY SCHOOL DISTRICT

WHOLESALE LIGHTING, INC.

ADDITIONAL RESOURCES

City Development Info

These simple one-page overviews list the most pertinent development information per city in Volusia and Flagler



Citizens Guide to Growth & Development

These guides are helpful to both the citizen and land development professional trying to navigate the permitting process



responsibleddevelopment.com

GO TO RESOURCES - DATASHEETS

CONTACT US

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VOLUSIA COUNTY ASSOCIATION FOR
RESPONSIBLE DEVELOPMENT
AND ITS FLAGLER COUNTY CHAPTER