

Land & Homesite CHECKLIST

Presented by Sposen Signature Homes



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✓ Homesite Location & Orientation	Notes
<input type="checkbox"/> Visit at Different Times Get a feel for noise, traffic, and lighting by visiting the lot during various times of day and week.	
<input type="checkbox"/> Watch for Headlight Glare Nearby intersections or curves might cause vehicle headlights to shine directly into windows at night.	
<input type="checkbox"/> Neighborhood Lighting Check for streetlights and overly bright exterior lighting from neighbors that could affect nighttime ambiance.	
<input type="checkbox"/> School Zone Stability If school zoning matters, ask the county if rezoning is planned. Your kids could be reassigned before the home is finished.	
<input type="checkbox"/> Proximity to Major Roads Evaluate your commute and travel needs. Easy access to main roads can be a major convenience.	
<input type="checkbox"/> Canal or Waterfront Properties If the lot is on a canal or lake, check for seawall condition, dock permitting, or dredge requirements. Waterfront lots often come with higher taxes or assessments, so check county records to plan for added long-term costs.	
<input type="checkbox"/> Check Cell Reception Poor signal can impact daily life. Consider Wi-Fi calling or check provider coverage ahead of time.	
<input type="checkbox"/> Sunlight Orientation Decide whether you want morning or evening sun on the lanai. Orientation matters for comfort and energy efficiency.	
<input type="checkbox"/> Adjoining Green Space Lots bordering public or protected land may offer more privacy and increased value. Always confirm future development plans.	

✓ Utilities & Service		Notes
<input type="checkbox"/>	Septic vs City Sewer Septic systems are required in certain areas in SWFL and come with extra costs and additional permits.	
<input type="checkbox"/>	Percolation Testing for Septic Required if septic is needed. This test determines if the soil drains properly.	
<input type="checkbox"/>	City Water or Private Well If city water isn't available, know a well will be needed.	
<input type="checkbox"/>	Electric Service Setup Confirm if power is available to your lot or needs to be extended from a nearby pole or transformer. Contact LCEC or FPL to verify service availability and avoid unexpected connection costs.	
<input type="checkbox"/>	Internet & Cable Providers Some areas lack high-speed internet. Ask about availability and installation lead times.	
<input type="checkbox"/>	Driveway Culvert Needs Most areas in SWFL require a culvert or swale under the driveway for proper drainage. Check local requirements and neighboring properties to understand what your lot will need before construction.	
✓ Legal & Zoning		Notes
<input type="checkbox"/>	Cross-Check Parcel Data Use the county GIS map to confirm lot lines, size, and recorded details.	
<input type="checkbox"/>	Understand Zoning Rules Know whether the lot is zoned for residential use, and be aware of rules for fences, sheds, or detached structures.	
<input type="checkbox"/>	Easement Awareness Avoid unexpected surprises by checking for utility or shared driveway easements that impact build area.	
<input type="checkbox"/>	Wildlife Protections Species like gopher tortoises, Eagles or burrowing owls can delay your build. You may need seasonal surveys and relocation permits before you can build.	

<input type="checkbox"/>	Know Your Flood Zone Use FEMA flood maps to find your zone. Higher-risk zones may require elevation and flood insurance.	
<input type="checkbox"/>	Permit & Impact Fees Each municipality charges different fees. Your builder can help you anticipate costs.	
<input type="checkbox"/>	Survey Requirements Ask if a recent survey exists or if you'll need to order one before closing.	
✓ Land Characteristics		Notes
<input type="checkbox"/>	Consider Privacy Does the property or any of the neighboring ones have trees or bushes that would grant privacy? Does your neighbor have a two-story home that gives them a bird's eye view of your yard? Take a look around and decide if the area offers the privacy you want.	
<input type="checkbox"/>	Trees: Asset or Obstacle? Walk the property to assess whether any existing trees enhance your future home's layout or need to be removed. Mature shade trees or palms may be worth keeping, while others could interfere with the build.	
<input type="checkbox"/>	Surrounding Properties Be aware of nearby lots. Future commercial development or tree clearing could affect your view and value.	
<input type="checkbox"/>	Elevation & Fill Requirements Most SWFL homes must be built above a certain elevation. If the lot sits too low, it may require imported fill dirt or extra foundation work to meet local building codes and flood regulations.	
<input type="checkbox"/>	Slope & Site Work Check if the lot has uneven ground or sits in a low spot. Steep grades may require significant grading or retaining walls. Use the county GIS to check topography.	
<input type="checkbox"/>	Observe Drainage Check for standing water after heavy rain. This can help you avoid future flooding or costly grading work.	
<input type="checkbox"/>	Room for Extras Plan for extras like an extended garage, propane tanks, or solar panels. Check if the lot supports future expansion by researching local zoning setbacks and if there's space for utility clearances.	

✓	Bonus Tips	Notes
<input type="checkbox"/>	Will Your Floor Plan Fit? Check that your desired layout works within the lot's boundaries, including setbacks and easements. This is especially important for irregular shaped lots.	
<input type="checkbox"/>	Check HOA Design Rules Some neighborhoods have design restrictions for colors, driveways, fencing, or landscaping. Be sure to review them before finalizing plans.	
<input type="checkbox"/>	Corner Shaped Lot Considerations Check if the lot allows flexible garage or driveway placement and how that affects your preferred home orientation.	
<input type="checkbox"/>	Planning for a Pool? Ensure there's adequate space and access for pool installation, either now or in the future.	
<input type="checkbox"/>	Stay Ahead of Delays Research current turnaround times for permitting, inspections, and utility services in the area.	

[Back to Top](#)

Need help reviewing a lot?

Our team is happy to consult before you commit. Contact your Sposen New Home Specialist at **239.244.8886** or visit SposenHomes.com to get started.