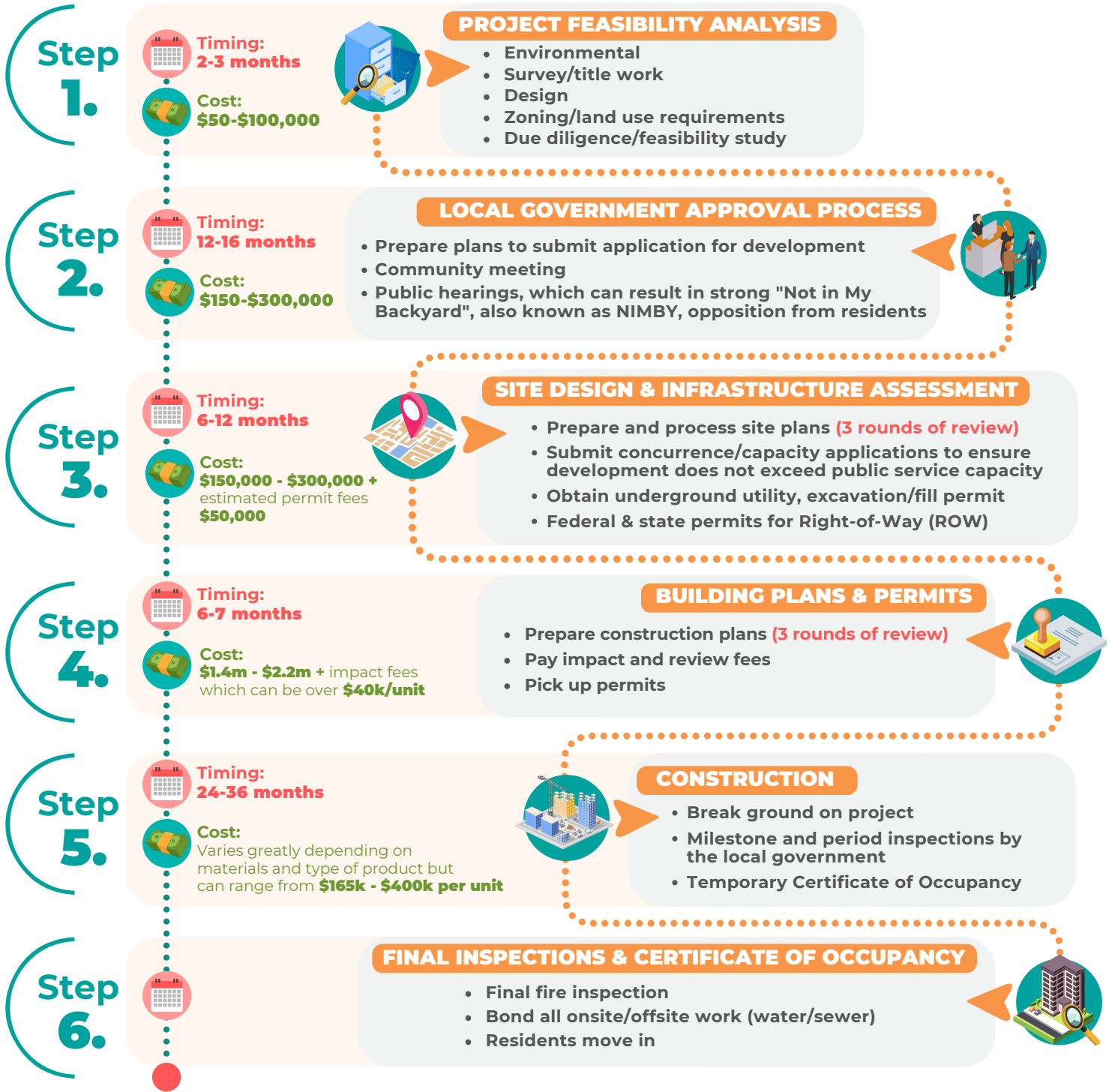


# How an apartment community is Developed in Florida



**TOTAL PRE-CONSTRUCTION COSTS** **\$2,170,000** **\$3,790,000+**

Note: The total cost shown does not include expenses related to land acquisition, construction materials, or labor. It reflects only the costs associated with the entitlement and land development processes outlined above.

**TOTAL PROJECT TIMELINE** **4 YEARS 2 MONTHS** **6 YEARS 2 MONTHS+**

## COMMON HURDLES

- |   |   |  |  |  |
|---|---|--|--|--|
| <p><b>STEP 1:</b><br/>Contamination or environmental issues, such as wetland permitting which can take over a year.</p> | <p><b>STEP 2:</b><br/>Litigation may be required for zoning or comp plan issues, while NIMBY opposition can pose additional challenges.</p> | <p><b>STEP 3:</b><br/>Public service capacity issues and review delays at the staff level.</p> | <p><b>STEP 4:</b><br/>Permit review process, which can take up to 60 days between reviews. Sometimes multiple reviewers have different comments on items that may have been addressed in previous reviews.</p> | <p><b>STEP 5:</b><br/>Inspectors not following the code and requiring changes even though the developer has approved building permits.</p> |
|---|---|--|--|--|