**REQUEST TO PURCHASE LAND**

**APPLICATION FORM**

**DISTRICT PROPERTIES BOARD**

**FLORIDA DISTRICT**

**CHURCH OF THE NAZARENE**

**4720 CLEVELAND HEIGHTS BLVD. STE 301**

**LAKELAND, FL 33813**

**OFFICE: 863-644-9331 FAX: 863-648-2710**

**EMAIL:** **info@floridanaz.com**

**If you need additional space to answer any questions, please attach another page.**

**General Information**

Church Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Zip code: \_\_\_\_\_\_\_\_\_\_\_\_\_

 Name of contact person: 1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Phone # on contact person 1: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Phone # on contact person 2: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Pastor’s name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Indicate the nature of this request**

 ☐ To obtain approval to purchase land. (Terms of the land purchase is substantially

 negotiated).

 ☐ Please check this box if this is an update of a request submitted earlier.

 ☐ Exploratory only (terms yet to be negotiated).

**Purpose of this request to purchase land**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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**Details of this request to purchase land and costs**

A. What is the address of the land being purchased?

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 **Attach a detailed layout of the land and a 1 or 3 mile aerial showing the land purchase.**

B. What is the frontage footage? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Normally no less than 200 feet of frontage is desirable.

 C. How much acreage are you purchasing? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 D. How much of the land will actually be usable if you remove any wetlands or low lands

 that is not considered buildable land etc.? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

E. Will this purchase allow for future expansion? ☐ yes ☐ no

F. Amount of the asking price: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

G. Amount of the offered price: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Attach a copy of the professional appraisal of the land, if any.

 H. Who is the realtor? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 I. Explain your financing plan: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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 J. How will the financing or building be coordinated with the cost of site development?

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 K. When do you anticipate that building or development of the site will begin?

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**Note: If a loan is needed, a Loan Request Form must be completed.**

At the closing or settlement meeting, you may be required to pay the following closing costs: transfer tax, title search fee, survey fee, credit rating investigation fee, property tax adjustment, percolation test fee, deed preparation fee, deed and mortgage recording fees, and other costs. It is necessary that you check to determine what these fees are and include the approximate total closing cost. Some of these fees can be negotiated with the seller.

Attach a copy of an estimate of the closing costs the church is likely to incur.

**Future Ministry:**

 A. Has the church made a long-range study of its future ministry? ☐ yes ☐ no If yes, attach a copy of this study.

 B. Are community population trends sufficient to warrant this land purchase? ☐ yes ☐ no

 C. Is the community’s population moving in the direction of the proposed facility? ☐ yes ☐ no

 D. Is the population of the area considered stable? ☐ yes ☐ no

 E. Is there a heavy movement of residents in/out of the area? ☐ yes ☐ no

 F. Is this area considered the growth area of town? ☐ yes ☐ no

 G. Is the area one in which the church can expand its ministry and appeal

 to a wide range of the population? ☐ yes ☐ no

 1. Is the main population within 3 – 5 miles 25 to 50 year old? ☐ yes ☐ no

 2. Is the main population within 3 – 5 miles multi-family? ☐ yes ☐ no

 H. Is the land free from public nuisances such as dumps, factory odors,

 transportation noise, unsightly developments, unkept properties? ☐ yes ☐ no

 I. Does the land have high visibility? ☐ yes ☐ no

 J. Is the land approachable from two directions? ☐ yes ☐ no

 K. What is the population in a 1-mile radius? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 3-mile radius? \_\_\_\_\_\_\_\_\_\_\_\_\_\_ 5-mile radius? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 L. What is the median income in a 1-mile radius? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 3-mile radius? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 5-mile radius? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Title**

 A. Has a title search been made? ☐ yes ☐ no

 B. Are there any encumbrances? ☐ yes ☐ no

 Explain: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 C. Are there any easements? ☐ yes ☐ no Will they hinder intended usage? ☐ yes ☐ no

 Explain: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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 D. Are there any referral clauses? ☐ yes ☐ no

 Describe: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 E. Are there any building restrictions in the deed? ☐ yes ☐ no

 Describe: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 F. Are there any other restrictions of recorded covenants? ☐ yes ☐ no

 Describe: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 G. Are there any restrictive rights? ☐ yes ☐ no

 Explain how they would affect usage: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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**Zoning**

 A. How is this property zoned? ☐ Residential ☐ Commercial ☐ Manufacturing

 ☐ Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 B. Is a zoning change pending? ☐ yes ☐ no

 C. Is a zoning change necessary for the church to use the land as intended? ☐ yes ☐ no

**Soil Conditions**

 A. Is soil adequate to support proposed buildings? ☐ yes ☐ no

 Attach written findings of a professional to this application.

 B. Will there be adequate drainage of the land after all proposed

 buildings and hard surfaces are constructed? ☐ yes ☐ no

 C. What are bedrock elevations? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 D. It is desirable that there be some slope to the land, preferably up from the

 road. Describe the drainage pattern and the groundwater table:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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**Sewers**

 A. Will the present storm sewers be adequate? ☐ yes ☐ no

 B. If not, how much will it cost to install sewers or other structures

 for adequate drainage? ☐ yes ☐ no

 C. Is public sewer available? ☐ yes ☐ no

 D. If so, may we tap into it? ☐ yes ☐ no

 E. What will it cost to connect and run the necessary lines? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ☐ yes ☐ no

 F. If there is no public sewer, a septic system must be installed. Has

 the soil passed a percolation test? If so, attach a copy of the results. ☐ yes ☐ no

 G. What kind of system would be required for sewage disposal? \_\_\_\_\_\_\_\_\_\_\_\_\_\_

 How much will it cost? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 H. How much land will be required for this system? (Show this to scale on the

 site plan.

 I. Will any retention pond areas be required to hold run off water? (Show this

 to scale on the site plan. ☐ yes ☐ no

**Public Utilities**

 A. Is drinking water available? ☐ yes ☐ no

 B. If so, will you be able to tap into it? ☐ yes ☐ no

 C. What will it cost to connect and run the necessary lines? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 D. If not, will a well need to be drilled? ☐ yes ☐ no

 F. What will be the cost of drilling a well and installing a

 pumping station system? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Natural or Propane Gas**

 A. Is gas going to be installed on the property? ☐ yes ☐ no

 If no, skip the rest of this section.

 B. If yes, what type will be used? ☐ public ☐ propane

 C. If public, what is the cost to connect and run the necessary lines? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Electrical Power**

 A. Is public electricity available? ☐ yes ☐ no

 B. If so, will you be able to connect to it? ☐ yes ☐ no

 C. Is there enough power close by to supply all your electrical needs? ☐ yes ☐ no

 D. What type of service is available? ☐ Overhead ☐ Underground

**Telephone/Internet**

 A. Is public telephone service available? Who? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ☐ yes ☐ no

 B. Is internet service available? Carrier? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ☐ yes ☐ no

**Roadways**

 A. Are there any federal, state, county, or city requirements which must ☐ yes ☐ no

 be met to connect a driveway to the public highway, road, or street?

 If yes, describe. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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 B. Will additional land be dedicated for a right-of-way? ☐ yes ☐ no

 C. Will the street be widened? ☐ yes ☐ no

 If yes, when?

 At what cost? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 D. Are culverts necessary? ☐ yes ☐ no

 If yes, what type?

 How much to install? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 E. Will it be necessary to install a deceleration pull-off lane and curbing? ☐ yes ☐ no

 If yes, what length will it be? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 F. What is the off-street parking requirement if needed (State ratio and size;

 Note: 3:1 is realistic for growth)? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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 G. What, if any, are the measurement requirements for parking?

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 Attach a plot plan showing the proposed location of the parking.

 H. Are a hard surface and curbs required for parking? ☐ yes ☐ no

 If so, how much hard surface for parking? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 If not, what kind of surface is acceptable? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 I. Are landscaping and irrigation required? ☐ yes ☐ no

**Regulatory Matters**

 A. Are there any city, county, or state moratoriums that would delay ☐ yes ☐ no

 construction?

 Explain: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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 B. Are building permits available now and at the expected time of ☐ yes ☐ no

 construction?

 Explain: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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 C. What is the anticipated cost of a building permit? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 D. What are the anticipated costs of the impact fees? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 E. Will your intended use win an environmental impact permit ☐ yes ☐ no

 (if required)?

 F. What site development and construction plans will be required to comply

 with all environmental regulations? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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**Signatures**

We have completed the above Application for the purpose of purchasing land. We understand the District DPB and DAB may rely on the accuracy of the above financial and other information contained herein when deciding whether or not to approve our request. We declare the information contained in this application to be true and accurate to the best of our knowledge and understanding. We have withheld no information relative to this land purchase which would adversely affect its value.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Senior/Lead Pastor Local Church Secretary/Treasurer/or Trustee

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Date