

DUE DILIGENCE

Services



BIRKITT
ENVIRONMENTAL
SERVICES, INC.



Birkitt Environmental Services, Inc. (Birkitt) provides due diligence support for a variety of real estate transactions state-wide; large or small.

- Timing is critical for most transactions; Birkitt has a dedicated and experienced staff poised to accomplish quality work in a short time frame
- Phase I Environmental Site Assessments including wetlands and wildlife investigations
- Tailored scope of work to meet our client's specific needs; services range from limited desktop research to detailed on-site review or historical documents research
- Birkitt staff intimately knowledgeable about state, federal, and local permitting and planning processes

Key services include:

- Permitting constraints analysis, schedules, cost
- Recommendations for site development or a permissibility assessment
- On-going permitting support services as needed

Birkitt's due diligence project experience includes:

- Commercial development
- Residential development
- Marina, coastal, and lakeside development
- General land sale and acquisition

people and nature

Clearwater Lake

A site assessment and feasibility study at Clearwater Lake, an 812-acre lake within Lake County, FL, was conducted to identify physical characteristics, water quality constraints, potential recreational opportunities and any regulatory constraints that may affect the development of Clearwater Lake.

Carlton Branch Site

A 225-acre proposed borrow pit in Hillsborough County adjacent to a natural creek system. Our services included a wetland delineation with agency verification, and a threatened and endangered species survey including but not limited to gopher tortoises and bald eagles. Services also included preliminary agency coordination.

Volusia County

A 24-acre parcel in Volusia County, FL that faces commercially important road frontage was assessed for resale and/or development. A general site assessment was conducted to identify potential environmental concerns or constraints that might limit development of the site including presence of wetlands or threatened or endangered species. General wetland mitigation options and costs were determined based on the site conditions.

Hillsborough County Site

An approximate 54-acre parcel located in southern Hillsborough County was assessed for resale and development. The property was surveyed specifically for scrub-jay, gopher tortoises, Eastern Indigo Snake, and Florida golden aster. All other threatened and endangered species were identified if observed, as well as any other environmental concern that might limit the development of the site.

Pasadena Point

An approximate 1-acre single family parcel located in Gulfport, FL directly adjacent to a tidally influenced water body was assessed for house and seawall construction. Wetland impacts were assessed for regulatory and proprietary compliance, and potential mitigation options were identified.

Marina - St. Petersburg, Florida

Birkitt conducted a due diligence review for a prospective sale of the marina and adjacent land for development. The potential for presence of sensitive marine resources was determined from literature review; preliminary hydrographic analysis and marina design assessed the potential for adequate flushing and permissibility of additional boat slips.

Ft. Lauderdale Marina

Birkitt assisted in a due diligence review of a former boat repair facility proposed for redevelopment as dockminiums. Permitting and environmental constraints were identified.