

YOUR FLORIDA



CONNECTION GUIDE

"You'll love it here"



WAGNER



REALTY

ESTABLISHED IN 1939

Leading

REAL ESTATE COMPANIES
OF THE WORLD

WE'RE LOCAL
WE'RE GLOBAL®



MOVING ON Florida Checklist



DO YOUR RESEARCH

The Gulf Coast of Florida includes many local cities and areas that you will want to research. We recommend visiting Chamber of Commerce pages to learn about each area, and why these areas are popular. You will learn about the attributes each city offers such as lifestyle, amenities, employment, real estate and safety just to name a few.

CHECK OUT EMPLOYMENT OPTIONS

Unless you are retiring, you will need to find employment after arriving in Florida. The largest sectors which drive the Florida economy are tourism, international trade, agriculture, aerospace and life sciences. The healthcare industry is also a huge employment opportunity. Many employment positions tend to be more service based which cater to the retirement demographic.

VISIT THE GULF COAST

If you have decided on the Gulf Coast of Florida, in particular the Manatee and Sarasota area, your next step is to visit this destination. There's no better way to experience the sights and sound of a new place than to check it out first-hand. Visit local restaurants, top award winning area beaches, attractions, nature parks to get a feel for the area. Most importantly, engage people in conversation. Ask what they like most about living there. Ask them about their least favorite thing. And ask yourself, does it feel like home?

CONNECT WITH A RELOCATION EXPERT

A relocation expert regularly works with people who are moving to the Gulf Coast of Florida. As local residents, these REALTORS are able to provide you insights and answers to questions you may have about living here. They can also provide you with a very accurate measure of rent and real estate prices, along with general cost of living expenses. They can help you identify the best places, top neighborhoods, schools.

BEGIN PLANNING YOUR MOVE TO FLORIDA

Once you finalize a closing date for the home you're purchasing, or secure a move-in date for your rental property, you'll be ready to contact movers for costs and availability

UTILITIES SET UP

It is a good idea to start reaching out to your new utility companies two to three weeks ahead of your scheduled move-in date. This allows the utility companies plenty of time to schedule service for any setup services equipment that might need to be setup or installed.

SCHOOL ENROLLMENT

If you are moving to Florida and you have children, you will most likely need to get them enrolled in their local district. Check out [**KNOW YOUR SCHOOLS and BEST SCHOOL DISTRICTS.**](#)

DRIVER'S LICENSE REGISTRATION

This is only required if you're moving to Florida from out of state. As part of being a brand new Florida resident, you will need to establish your Florida Driver's license as well as register your vehicle with the state. The link is included for your convenience.

[**GET YOUR LICENSE and REGISTER YOUR VEHICLE.**](#)

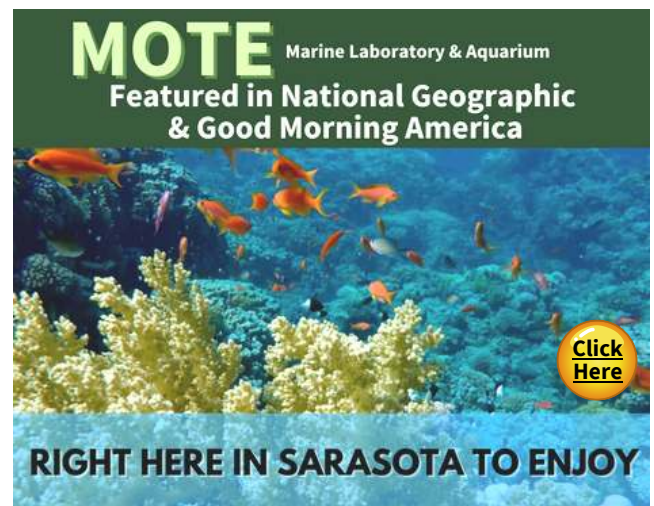
VOTER REGISTRATION

It's your civic duty to vote! If you're moving to Florida from out-of-state, you'll definitely want to register to vote. You will need your new Florida driver's license or Florida ID Card issued by the Florida Dept. of Highway Safety & Motor Vehicles. [**REGISTER TO VOTE HERE.**](#)

FIND HEALTHCARE PROVIDERS

When moving to a new state, it's important to locate a good family physician and dentist when you need healthcare services or regular check-ups. Here is a great website that will help you find Florida physicians and healthcare providers throughout the state. You can search by specialties as well as read patient reviews.

[**FIND A PHYSICIAN.**](#)



"You'll love it here"



About the Florida Homestead Exemption



Every person who has legal or equitable title to real property in the State of Florida and who resides thereon and in good faith makes it his or her permanent home is eligible to receive a homestead exemption of up to \$50,000. The first \$25,000 applies to all property taxes..

Florida Homestead Tax Exemptions for each year must be filed by March 1 unless that day falls on a Sunday.

[Florida Property Tax Exemption Info here:](#)



Siesta Key Beach: The Fan Favorite

Siesta Beach was named #1 in the U.S. and #11 in the world in the 2020 TripAdvisor Travelers' Choice™ awards.

Siesta Beach in Sarasota, Florida continues to rank highly on the “Top Beach” lists curated by worldwide travelers and renowned coastal experts. Its nearly 100% quartz-crystal sand is like walking on a cloud that never gets hot under the Gulf Coast sun and tropical weather. The recent addition of new playgrounds for kids, a renovated Sarasota School of Architecture pavilion and 150 additional free parking spaces has helped Siesta continue to delight beachgoers year after year.

Be an

Outsider

From parasailing high over the Gulf waters to deep-sea fishing from old fishing village of Cortez, the Sarasota and Bradenton area's great outdoors offer every kind of recreation - from laid-back to high-energy.

Nature lovers can enjoy the many parks and trails, from mangroves to lush carpets of landscaping. Here are a few of our favorites.

Bayfront Park

Owned and operated by the Sarasota Parks & Recreation District, this is a popular location to job, enjoy the sunset, walk your leashed pet or have picnic at the playground. [Visit the website](#)

Celery Fields

This ideal location and the large number of diverse bird species, and its public ownership by Sarasota County make the Celery Fields an ideal location for wildlife watching and passive recreational use. [Visit the website](#)



Robinson Preserve

Robinson Preserve

Enjoy hiking, kayaking and paddle boarding in this 682-acre preserve located in NW Bradenton. that features a mix of preserved mangrove and tidal marsh. Kids love the canopy zone. [Visit the website](#)

Myakka River State Park

This is the Myakka River, Florida’s first state-designated wild and scenic river, and it flows through a vast expanse of unspoiled wetlands, prairies, hammocks, and pinelands that make up Myakka River State Park. Boating, fishing, canoeing and kayaking are popular activities on the water while hikers and bicyclists explore miles of trails and backroads. [Visit the website](#)



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2021
best-selling
community*
in the U.S.

ABOUT LAKEWOOD RANCH

Lakewood Ranch is the #1 Multi-Gen Community

Award-Winning New Homes in More than 20 Unique Villages, Each w/Its Own Style & Amenities. Villages for Every Stage of Life, From Town Center Living to Homes from \$200K to \$1Mil+ Shopping & Dining. Model Home Tours. Premier Sports Campus.



Source: RCLCO, a national real estate consulting firm mid-year survey.

"You'll love it here"

Interested in Visiting the Area?

Our area extended stay hotels
are ready to host you.



**Home2 Suites by Hilton
Sarasota - Bradenton...**
★★★
8260 North Tamiami Trail, Sarasota, FL

[Click Here](#)



**Home2 Suites by Hilton
Nokomis Sarasota Casey...**
★★★
227 Albee Road West, Nokomis, FL

[Click Here](#)



**Bridgewalk A Landmark
Resort**
★★★★
100 Bridge Street, Bradenton Beach, FL

[Click Here](#)



**Hyatt Residence Club
Sarasota, Siesta Key Beach**
★★★★
915 Seaside Drive, Siesta Key, FL

[Click Here](#)



Shorewalk Vacation Villas
★★
4601 46th Street Ct W, Bradenton, FL

[Click Here](#)



Casa Del Mar Longboat Key
★★★★
4621 Gulf of Mexico Dr, Longboat Key, FL

[Click Here](#)



**SpringHill Suites by
Marriott Bradenton...**
★★★
102 12th Street West, Bradenton, FL

[Click Here](#)



**Homewood Suites by
Hilton Sarasota**
★★★
3470 Fruitville Rd, Sarasota, FL

[Click Here](#)



**Home2 Suites Sarasota I-75
Bee Ridge, FL**
★★★
6410 MAUNA LOA BLVD, Sarasota, FL

[Click Here](#)



Tropical Beach Resorts
★★★★
6717 Sara Sea Circle, Siesta Key, FL

[Click Here](#)



**Homewood Suites by
Hilton Sarasota-Lakewood**
★★★★
305 North Cattlemen Road, Sarasota, FL

[Click Here](#)



**Hibiscus Suites - Gateway
to Siesta Key**
★★★
1735 Stickney Point Rd, Sarasota, FL

[Click Here](#)



Need a place to land?

Sarasota-Bradenton International Airport is located within three jurisdictions: Sarasota County, the city limits of Sarasota, and Manatee County. Owned by the Sarasota Manatee Airport Authority, it is 3 miles north of downtown Sarasota and 6 miles south of Bradenton. [More about the airport here.](#)

10 Airlines 48 Nonstop Destinations and growing!
SARASOTA-BRADENTON INTERNATIONAL AIRPORT



"You'll love it here"

See Sarasota and Surrounding Areas via Trolley or Van

Discover
SARASOTA TOURS



Travel into the past aboard our enclosed, air-conditioned trolley or high-top passenger van to hear stories of fascinating people, enchanting places, and intriguing events that shaped Sarasota's amazingly rich culture.

Tours run Tuesday-Sunday in high season and are led by the same entertaining Tour Guides whether they are offered in the trolley or the van.

The Psychic, Boutiques & Bubbles, Circus, Amish, Public Art, and Art Gallery Crawl tours generally run in high-top passenger vans. Sunset City, Haunted Sarasota, and Tiki Trivia Trolley tours always run in the trolley. City Sightseeing tours run in either, depending on tickets sold.

Discover Sarasota Tours recently launched a NEW Soulful Sunday Brunch Tour in partnership with Bazaar on Apricot and Lime's Hamlet's Eatery.

Guests will explore Sarasota on a mini City Tour focusing on hidden neighborhoods like Laurel Park, Rosemary, Indian Beach Sapphire Shores and the Limelight District followed by brunch with live music at Hamlet's Eatery.

The Soulful Sunday Brunch Tour will be offered two Sundays a month beginning in August 2021, including August 1 – Rockin' Brunch and August 22 – Rock & Reggae Brunch, from 10:30 AM to 1:30 PM.

[More tour and ticket information](#)



Kid-Friendly Fun Museums in Manatee County

BISHOP MUSEUM OF SCIENCE AND NATURE

Explore the many fossils of Florida's earliest animals to the Planetarium to viewing the stars. Kids will love the giant Mastodon skeleton and will get to try things with hands-on exhibits. There is a lot to see at the largest and cultural museum in downtown Bradenton on the Gulf Coast of Florida. **Location: 201 10th Street W. Bradenton**

GAMBLE PLANTATION HISTORIC STATE PARK

Experience history by visiting the only surviving plantation house in South Florida as well as the oldest building in Manatee County. Today, the mansion is furnished in the style of a successful mid-19th century plantation. **Location: 3708 US Highway 301, Ellenton. FREE**

FLORIDA MARITIME MUSEUM

The history of the fishing industry has made Florida what it is today. The museum shares these meaningful stories and offers a snapshot of old Florida through the lens of the Cortez Commercial Fishing Village.

Location: 4415 119TH Street W. Cortez FREE

MANATEE VILLAGE HISTORICAL PARK

Walk through our museum exhibits and collection of historical and replica buildings. There are two permanent exhibits: "One Century Plus of Ranching in Manatee County" in the Wiggins General Store and "Life on the Florida Frontier" in the 1912 Settlers House. You can't miss the 1913 locomotive. **Location: 1404 Manatee Ave E. Bradenton. FREE**

MANATEE COUNTY AG MUSEUM

See a Model 1925 Ford Model T pickup truck and learn through exhibits about the history of agriculture in Manatee County. **Location: 1015 6TH Street W, Palmetto. FREE**

FLORIDA RAILROAD MUSEUM

Each weekend our diesel powered trains take passengers on a 1.5 hour excursion from Parrish to Willow. **Location: 3708 US Highway 301, Ellenton.**

"You'll love it here"

EAT LIKE A LOCAL

The Sarasota-Manatee Originals features 60 locally-owned restaurants.
Come and experience the Florida lifestyle with the finest cuisines.

ANNA MARIA

Sandbar Seafood & Spirits
The Waterfront Restaurant

BRADENTON

Icon Eatery & Bar
Mattison's Riverwalk Grille
Michael John's
PIER 22 Restaurant
Primo! Ristorante

BRADENTON BEACH

Beach House Waterfront Restaurant
Blue Marlin Seafood
Gulf Drive Cate and Kokonut Hut

LAKELAND RANCH/UNIVERSITY TOWNE CTR

Cassariano Italian Eatery
GROVE Restaurant
JPAN Sushi & Grill
Mi Pueblo El Restaurante Mexicano

VILLAGE OF THE ARTS

Birdrock Taco Shack
Ortygia Restaurant

LONGBOAT KEY

Euphemia Haye
Harry's Continental Kitchens
Mar Vista Dockside Restaurant & Pub

DOWNTOWN SARASOTA

1592 Wood Fired Kitchen & Cocktails
Bevardi's Salute! Restaurant
The Bijou Cafe
The Breakfast House
Brewster's Tavern
Brick's Smoked Meats
Clasico Italian Chophouse
Drunken Poet Cafe
Duval's Fresh. Local. Seafood.
El Melvin Cocina Mexicana
Flavio's On Main
Jack Dusty

MADE Restaurant

Mattison's City Grille
Overture Restaurant & Gallery Lounge
Sage
State Street Eating House & Cocktails
Tsunami Sushi & Hibachi

PALMETTO

Riverhouse Waterfront Restaurant

SARASOTA

Amore Restaurant
Blase Southern Style
Cafe Baci
JPAN Restaurant at Siesta Row
Mattison's Forty-One
Mi Pueblo El Restaurante Mexicano
Michael's On East
The Oasis Cafe & Bakery
The Original Egg
Pacific Rim
Reyna's Taqueria
Roessler's Restaurant
Siam Gulf Sarasota
Stottlemeyer's Smokehouse
Webber's Hot Dogs

SIESTA KEY

Cafe Gabbiano
Lobster Pot
Miguel's Restaurant
Ophellia's On The Bay
Village Cafe

VENICE / NOKOMIS

Blu Island Bistro
Cafe Venice Restaurant & Bar
Cassariano Italian Eatery
The Crow's Nest
Fins at Sharky's
Gold Rush BBQ
Mi Pueblo El Restaurante Mexicano
Paradise Grill
Pop's Sunset Grill

Along the shores of the Gulf of Mexico there are beaches where the warm turquoise waters lap against sugar-white sands. Where the salt spray and sea breeze are exhilarating. Where the hospitality is as warm as the sun.

Experience
Award-Winning

Beaches

ANNA MARIA BEACH, Anna Maria

BEAN POINT, Anna Maria

BRADENTON BEACH, Bradenton Beach

COQUINA BEACH, Bradenton

GREER ISLAND, Longboat Key

HOLMES BEACH, Holmes Beach

MANATEE PUBLIC BEACH, Holmes Beach

PALMA SOLA CAUSEWAY, Bradenton

WHITNEY BEACH, Longboat Key

LIDO KEY, Lido Key, Sarasota

BLIND PASS BEACH, Manasota Key

CASPERSEN BEACH, Venice

CASEY KEY, Casey Key, Sarasota

ENGLEWOOD BEACH, Englewood

NOKOMIS BEACH, Nokomis

NORTH JETTY BEACH, Casey Key, Sarasota

SIESTA KEY BEACH, Siesta Key, Sarasota

SOUTH LIDO PARK BEACH, Lido Key, Sarasota

TURTLE BEACH, Siesta Key, Sarasota

VENICE MUNICIPAL BEACH, Venice

MANASOTA BEACH, Englewood

Eat your veggies!

SARASOTA FARMERS' MARKET

1 N. Lemon Ave.,
Sarasota, FL 34236
Every Saturday
7am - 1pm

BRADENTON FARMERS' MARKET

400 12th St. W.
Bradenton, FL 34205
Every Saturday, from
October through May,
from 9am - 2pm

THE MARKET AT LAKEWOOD RANCH

8330 Lakewood Ranch
Blvd, Lakewood Ranch
Every Sunday
10 am-2 pm



"You'll love it here"

THE PROS AND CONS OF LIVING IN FLORIDA

At least 1000 people move to Florida every day. With a nickname like "The Sunshine State," it's no surprise people flock here by the thousands.

No matter where you end up moving to in Florida, there are always certain pros and cons that apply to the majority of the state's population. Consider these factors and how they may influence your daily life now and perhaps five years in the future. For instance, can you really tolerate the heat? Although this may seem to be a minor weather detail, think carefully on how the heat can affect your quality of life.



Peak Mango season in Florida runs from May through September

3/4 cup of sliced mangos is just 70 calories, 19 grams of carbohydrates, 7% of your daily fiber and contains over 20 vitamins and minerals.

PROS

- No state income tax.
- Housing costs are typically lower than many parts of the country.
- Enjoy world class beaches
- There's no snow it's warm all year round.

CONS

- Hurricanes and extreme heat have an impact.
- The state is extremely flat, with no mountains.
- There are more tourists and part-time residents than other states.
- You'll be paying higher insurance costs than other parts of the country.
- Bugs are larger in Florida and there are lots of snakes and alligators.



Paw PARKS

Creekwood Park - Paw Patch Dog Park
7025 44th Ave., East Bradenton, FL

Blackstone Park - Blackstone Dog Park
2112 14th Avenue West Palmetto, FL

Buffalo Creek Park - Dog Leg Canine Park
7550 69th St., East Palmetto, FL

G.T. Bray Park - Laurie Crawford Dog Park
51st St., Bradenton, FL

Holmes Beach Dog Park at Central Park
6000 Flortila Drive, Holmes Beach

Happy Tail Canine Park
2811 51st St. W., Bradenton

Dog Leg Park in Palmetto
7550 69th St E., Palmetto

17th Street Paw Park
4570 17th St., Sarasota

Arlington Park Dog Park
2650 Waldemere St., Sarasota

Lakeview Paw Park
7150 Lago St., Sarasota

Woodmere Dog Park
3951 Woodmere Park Blvd., Venice

DID YOU KNOW?

Nearly 90% of sea turtle nesting in the U.S. occurs in Florida. From March through October, these creatures will return to their home beaches to lay eggs.



"You'll love it here"



IT'S ALL RIGHT HERE

An Area Teeming with **HIGHER EDUCATION**

- [University of S. Florida - Sarasota-Manatee Culinary Innovation Lab](#)
- [State College of Florida](#)
- [Manatee Technical College](#)
- [Everglades University](#)
- [Keiser University](#)
- [Meridian Career Institute](#)
- [Lake Erie School of Dental Medicine](#)
- [Lake Erie College of Osteopathic Medicine](#)
- [Lake Erie School of Pharmacy](#)
- [Lake Erie School of Health Services Administration](#)

The Top Notch Area Courses

**“PUTTING IS LIKE WISDOM – PARTLY A
NATURAL GIFT AND PARTLY THE
ACCUMULATION OF EXPERIENCE.”**

– ARNOLD PALMER

[ESPLANADE GOLF & COUNTRY CLUB](#)

12825 Malachite Dr,
Lakewood Ranch, FL 34211
Phone: +19413063500

[HERITAGE HARBOUR GOLF CLUB](#)

8000 Stone Harbour Loop,
Bradenton, FL 34212
Phone: (941) 746-2696

[LEGACY GOLF CLUB](#)

8255 Legacy Blvd
Bradenton, FL 34202
Phone: (941) 907-7067

[THE PRESERVE GOLF CLUB AT TARA](#)

7310 Tara Preserve Lane
Bradenton, FL 34203
Phone: (941) 756-2944

[THE CONCESSION](#)

7700 Lindrick Lane
Bradenton, FL 34202
Phone: (941)-322-1922

[STONEBROOK GOLF & COUNTRY CLUB](#)

8801 Stoneybrook Blvd.,
Sarasota, FL 34238
Phone: (941)-966-2711

[THE PALMS GOLF CLUB AT FOREST LAKES](#)

1990 Beneva Road
Sarasota, FL 34232
Phone: (941) 388-7241

"You'll love it here"

LOVE LOCAL

6 WAYS TO SUPPORT LOCAL

1. Write a positive and glowing review.
2. Follow their business page.
3. Engage with their posts.
4. Tell your friends.
5. Sign up for newsletters.
6. Give them a big shoutout.

The cost to you: \$0.00

The benefit to the local business: Priceless!

When you shop local, more money will be kept in the local economy. For every \$100 you spend at locally owned business, \$68 will stay in the community. When happens when you spend that same \$100 at a national chain? Only \$43 stays in the community.

Source: Civic Economics - Andersonville Study of Retail Economics.

"You'll love it here"



10 REASONS TO LIST WITH A REALTOR®



PRICE.

Homeowners who sell their homes on their own typically generate \$46,000 less than homeowners who work with a Realtor.*

ACCESS TO BUYERS.

Through the Multiple Listing Service, professional contacts and their own database of prospects, Realtors can help you reach the widest range of customers.

MARKETING EXPERTISE.

Realtors know the best ways to advertise to attract buyers, plus they can use the marketing muscle of their brokerage to promote your home.



TIME.

Realtors have the time and expertise to handle open houses, showings, inspections and the dozens of other tasks that would take you away from your work and regular routine.



SALES SKILLS.

Realtors can evaluate your home and suggest improvements to get you maximum value, and they're skilled at handling showings to generate a positive response.

EXPERIENCE HANDLING PAPERWORK.

Buying or selling a home involves reams of paperwork that can be hard to understand. Realtors thrive in this world.

NEGOTIATION SKILLS.

With years of bargaining experience and expert understanding of the market, Realtors can help you close the deal at the price and terms you want.



KNOWLEDGE OF NEIGHBORHOODS.

Realtors know local communities cold and can help you find a replacement home in the nicest neighborhood and with the best schools.

ADVICE AFTER CLOSING.

An experienced Realtor will continue to support you as questions pop up after the deal is done.

KNOWLEDGE OF SERVICE PROVIDERS.

Realtors can refer you to their network of top-quality lenders, lawyers, inspectors and repair people to make sure you get the best result in every stage of your deal.



*The typical FSBO home sold for \$184,000 compared to \$230,000 for agent-assisted home sales. – NAR 2014 Profile of Home Buyers and Sellers



When your ready to list your property, contact me.