



From vision to your perfect project: A guide to design and build

Embarking on a new construction project, whether a cozy family home or a dynamic commercial space, can feel like navigating uncharted territory. This guide lays out each essential step, from identifying and securing the perfect lot to preparing for that very first swing of the hammer. You'll learn how we translate your vision into a cohesive design, coordinate with consultants, and assemble the right team to ensure your project runs smoothly. Think of it as your roadmap to a confident, well-organized start, so you can focus on what matters most: bringing your dream to life.

At Agudelo Architect, we believe every project begins with a story, yours. Whether you're building from the ground up or reimagining an existing space, our goal is to turn that story into a design that reflects your purpose, your style, and your dreams.

You don't have to navigate the journey alone. With years of experience in architecture, design, and project management, our team is here to guide you through every phase, bringing clarity, creativity, and expertise to every decision along the way.

It may seem like a lot to take in, but we've simplified the process. Let's break down the journey, step by step, from that first idea to the moment you walk into your completed space. Let's get started.

Step 1: Site Acquisition & Feasibility

Securing the right parcel of land is the foundation of any successful project, whether you're building your dream home or developing an investment property. The lot you choose directly influences what you can build, its size, and its overall character.

In Florida, each county and municipality (towns, villages, and cities) enforce its own zoning regulations, on top of the statewide Florida Building Code. Understanding these requirements up front—setbacks, density limits, use restrictions, utility access, and environmental considerations is essential before you commit.

We recommend partnering with a design professional early in the process to evaluate site feasibility. That means assessing zoning, utilities, topography and any special conditions (flood zones, wetlands, easements). Agudelo Architect, in collaboration with Agudelo Property Solutions, offers integrated land-planning and feasibility services to help you find and vet the perfect lot.

With your site secured and feasibility confirmed, you're fully prepared to advance to the creative design phase.

Step 2: Concept, Schematic Design & Design Development

Now comes the exciting phase: turning your vision into tangible drawings. We begin with a collaborative kick-off meeting to review your goals, lifestyle needs, and aesthetic preferences. Through rough sketches and massing studies, we explore layouts, spatial relationships, and overall form until we capture the essence of your dream.

Once you're delighted with the preliminary concept, we refine the design and coordinate with structural, MEP, and civil consultants to prepare a complete detailed set of construction documents. These drawings define your project's aesthetic, from materials and finishes to its precise dimensions, and form your construction documents.

Step 3: Permitting

At this stage, your detailed plans, also called construction documents, are finalized and submitted to the appropriate building department for review. Because agencies set their own review timelines, this is often the most time-consuming phase of the process.

To keep your project on track, our office offers full-service permit processing: we'll handle the submittal, coordinate directly with plan reviewers, respond to any comments or revision requests, and monitor the approval status. By managing these administrative tasks for you, we remove the stress and ensure your permit arrives as quickly as possible.

Step 4: Construction Documents

With permits in hand, it's time to choose a general contractor to bring your plans to life. Agudelo Property Solutions partners with trusted builders to secure competitive bids and negotiate the best price for your project. Once construction begins, we stay by your side, overseeing progress, coordinating schedules, and providing regular reports, so you always know how your investment is advancing.

As you embark on this journey, from securing the perfect lot to breaking ground and beyond, know that Agudelo Architect and Agudelo Property Solutions are committed to guiding you at every turn. With our integrated expertise in design, permitting, and construction management, we'll streamline the process, anticipate challenges, and celebrate each milestone with you. Let's turn your vision into an enduring reality together. Reach out today to take the first step toward your next great project.

