

Limited Site Investigation Report

Project Name:			
Submitted Date:	August 22, 2025		
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I. Executive Summary

The subject property is vacant with a total of +/-14.14 Ac. with approximately 6ac. of wetlands, at 2305 Cheney Highway, Titusville, FL 32780. The overall site is under the City of Titusville Jurisdiction with 3 different zoning districts, Community Commercial (CC), Single Family Medium Density (R-1B) and Multifamily High Density (R3). The site is under two overlay districts; Airport Overlay and Area of Critical Concern (ACC). The site has parcel ID of: 22-35-28-00-254, 22-35-28-00-253, 22-35-28-00-252, 22-35-28-00-252.1. The proposed development includes the construction of a ± 21,930 SF ---- Retail Store Prototype 'G+'. The proposed retail store includes a ± 15,150 SF Fenced Outdoor Display Area, along with a proposed Forage Shed, Propane, and Live Goods Center. The proposed site also includes ± 3,141 SF of Permanent Sidewalk Display Area and ± 3,000 SF of Permanent Trailer & Equipment Display area. Additional site improvements include parking, landscaping, grading, stormwater drainage, utility infrastructure, lighting, and associated items.

Approximately 5-6 ac. of the overall site is wetlands, and the City of Titusville has regulations that state: at a minimum, **wetlands five (5) acres or more in size shall be designated as a conservation land use and wetlands less than five (5) acres will be subject to review to determine what protection, if any, they should receive from development.** Said review shall be based on the functional value criteria specified in Strategy 1.6.4. If based on this determination, protection is warranted, development may be permitted, based upon criteria set forth in the environmental performance standards of the land development regulations. **The activity is proposed for wetlands whose functional values are so limited that their loss does not significantly affect the public interest (i.e., inherent in this statement is that this land can be utilized as recreational, conservation, open space or low-density residential areas.)**

The site is located within the Area of Critical Concern; the total of all impervious surfaces shall not exceed 40% of the total area of a development excluding publicly dedicated right-of-way and jurisdictional wetlands. The Area of Critical Concern also has additional stormwater design criteria outlined in this report.

The site has 3 different zoning designations throughout the assemblage of parcels and three different future land use classifications of Commercial-High Intensity, High Density Residential, and Low Density Residential. This development would require a Re-zone and a Comprehensive Plan amendment that can take up to approximately eight (8) months from application submittal to the final adoption hearings, if approved for transmittal.

There are existing concrete power poles located on the south side of Cheney Highway that will need to be considered for driveway placement and discussions with FDOT after survey is completed. There are power poles that are close to both driveway locations current shown on the sketch plan.

II. Property Information

Site location (or address if known):	2305-2215 Cheney Highway, Titusville, FL 32824
Jurisdiction(s):	City of Titusville
Parcel ID(s):	22-35-28-00-254 22-35-28-00-253 22-35-28-00-252 22-35-28-00-252.1
Site Size (AC):	14.14
Current site use:	Vacant Commercial Land with existing Wetlands
Site constraints:	Approximately 40% of the overall site is wetlands
Is the property in a floodplain?	FEMA map 12009C0215G, eff.3/17/2014, the western part of the property is in Flood Zone A, and the northern part is in Zone X.
Adjacent to property concerns:	10 feet landscape buffer is required per adjacent zoning classification. (Sec.30-332) Parking stalls shall be screened from the view of neighboring uses and from the street. Screening for parking stalls shall meet the following standards: • The screen shall be a minimum of thirty (30) inches in height. • The screen shall be an architecturally compatible solid masonry wall, earth berm, or shrubbery hedge planted three (3) feet on center, or any combination thereof. • If shrubbery is used, it shall meet the minimum height within six (6) months, and the shrubbery shall not be credited towards any other required landscaping. (Sec.30-339)(d)

III. Project Data

Scope of Project:	Bldg Prototype:	G+
	FOD:	Yes, +/- 15,150 SF
	IOD:	No
	LGC:	Yes, +/- 2,640 SF
	Bulk propane:	Yes, in FOD
	Forage shed:	Yes
	Feed center:	Yes
Key Dates:	REC Approval:	
	All Permit Approvals:	
	Const. Start Date:	

	Const. Turnover:	
	Soft Open:	
Approximate development area (AC):	8.29 (not including wetlands to remain)	

IV. Jurisdictional Review Periods

Planning and zoning approvals	City of Titusville Site Plan	
	City of Titusville Rezoning	
Variance(s)	Variance requirement to be determined with final design	
Plan review timeline:	AHJ meeting	1 month
	Rezoning review	4-6 months
	Variance review	3-4 months (if applicable)
	Annexation review	N/A
	City Building plan review	
	DOT Driveway plan review	4-6 Months FDOT Drainage Permit FDOT Utility Permit FDOT Access Permit
Full approval critical path:	- Pre-Application Meetings: (1-2 months) - City of Titusville's Pre-Application Conference - FDOT Drainage, Access, & Utilities - St. Johns River Water Management District (SJRWMD) - City of Titusville Rezoning and Map Amendment (8-10 months) - City of Titusville Site Plan (6 months) - City of Titusville Permits & Outside Permits: (4-6 months) - City of Titusville Site Development Permit - City of Titusville Utility Connection Permit - FDEP for Water and Wastewater - SJRWMD Environmental Resource Permit - FDOT Drainage, Access, and Utility Permits	

V. Planning and Zoning Requirements

AHJ/Local Government Agency:	City of Titusville
Zoning Contact:	Mandy Lamothe
Current zoning of property:	The overall site has 3 different zoning classifications: Community Commercial (CC), Multifamily High Density (R-3), Single Family Medium Density (R-1B)

- Are TSC's standard operations permitted districts, by right or with special land use approval:** In Regional Community Commercial (CC) zoning outdoor display of merchandise:
- Shall be located adjacent to the principal building and shall not impede pedestrian or traffic flow and shall not encroach into designated parking areas. The defined areas shall be well maintained, provide for walking and accessibility, be free of debris, and have proper lighting, seating, and trash receptacles. All other areas of the site shall be free of merchandise.
 - Shall be limited only to merchandise from the retail establishment to which it abuts.

- Shall be located entirely under an awning or canopy that complies with the Code of Ordinances and Land Development Regulations. If no awning or canopy is present, the goods shall be displayed on an area abutting and not more than three (3) feet from the storefront.
- Shall not be located within fifteen (15) feet of any street intersection or pedestrian crosswalk.
- Shall not be located within five (5) feet of a primary roadway access into a parcel.
- Shall not be located within five (5) feet of a building exit.
- Shall not be located within fifteen (15) feet of a fire hydrant.
- Shall not be located within an area that abuts the display windows of a permanent business location not owned by the outside vendor.
- Shall not be located where in the opinion of the Administrator it represents an obstruction to traffic safety or endangers the public welfare.
- Shall not allow the display of vehicles, auto parts, tires, heavy equipment of any kind, fireworks, or any hazardous products. Automobile/vehicle sales as established in [Section 28-98](#) may display vehicles outdoors as part of the principal use.
- Second-hand dealers shall meet all requirements established in Section 823.07, Florida Statute.
- Shall only be utilized during the hours of operation of the associated business. Goods displayed outdoors shall not be left outdoors when the associated business is not operating. (Sec.28-363)(c)

Is rezoning required? If yes, what is proposed zoning and approval process?

Yes,
The City Council and any property owner may request that their property be rezoned by filing with the City a written rezoning application. Rezoning applications shall be submitted and hearing dates established in accordance with the "Application Deadline and Meeting Schedule" published by the City and available in the Community Development Department and the City Clerk's office. All applications shall be accompanied by a fee as set forth in the land development fee schedule found on the City of Titusville website under Community Development/Development Services/Fee Schedule as adopted. (Sec.34-36)

Adjacent zoning:

Front (+/- Direction)	FDOT ROW (Cheney Hwy)
Rear (+/- Direction)	Single Family Medium Density (R-1B)
Left side (+/- Dir.)	Northeast: Neighborhood Commercial (NC)
	Southeast: Single Family, Medium Density(R-1B)
West side (+/- Dir.)	Northwest: Light Industrial Services and Warehousing (M-1)

Southwest: Residential Manufactured
Housing Subdivision (RMH-1)

Are there any special requirements due to adjacent zoning or neighbors?	Yes, 10 feet landscape buffer is required per adjacent zoning classification. (Sec.30-332) Parking stalls shall be screened from the view of neighboring uses and from the street. Screening for parking stalls shall meet the following standards: • The screen shall be a minimum of thirty (30) inches in height. • The screen shall be an architecturally compatible solid masonry wall, earth berm, or shrubbery hedge planted three (3) feet on center, or any combination thereof. • If shrubbery is used, it shall meet the minimum height within six (6) months, and the shrubbery shall not be credited towards any other required landscaping. (Sec.30-339)(d)
Is annexation required? If yes, describe the process:	No
Does a master plan exist for the area? If yes, describe:	No
Is a Conditional Use Permit (CUP), Special Use Permit (SUP) or use variance required? If so, describe the process:	Not anticipated, but to be determined with final layout. A variance or City Technical Waiver may be required.
Does the property have to be subdivided, combined, or platted? If yes, describe the process:	It is anticipated that the subject development area would require a consolidation process.
Is the site in a historic or overlay district?	Airport Overlay and Area of Critical Concern (ACC)
Provide link to zoning code:	City of Titusville LDR - Zoning

VI. Site & Building Requirements

AHJ/Local Government Agency:	City of Titusville
Contact:	TBD
List of applicable codes:	Building Code: 2023 Florida Building Code Plumbing Code: 2023 Florida Building Code Mechanical Code: 2023 Florida Building Code Electrical Code: 2023 Florida Building Code Energy Code: 2023 Florida Building Code Fire Code: 2023 Florida Building Code
Maximum lot coverage/FAR:	Community Commercial (CC) (Sec.28-314) Maximum Building Coverage : 30% of lot area
Total impervious area allowed:	(Sec.30-207) (5) Within the area of critical concern the total of all impervious surfaces shall not exceed forty (40) percent of the total area of a development excluding publicly dedicated right-of-way and jurisdictional wetlands. If pervious concrete pavement is used in the development of the site, a credit for the use of pervious concrete pavement will be as stated in Section 30-208. (See

Section 7.6.1.1 of the Stormwater Technical Manual for performance calculations.)

Pervious concrete pavement may be used on development sites of one (1) acre or less. If pervious concrete pavement is used in the development of the site, a credit for use of pervious concrete pavement will be given in accordance with ordinance. In no event shall the total of all impervious surfaces exceed forty (40) percent of the total area of the development except as authorized herein.(Stormwater Technical Manual 7.6.1.1)

Maximum building height:	No maximum height identified in City of Titusville LDR CC zoning		
Prototypical building exterior allowed:			
Parking Requirements			
Parking calculation:	Number of required parking spaces (Table 9.16.4) 1 stall per 250 SF of gross floor area		
Parking required:	88 Total Spaces for TSC 27 Total Spaces for SunAuto TOTAL: 117 spaces		
Parking proposed:	80 within TSC development area 37 within SunAuto development area TOTAL: 117 spaces		
Min. stall dimension:	Parking Space Dimensions (Table 9.17.1.1) Regular Space: 10'X20' Regular Space abutting to Landscape buffer: 10'X18' Parallel Space: 10'X22'		
Min. two-way drive aisle width:	Parking Aisle Dimensions (Table 9.17.2.1) 90 degrees:24' 45 degrees: 22'		
Min. one-way drive aisle width:	90 degrees: 24' 45 degrees: 15'		
Parking island requirements:	Terminal Islands stalls in a row	' in width with a maximum of	15

Setback Requirements:			
	Building	Parking/Pavement	
Front (+/- Direction)	25' + 1' for each foot of building height over 35'	25' landscape abutting ROW (Cheney Hwy)	
Back (+/- Direction)	25' + 1' of each 2' of building height over 35'	10' landscape abutting Residential	
Left side (+/- Dir.)	10' + 1' of each 2' of building height over 35'	10' landscape abutting industrial development	
Right side (+/- Dir.)	10' + 1' of each 2' of building height over 35'	10' landscape abutting commercial development	

Trash enclosure requirements:	Dumpster enclosures shall be required to meet the following standards: • Dumpsters shall be screened with a fence or wall that meet the standards. • Enclosures shall have a perimeter landscape strip clear of all doors and accessways, five (5) feet wide, and shall be planted with shrubs three (3) feet on center grass and/or ground cover. • Dumpster enclosures shall be oriented such that the opening is not exposed to public view or shall be screened as provided for above. (Sec.30-339)(e)
Recycling requirements, if applicable:	N/A

VII. Traffic & Roadway	
AHJ/Local Government Agency:	FDOT (Cheney Hwy)
Contact:	David Schappel / Laura Campos
Primary street description:	Cheney HWY (SR50), approximately 90 ft, there is an existing sidewalk located on both side of the ROW
Will a driveway be permitted on this street? If yes, what will be allowable movements?	It is anticipated that a driveway will be allowed for the development off of Cheney Highway. To be determined with FDOT pre-application meeting the allowable access, location, and whether two driveways will be permitted one for each tenant. There are 4 existing curb cuts to the subject area from Cheney Highway. 3 curb cuts would allow for right-in/rightout movements and one curb cut would allow for full access in line with the median cut in Cheney Highway.
Secondary street description:	N/A
Will a driveway be permitted on this street? If yes, what will be allowable movements?	N/A
Min. distance b/w intersection and driveway:	45mph and more: 660 ft connection spacing (FDOT design Manual Table 201.4.3)
Min. distance two driveways:	45mph and more: 660 ft connection spacing (FDOT design Manual Table 201.4.3)
Will any shared/cross access drives be required to access the development?	Yes between tenants, but not anticipated for primary access to subject parcels.
If yes, describe:	According to conceptual plan, second user, SunAuto has a shared access with TSC
Describe any road, intersection, or sidewalk improvements that may be required:	There is existing sidewalk along Cheney Highway. ADA improvements may be needed for any tie outs, and closure/proposed curb cuts anticipated.
Describe other design, budget, or approval concerns associated with site access:	There are existing concrete power poles along Cheney Highway. Driveway placements should consider existing pole locations. There is an existing bus stop located at the northeast corner of the subject property along Cheney Highway. To be confirmed if any additional improvements will be needed for the bus stop at City pre-application meeting.

VIII. Utilities

Sanitary Sewer

AHJ/Local Government Agency:	City of Titusville	
Contact:	Jackie Foster	
Is sewer available?	There is a Force Main within Cheney Highway	
Size: 8" / 24"	Material: CIP / PVC	Type: Pressurized Main
Are relocations or extensions expected?	Not anticipated.	
Easement requirements:	To be determined with utility design	
Sewer tap fee:	Sewer Impact Fees: 1": \$5,475 1.5": \$10,950 Sewer Connection Fees: 1": \$6,125 1.5": \$12,250	
Permit & Inspection fee:	Utility Construction fee: 2.5% of the cost (\$100 minimum) Utility Service Connection : each \$105	

Water

AHJ/Local Government Agency:		City of Titusville
Contact:		Jackie Foster
Is water available?		There is an existing water 12" CIP main that runs along Cheney Highway north of the median. There is also a 10" DIP water main that crosses Cheney Highway north/south, and a 20" reclaim main that runs along the south side of Cheney Highway
Size: 10"	Material: Ductile Iron	Sufficient for fire suppression system? To be determined
Are relocations or extensions expected?		Not anticipated
Easement requirements:		To be determined with utility design
Is a separate submittal required?		No, utilities are covered under site plan review
If a well required, what additional diligence/approvals expected?	A well is not anticipated to be needed as there is a water main in the adjacent ROW.	
Water tap & meter fee		Water Impact Fees: 1": \$4,925 1.5": \$9,850 Water Connection Fees: 1": \$5,250 1.5": \$10,500
Permit & Inspection fee:		Utility Construction fee: 2.5% of the cost (\$100 minimum) Utility Service Connection: each \$105
Additional fees for fire or irrigation connections:		Fire protection: 4" or less: \$65 annual fee

Storm Drainage	
AHJ/Local Government Agency:	City of Titusville / FDOT / SJRWMD
Contact:	Jane Allen / David Schappel or Laura Campos / Garrett Spencer
On-site or public tie-in?	To be determined with design and pre-application meetings. There are existing drainage inlets and infrastructure located on the south side of Cheney Highway.
Drainage/retention requirements:	Within the Area of Critical Concern (ACC) the total of all impervious surfaces shall not exceed 40% of the total area of a development excluding publicly dedicated right-of-way and jurisdictional wetlands. (Sec.30-207) (5)
Water quality requirements:	For properties, any portion of which is located within the Area of Critical Concern (See Chapter 29, Special districts and Overlay), no certificate of occupancy, building permit, development permit, clearing permit, site plan approval, or any other permit or development approval shall be issued by the City unless the land use or permit shall comply with the following performance standards in addition to the other requirements of this section. • Primary stormwater management facilities are to be designated as dry bottom facilities. • Retention and discharge requirements ○ For all development sites with a legal positive outfall and without previously identified downstream and/or upstream flooding the post-development runoff volume resulting from the twenty-five-year/twenty-four-hour storm event shall be attenuated on site. The retention area required for the twenty-five-year/twenty-four-hour storm shall be based on the percentage of impervious surface on the site. The rate of discharge over the
	retained twenty-five-year/twenty-four-hour storm volume shall be restricted to the predevelopment rate of discharge for a twenty-five-year/twenty-four-hour storm event. One-half (½) foot of freeboard shall be required above the overflow elevation. The area needed for the freeboard is extra, above the area calculated above. Engineering calculations, using approved methods, showing that the twenty-five-year, twenty-four-hour storm retention requirements have been met shall be required.

	○ For development sites having elevations both above and below twenty-five (25) feet msl, all required retention ponds shall be located in the areas above twenty-five (25) feet msl post-development consistent with the following: 1. The retention area is backfilled above twentyfive (25) feet msl. 2. The soils that are backfilled are well-drained, permeable soils as certified by a qualified Professional Engineer, Geotechnical Engineer, or Professional Geologist. 3. The soil beneath the backfilled soils is a welldrained permeable soil or has been modified so as to be of a texture and hydraulic characteristics to allow recharge to the surficial aquifer similar to that of a well-drained, permeable soil as certified by a qualified Professional Engineer, Geotechnical Engineer, or Professional Geologist. 4. Dry retention ponds shall be properly positioned and distributed throughout the development site to allow maximum aquifer recharge. 5. The land surface surrounding the retention ponds shall be relatively flat (no adjacent steep slopes that allow seepage/outbreaks). 6. The Administrator may approve retention areas that straddle the twenty-five-foot feet MSL contour on condition that there shall be no net reduction in the volume of soil above the twentyfive-foot feet MSL contour. (Sec.30-207)
Easement requirements:	To be determined with storm design. If development is allowed and portions of wetlands are to remain, a conservation easement may be needed. If stormwater facility is to be shared an easement/agreement may be needed.
Erosion & sediment control plan review:	Erosion and Sedimentation is part of the site plan and stormwater management review.

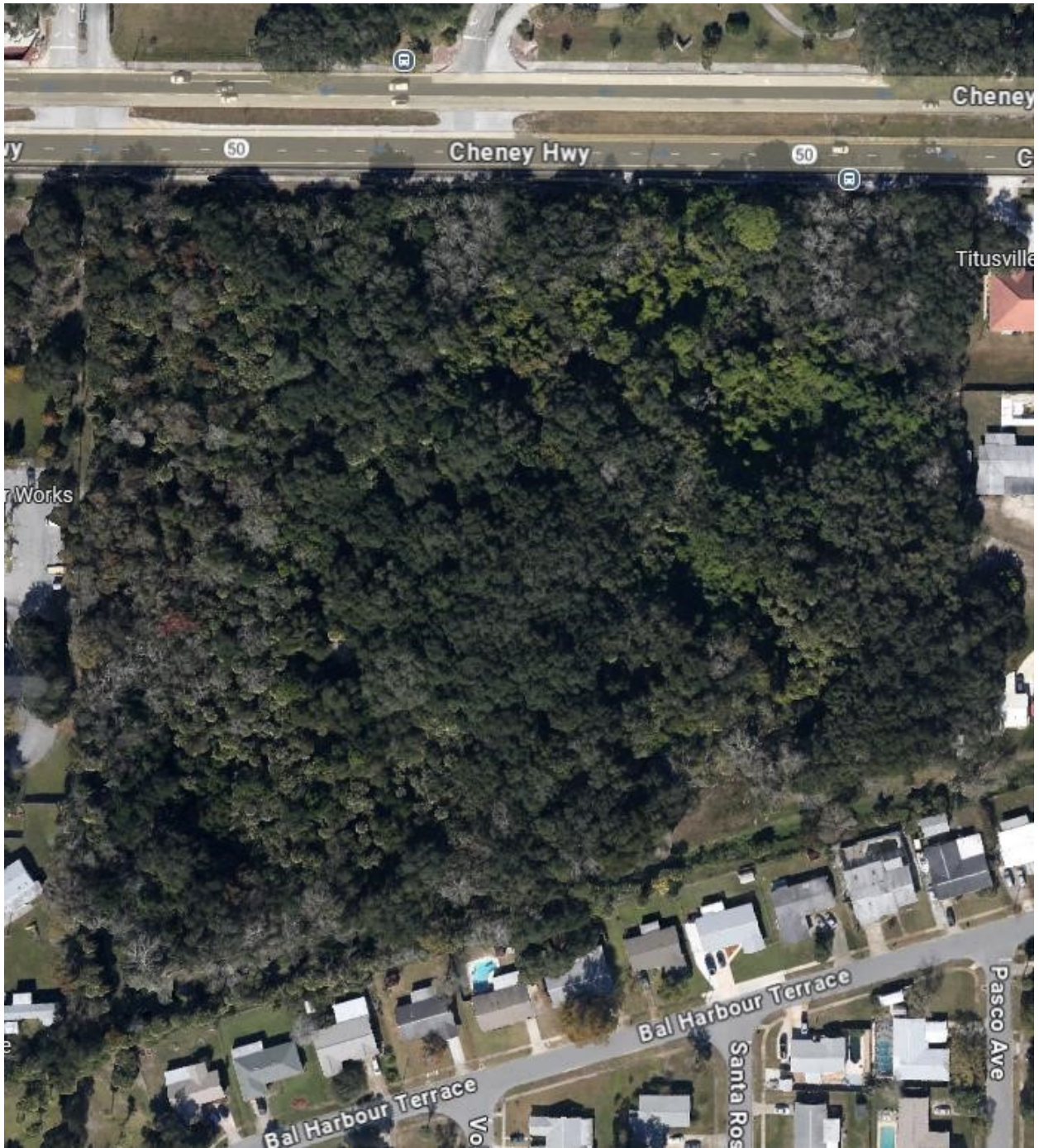
Electric, Gas & Telecom	
Electricity supplier:	Florida Power & Light (according to Design Ticket)
Contact:	Edgar Aguilar: edgar.aguilar@fpl.com
Available for site?	Service to the site is to be determined with load design. There are existing power poles along the southern portion of Cheney Highway.
Gas supplier:	Florida City Gas (according to Design Ticket)
Contact:	Michael Brad Termini: 321-213-8254
Available for site?	Yes, service to the site is to be determined with will serve letter
Telecom supplier:	AT&T (according to Design Ticket)
Contact:	Dino Farruggio: g27896@att.com
Available for site:	Service to the site is to be determined with will serve responses.

IX. Appendix

- Conceptual Site Plan
- Site Aerial Image
- Sign Code Questionnaire
- Zoning Map
- Parcel Map
- FEMA Map (<https://msc.fema.gov/portal/home>)
- US Fish & Wildlife Wetland Map (<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>)
- Utility GIS Map
- Permit Fees and Schedule

a. Conceptual Site Plan





Sign Code Questionnaire

Pre-Rec. Sign Info

Submittal Date:

Sign Vendor:

Address or Intersection:

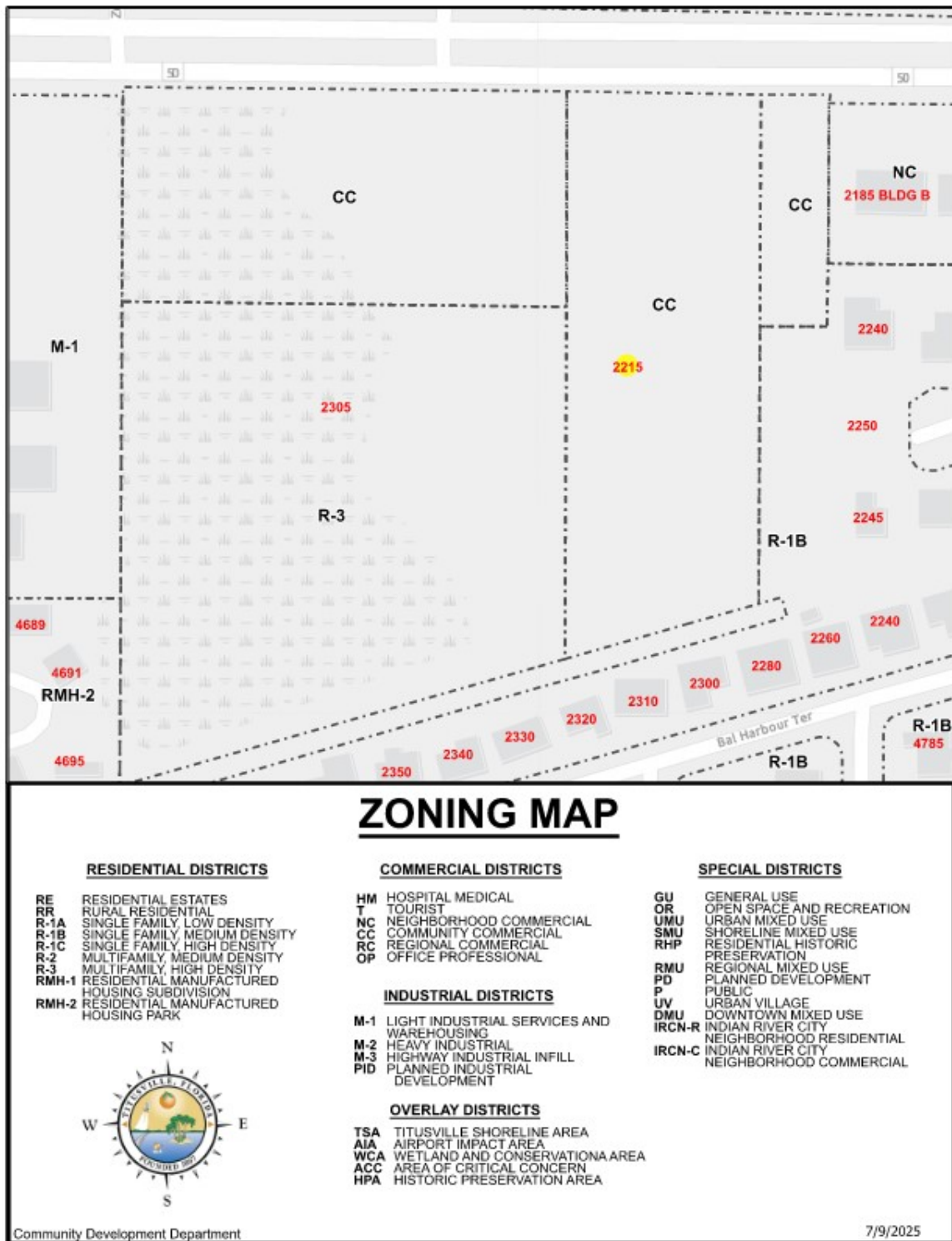
City, ST (County):

Prototypical Signage Summary

Wall sign	Quantity:	1	Max surface area (sf):	shall not exceed twenty (20) percent of the building face to which it is affixed. (Sec.32-8) (f)(1)
Freestanding Sign	Quantity:	1	Max surface area (sf):	For a development 101-300 feet frontage on a ROW: 64SF maximum (Sec.32-9) (b)
Garden Center Sign	Quantity:	1	Max surface area (sf):	shall not exceed twenty (20) percent of the building face to which it is affixed. (Sec.32-8) (f)(1)

Signage Questionnaire

Is the TSC Standard sign package allowed?	Yes ☐	No ☐
If no, what is allowed by code (base allowance on site plan needs)?		
If variance is required, describe the approval process including the duration:		
If variance is required, confirm the likelihood of approval:		







National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/21/2025 at 9:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.

g. FWS Wetland Map



TSC Cheney Hwy



July 10, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

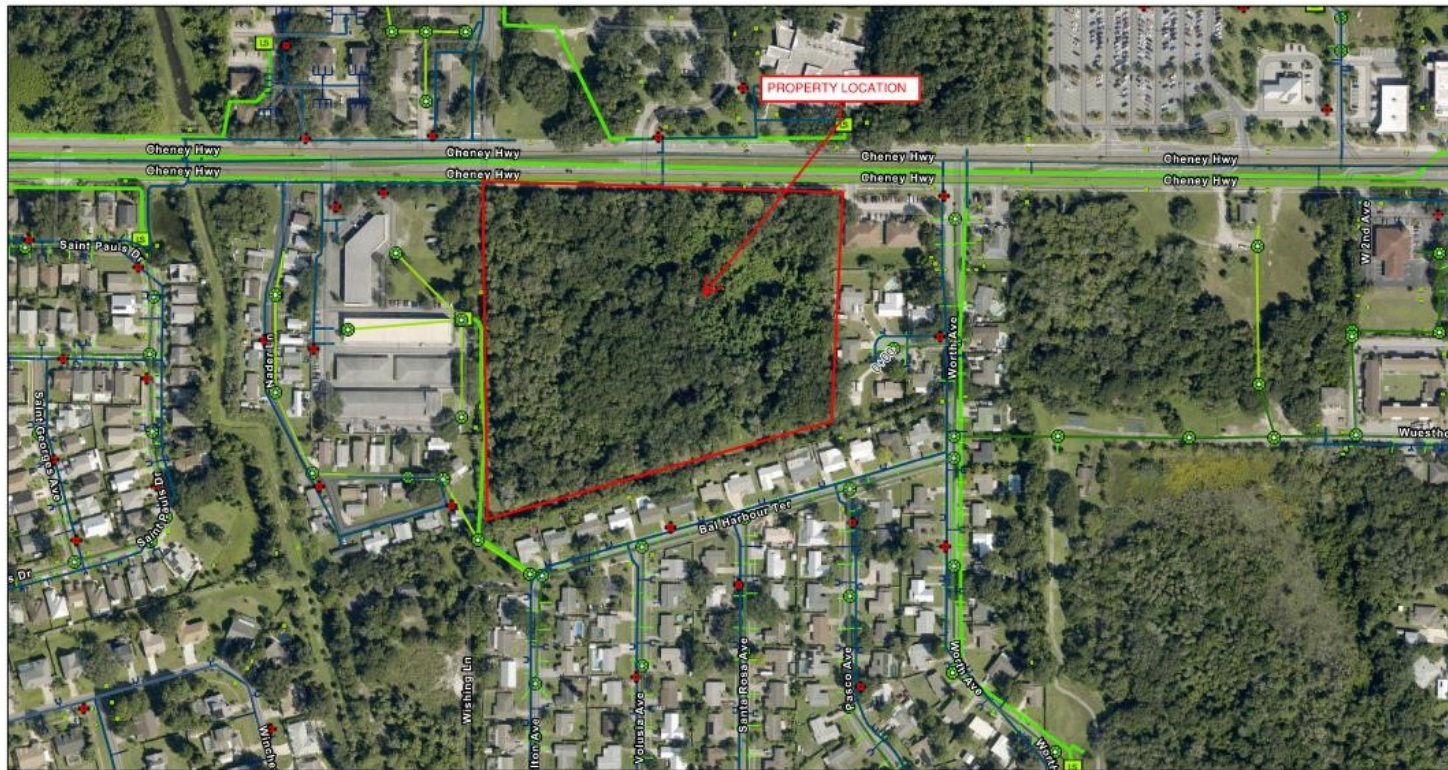
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

h. GIS Utility Map (Water)

City of Titusville Utility Map



8/22/2025, 1:34:08 PM

Water Hydrants

<all other values>

Water Lateral Lines

Water Mains

<all other values>

Sewer Manhole

Sewer Network Structure

Lift Station

Sewer Lateral Line

Sewer Pressurized Main

Sewer Gravity Mains

Our Agency

Private

SwStructure

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:3,081

0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS,
(c) OpenStreetMap contributors, and the GIS User
Community, State of Florida, Maxar, Microsoft

i. Permit Fee and Schedule

AGENCY	CONTACT NAME & PHONE NUMBER	SUBMITTAL DESCRIPTION	APPLICATION FEE	PERMIT FEE	PROCESS TIME	ORDER
City of Titusville	Mandy Lamothe	Pre-Application Conference	\$265 plus \$10 per acre	N/A	1 month	1
		Comprehensive Plan Amendment	\$3,025.00 plus \$8.00 per acre	N/A	8-10 months	2
		Rezoning	\$1,875 + \$8 per acre plus	N/A	6-8 months	2
		Site Plan Application	\$4,463.00 + \$450 per acre + \$20.00 (Sewer) or \$75.00 (Septic)	N/A	3-4 months	3
		Site Development Permit	TBD	N/A	4-6months	3-4
		Building Permit	TBD	TBD	TBD	4
		Connection Permit	N/A	TBD	3-5 months	4
FDEP	TBD	Water Exemption	N/A	N/A	1 month	3-4
		Wastewater Exemption	N/A	N/A	1 month	3-4
SJRWMD	Garrett Spencer	Individual Environmental Resource Permit	N/A	\$490	4-5 months	3-4
FDOT	David Schappel / Laura Campos	Drainage Permit	N/A	N/A	3-5 months	3-4
		Access Permit	N/A	N/A	3-5 months	3-4

		Utility Permit	N/A	N/A	3-5 months	3-4
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NOTE: Order numbers 3-4 can run concurrently, but it is recommended that at least one round of comments from Site Plan is obtained prior to moving forward.