

# STRATEGIC ADVANTAGE: SB 7040 COMPLIANCE & COST SAVINGS

3275 Desoto Blvd N | Naples, FL

The ratification of Florida Senate Bill CS/SB 7040 has fundamentally changed the financial landscape for new land development in Florida. While raw land now faces \$1.21 Billion in aggregate new regulatory costs, 3275 Desoto Blvd N offers a "Safe Harbor" for institutional developers.

## THE CHALLENGE: NEW LEGISLATIVE HURDLES

As of late 2025, the DEP has implemented strict new stormwater design and operation regulations. According to the Statement of Estimated Regulatory Costs (SERC):

- **Cost Increase:** Average stormwater treatment costs have increased by \$2,600 per acre developed.
- **Compliance Burden:** New projects must provide "Reasonable Assurance" through complex modeling and nitrogen/phosphorus removal calculations that were not previously required.
- **O&M Requirements:** Perpetual operation and maintenance cost estimates are now mandatory, adding long-term liability to raw land projects.

## THE SOLUTION: THE DESOTO INFRASTRUCTURE ADVANTAGE

Purchasing this site allows a developer to bypass the "re-engineering" phase required for raw parcels. This site isn't just land; it is a pre-configured infrastructure asset.

### 1. Immediate Cost Avoidance (\$250,000+ Value)

With an existing 2.6± AC private basin and a 10,000± SF elevated pad, the "heavy lifting" of stormwater engineering is complete. You avoid the \$2,600/acre "New Rule" surcharge and the massive excavation costs associated with meeting 2026 pollutant removal standards.

### 2. Compressed Development Timeline (Save 6-12 Months)

SB 7040 allows for "Grandfathering" of existing systems and offers alternative treatment standards for sites with established infrastructure.

- **The Benefit:** You skip the 18-month "Waiting Room" for new permit ratifications.
- **The Result:** Faster path to vertical construction for Medical, ALF, or Educational uses.

### 3. Presumed Compliance

Under the new bill, systems that demonstrate performance standards through existing documentation are presumed to not violate state water quality standards. This reduces legal exposure and engineering friction during the County's Conditional Use (CU) process.

- **Stormwater Surcharges:** Avoids the +\$2,600 per acre regulatory fee mandated for new developments; \$0 cost for this site as a pre-existing asset.
- **Engineering Lead-Times:** Eliminates the 9-14 month redesign and permitting window required under new rules; site is Immediate / Verified for use.
- **Excavation & Fill Liability:** Removes the "Unknown/Variable" cost risks of raw land; the basin and building pad are already Pre-Dug / Stabilized.
- **Regulatory Risk Profile:** Mitigates the "High Risk" associated with 2026 standards; the existing basin provides a grandfathered compliance path for institutional density.

**INVESTOR NOTE:** In a market where regulatory "creep" is shrinking margins, 3275 Desoto Blvd N provides a rare opportunity to acquire a site with pre-existing stormwater capacity. Secure your 2026 development window by leveraging infrastructure already in the ground.

