



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
MAY 6, 2026, 09:30 AM



The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida
May 6, 2026, 09:30 am

Village Council: District 1 - Joanne Ribble, Mayor; District 2 - Jeff Hunt; District 3 - Jon McLain; District 4 - Lori Fayhee; District 5 - Rafael Lopez; District 6 - Jim Ward; District 7 - George Zalucki, Vice Mayor

1. CALL TO ORDER

INVOCATION

Pastor Angi Jeffcoat Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. CONSENT AGENDA

a. April 15, 2026 Village Council Meeting Minutes

Attachment: [04152026.pdf](#)

b. Financial Report for Month ended March 2026

Attachment: [SS Monthly Financial Report 03312026.pdf](#)

Attachment: [1 March Budget Report All Funds.pdf](#)

Attachment: [2 March Budget Report Available Funds.pdf](#)

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

6. ACTION ITEMS

a. Adoption of First Amendment to Interlocal Agreement between the Village of Estero and Estero Fire Rescue District pertaining to Fire impact fees

Recommended Action

Motion to approve First Amendment to Interlocal Agreement between the Village of Estero and Estero Fire Rescue District

Financial Impact

The updated fees will result in some additional revenue to the Fire Districts depending on the level of permitting activity. The Village retains a 3% fee to offset the cost of administering the program.

Attachment: [SS 1st Amendment Estero Fire.pdf](#)

Attachment: [1 First Amendment to Estero Fire Interlocal Agreement.pdf](#)

Attachment: [2 fire impact fees EFD.pdf](#)

Attachment: [3 1439692-Ordinance 26-01.pdf](#)

b. Adoption of First Amendment to Interlocal Agreement Between San Carlos Park Fire Protection & Rescue Services District and Village of Estero**Recommended Action**

Motion to approve First Amendment to Interlocal Agreement between the Village of Estero and San Carlos Park Fire Protection & Rescue Services District and Village of Estero

Financial Impact

The updated fees will result in some additional revenue to the Fire Districts depending on the level of permitting activity. The Village retains a 3% fee to offset the cost of administering the program

Attachment: [SS 1st Amendment San Carlos.pdf](#)

Attachment: [1 First Amendment to San Carlos Fire Interlocal Agreement.pdf](#)

Attachment: [2 fire impact fees SCP.pdf](#)

Attachment: [3 1439692-Ordinance 26-01.pdf](#)

c. River Ranch Road Traffic Calming & Safety Improvements**Recommended Action**

Motion to approve award of Contract EC2022-31 TA 06 Change Order 01 to Trebilcock Consulting Services to provide professional service to the River Ranch Road traffic calming and safety improvements for a not to exceed amount of \$34,600.

Approve a \$3,400 contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the Change Order and other additional implementing documents within the scope of the Change Order on behalf of the Village of Estero Council.

Financial Impact

The project's financial impact is \$38,000 (\$34,600 plus \$3,400 contingency).

Funding will be provided via unallocated general funds.

Attachment: [SS River Ranch Road Traffic Calming _ Safety Improvements.pdf](#)

Attachment: [01-Contract 2022-31 STA 06.pdf](#)

Attachment: [02-Contract 2022-31 STA 06 Change Order 01.pdf](#)

Attachment: [03-Loc Map.pdf](#)

Attachment: [04-Proposed Improvements.pdf](#)

Attachment: [05-River Ranch Traffic Evaluation Report.pdf](#)

Attachment: [06-River Ranch Lane Analysis.pdf](#)

d. First Amendment to Service Agreement - Kemper Sports Management LLC

Recommended Action

Motion to approve the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$218,688 per year.

Authorize the Village Manager to sign the contract and other additional implementation documents on behalf of the Village of Estero Council.

Financial Impact

Total contract amount of \$218,688 (Monthly Payment of \$18,224).

Services Fee	\$9,500
Payroll	\$6,724
Insurance	\$2,000
Total	\$18,224 (per month)*

Reimbursable travel expenses not to exceed \$21,000.00 in any fiscal calendar year.

*Adjustment to as outlined to CPI in each subsequent year beginning with FY 2027-2028 budget

Attachment: [SS_Kemper Sports.pdf](#)

Attachment: [1 First Amendment to Professional Services Agreement.pdf](#)

7. SECOND READING AND PUBLIC HEARING

a. Second Reading Ordinance No. 2026-03 regarding non-conforming lots

An Ordinance of the Village of Estero, Florida, Amending § 9-503 of the Village Land Development Code Related to Non-Conforming Lots; Making Related Findings; Providing for Severability; and Providing for an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2026-03.

Financial Impact

There is no impact on Village funds by adoption of this ordinance.

Attachment: [SS Ord No. 2026-03 Non Conforming Lot Code Revision.pdf](#)

Attachment: [1 Ord No. 2026-03 Non Conforming Code Revision.pdf](#)

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**9. VILLAGE ATTORNEY'S REPORT****10.VILLAGE MANAGER'S REPORT****11.ADJOURNMENT**

General Attachments

[- eComments](#)

Remote Attachment:

[eComments \(https://estero-fl.gov/ecomment-cards/\)](https://estero-fl.gov/ecomment-cards/) (<https://estero-fl.gov/ecomment-cards/>)

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council meetings from June 8, 2016, forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

**DRAFT MINUTES
VILLAGE COUNCIL REGULAR MEETING**

**Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928**

April 15, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Kevin Morris Estero Community Church

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Joanne Ribble - District 1, Councilmember Jeff Hunt- District 2, Councilmember Jon McLain - District 3, Councilmember Lori Fayhee – District 4, Councilmember Rafael Lopez - District 5, Councilmember Jim Ward - District 6, and Vice Mayor George Zalucki - District 7.

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. LETTER OF RECOGNITIONS

- (a) Kevin Wilson/Estero High School
- (b) Mason Burks/Bonita Springs High School

Presentation/Information by

Bill Ribble, Lee County School District Board Member

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Hunt

Seconded by: Councilmember Lopez

Action: Approved agenda.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

4. PROCLAMATION

- (a) National Boat Safety Week May 16-22

U.S. Coast Guard Auxiliary

John Irwin, Vice Commander of Flotilla 96, Wiggins Pass

Michael Corson

W. Tom Sawyer

Robert Babeski

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

Clark Mackenzie, Estero

6. CONSENT AGENDA

- (a) April 1, 2026 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Fayhee

Seconded by: Vice Mayor Zalucki

Action: Approved consent agenda.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

8. ACTIONS

- (a) Vulnerability Assessment Change Order 01

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember Ward

Public Comments

None

Motion: Motion to approve Change Order 01 to Contract 25028 with APTIM Environmental & Infrastructure, LLC to increase the number of elevation certificates from 100 to 216 for an additional cost of not to exceed \$70,000 and authorize the Village Manager to sign the contract change order and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Motion by: Councilmember Hunt

Seconded by: Councilmember Ward

Action: Approved Change Order 01 to Contract 25028 with APTIM Environmental & Infrastructure, LLC to increase the number of elevation certificates from 100 to 216 for an additional cost of not to exceed \$70,000 and authorize the Village Manager to sign the contract change order and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

(b) Sport Park Phase 1 Field Testing Services – Task Order #3 Approval

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember Ward

Public Comments

None

Motion: Motion for approval of a Task Order under continuing services Contract No. 2022-41 with HIGH SPANS ENGINEERING, Inc. to perform field testing services for Phase 1 construction of the Village Hub Sports Park, in an amount not to exceed \$199,821.26 and authorize the Village Manager to execute the Task Order and any associated documents necessary to complete the scope of services..

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Approval of a Task Order under continuing services Contract No. 2022-41 with HIGH SPANS ENGINEERING, Inc. to perform field testing services for Phase 1 construction of the Village Hub Sports Park, in an amount not to exceed \$199,821.26 and authorize the Village Manager to execute the Task Order and any associated documents necessary to complete the scope of services.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

9. FIRST READING AND PUBLIC HEARING

(a) Ordinance No. 2026-03 regarding non-conforming lots

An Ordinance of the Village of Estero, Florida, Amending § 9-503 of the Village Land Development Code Related to Non-Conforming Lots; Making Related Findings; Providing for Severability; and Providing for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Ordinance No. 2026-03 on first reading and to schedule a public hearing for May 6, 2026.

Motion by: Councilmember Ward

Seconded by: Councilmember Fayhee

Action: Adopted Ordinance No. 2026-03 on first reading and to schedule a public hearing for May 6, 2026.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

10. SECOND READING AND PUBLIC HEARING

- (a)** Ordinance No. 2026-02 related to condominium and cooperative milestone inspections

An Ordinance of the Village of Estero, Florida, Creating a New Article II of Chapter 7 of the Village Code Related to Mandatory Condominium and Cooperative Inspections; Making Related Findings; Providing for Severability; and Providing for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Ordinance No. 2026-02.

Motion by: Councilmember McLain

Seconded by: Vice Mayor Zalucki

Action: Adopted Ordinance No. 2026-02.

Vote: (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

11. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmember McLain and Vice Mayor Zalucki

12. VILLAGE ATTORNEY'S REPORT

None

13. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Adjourn Regular Session at 10:01 am and Convene Workshop Items at 10:01 am

14. WORKSHOPS

- (a)** Legislative Updates

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Lena Juarez, JEJ Associates

Robert Miller, JEJ Associates

Rana Brown, Ron Brook PA

Council Questions or Comments

Councilmembers McLain, Hunt, and Mayor Ribble

Public Comments

None

- (b) Resolution No. 2026-06 final non-ad valorem assessment roll for Sunny Grove Park, Inc. Package Plant to Central Sewer Conversion Project

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

None

Public Comments

None

- (c) Resolution No. 2026-07 final non-ad valorem assessment roll for Cypress Bend RV Resort package plant to central sewer system project

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers McLain and Ward

Public Comments

None

14. ADJOURNMENT at 10:26 am

Motion by Councilmember Lopez

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a [Public Record Request](#).

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 6, 2026

Agenda Item:

Financial Report for the month ended March 31, 2026.

Description:

This financial report provides budget to actual comparisons for the month ending March 31, 2026, which is the sixth month of the 2025-2026 fiscal year. Activity year to date is trending as projected during the second quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* March is the fifth month of ad valorem taxes being remitted to the Village from the Lee County Tax Collector. In March, the Village received 1.4%, or \$99,060 of the annual budgeted ad valorem taxes. Year-to-date collections total 97% of the budgeted amount.
- *General Fund:* Revenue Sharing Sales Tax (39%), and State Revenue Sharing Fuel Tax (3%) began strong this fiscal year, Half-Cent Sales Tax (39%) totaled \$1,519,108 all received through March.
- *Reserved Funds:* In March of 2024, Council adopted a comprehensive update to Village financial policies. Included in this was an update to reserve policy as follows:

General Fund Committed Fund Balance – Emergency Reserve: The minimum level for the Emergency Reserve is 50% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

General Fund Committed Fund Balance – Operating Reserve: The minimum level for the Operating Reserve is 20% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

General Fund Assigned Fund Balance – Litigation Reserve: The minimum level for the Litigation Reserve is \$750,000. Given the geographical area is prone to legal challenges, these funds are to be used in the event legal action is taken, or, conversely, in an instance where the Village seeks a legal remedy to protect the public interest.

General Fund Assigned Fund Balance – Major Road Maintenance Reserve: The Major Road Maintenance Reserve was established in fiscal year 2019-2020 with an initial contribution of \$300,000 with 3% annual growth adjustments, unless directed otherwise by supermajority Council approval of an Ordinance amendment.

With the beginning of a new fiscal year in October, staff updated the required reserve amounts. After update, the General Fund has \$5,215,023 in emergency reserve funds, \$2,086,009 in operating reserve funds, \$750,000 in litigation defense reserve funds and \$2,298,500 in major road maintenance reserve funds.

- *Available funds:* total funds categorized as available are \$26,463,878 which includes the General Fund Capital Projects reserve of \$6,706,971.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Kevin Greenville, CPA Finance Director

Attachments:

1. March 31, 2026, Budget Report All Funds
2. March 31, 2026, Available Funds Report



**Village of Estero
Budget Report All Funds
For Month Ending March 2026**

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Revenue						
001-General Fund						
311000	Ad Valorem Taxes	-99,060.09	-6,861,342.50	-7,082,720.00	-221,377.50	96.87%
312410	Local Option Gas Tax-1-6 Cent	-49,108.82	-248,876.55	-625,000.00	-376,123.45	39.82%
315200	Local Communications Srvs Tax	-97,218.75	-469,981.80	-1,125,000.00	-655,018.20	41.78%
316000	Local Business Tax	-894.68	-5,333.66	-25,000.00	-19,666.34	21.33%
323100	Franchise Fees-Electric	-235,456.99	-1,165,822.76	-2,950,000.00	-1,784,177.24	39.52%
323400	Franchise Fees-Natural Gas	-16,343.74	-52,878.74	-137,500.00	-84,621.26	38.46%
323700	Franchise Fees-Solid Waste	0.00	-92,706.18	-125,000.00	-32,293.82	74.16%
329500	ROW Permits	-650.00	-1,400.00	-1,000.00	400.00	140.00%
331500	Federal Grant - Econ Environ	0.00	-230,481.13	0.00	230,481.13	0.00%
334400	State Grant - Transportation	0.00	0.00	-152,500.00	-152,500.00	0.00%
335140	Rev Sharing-Mobile Home Lic Tx	-173.50	-2,804.45	-3,750.00	-945.55	74.79%
335150	Rev Sharing-Alcohol Beverage Tx	0.00	-1,227.10	-31,250.00	-30,022.90	3.93%
335160	Rev Sharing-Sales Tax	-66,314.81	-334,828.14	-850,000.00	-515,171.86	39.39%
335180	Rev Sharing-1/2 Cent Sales Tax	-319,600.83	-1,519,108.08	-3,925,000.00	-2,405,891.92	38.70%
335430	Rev Sharing-Fuel Tax	-13,969.46	-71,032.21	-195,000.00	-123,967.79	36.43%
341300	Administrative Fee	-6,838.59	-100,987.94	-150,000.00	-143,161.41	4.56%
341301	Cost Recovery-Admin Charge	0.00	-2,000.00	-15,000.00	-13,000.00	13.33%
341900	Dev & Zoning-Fixed Fees	-22,100.00	-98,800.00	-52,500.00	46,300.00	188.19%
341909	Dev & Zoning-Cost Recovery Fee	-7,820.70	-47,236.50	-90,500.00	-43,263.50	52.20%
342500	Code Comp & Contractor License	-1,250.00	-4,250.00	-45,000.00	-40,750.00	9.44%
359000	Fines & Forfeitures	0.00	-14,528.27	-250.00	14,278.27	5811.31%
361100	Interest Income	-53,596.89	-343,539.39	-650,000.00	-306,460.61	52.85%
362000	Rents & Royalties	-3,000.00	-18,000.00	-36,000.00	-18,000.00	50.00%
369900	Miscellaneous Revenue	-9,106.65	-11,395.58	-32,500.00	-21,104.42	35.06%

Page Number 1 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for General Fund		-1,002,504.50	-11,698,560.98	-18,300,470.00	-6,601,909.02	63.92%
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-136,200.59	-1,069,698.95	-1,782,140.00	-712,441.05	60.02%
329501	Surcharge Fee Retained	0.00	-3,114.11	-3,150.00	-35.89	98.86%
341302	Convenience Fee	-4,876.58	-24,747.47	-53,465.00	-28,717.53	46.29%
361100	Interest Income	-1,239.01	-7,964.39	-17,000.00	-9,035.61	46.85%
Total for Building Dept		-142,316.18	-1,105,524.92	-1,855,755.00	-750,230.08	59.57%
Total for Building Fee Fund		-142,316.18	-1,105,524.92	-1,855,755.00	-750,230.08	59.57%
201-Debt Service						
000-Non Divisional						
381001	Transfer from General Fund	0.00	0.00	-920,000.00	-920,000.00	0.00%
Total for Non Divisional		0.00	0.00	-920,000.00	-920,000.00	0.00%
Total for Debt Service		0.00	0.00	-920,000.00	-920,000.00	0.00%
300-Capital Projects						
350-Road Impact Fees						
324310	Road Imp Fee-Residential	0.00	-1,844,904.00	-4,589,310.00	-2,744,406.00	40.20%
324320	Road Imp Fees-Commercial	0.00	-997,763.22	-1,111,335.00	-113,571.78	89.78%
361100	Interest Income	-42,104.91	-270,650.77	-400,000.00	-129,349.23	67.66%
Total for Road Impact Fees		-42,104.91	-3,113,317.99	-6,100,645.00	-2,987,327.01	51.03%
353-Comm Park Contributions						
361100	Interest Income	-253.53	-1,629.69	-3,000.00	-1,370.31	54.32%
Total for Comm Park Contributions		-253.53	-1,629.69	-3,000.00	-1,370.31	54.32%
355-Park Impact Fees						
324610	Park Imp Fees-Residential	0.00	-21,490.00	-234,883.00	-213,393.00	9.15%
324620	Park Imp Fee-Commercial	0.00	-343,952.00	0.00	343,952.00	0.00%

Page Number 2 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
361100	Interest Income	-1,424.47	-9,156.49	-40,000.00	-30,843.51	22.89%
	Total for Park Impact Fees	-1,424.47	-374,598.49	-274,883.00	99,715.49	136.28%
360-Physical Environment						
381001	Transfer from General Fund	-765,758.72	-1,418,383.71	-6,045,000.00	-4,626,616.29	23.46%
	Total for Physical Environment	-765,758.72	-1,418,383.71	-6,045,000.00	-4,626,616.29	23.46%
365-Transportation						
366000	Contributions & Donations	0.00	0.00	-4,250,000.00	-4,250,000.00	0.00%
381001	Transfer from General Fund	-21,431.79	-967,651.69	-6,868,815.00	-5,901,163.31	14.09%
381350	Transfer from Road Impact Fee	-1,965,321.50	-5,907,974.91	0.00	5,907,974.91	0.00%
	Total for Transportation	-1,986,753.29	-6,875,626.60	-11,118,815.00	-4,243,188.40	61.84%
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-37,522.95	-182,738.20	-415,000.00	-232,261.80	44.03%
361100	Interest Income	-7,387.42	-47,486.42	-82,500.00	-35,013.58	57.56%
	Total for Gas Tax	-44,910.37	-230,224.62	-497,500.00	-267,275.38	46.28%
600-Parks & Recreation						
381001	Transfer from General Fund	-1,486,740.54	-10,009,641.07	-11,681,290.00	-1,671,648.93	85.69%
381352	Transfer from RegParkImpactFee	-1,268,803.83	-1,940,826.59	0.00	1,940,826.59	0.00%
	Total for Parks & Recreation	-2,755,544.37	-11,950,467.66	-11,681,290.00	-1,671,648.93	102.30%
	Total for Capital Projects	-5,596,749.66	-23,964,248.76	-35,721,133.00	-13,697,710.83	67.09%
	Total for Revenue	-6,741,570.34	-36,768,334.66	-56,797,358.00	-21,049,849.93	64.74%
001-General Fund						
000-Non Divisional						
581360	Transfer to Physical Envirnment	0.00	0.00	6,045,000.00	6,045,000.00	0.00%
581365	Transfer to Transportation	1,027,367.39	4,405,039.13	6,868,815.00	2,463,775.87	64.13%
581600	Transfer to Parks& Rec CapProj	1,246,563.66	7,990,637.34	11,681,290.00	3,690,652.66	68.41%
	Total for Non Divisional	2,273,931.05	12,395,676.47	24,595,105.00	12,199,428.53	50.40%



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
100-Village Council						
511000	Executive Salaries	10,356.43	62,138.58	124,280.00	62,141.42	50.00%
521000	FICA Taxes	792.29	4,753.74	9,530.00	4,776.26	49.88%
524000	Workers Compensation	0.00	133.23	1,170.00	1,036.77	11.39%
525000	Unemployment Compensation	150.00	846.94	2,200.00	1,353.06	38.50%
540000	Travel and Per Diem	0.00	1,032.34	25,000.00	23,967.66	4.13%
554000	Books Pub & Memberships	0.00	8,000.00	12,000.00	4,000.00	66.67%
555000	Training	0.00	150.00	2,500.00	2,350.00	6.00%
Total for Village Council		11,298.72	77,054.83	176,680.00	99,625.17	43.61%
101-Village Manager						
511000	Executive Salaries	20,925.90	125,489.94	397,090.00	271,600.06	31.60%
512000	Regular Salaries & Wages	14,032.48	84,147.55	46,970.00	-37,177.55	179.15%
513000	Other Salaries & Wages	665.38	3,967.28	8,600.00	4,632.72	46.13%
521000	FICA Taxes	2,772.22	12,800.53	34,640.00	21,839.47	36.95%
522000	Retirement Contributions	2,197.22	13,176.45	46,405.00	33,228.55	28.39%
523000	Group Health Insurance	13,629.96	49,152.31	89,985.00	40,832.69	54.62%
524000	Workers Compensation	0.00	591.98	4,035.00	3,443.02	14.67%
525000	Unemployment Compensation	60.81	367.75	935.00	567.25	39.33%
531000	Professional Services	0.00	0.00	45,000.00	45,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	25,000.00	25,000.00	0.00%
534101	Public Relations	2,004.68	13,026.97	20,000.00	6,973.03	65.13%
540000	Travel and Per Diem	0.00	1,595.59	15,000.00	13,404.41	10.64%
541000	Communication Services	6,576.00	19,589.98	40,000.00	20,410.02	48.97%
554000	Books Pub & Memberships	0.00	990.00	4,000.00	3,010.00	24.75%
555000	Training	0.00	0.00	4,250.00	4,250.00	0.00%
Total for Village Manager		62,864.65	324,896.33	781,910.00	457,013.67	41.55%

Page Number 4 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
110-Village Attorney						
531101	Legal Services	23,989.34	105,616.55	275,000.00	169,383.45	38.41%
531102	Land Use Legal Services	3,284.50	10,700.50	50,000.00	39,299.50	21.40%
531103	Code Enforcement Legal	0.00	0.00	10,000.00	10,000.00	0.00%
531106	Land Dev Code Legal	0.00	0.00	10,000.00	10,000.00	0.00%
531109	Miscellaneous legal	0.00	0.00	15,000.00	15,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	15,000.00	15,000.00	0.00%
Total for Village Attorney		27,273.84	116,317.05	375,000.00	258,682.95	31.02%
115-Village Clerk						
512000	Regular Salaries & Wages	3,621.52	21,712.68	190,970.00	169,257.32	11.37%
521000	FICA Taxes	277.06	1,661.10	14,650.00	12,988.90	11.34%
522000	Retirement Contributions	1,182.56	7,091.66	11,590.00	4,498.34	61.19%
523000	Group Health Insurance	0.00	0.00	24,870.00	24,870.00	0.00%
524000	Workers Compensation	0.00	49.45	1,715.00	1,665.55	2.88%
525000	Unemployment Compensation	55.53	331.46	875.00	543.54	37.88%
531117	Election Services	0.00	0.00	0.00	0.00	0.00%
534102	Codification	0.00	0.00	3,090.00	3,090.00	0.00%
540000	Travel and Per Diem	0.00	0.00	1,290.00	1,290.00	0.00%
548000	Legal Notices	241.98	661.72	5,150.00	4,488.28	12.85%
554000	Books Pub & Memberships	0.00	0.00	515.00	515.00	0.00%
555000	Training	0.00	0.00	775.00	775.00	0.00%
Total for Village Clerk		5,378.65	31,508.07	255,490.00	223,981.93	12.33%
130-Finance						
512000	Regular Salaries & Wages	30,614.61	182,344.11	406,370.00	224,025.89	44.87%
521000	FICA Taxes	2,146.11	12,947.26	31,100.00	18,152.74	41.63%
522000	Retirement Contributions	2,894.78	17,359.63	37,660.00	20,300.37	46.10%

Page Number 5 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
523000	Group Health Insurance	13,316.42	51,613.97	85,470.00	33,856.03	60.39%
524000	Workers Compensation	0.00	414.80	5,440.00	4,924.35	7.63%
525000	Unemployment Compensation	85.07	515.65	1,315.00	-585.00	39.21%
531000	Professional Services	0.00	1,900.00	10,500.00	8,600.00	18.10%
532000	Auditing Services	0.00	0.00	53,550.00	53,550.00	0.00%
540000	Travel and Per Diem	535.00	2,147.25	4,725.00	2,577.75	45.44%
554000	Books Pub & Memberships	0.00	100.00	2,100.00	2,000.00	4.76%
555000	Training	90.00	110.00	2,100.00	1,990.00	5.24%
Total for Finance		49,681.99	269,452.67	640,330.00	369,392.13	42.08%
170-Information Technology						
531110	IT Contracted Services	11,068.26	59,806.78	250,000.00	190,193.22	23.92%
531111	Webmaster Srvs & Maintenance	866.00	12,959.91	100,000.00	87,040.09	12.96%
531112	Audio Visual Services	0.00	0.00	100,000.00	100,000.00	0.00%
552001	Software Licensing	4,480.17	142,014.81	200,000.00	57,985.19	71.01%
552002	Small Tools & Equipment	0.00	355.85	10,000.00	9,644.15	3.56%
564000	Capital Outlay - Mach & Equip	0.00	0.00	10,000.00	10,000.00	0.00%
Total for Information Technology		16,414.43	215,137.35	670,000.00	454,862.65	32.11%
180-General Government						
531112	Audio Visual Services	1,710.00	6,765.00	31,500.00	24,735.00	21.48%
531113	Recruitment Services	3,269.30	14,161.95	20,000.00	5,838.05	70.81%
531114	Lobbying Services	3,993.00	23,958.00	60,000.00	36,042.00	39.93%
534000	Misc Contracted Services	1,875.00	4,455.34	150,000.00	145,544.66	2.97%
540000	Travel and Per Diem	0.00	222.75	5,250.00	5,027.25	4.24%
541000	Communication Services	1,217.69	6,827.94	7,500.00	672.06	91.04%
542000	Freight & Postage	818.37	1,399.37	5,000.00	3,600.63	27.99%
543000	Utilities	6,539.20	28,129.17	62,500.00	34,370.83	45.01%

Page Number 6 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
544100	Building Lease	25,482.39	148,624.60	300,000.00	151,375.40	49.54%
544200	Equipment Rental & Leases	2,454.11	5,339.96	12,500.00	7,160.04	42.72%
545000	Insurance	0.00	242,231.14	250,000.00	7,768.86	96.89%
546000	Repair & Maintenance Services	4,255.25	8,280.49	20,000.00	11,719.51	41.40%
547000	Printing	0.00	0.00	2,500.00	2,500.00	0.00%
549101	State Administrative Fees	0.00	0.00	0.00	0.00	0.00%
549102	Tax Collector Fees	0.00	6.25	0.00	-6.25	0.00%
549103	Contingency	0.00	0.00	125,000.00	125,000.00	0.00%
551000	Office Supplies	600.45	2,805.70	15,000.00	12,194.30	18.70%
552000	Operating Supplies	434.78	2,672.20	25,000.00	22,327.80	10.69%
552005	Bank Charges	0.00	0.00	250.00	250.00	0.00%
554000	Books Pub & Memberships	66.77	348.87	2,000.00	1,651.13	17.44%
564000	Capital Outlay - Mach & Equip	0.00	45,003.64	2,000.00	-43,003.64	2250.18%
Total for General Government		52,716.31	541,232.37	1,094,000.00	597,771.27	49.47%
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	756.00	2,827.00	6,300.00	3,473.00	44.87%
534501	Lee Cty Animal Control Svcs	0.00	0.00	44,625.00	44,625.00	0.00%
Total for Law Enforcement/Security		756.00	2,827.00	50,925.00	48,098.00	5.55%
210-Code Compliance Services						
531115	Special Magistrate Svcs	0.00	0.00	7,725.00	7,725.00	0.00%
531201	Code Compliance Contract Svcs	18,060.89	90,141.34	20,600.00	-69,541.34	437.58%
549105	Other Chrges-Filing Fees	0.00	117.00	950.00	833.00	12.32%
Total for Code Compliance Services		18,060.89	90,258.34	29,275.00	-60,983.34	308.31%
299-Disaster Response						
531000	Professional Services	18,411.30	29,893.51	25,000.00	-4,893.51	119.57%
531116	Disaster Preparedness Services	0.00	0.00	10,000.00	10,000.00	0.00%

Page Number 7 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Disaster Response		18,411.30	29,893.51	35,000.00	5,106.49	85.41%
360-Physical Environment						
531000	Professional Services	33,297.00	200,028.89	30,000.00	-170,028.89	666.76%
531301	Water Level & Quality Monitor	32,509.98	50,465.98	200,000.00	149,534.02	25.23%
531305	NPDES Compliance	0.00	0.00	15,000.00	15,000.00	0.00%
531415	Reclaimed Water Study	0.00	0.00	0.00	0.00	0.00%
531502	Flood Plain-Corn Rating System	0.00	0.00	100,000.00	100,000.00	0.00%
534000	Misc Contracted Services	13,180.00	37,232.50	50,000.00	12,767.50	74.47%
546301	Stormwater Maint	0.00	0.00	100,000.00	100,000.00	0.00%
549106	Water Quality Joint Advocacy	0.00	5,000.00	10,000.00	5,000.00	50.00%
Total for Physical Environment		78,986.98	292,727.37	505,000.00	212,272.63	57.97%
365-Transportation						
512000	Regular Salaries & Wages	27,525.90	164,396.87	376,450.00	212,053.13	43.67%
521000	FICA Taxes	2,021.80	12,223.38	28,820.00	16,596.62	42.41%
522000	Retirement Contributions	2,441.32	14,640.29	31,760.00	17,119.71	46.10%
523000	Group Health Insurance	12,225.98	44,089.27	77,780.00	33,690.73	56.68%
524000	Workers Compensation	0.00	7,885.25	11,400.00	3,514.75	69.17%
525000	Unemployment Compensation	69.83	428.96	1,100.00	671.04	39.00%
531306	Traffic Counts	0.00	0.00	20,000.00	20,000.00	0.00%
534000	Misc Contracted Services	25,047.37	73,795.29	100,000.00	26,204.71	73.80%
534301	Street Sweeping Services	2,000.00	10,000.00	35,000.00	25,000.00	28.57%
534302	Right-of-Way Permit Review	4,390.59	7,125.88	20,000.00	12,874.12	35.63%
534304	Traffic Study	3,400.00	13,086.00	100,000.00	86,914.00	13.09%
534306	Misc Construction Services	11,099.00	53,161.37	100,000.00	100,000.00	53.16%
540000	Travel and Per Diem	0.00	78.68	7,500.00	7,500.00	1.05%
541000	Communication Services	40.56	207.61	1,000.00	1,000.00	20.76%

Page Number 8 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
543000	Utilities	6,246.21	27,164.19	97,500.00	97,500.00	27.86%
544200	Equipment Rental & Leases	429.00	1,749.00	5,000.00	5,000.00	34.98%
545000	Insurance	0.00	14,533.86	15,000.00	15,000.00	96.89%
546302	Bridge Maintenance	0.00	0.00	15,000.00	15,000.00	0.00%
546304	Irrigation Maintenance	60,358.78	118,908.78	82,500.00	-36,408.78	144.13%
546305	Landscape Maintenance	158,564.05	602,534.16	1,651,000.00	1,048,465.84	36.50%
546306	Mowing Maintenance	0.00	0.00	40,000.00	40,000.00	0.00%
546307	Ditch Maintenance	100.00	100.00	175,000.00	174,900.00	0.06%
546309	Street Light Maintenance	5,942.00	48,063.24	92,500.00	44,436.76	51.96%
546310	Traffic Sign Maintenance	0.00	0.00	50,000.00	50,000.00	0.00%
546311	Traffic Signal Maintenance	0.00	6,123.00	50,000.00	43,877.00	12.25%
546312	Railroad Maintenance	0.00	19,670.00	125,000.00	105,330.00	15.74%
546313	Road Maintenance	0.00	25,444.08	550,000.00	524,555.92	4.63%
552000	Operating Supplies	551.96	2,855.79	6,000.00	3,144.21	47.60%
554000	Books Pub & Memberships	0.00	0.00	2,000.00	2,000.00	0.00%
555000	Training	0.00	75.00	2,000.00	1,925.00	3.75%
Total for Transportation		322,454.35	1,268,339.95	3,869,310.00	2,697,864.76	32.78%
439-Development Services						
512000	Regular Salaries & Wages	13,148.06	129,207.38	596,290.00	467,082.62	21.67%
521000	FICA Taxes	1,005.82	10,241.86	45,650.00	35,408.14	22.44%
522000	Retirement Contributions	1,380.54	13,309.30	47,460.00	34,150.70	28.04%
523000	Group Health Insurance	-1,177.22	16,782.24	68,440.00	51,657.76	24.52%
524000	Workers Compensation	0.00	4,660.29	8,410.00	3,749.71	55.41%
525000	Unemployment Compensation	115.83	690.76	1,575.00	884.24	43.86%
531000	Professional Services	0.00	0.00	20,000.00	20,000.00	0.00%
531315	Growth Model Srvs	0.00	0.00	5,000.00	5,000.00	0.00%

Page Number 9 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual		Amount	Percentage
531316	Development Svcs Manager	0.00	0.00	10,000.00	10,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	10,000.00	10,000.00	0.00%
531403	Land Development Code	0.00	0.00	10,000.00	10,000.00	0.00%
534000	Misc Contracted Services	21,226.40	73,895.90	200,000.00	126,104.10	36.95%
540000	Travel and Per Diem	0.00	0.00	3,500.00	3,500.00	0.00%
548000	Legal Notices	0.00	1,241.72	6,500.00	5,258.28	19.10%
554000	Books Pub & Memberships	0.00	7,813.78	10,000.00	2,186.22	78.14%
555000	Training	0.00	75.00	1,250.00	1,175.00	6.00%
Total for Development Services		35,699.43	257,918.23	1,044,075.00	786,156.77	24.70%
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	0.00	3,633.40	60,000.00	56,366.60	6.06%
521000	FICA Taxes	0.00	270.92	5,000.00	4,729.08	5.42%
524000	Workers Compensation	0.00	0.00	500.00	500.00	0.00%
525000	Unemployment Compensation	0.00	0.00	250.00	250.00	0.00%
531000	Professional Services	7,820.70	48,211.50	7,500.00	-40,711.50	642.82%
549104	Planning & Zoning-Fixed Fee	34,768.00	170,740.23	315,000.00	144,259.77	54.20%
Total for Planning, Zoning, Dev Review		42,588.70	222,856.05	388,250.00	165,393.95	57.40%
601-Parks Master Plan						
531000	Professional Services	40,133.40	175,179.77	330,000.00	154,820.23	0.00%
534601	YMCA Operating Agreement	950.00	6,875.00	137,500.00	130,625.00	5.00%
543000	Utilities	1,472.45	8,172.71	17,050.00	8,877.29	47.93%
544200	Equipment Rental & Leases	722.60	902.68	5,500.00	4,597.32	16.41%
546000	Repair & Maintenance Services	37,851.07	113,705.30	24,750.00	-88,955.30	459.42%
Total for Parks Master Plan		81,129.52	304,835.46	514,800.00	209,964.54	59.21%
Total for General Fund		3,097,646.81	16,440,931.05	35,025,150.00	18,724,632.10	46.94%
110-Building Fee Fund						

Page Number 10 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
445-Building Dept						
531000	Professional Services	0.00	0.00	50,000.00	50,000.00	0.00%
531110	IT Contracted Services	470.79	2,476.44	6,450.00	3,973.56	38.39%
531401	Building Service Contract	146,825.95	831,495.36	1,900,000.00	1,068,504.64	43.76%
541000	Communication Services	188.37	795.72	2,000.00	1,204.28	39.79%
542000	Freight & Postage	151.27	270.27	1,000.00	729.73	27.03%
543000	Utilities	1,288.95	5,062.33	12,500.00	7,437.67	40.50%
544100	Building Lease	5,219.29	30,441.19	66,950.00	36,508.81	45.47%
544200	Equipment Rental & Leases	1,244.65	3,227.55	12,500.00	9,272.45	25.82%
546000	Repair & Maintenance Services	206.77	1,027.89	4,000.00	2,972.11	25.70%
551000	Office Supplies	19.33	452.65	4,000.00	3,547.35	11.32%
552000	Operating Supplies	98.17	158.25	5,000.00	4,841.75	3.17%
552001	Software Licensing	1,275.00	6,375.00	0.00	-6,375.00	0.00%
552009	Credit Card Fees	5,599.27	29,262.40	53,465.00	24,202.60	54.73%
Total for Building Dept		162,587.81	911,045.05	2,117,865.00	1,206,819.95	43.02%
Total for Building Fee Fund		162,587.81	911,045.05	2,117,865.00	1,206,819.95	43.02%
201-Debt Service						
000-Non Divisional						
571000	Principal Payments	0.00	0.00	420,000.00	420,000.00	0.00%
572000	Interest Expense	0.00	0.00	500,000.00	500,000.00	0.00%
Total for Non Divisional		0.00	0.00	420,000.00	420,000.00	0.00%
Total for Debt Service		0.00	0.00	420,000.00	420,000.00	0.00%
300-Capital Projects						
350-Road Impact Fees						
581365	Transfer to Transportation	1,965,321.50	5,907,974.91	0.00	0.00	0.00%
Total for Road Impact Fees		1,965,321.50	5,907,974.91	0.00	0.00	0.00%

Page Number 11 of 12



Village of Estero
Budget Report All Funds
For Month Ending March 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
351-Comm Park Impact Fees						
Total for Comm Park Impact Fees		0.00	0.00	0.00	0.00	0.00%
352-Reg Park Imp Fee						
Total for Reg Park Imp Fee		0.00	0.00	0.00	0.00	0.00%
354-Public Land						
Total for Public Land		0.00	0.00	0.00	0.00	0.00%
355-Park Impact Fees						
581365	Transfer to Transportation	1,268,803.83	1,940,826.59	0.00	0.00	0.00%
Total for Park Impact Fees		1,268,803.83	1,940,826.59	0.00	0.00	0.00%
360-Physical Environment						
563000	Capital Outlay - Infrastructure	765,758.72	1,418,383.71	14,125,106.00	12,706,722.29	10.04%
Total for Physical Environment		765,758.72	1,418,383.71	14,125,106.00	12,706,722.29	10.04%
365-Transportation						
563000	Capital Outlay - Infrastructure	1,002,290.50	3,951,782.34	16,050,000.00	12,098,217.66	24.62%
Total for Transportation		1,002,290.50	3,951,782.34	16,050,000.00	12,098,217.66	24.62%
366-Gas Tax						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
Total for Gas Tax		0.00	0.00	0.00	0.00	0.00%
600-Parks & Recreation						
561000	Capital Outlay - Land	0.00	0.00	0.00	0.00	0.00%
563000	Capital Outlay - Infrastructure	3,740,007.16	14,874,311.92	27,295,000.00	12,420,688.08	54.49%
Total for Parks & Recreation		3,740,007.16	14,874,311.92	27,295,000.00	0.00	0.00%
Total for Capital Projects		8,742,181.71	28,093,279.47	57,470,106.00	24,804,939.95	0.00%
Total for Expense		12,002,416.33	45,445,255.57	95,033,121.00	45,156,392.00	47.82%
Net Revenue / Expense		5,260,845.99	8,676,920.91	38,235,763.00	24,106,542.07	22.69%

Page Number 12 of 12



Village of Estero
Available Funds Report
For the Month Ending March 26

Available Funds Report

General Fund Capital Projects	\$ 6,706,971
Building Fee Fund	197,803
Gas Tax Capital Projects	3,450,586
Developer Contribution	217,724
Road Impact Fees	15,659,226
Estero Park Entry Contribution	114,566
Park Imp Fees	117,000
Total Available Funds	<u>\$ 26,463,878</u>

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 6, 2026

Agenda Item:

Amendment to Interlocal Agreement between the Village of Estero and Estero Fire Rescue District pertaining to Fire impact fees

Motion to approve First Amendment to Interlocal Agreement between the Village of Estero and Estero Fire Rescue District

Background:

Lee County hired a consultant to update Fire and EMS impact fees and adopted revised fees on February 3, 2026. Pursuant to State law, increases cannot be effective until 90 days after adoption (May 4, 2026). The Village has an interlocal agreement with both Estero Fire District and San Carlos Park Fire District to collect fire impact fees at time of building permit. Both agreements are from 2017 and need to be amended to reference the new fees.

Description:

The Village collects Fire impact fees for permits issued in the Village and remits them per interlocal agreement to the respective Fire Department (primarily Estero Fire, with a small area of Estero in the San Carlos Park Fire District). Lee County's impact fees for Fire and EMS were last updated in 2018. The County hired a consultant to prepare a study to provide recent and localized data to support adjustments to impact fees. Changes were recently adopted by the County based on the data and adjusted to limit maximum increases based on State law (F.S. 163.31801).

The County study indicated that the proposed fees exceed the maximum increase allowed by statute. Increases greater than 25% but not more than 50% must be phased in over 4 equal annual installments. Because of this, fees will increase effective May 4, 2026; May 4, 2027; May 4, 2028; and May 4, 2029.

Action Requested:

Motion to approve First Amendment to Interlocal Agreement between the Village of Estero and Estero Fire Rescue District

Process and Timeline:

Lee County adopted updated Fire and EMS impact fees which are effective on May 4, 2026.

Financial Impact:

The updated fees will result in some additional revenue to the Fire Districts depending on the level of permitting activity. The Village retains a 3% fee to offset the cost of administering the program.

Prepared By: _____ Mary Gibbs _____

Attachments:

1. First Amendment to Interlocal Agreement Between Village of Estero and Estero Fire Rescue District
2. Current Fees and New Fees Effective May 4, 2026 for Estero Fire
3. Lee County Ordinance 26-01

**FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE
VILLAGE OF ESTERO AND ESTERO FIRE RESCUE DISTRICT**

THIS AGREEMENT is hereby entered into on this 6th day of May, 2026 (the “**Effective Date**”) by and between the Village of Estero, a Florida municipal corporation (hereinafter “the Village”), and the Estero Fire Rescue District, a Florida independent special district (hereinafter “the District”), collectively referred to as “the Parties.”

WHEREAS, Florida Statutes § 163.01, the Florida Interlocal Cooperation Act of 1969 (the Act), was enacted to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the Act provides that a Florida public agency “may exercise jointly with any other public agency of the state, of any other state, or of the United States Government any power, privilege, or authority which such agencies share in common and which each might exercise separately”, and that such joint exercises of power “shall be made by contract in the form of an interlocal agreement”; and

WHEREAS, pursuant to § 2-385 of the Lee County Code, Lee County imposes a fire protection impact fee on new development; and

WHEREAS, § 2-382 of the Lee County Code provides, in relevant part, that fire protection impact fees established by the County apply “in the area of those municipalities within the County that enter into interlocal agreements with the County for the collection of the fire impact fees”; and

WHEREAS, since the Village became incorporated in 2014, the County has historically deferred to the Village to collect and remit County fire impact fees directly to the fire districts serving the Village; and

WHEREAS, pursuant to that deference, on November 15th 2017, the District executed an Interlocal Agreement (the “Agreement”) with the Village of Estero for the District to provide fire protection services within the District’s service area; and

WHEREAS, among other things, the Agreement called for the Village to collect County fire impact fees but referencing only a now-outdated fee schedule; and

WHEREAS, the Lee County Commission has adopted a new fire protection impact fee schedule which became effective May 4th 2026; and

WHEREAS, having recently learned of the new fee schedule, the Parties have determined that the Agreement must be updated to incorporate the new schedule and reference current Village collection procedures; and

WHEREAS, the Village and District have collaboratively discussed the terms of this First Amendment to the Agreement which both Parties deem to be in their respective best interests.

NOW THEREFORE, the Agreement is amended as follows:

- 1) Section Three of the Agreement is hereby amended as follows:

The schedule of fire impact fees within the DISTRICT'S jurisdictional boundary that are ~~established currently collected by Lee County and revised from time to time and disbursed to the DISTRICT as a provision of the current building permit fee collection procedure~~ shall be collected by the VILLAGE and disbursed to the DISTRICT pursuant to this Agreement on and after January 1, 2016 in accordance with the VILLAGE'S most current permit fee collection procedures Land Development Code, and the VILLAGE Ordinances 2015-12 (Establishment of the Estero Community Development Department) and 2015-13 (Establishment of Cost Recover and Fixt Fees), and Resolution 2015-68 (Fee Schedule under the Land Development Code), collectively the "Ordinances."

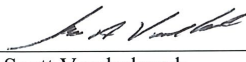
- 2) Remainder Preserved: Other than the amendments expressly set forth herein, the remainder of the Agreement between the Parties shall remain in force and effect.
- 3) Severability: Should any section, sentence or clause of this First Amendment be deemed unlawful by a court of competent jurisdiction, no other provision thereof shall be affected and all other provisions of this First Amendment shall continue in full force and effect to the extent permitted by law.
- 4) Effective Date: Notwithstanding the actual date(s) of execution by the Parties, this First Amendment shall be effective as of the Effective Date set forth in the introductory paragraph.
- 5) Recording Requirement: Pursuant to Florida Statutes § 163.01(11), Florida Statutes, this Agreement shall be effective upon the filing of a fully executed copy of the Agreement with the Clerk of the Circuit Court of Lee District, Florida. The Parties agree that the District shall file the Agreement and provide a copy thereof to the Village.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed.

VILLAGE OF ESTERO

**ESTERO FIRE RESCUE DISTRICT, a
Florida independent special district**

By: _____
Steve Sarkozy
Village Manager

By:  _____
Scott Vanderbrook
Chief

Estero						
TYPE	UNIT	CURRENT FEE	EFFECTIVE 5/4/2026	EFFECTIVE 5/4/2027	EFFECTIVE 5/4/2028	EFFECTIVE 5/4/2028
SFR/MH Lot	Dwelling Unit	\$766.00	\$861.75	\$957.50	\$1,053.25	\$1,149.00
Public or Private Warehouse	1,000 sf	\$84.00	\$87.50	\$91.00	\$91.00	\$91.00
General Industrial	1,000 sf	\$146.00	\$162.25	\$178.50	\$194.75	\$211.00
Multiple Family	Dwelling Unit	\$582.00	\$642.75	\$703.50	\$764.25	\$825.00
MH or RV Park	Pad/Park Site	\$559.00	\$628.75	\$698.50	\$768.25	\$838.00
Hotel/Motel	Room	\$368.00	\$414.00	\$460.00	\$506.00	\$552.00
Retail Less Than 40,000 sf	1,000 sf	\$820.00	\$922.50	\$1,025.00	\$1,127.50	\$1,230.00
Retail 40,000 to 150,000 sf	1,000 sf	\$820.00	\$922.50	\$1,025.00	\$1,127.50	\$1,230.00
Retail Greater Than 150,000 sf	1,000 sf	\$820.00	\$922.50	\$1,025.00	\$1,127.50	\$1,230.00
Office	1,000 sf	\$398.00	\$447.75	\$497.50	\$547.25	\$597.00
Public or Institutional	1,000 sf	\$237.00	\$266.50	\$296.00	\$325.50	\$355.00

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LEE COUNTY ORDINANCE NO. 26-01

AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTERS 2, 6 AND 34; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Section 125.01(1)(h) authorizes counties to establish, coordinate, and enforce zoning regulations necessary for the protection of the public; and,

WHEREAS, the Board of County Commissioners adopted the Lee County Land Development Code which contains regulations applicable to the development of land in Lee County; and,

WHEREAS, the Board of County Commissioners of Lee County, Florida, has adopted a comprehensive Land Development Code (LDC); and,

WHEREAS, Goal 4 of the Lee County Comprehensive Land Use Plan (Lee Plan) states: Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources; and,

WHEREAS, the Land Development Code Advisory Committee (LDCAC) was created by the Board of County Commissioners to explore amendments to the LDC; and,

WHEREAS, the LDCAC has reviewed the proposed amendments to the LDC on November 14, 2025, and recommended approval of the proposed amendments as modified; and,

WHEREAS, the Executive Regulatory Oversight Committee reviewed the proposed amendments to the Code on November 12, 2025, recommended their adoption; and,

WHEREAS, the Local Planning Agency reviewed the proposed amendments on December 8, 2025, and found them consistent with the Lee Plan, as indicated.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: AMENDMENT TO LDC CHAPTER 2

Lee County Land Development Code Chapter 2 is amended as follows with strike through identifying deleted text and underline identifying new text.

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CHAPTER 2 – ADMINISTRATION

ARTICLE VI. – IMPACT FEES

DIVISION 1. – GENERALLY

Sec. 2-231. - Compliance with Florida Impact Fee Act.

- (a) In accordance with the Florida Impact Fee Act (F.S. § 163.31801) adopted as part of F.S. Ch. 163, the County will provide for accounting and reporting of impact fee collections and expenditures. The County will account for the revenues and expenditures of impact fees that address infrastructure needs in a separate accounting fund.
- (b) Audits of County financial statements that are performed by a certified public accountant in accordance with F.S. § 218.39, and submitted to the auditor general, must include an affidavit signed by the Chief Financial Officer of the County confirming that the County has complied with the annual financial audit reporting requirements of the Uniform Local Government Financial Management and Reporting Act (F.S. § 218.30 et seq.) and the Florida Impact Fee Act (F.S. § 163.31801).
- (c) The calculation of impact fees must be based on the most recent and localized data available.
- (d) The administrative charges for the collection of impact fees must be limited to actual costs.
- (e) Pursuant to Section 163.31801, Florida Statutes, any increase to an adopted impact fee shall be implemented in compliance with the statutory requirements, including maximum allowable fee increases and phased fee increase schedule.

DIVISION 5. – FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES IMPACT FEE

Sec. 2-386. - Computation of amount.

- (a) At the option of the feepayer, the amount of the fire and EMS impact fees may be determined by the schedules shown in this subsection. The reference in the schedules to square feet refers to the gross square footage of each floor of a building measured to the exterior walls, and not to usable, interior, rentable, noncommon or other forms of net square footage. The reference in the schedules to recreational vehicles refers to the number of recreational vehicle sites permitted by the applicable final development order. If a building permit is requested for a building with mixed uses, as defined in Section 2-384, then the fee will be determined according to the schedule by apportioning the total space within the

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building according to the space devoted to each principal use. If a permit application involves a type of development not specified on the schedule, then the County Manager will use the fee applicable to the most nearly comparable type of land use on the schedule.

Table 1. Fire Impact Fee Schedule

Fire District	Use and Development Unit											
	Single-Family Residence or Mobile Home on Individual Lot Per Dwelling	Multi-Family Per Dwelling	Mobile Home or Recreational Vehicle in Mobile Home/RV Park Per Space	Hotel/Motel Per Room	Retail Per 1,000 sq. ft.	Retail less than 40,000 sf Per 1,000 sq. ft.	Retail 40,000 to 150,000 sf Per 1,000 sq. ft.	Retail greater than 150,000 sf Per 1,000 sq. ft.	Office Per 1,000 sq. ft.	Public or Institutional Use Per 1,000 sq. ft.	General Industrial Per 1,000 sq. ft.	Public or Private Warehouse Per 1,000 sq. ft.
Alma ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
Bayshore ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$125.00</u>
Boca Grande	\$766.00	\$582.00	\$559.00	\$368.00	\$820.00	<u>\$820.00</u>	<u>\$820.00</u>	<u>\$820.00</u>	\$398.00	\$237.00	\$146.00	\$84.00
Borita Springs ⁵	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$832.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$96.00</u>
Captiva Island ³	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
Estero ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$825.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$211.00</u>	\$84.00 <u>\$91.00</u>
Fort Myers ⁴	\$338.00 <u>\$507.00</u>	\$257.00 <u>\$385.00</u>	\$247.00 <u>\$370.00</u>	\$162.00 <u>\$243.00</u>	\$362.00	<u>\$543.00</u>	<u>\$543.00</u>	<u>\$543.00</u>	\$176.00 <u>\$264.00</u>	\$105.00 <u>\$157.00</u>	\$64.00 <u>\$96.00</u>	\$37.00 <u>\$55.00</u>
Fort Myers Beach ³	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
Fort Myers Shores ³	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$849.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$102.00</u>
Iona-McGregor ²	\$626.00 <u>\$939.00</u>	\$476.00 <u>\$489.00</u>	\$457.00 <u>\$501.00</u>	\$300.00 <u>\$450.00</u>	\$670.00	<u>\$1,005.00</u>	<u>\$1,005.00</u>	<u>\$1,005.00</u>	\$326.00 <u>\$400.00</u>	\$194.00 <u>\$291.00</u>	\$119.00 <u>\$125.00</u>	\$69.00 <u>\$54.00</u>
Lee County Airports ⁵	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
Lehigh Acres ¹	\$663.00 <u>\$966.00</u>	\$504.00 <u>\$480.00</u>	\$484.00 <u>\$492.00</u>	\$318.00 <u>\$477.00</u>	\$709.00	<u>\$1,063.00</u>	<u>\$1,063.00</u>	<u>\$1,063.00</u>	\$345.00 <u>\$392.00</u>	\$206.00 <u>\$309.00</u>	\$126.00 <u>\$123.00</u>	\$73.00 <u>\$53.00</u>
Matlacha-Pine Island ³	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
North Fort Myers ³	\$276.00 <u>\$414.00</u>	\$210.00 <u>\$208.00</u>	\$201.00 <u>\$213.00</u>	\$132.00 <u>\$198.00</u>	\$295.00	<u>\$442.00</u>	<u>\$442.00</u>	<u>\$442.00</u>	\$144.00 <u>\$212.00</u>	\$86.00 <u>\$129.00</u>	\$52.00 <u>\$66.00</u>	\$30.00 <u>\$28.00</u>
Sar Carlos Park ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$117.00</u>
Saribel ³	\$766.00	\$582.00	\$559.00	\$368.00	\$820.00	<u>\$820.00</u>	<u>\$820.00</u>	<u>\$820.00</u>	\$398.00	\$237.00	\$146.00	\$84.00
South Trail ²	\$534.00	\$406.00 <u>\$464.00</u>	\$390.00 <u>\$476.00</u>	\$256.00 <u>\$384.00</u>	\$571.00	<u>\$856.00</u>	<u>\$856.00</u>	<u>\$856.00</u>	\$278.00 <u>\$379.00</u>	\$166.00 <u>\$249.00</u>	\$101.00 <u>\$119.00</u>	\$59.00 <u>\$51.00</u>
Tice ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$675.00</u>	\$559.00 <u>\$692.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$590.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$185.00</u>	\$84.00 <u>\$79.00</u>
Upper Captiva ²	\$766.00	\$582.00	\$559.00	\$368.00	\$820.00	<u>\$820.00</u>	<u>\$820.00</u>	<u>\$820.00</u>	\$398.00	\$237.00	\$146.00	\$84.00

Notes:

- ¹ Fire Control and Rescue Service District
- ² Fire Protection and Rescue Service District
- ³ Fire Control District
- ⁴ Municipality of Fort Myers
- ⁵ Fire Department
- ⁶ Fire Control and Rescue District

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Table 2. EMS Impact Fee Schedule for County EMS Service Area

<i>Land Use</i>	<i>Development Unit</i>	<i>EMS Impact Fee per Unit</i>
Single-family residence or mobile home on individual lot	Dwelling	\$55.00 <u>\$65.00</u>
Multifamily (includes timeshare)	Dwelling	\$42.00 <u>\$38.00</u>
Mobile home or recreational vehicle in mobile home/RV park	Space	\$40.00 <u>\$35.00</u>
Hotel/motel	Room	\$26.00 <u>\$39.00</u>
Retail	1,000 sq. ft.	\$59.00 <u>\$88.00</u>
Office	1,000 sq. ft.	\$29.00 <u>\$33.00</u>
Public or institutional use	1,000 sq. ft.	\$17.00 <u>\$25.00</u>
General industrial	1,000 sq. ft.	\$10.00
Public or private warehouse	1,000 sq. ft.	\$6.00 <u>\$4.00</u>

Remainder of section remains unchanged.

Sec. 2-390. - Use of funds.

- (a) Funds collected from fire and EMS impact fees must be used for the purpose of capital improvements to and expansion of fire protection and emergency medical services. Fire and EMS impact fee collections, including any interest earned thereon, less administrative costs retained pursuant to Subsection (e) of this section, will be used exclusively for capital improvements or expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were collected. These impact fee funds must be segregated from other kinds and expended in the order in which they are collected. Funds may be used or pledged in the course of bonding or other lawful financing techniques, so long as the proceeds raised thereby are used for the purpose of land acquisition and capital improvements to and expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were used or pledged. Funds may be used as allowed by FS 163.31801(4)(i). If these funds or pledges of funds are combined with other revenue sources in a dual or multipurpose bond issue or other revenue-raising device, then the proceeds raised thereby must be divided and segregated in a manner that will cause the amount of the proceeds reserved for the benefit of the participating fire and EMS impact fee benefit district to bear the same ratio to the total funds collected as the amount of the participating fire and EMS impact fee benefit district funds used or pledged bears to the total funds used or pledged.

Remainder of section remains unchanged.

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SECTION TWO: AMENDMENT TO LDC CHAPTER 6

Lee County Land Development Code Chapter 6 is amended as follows with strike through identifying deleted text and underline identifying new text.

CHAPTER 6 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE II. – CODES AND STANDARDS

DIVISION 1. - GENERALLY

Sec. 6-45. - Permit fees.

The Board of County Commissioners has the power to determine and set reasonable permit fees. A schedule of these fees ~~shall be~~ is published as a part of the Lee County Administrative Code and copies of such schedule may be ~~obtained at the County Department of Public Resources~~ found on the County website.

DIVISION 2. – BOARD OF ADJUSTMENT AND APPEALS

Sec. 6-73. - Board established; jurisdiction.

There is hereby established a Board of Adjustment and Appeals, which will be known as the Lee County Board of Adjustment and Appeals. The purpose of this Board is to hear and decide appeals from the decision of the Building Official, Fire Official, ~~County Flood Insurance Coordinator (Coordinator)~~ Floodplain Administrator, or their designees, on any of the various standard codes regulated and enforced by the County. Appointment of members and rules of procedure for the Lee County Board of Adjustment and Appeals are provided in Lee County Administrative Code.

~~Sec. 6-74. -- Membership; appointment of members.~~

~~The Board of Adjustment and Appeals will consist of 13 members as follows: one architect or engineer, one general contractor, one residential or building contractor, one plumbing contractor, one electrical contractor, one mechanical contractor, one aluminum contractor, one solar contractor, one representative from the fire service, one roofing contractor, one sign or outdoor advertising contractor, one mobile home installer and one representative of disabled persons. Members of the County Board of Adjustment and Appeals will be appointed by the Board of County Commissioners.~~

~~Sec. 6-75. -- Term of office.~~

~~Members shall be appointed to the Board of Adjustment and Appeals for a term of four years. Vacancies shall be filled for an unexpired term in the same manner in which original appointments are required to be made; providing, however, that any appointment to fill a vacancy for an unexpired term shall be made only to fill the completion of the~~

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~~original term. Continued unexcused absence of any member from three consecutive regular meetings of the Board shall be construed as a voluntary resignation, and the Board of County Commissioners shall appoint a new member to fulfill the unexpired term of the resigned member.~~

~~Sec. 6-76. -- Quorum.~~

~~Five members of the Board of Adjustment and Appeals shall constitute a quorum. Variation with respect to the application of any provision of the standard code or modification of any order of the Building Official, Fire Official, coordinator or their designees, requires an affirmative of the majority vote among the Board members present. Any member of the Board of Adjustment and Appeals shall not act in any case in which he has a personal interest.~~

~~Sec. 6-77. -- Meetings; rules of procedure.~~

~~The Board of Adjustment and Appeals shall establish rules and regulations for its own procedure not inconsistent with this Land Development Code or the County Administrative Code. Such procedure shall be approved and designated by resolution of the Board of County Commissioners or become a part of the County Administrative Code. The Board of Adjustment and Appeals shall meet at regular intervals, to be determined by its Chairman, or, in any event, the Board shall meet within 15 days after an appeal has been filed unless good cause for delay can be shown.~~

~~Sec. 6-78. -- Records.~~

~~The Building Official or his designee shall act as ex-officio secretary of the Board of Adjustment and Appeals, and shall make a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member participating therein, the absence of a member, and any failure of a member to vote.~~

~~Sec. 6-79. -- Funding; staff.~~

~~The Board of County Commissioners is hereby authorized to annually expend such County funds and do all things and employ such clerical and other help as may be necessary to effectuate the purposes of this division. Such purposes are hereby determined and declared to be County purposes.~~

~~Sec. 6-80. -- Right of appeal; notice of appeal.~~

~~(a) When it is claimed that the true intent and meaning of a code or any of the regulations thereunder have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of the Building Official, Fire Official, Floodplain Coordinator or their designees to the Board of Adjustment and Appeals. Notice of appeal must be in writing and filed within 30 days after the decision is rendered by the Building~~

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

~~Official, Fire Official, Floodplain Coordinator or their designees. Requests for appeal must be on forms provided by the Department of Community Development. The fee required by the administrative code must accompany the notice of appeal.~~

- ~~(b) In the case of a building or structure which in the opinion of the Building Official is unsafe or dangerous, the Building Official may, in his order, limit the time for such appeal to a shorter period.~~

~~Sec. 6-81. - Variations; modification of orders.~~

- ~~(a) The Board of Adjustment and Appeals, pursuant to an appeal from a decision of the Fire Official, Floodplain Coordinator or their designees, may vary the application of a code to any particular case when, in its opinion and based upon sufficient evidence, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of a code or public interest, or when, in its opinion and based upon sufficient evidence to the contrary, the interpretation of the Fire Official, Floodplain Coordinator or their designees should be modified or reversed.~~
- ~~(b) Decisions of the Board of Adjustment and Appeals to vary the application of a provision of a code or to modify an order of the Fire Official, Floodplain Coordinator or their designee must specify the variation or modification made, the conditions upon which it is made, and the reasons therefor.~~
- ~~(c) Pursuant to F.S. § 553.73(5), the variance procedures adopted in Article IV of this chapter, Flood Hazard Reduction, will apply to requests submitted for variances to the provisions of Section 1612.4 of the Florida Building Code, Building or, as applicable, the provisions of Section R322 of the Florida Building Code, Residential. This section does not apply to Section 3109 of the Florida Building Code, Building.~~

~~Sec. 6-82. - Decisions.~~

- ~~(a) Decisions of the Board of Adjustment and Appeals will be final; subject, however, to any remedy an aggrieved party might have at law or in equity. Decisions must be in writing and must indicate the vote upon the decision. Decisions of the Board of Adjustment and Appeals must be signed and attested to by the Chairperson of the Board.~~
- ~~(b) The Board of Adjustment and Appeals must, in every case, reach a decision without unreasonable or unnecessary delay.~~
- ~~(c) If a decision of the Board of Adjustment and Appeals reverses or modifies a refusal, order or disallowance of the Fire Official, Coordinator or their designees, or varies the application of a provision of a code, the appropriate official will immediately take action in accordance with that decision.~~

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~~(d) Any aggrieved person may obtain judicial review of the decision of the Board of Adjustment and Appeals by filing a petition for writ of certiorari in the circuit court. Such petition must be filed within 30 calendar days after the Board of Adjustment and Appeals' decision, but not thereafter, pursuant to the Florida Rules of Civil Procedure. The original petition for writ of certiorari must be filed with the Clerk of the Circuit Court. Copies of the petition must be filed with the Department of Community Development for forwarding to the County Attorney's Office.~~

Secs. 6-~~83~~⁷⁴—6-110. Reserved.

DIVISION 3. – BUILDING CODE

Sec. 6-118. - ~~Building permits issued on the basis of an affidavit.~~^{Reserved.}

~~Amend the FBC, Building Section, by adding Section 107.6.1, as follows:~~

~~107.6.1 Building permits issued on the basis of an affidavit. Pursuant to the requirements of federal regulations for participation in the National Flood Insurance Program (44 CFR 59 and 60), the authority granted to the Building Official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood resistance construction requirements of the Florida Building Code.~~

Sec. 6-119. - ~~Reserved.~~ Mandatory structural repairs for condominium and cooperative buildings.

Condominium or cooperative associations or any other owners that are subject to Section 553.899, Florida Statutes, must commence repairs for substantial structural deterioration within the timeframe mandated by Section 553.899, Florida Statutes.

Sec. 6-120. - Critical facilities.

Amend FBC, Building Section 1612.4, pertaining to elevation of buildings, as follows: 1612.4.1 Elevation of ~~Category III and IV~~ Flood Design Class 3 and 4 buildings (critical facilities).

~~The term “critical~~ “Critical facilities,” as defined in the Flood Hazard Reduction Ordinance, shall be located outside the limits of the special flood hazard area where feasible. Construction of new critical facilities shall be permissible within the special flood hazard area if no feasible alternative site is available. If permitted, critical facilities shall be elevated or protected to or above the base flood elevation, plus two feet or the 500-year (0.2 percent chance) flood elevation, whichever is higher. Floodproofing and sealing measures must be implemented to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

shall be provided to all critical facilities to the maximum extent possible. Critical facilities shall be designed to remain operable during such an event.

ARTICLE III. – COASTAL CONSTRUCTION CODE

DIVISION 1. – GENERALLY

Sec. 6-333. - Definitions.

- (a) The following words, terms and phrases, when used in this article, will have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

"Beach or shore" through "State minimum building code" remains unchanged.

~~Substantial improvement means any repair, reconstruction, rehabilitation or improvement of a structure, the cost of which equals or exceeds, over a five-year period, a cumulative total of 50 percent of the market value of the structure either:~~

~~(1) Before the repair or improvement is started; or~~

~~(2) If the structure has been damaged and is being restored before the damage occurred.~~

~~For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term "substantial improvement" includes structures that have incurred repetitive loss or substantial damage, regardless of the actual repair work performed. The term "substantial improvement" does not include any project for improvement of a structure to comply with existing State or local health, sanitary or safety code specifications that are necessary solely to ensure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, or designated as a historic resource, individually, or as a contributing property in a historic district, under Chapter 22.~~

Remainder of section remains unchanged.

ARTICLE IV. – FLOOD HAZARD REDUCTION

DIVISION 1. – ADMINISTRATION

SUBDIVISION III. – DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

Sec. 6-421. - Designation.

The Floodplain Administrator is a designated ~~by the County Manager~~ position in the Department of Community Development. The Floodplain Administrator may delegate performance of certain duties to other employees.

Sec. 6-424. - Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator will:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure ~~will~~ must be the market value before the damage occurred and before any repairs are made;

Remainder of section remains unchanged.

Sec. 6-428. - Other duties of the Floodplain Administrator.

The Floodplain Administrator will have other duties, including, but not limited to:

(1) and (2) remain unchanged.

- (3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions ~~will~~ must be made within six months of such data becoming available;

Remainder of section remains unchanged.

Sec. 6-429. - Floodplain management records.

Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator will maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this article and the flood-resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this article; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this article and the flood-resistant construction requirements of the Florida Building Code. These records are available for public inspection at the County Department of Community Development.

SUBDIVISION VI. - INSPECTIONS

Sec. 6-456. - Manufactured homes.

~~The Building Official must~~ The Floodplain Administrator will inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this article and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor must be submitted to the ~~Building Official~~ Floodplain Administrator.

SUBDIVISION VII. – VARIANCES AND APPEALS

Sec. 6-461. - General authorization to hear and decide requests.

The Board of Adjustment and Appeals ~~must~~ will hear and decide on requests for appeals and requests for variances from the strict application of this article. Pursuant to F.S. § 553.73(5), the Board of Adjustment and Appeals will hear and decide on requests for appeals and requests for variances from the strict application of the flood-resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

Sec. 6-465. - Historic buildings.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood-resistant construction requirements of the Florida Building Code, Existing Building, Chapter ~~44~~ 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance will not be granted and the building and any repair, improvement, and rehabilitation will be subject to the requirements of the Florida Building Code.

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

DIVISION 2. - DEFINITIONS

Sec. 6-479. - Definitions in general.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this article ~~or a request for a variance.~~

"ASCE 24" through "Coastal construction control line" remain unchanged.

Coastal high hazard area means a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V. ~~[Note: The FBC, B defines and uses the term "flood hazard areas subject to high velocity wave action" and the FBC, R uses the term "coastal high hazard areas."]~~

"Conditional Letter of Map Revision (CLOMR)" through "Highest adjacent grade" remain unchanged.

Historic structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter ~~44~~12, Historic Buildings.

"Letter of Map Amendment (LOMA)" through "New construction" remain unchanged.

~~*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 19, 1984.~~

"Park trailer" through "Special flood hazard area" remain unchanged.

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

Start of construction means the date of issuance [of permits](#) for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Remainder of section remains unchanged.

DIVISION 3. – FLOOD-RESISTANT DEVELOPMENT

SUBDIVISION III. – SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS

Sec. 6-487. - Limitations on sites in regulatory floodways.

No development, including, but not limited to, site improvements, and land disturbing activity involving fill or regrading, ~~may~~[will](#) be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 6-446(1) demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

SUBDIVISION IV. – MANUFACTURED HOMES

Sec. 6-490. - General compliance and placement and development requirements.

All manufactured homes installed in flood hazard areas must be installed by an installer that is licensed pursuant to F.S. § 320.8249 and must comply with the requirements of F.A.C. Chapter 15C-1 and the requirements of this article. If located seaward of the coastal construction control line, all manufactured homes must comply with the more restrictive of the applicable requirements.

The placement of manufactured homes or recreational vehicles is prohibited in coastal high hazard areas (Zone V), except in an existing manufactured home or recreational vehicle park or subdivision. A replacement manufactured home or recreational vehicle may be placed on a lot in an existing manufactured home or recreational vehicle park or subdivision, provided the anchoring standards of Section 6-492 and the elevation standards of ~~Sections 6-494 and 6-495, as applicable,~~[Section 6-493](#) are met. New or expanded manufactured home or recreational vehicle parks or subdivisions are prohibited until such time, if ever, that the Lee Plan is amended so as to allow such new or expanded manufactured home or recreational vehicle development.

Sec. 6-493. - Elevation.

All manufactured homes that are placed, replaced or substantially improved in flood hazard areas ~~shall~~[must](#) be elevated such that:

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

- (1) The lowest floor is at or above the base flood elevation plus one foot in flood hazard areas other than coastal high hazard areas, as defined by FEMA.
- (2) The bottom of the frame is at or above the base flood elevation plus one foot in coastal high hazard areas, as defined by FEMA.

SECTION THREE: AMENDMENT TO LDC CHAPTER 34

Lee County Land Development Code Chapter 34 is amended as follows with strike through identifying deleted text and underline identifying new text.

CHAPTER 34 – ZONING

ARTICLE VI. – DISTRICT REGULATIONS

DIVISION 9. – PLANNED DEVELOPMENT DISTRICTS

Sec. 34-940. - Mixed-Use Planned Developments.

- (a) ~~All Mixed-Use Planned Developments must meet or exceed at least two of the following thresholds~~ may contain multiple uses, such as but not limited to:
 - (1) ~~A rResidential or, including mobile homes development of 50 or more dwelling units.~~
 - (2) ~~A cCommercial development or activity that is located on a parcel of two or more acres and includes 30,000 square feet or more of floor area.~~
 - (3) ~~An iIndustrial development or activity that is located on a parcel of two or more acres and includes 30,000 square feet or more of floor area.~~
 - (4) ~~A cCommunity facility facilities development of two or more acres.~~
- (b) Mixed-use developments containing residential uses should be designed to capture within the development a substantial percentage of the vehicular trips that are projected to be generated by those uses at the project's buildout.
- (c) The Master Concept Plan for a mixed-use planned development must clearly ~~indicate the land area to be used for each of the qualifying thresholds, as well as the uses proposed within each of the designated areas~~ identify the uses proposed.

SECTION FOUR: CONFLICTS OF LAW

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements will apply.

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

SECTION FIVE: SEVERABILITY

It is the Board of County Commissioner's intent that if any section, subsection, clause or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance. The Board of County Commissioners further declares its intent that this ordinance would have been adopted if such unconstitutional provision was not included.

SECTION SIX: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code. Sections of this ordinance can be renumbered or relettered and the word "ordinance" can be changed to "section", "article," or other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Administrator, County Manager or designee, without the need for a public hearing.

SECTION SEVEN: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION EIGHT: EFFECTIVE DATE

Except as provided below, this ordinance will take effect upon its filing with the Office of the Secretary of the Florida Department of State and will apply to all projects or applications subject to the LDC unless the development order application for such project is complete or the zoning request is found sufficient before the effective date. All increases in impact fee rates will become effective 90 days after adoption of this Ordinance. Reductions in impact fee rates will become effective on the effective date of this Ordinance.

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Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

Commissioner Ruane made a motion to adopt the foregoing ordinance, seconded by Commissioner Hamman. The vote was as follows:

Kevin Ruane	Aye
Cecil L. Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Trish Petrosky	Aye

DULY PASSED AND ADOPTED this 3rd day of February, 2026.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

Signed by:
BY: *Kevin C. Karnes*
Deputy Clerk



Signed by:
BY: *Cecil Pendergrass*
Cecil L. Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Signed by:
By: *Joseph Adams*
Office of the County Attorney

DocuSign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

**FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM**

COUNTY: Lee COUNTY ORDINANCE #: 26-01
(e.g., 93-001)

PRIMARY KEYFIELD
DESCRIPTOR: Zoning

SECONDARY KEYFIELD
DESCRIPTOR: _____

OTHER KEYFIELD
DESCRIPTOR: _____

ORDINANCE DESCRIPTION: Amend LDC Chs 2, 6 and 34
(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: _____ AMENDMENT #2: _____

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: _____ ; REPEAL #3: _____
REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: _____
KEYFIELD 1 CODE: _____ KEYFIELD 2 CODE: _____
KEYFIELD 3 CODE: _____

Rev. 09/11/02
CODING



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 12, 2026

Kevin Karnes
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 26-01, which was filed in this office on February 12, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 6, 2026

Agenda Item:

Amendment to Interlocal Agreement between the Village of Estero and San Carlos Park Fire Protection and Rescue Services District pertaining to Fire impact fees

Motion to approve First Amendment to Interlocal Agreement between the Village of Estero and San Carlos Park Fire Protection and Rescue Services District.

Background:

Lee County hired a consultant to update Fire and EMS impact fees and adopted revised fees on February 3, 2026. Pursuant to State law, increases cannot be effective until 90 days after adoption (May 4, 2026). The Village has an interlocal agreement with both Estero Fire District and San Carlos Park Fire District to collect fire impact fees at time of building permit. Both agreements are from 2017 and need to be amended to reference the new fees.

Description:

The Village collects Fire impact fees for permits issued in the Village and remits them per interlocal agreement to the respective Fire Department (primarily Estero Fire, with a small area of Estero in the San Carlos Park Fire District). Lee County's impact fees for Fire and EMS were last updated in 2018. The County hired a consultant to prepare a study to provide recent and localized data to support adjustments to impact fees. Changes were recently adopted by the County based on the data and adjusted to limit maximum increases based on State law (F.S. 163.31801).

The County study indicated that the proposed fees exceed the maximum increase allowed by statute. Increases greater than 25% but not more than 50% must be phased in over 4 equal annual installments. Because of this, fees will increase effective May 4, 2026; May 4, 2027; May 4, 2028; and May 4, 2029.

Action Requested:

Motion to approve First Amendment to Interlocal Agreement between the Village of Estero and San Carlos Park Fire Protection and Rescue Services District.

Process and Timeline:

Lee County adopted updated Fire and EMS impact fees which are effective on May 4, 2026.

Financial Impact:

The updated fees will result in some additional revenue to the Fire Districts depending on the level of permitting activity. The Village retains a 3% fee to offset the cost of administering the program.

Prepared By: _____ Mary Gibbs _____

Attachments:

1. First Amendment to Interlocal Agreement Between Village of Estero and San Carlos Park Fire Protection and Rescue Services District
2. Current Fees and New Fees Effective May 4, 2026 for Estero Fire
3. Lee County Ordinance 26-01

**FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE
VILLAGE OF ESTERO AND THE SAN CARLOS PARK FIRE PROTECTION
AND RESCUE SERVICES DISTRICT**

THIS AGREEMENT is hereby entered into on this 6th day of May, 2026 (the “**Effective Date**”) by and between the Village of Estero, a Florida municipal corporation (hereinafter “the Village”), and the San Carlos Park Fire Protection and Rescue Services District, a Florida independent special district (hereinafter “the District”), collectively referred to as “the Parties.”

WHEREAS, Florida Statutes § 163.01, the Florida Interlocal Cooperation Act of 1969 (the Act), was enacted to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the Act provides that a Florida public agency “may exercise jointly with any other public agency of the state, of any other state, or of the United States Government any power, privilege, or authority which such agencies share in common and which each might exercise separately”, and that such joint exercises of power “shall be made by contract in the form of an interlocal agreement”; and

WHEREAS, pursuant to § 2-385 of the Lee County Code, Lee County imposes a fire protection impact fee on new development; and

WHEREAS, § 2-382 of the Lee County Code provides, in relevant part, that fire protection impact fees established by the County apply “in the area of those municipalities within the County that enter into interlocal agreements with the County for the collection of the fire impact fees”; and

WHEREAS, since the Village became incorporated in 2014, the County has historically deferred to the Village to collect and remit County fire impact fees directly to the fire districts serving the Village; and

WHEREAS, pursuant to that deference, on October 12th 2017, the District executed an Interlocal Agreement (the “Agreement”) with the Village of Estero for the District to provide fire protection services within the District’s service area; and

WHEREAS, among other things, the Agreement called for the Village to collect County fire impact fees but referencing only a now-outdated fee schedule; and

WHEREAS, the Lee County Commission has adopted a new fire protection impact fee schedule which became effective May 4th 2026; and

WHEREAS, having recently learned of the new fee schedule, the Parties have determined that the Agreement must be updated to incorporate the new schedule and reference current Village collection procedures; and

WHEREAS, the Village and District have collaboratively discussed the terms of this First Amendment to the Agreement which both Parties deem to be in their respective best interests.

NOW THEREFORE, the Agreement is amended as follows:

- 1) Subsection 1 of Section Three of the Agreement is hereby amended as follows:

The schedule of fire impact fees within the DISTRICT'S jurisdictional boundary that are ~~established currently collected~~ by Lee County ~~and revised from time to time and disbursed to the DISTRICT as a provision of the current building permit fee collection procedure~~ shall be collected by the VILLAGE and disbursed to the DISTRICT pursuant to this Agreement on and after January 1, 2016 in accordance with the VILLAGE'S ~~most current permit fee collection procedures~~ Land Development Code, and the VILLAGE Ordinances 2015-12 (Establishment of the Estero Community Development Department) and 2015-13 (Establishment of Cost Recover and Fixt Fees), and Resolution 2015-68 (Fee Schedule under the Land Development Code), collectively the "Ordinances."

- 2) Remainder Preserved: Other than the amendments expressly set forth herein, the remainder of the Agreement between the Parties shall remain in force and effect.
- 3) Severability: Should any section, sentence or clause of this First Amendment be deemed unlawful by a court of competent jurisdiction, no other provision thereof shall be affected and all other provisions of this First Amendment shall continue in full force and effect to the extent permitted by law.
- 4) Effective Date: Notwithstanding the actual date(s) of execution by the Parties, this First Amendment shall be effective as of the Effective Date set forth in the introductory paragraph.
- 5) Recording Requirement: Pursuant to Florida Statutes § 163.01(11), Florida Statutes, this Agreement shall be effective upon the filing of a fully executed copy of the Agreement with the Clerk of the Circuit Court of Lee District, Florida. The Parties agree that the District shall file the Agreement and provide a copy thereof to the Village.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed.

VILLAGE OF ESTERO

**SAN CARLOS PARK FIRE
PROTECTION AND RESCUE
SERVICES DISTRICT**

By: _____
Steve Sarkozy, Village Manager

By:  _____
David Cambareri, Chief

San Carlos Park						
TYPE	UNIT	CURRENT FEE	EFFECTIVE 5/4/2026	EFFECTIVE 5/4/2027	EFFECTIVE 5/4/2028	EFFECTIVE 5/4/2029
SFR/MH Lot	Dwelling Unit	\$766.00	\$861.75	\$957.50	\$1,053.25	\$1,149.00
Public or Private Warehouse	1,000 sf	\$84.00	\$92.25	\$100.50	\$108.75	\$117.00
General Industrial	1,000 sf	\$146.00	\$164.25	\$182.50	\$200.75	\$219.00
Multiple Family	Dwelling Unit	\$582.00	\$654.75	\$727.50	\$800.25	\$873.00
MH or RV Park	Pad/Park Site	\$559.00	\$628.75	\$698.50	\$768.25	\$838.00
Hotel/Motel	Room	\$368.00	\$414.00	\$460.00	\$506.00	\$552.00
Retail Less Than 40,000 sf	1,000 sf	\$820.00	\$922.50	\$1,025.00	\$1,127.50	\$1,230.00
Retail 40,000 to 150,000 sf	1,000 sf	\$820.00	\$922.50	\$1,025.00	\$1,127.50	\$1,230.00
Retail Greater Than 150,000 sf	1,000 sf	\$820.00	\$922.50	\$1,025.00	\$1,127.50	\$1,230.00
Office	1,000 sf	\$398.00	\$447.75	\$497.50	\$547.25	\$597.00
Public or Institutional	1,000 sf	\$237.00	\$266.50	\$296.00	\$325.50	\$355.00

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LEE COUNTY ORDINANCE NO. 26-01

AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTERS 2, 6 AND 34; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Section 125.01(1)(h) authorizes counties to establish, coordinate, and enforce zoning regulations necessary for the protection of the public; and,

WHEREAS, the Board of County Commissioners adopted the Lee County Land Development Code which contains regulations applicable to the development of land in Lee County; and,

WHEREAS, the Board of County Commissioners of Lee County, Florida, has adopted a comprehensive Land Development Code (LDC); and,

WHEREAS, Goal 4 of the Lee County Comprehensive Land Use Plan (Lee Plan) states: Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources; and,

WHEREAS, the Land Development Code Advisory Committee (LDCAC) was created by the Board of County Commissioners to explore amendments to the LDC; and,

WHEREAS, the LDCAC has reviewed the proposed amendments to the LDC on November 14, 2025, and recommended approval of the proposed amendments as modified; and,

WHEREAS, the Executive Regulatory Oversight Committee reviewed the proposed amendments to the Code on November 12, 2025, recommended their adoption; and,

WHEREAS, the Local Planning Agency reviewed the proposed amendments on December 8, 2025, and found them consistent with the Lee Plan, as indicated.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: AMENDMENT TO LDC CHAPTER 2

Lee County Land Development Code Chapter 2 is amended as follows with strike through identifying deleted text and underline identifying new text.

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CHAPTER 2 – ADMINISTRATION

ARTICLE VI. – IMPACT FEES

DIVISION 1. – GENERALLY

Sec. 2-231. - Compliance with Florida Impact Fee Act.

- (a) In accordance with the Florida Impact Fee Act (F.S. § 163.31801) adopted as part of F.S. Ch. 163, the County will provide for accounting and reporting of impact fee collections and expenditures. The County will account for the revenues and expenditures of impact fees that address infrastructure needs in a separate accounting fund.
- (b) Audits of County financial statements that are performed by a certified public accountant in accordance with F.S. § 218.39, and submitted to the auditor general, must include an affidavit signed by the Chief Financial Officer of the County confirming that the County has complied with the annual financial audit reporting requirements of the Uniform Local Government Financial Management and Reporting Act (F.S. § 218.30 et seq.) and the Florida Impact Fee Act (F.S. § 163.31801).
- (c) The calculation of impact fees must be based on the most recent and localized data available.
- (d) The administrative charges for the collection of impact fees must be limited to actual costs.
- (e) Pursuant to Section 163.31801, Florida Statutes, any increase to an adopted impact fee shall be implemented in compliance with the statutory requirements, including maximum allowable fee increases and phased fee increase schedule.

DIVISION 5. – FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES IMPACT FEE

Sec. 2-386. - Computation of amount.

- (a) At the option of the feepayer, the amount of the fire and EMS impact fees may be determined by the schedules shown in this subsection. The reference in the schedules to square feet refers to the gross square footage of each floor of a building measured to the exterior walls, and not to usable, interior, rentable, noncommon or other forms of net square footage. The reference in the schedules to recreational vehicles refers to the number of recreational vehicle sites permitted by the applicable final development order. If a building permit is requested for a building with mixed uses, as defined in Section 2-384, then the fee will be determined according to the schedule by apportioning the total space within the

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building according to the space devoted to each principal use. If a permit application involves a type of development not specified on the schedule, then the County Manager will use the fee applicable to the most nearly comparable type of land use on the schedule.

Table 1. Fire Impact Fee Schedule

	Use and Development Unit											
Fire District	Single-Family Residence or Mobile Home on Individual Lot Per Dwelling	Multi-Family Per Dwelling	Mobile Home or Recreational Vehicle in Mobile Home/RV Park Per Space	Hotel/Motel Per Room	Retail Per 1,000 sq. ft.	Retail less than 40,000 sf Per 1,000 sq. ft.	Retail 40,000 to 150,000 sf Per 1,000 sq. ft.	Retail greater than 150,000 sf Per 1,000 sq. ft.	Office Per 1,000 sq. ft.	Public or Institutional Use Per 1,000 sq. ft.	General Industrial Per 1,000 sq. ft.	Public or Private Warehouse Per 1,000 sq. ft.
Alma ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
Bayshore ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$125.00</u>
Boca Grande	\$766.00	\$582.00	\$559.00	\$368.00	\$820.00	<u>\$820.00</u>	<u>\$820.00</u>	<u>\$820.00</u>	\$398.00	\$237.00	\$146.00	\$84.00
Borlita Springs ⁵	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$832.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$96.00</u>
Captiva Island ³	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
Estero ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$825.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$211.00</u>	\$84.00 <u>\$91.00</u>
Fort Myers ⁴	\$338.00 <u>\$507.00</u>	\$257.00 <u>\$385.00</u>	\$247.00 <u>\$370.00</u>	\$162.00 <u>\$243.00</u>	\$362.00	<u>\$543.00</u>	<u>\$543.00</u>	<u>\$543.00</u>	\$176.00 <u>\$264.00</u>	\$105.00 <u>\$157.00</u>	\$64.00 <u>\$96.00</u>	\$37.00 <u>\$55.00</u>
Fort Myers Beach ³	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
Fort Myers Shores ³	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$849.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$102.00</u>
Iona-McGregor ²	\$626.00 <u>\$939.00</u>	\$476.00 <u>\$489.00</u>	\$457.00 <u>\$501.00</u>	\$300.00 <u>\$450.00</u>	\$670.00	<u>\$1,005.00</u>	<u>\$1,005.00</u>	<u>\$1,005.00</u>	\$326.00 <u>\$400.00</u>	\$194.00 <u>\$291.00</u>	\$119.00 <u>\$125.00</u>	\$69.00 <u>\$54.00</u>
Lee County Airports ⁵	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
Lehigh Acres ¹	\$663.00 <u>\$966.00</u>	\$504.00 <u>\$480.00</u>	\$484.00 <u>\$492.00</u>	\$318.00 <u>\$477.00</u>	\$709.00	<u>\$1,063.00</u>	<u>\$1,063.00</u>	<u>\$1,063.00</u>	\$345.00 <u>\$392.00</u>	\$206.00 <u>\$309.00</u>	\$126.00 <u>\$123.00</u>	\$73.00 <u>\$53.00</u>
Matlacha-Pine Island ³	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$126.00</u>
North Fort Myers ³	\$276.00 <u>\$414.00</u>	\$210.00 <u>\$208.00</u>	\$201.00 <u>\$213.00</u>	\$132.00 <u>\$198.00</u>	\$295.00	<u>\$442.00</u>	<u>\$442.00</u>	<u>\$442.00</u>	\$144.00 <u>\$212.00</u>	\$86.00 <u>\$129.00</u>	\$52.00 <u>\$66.00</u>	\$30.00 <u>\$28.00</u>
Sar Carlos Park ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$873.00</u>	\$559.00 <u>\$838.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$597.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$219.00</u>	\$84.00 <u>\$117.00</u>
Saribel ³	\$766.00	\$582.00	\$559.00	\$368.00	\$820.00	<u>\$820.00</u>	<u>\$820.00</u>	<u>\$820.00</u>	\$398.00	\$237.00	\$146.00	\$84.00
South Trail ²	\$534.00	\$406.00 <u>\$464.00</u>	\$390.00 <u>\$476.00</u>	\$256.00 <u>\$384.00</u>	\$571.00	<u>\$856.00</u>	<u>\$856.00</u>	<u>\$856.00</u>	\$278.00 <u>\$379.00</u>	\$166.00 <u>\$249.00</u>	\$101.00 <u>\$119.00</u>	\$59.00 <u>\$51.00</u>
Tice ²	\$766.00 <u>\$1,149.00</u>	\$582.00 <u>\$675.00</u>	\$559.00 <u>\$692.00</u>	\$368.00 <u>\$552.00</u>	\$820.00	<u>\$1,230.00</u>	<u>\$1,230.00</u>	<u>\$1,230.00</u>	\$398.00 <u>\$590.00</u>	\$237.00 <u>\$355.00</u>	\$146.00 <u>\$185.00</u>	\$84.00 <u>\$79.00</u>
Upper Captiva ²	\$766.00	\$582.00	\$559.00	\$368.00	\$820.00	<u>\$820.00</u>	<u>\$820.00</u>	<u>\$820.00</u>	\$398.00	\$237.00	\$146.00	\$84.00

Notes:

- ¹ Fire Control and Rescue Service District
- ² Fire Protection and Rescue Service District
- ³ Fire Control District
- ⁴ Municipality of Fort Myers
- ⁵ Fire Department
- ⁶ Fire Control and Rescue District

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Table 2. EMS Impact Fee Schedule for County EMS Service Area

<i>Land Use</i>	<i>Development Unit</i>	<i>EMS Impact Fee per Unit</i>
Single-family residence or mobile home on individual lot	Dwelling	\$55.00 <u>\$65.00</u>
Multifamily (includes timeshare)	Dwelling	\$42.00 <u>\$38.00</u>
Mobile home or recreational vehicle in mobile home/RV park	Space	\$40.00 <u>\$35.00</u>
Hotel/motel	Room	\$26.00 <u>\$39.00</u>
Retail	1,000 sq. ft.	\$59.00 <u>\$88.00</u>
Office	1,000 sq. ft.	\$29.00 <u>\$33.00</u>
Public or institutional use	1,000 sq. ft.	\$17.00 <u>\$25.00</u>
General industrial	1,000 sq. ft.	\$10.00
Public or private warehouse	1,000 sq. ft.	\$6.00 <u>\$4.00</u>

Remainder of section remains unchanged.

Sec. 2-390. - Use of funds.

- (a) Funds collected from fire and EMS impact fees must be used for the purpose of capital improvements to and expansion of fire protection and emergency medical services. Fire and EMS impact fee collections, including any interest earned thereon, less administrative costs retained pursuant to Subsection (e) of this section, will be used exclusively for capital improvements or expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were collected. These impact fee funds must be segregated from other kinds and expended in the order in which they are collected. Funds may be used or pledged in the course of bonding or other lawful financing techniques, so long as the proceeds raised thereby are used for the purpose of land acquisition and capital improvements to and expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were used or pledged. Funds may be used as allowed by FS 163.31801(4)(i). If these funds or pledges of funds are combined with other revenue sources in a dual or multipurpose bond issue or other revenue-raising device, then the proceeds raised thereby must be divided and segregated in a manner that will cause the amount of the proceeds reserved for the benefit of the participating fire and EMS impact fee benefit district to bear the same ratio to the total funds collected as the amount of the participating fire and EMS impact fee benefit district funds used or pledged bears to the total funds used or pledged.

Remainder of section remains unchanged.

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SECTION TWO: AMENDMENT TO LDC CHAPTER 6

Lee County Land Development Code Chapter 6 is amended as follows with strike through identifying deleted text and underline identifying new text.

CHAPTER 6 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE II. – CODES AND STANDARDS

DIVISION 1. - GENERALLY

Sec. 6-45. - Permit fees.

The Board of County Commissioners has the power to determine and set reasonable permit fees. A schedule of these fees ~~shall be~~ is published as a part of the Lee County Administrative Code and copies of such schedule may be ~~obtained at the County Department of Public Resources~~ found on the County website.

DIVISION 2. – BOARD OF ADJUSTMENT AND APPEALS

Sec. 6-73. - Board established; jurisdiction.

There is hereby established a Board of Adjustment and Appeals, which will be known as the Lee County Board of Adjustment and Appeals. The purpose of this Board is to hear and decide appeals from the decision of the Building Official, Fire Official, ~~County Flood Insurance Coordinator (Coordinator)~~ Floodplain Administrator, or their designees, on any of the various standard codes regulated and enforced by the County. Appointment of members and rules of procedure for the Lee County Board of Adjustment and Appeals are provided in Lee County Administrative Code.

~~Sec. 6-74. -- Membership; appointment of members.~~

~~The Board of Adjustment and Appeals will consist of 13 members as follows: one architect or engineer, one general contractor, one residential or building contractor, one plumbing contractor, one electrical contractor, one mechanical contractor, one aluminum contractor, one solar contractor, one representative from the fire service, one roofing contractor, one sign or outdoor advertising contractor, one mobile home installer and one representative of disabled persons. Members of the County Board of Adjustment and Appeals will be appointed by the Board of County Commissioners.~~

~~Sec. 6-75. -- Term of office.~~

~~Members shall be appointed to the Board of Adjustment and Appeals for a term of four years. Vacancies shall be filled for an unexpired term in the same manner in which original appointments are required to be made; providing, however, that any appointment to fill a vacancy for an unexpired term shall be made only to fill the completion of the~~

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~~original term. Continued unexcused absence of any member from three consecutive regular meetings of the Board shall be construed as a voluntary resignation, and the Board of County Commissioners shall appoint a new member to fulfill the unexpired term of the resigned member.~~

~~Sec. 6-76. -- Quorum.~~

~~Five members of the Board of Adjustment and Appeals shall constitute a quorum. Variation with respect to the application of any provision of the standard code or modification of any order of the Building Official, Fire Official, coordinator or their designees, requires an affirmative of the majority vote among the Board members present. Any member of the Board of Adjustment and Appeals shall not act in any case in which he has a personal interest.~~

~~Sec. 6-77. -- Meetings; rules of procedure.~~

~~The Board of Adjustment and Appeals shall establish rules and regulations for its own procedure not inconsistent with this Land Development Code or the County Administrative Code. Such procedure shall be approved and designated by resolution of the Board of County Commissioners or become a part of the County Administrative Code. The Board of Adjustment and Appeals shall meet at regular intervals, to be determined by its Chairman, or, in any event, the Board shall meet within 15 days after an appeal has been filed unless good cause for delay can be shown.~~

~~Sec. 6-78. -- Records.~~

~~The Building Official or his designee shall act as ex-officio secretary of the Board of Adjustment and Appeals, and shall make a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member participating therein, the absence of a member, and any failure of a member to vote.~~

~~Sec. 6-79. -- Funding; staff.~~

~~The Board of County Commissioners is hereby authorized to annually expend such County funds and do all things and employ such clerical and other help as may be necessary to effectuate the purposes of this division. Such purposes are hereby determined and declared to be County purposes.~~

~~Sec. 6-80. -- Right of appeal; notice of appeal.~~

~~(a) When it is claimed that the true intent and meaning of a code or any of the regulations thereunder have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of the Building Official, Fire Official, Floodplain Coordinator or their designees to the Board of Adjustment and Appeals. Notice of appeal must be in writing and filed within 30 days after the decision is rendered by the Building~~

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~~Official, Fire Official, Floodplain Coordinator or their designees. Requests for appeal must be on forms provided by the Department of Community Development. The fee required by the administrative code must accompany the notice of appeal.~~

- ~~(b) In the case of a building or structure which in the opinion of the Building Official is unsafe or dangerous, the Building Official may, in his order, limit the time for such appeal to a shorter period.~~

~~Sec. 6-81. - Variations; modification of orders.~~

- ~~(a) The Board of Adjustment and Appeals, pursuant to an appeal from a decision of the Fire Official, Floodplain Coordinator or their designees, may vary the application of a code to any particular case when, in its opinion and based upon sufficient evidence, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of a code or public interest, or when, in its opinion and based upon sufficient evidence to the contrary, the interpretation of the Fire Official, Floodplain Coordinator or their designees should be modified or reversed.~~
- ~~(b) Decisions of the Board of Adjustment and Appeals to vary the application of a provision of a code or to modify an order of the Fire Official, Floodplain Coordinator or their designee must specify the variation or modification made, the conditions upon which it is made, and the reasons therefor.~~
- ~~(c) Pursuant to F.S. § 553.73(5), the variance procedures adopted in Article IV of this chapter, Flood Hazard Reduction, will apply to requests submitted for variances to the provisions of Section 1612.4 of the Florida Building Code, Building or, as applicable, the provisions of Section R322 of the Florida Building Code, Residential. This section does not apply to Section 3109 of the Florida Building Code, Building.~~

~~Sec. 6-82. - Decisions.~~

- ~~(a) Decisions of the Board of Adjustment and Appeals will be final; subject, however, to any remedy an aggrieved party might have at law or in equity. Decisions must be in writing and must indicate the vote upon the decision. Decisions of the Board of Adjustment and Appeals must be signed and attested to by the Chairperson of the Board.~~
- ~~(b) The Board of Adjustment and Appeals must, in every case, reach a decision without unreasonable or unnecessary delay.~~
- ~~(c) If a decision of the Board of Adjustment and Appeals reverses or modifies a refusal, order or disallowance of the Fire Official, Coordinator or their designees, or varies the application of a provision of a code, the appropriate official will immediately take action in accordance with that decision.~~

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~~(d) Any aggrieved person may obtain judicial review of the decision of the Board of Adjustment and Appeals by filing a petition for writ of certiorari in the circuit court. Such petition must be filed within 30 calendar days after the Board of Adjustment and Appeals' decision, but not thereafter, pursuant to the Florida Rules of Civil Procedure. The original petition for writ of certiorari must be filed with the Clerk of the Circuit Court. Copies of the petition must be filed with the Department of Community Development for forwarding to the County Attorney's Office.~~

Secs. 6-~~83~~74—6-110. Reserved.

DIVISION 3. – BUILDING CODE

Sec. 6-118. - ~~Building permits issued on the basis of an affidavit.~~Reserved.

~~Amend the FBC, Building Section, by adding Section 107.6.1, as follows:~~

~~107.6.1 Building permits issued on the basis of an affidavit. Pursuant to the requirements of federal regulations for participation in the National Flood Insurance Program (44 CFR 59 and 60), the authority granted to the Building Official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood resistance construction requirements of the Florida Building Code.~~

Sec. 6-119. -~~Reserved.~~ Mandatory structural repairs for condominium and cooperative buildings.

Condominium or cooperative associations or any other owners that are subject to Section 553.899, Florida Statutes, must commence repairs for substantial structural deterioration within the timeframe mandated by Section 553.899, Florida Statutes.

Sec. 6-120. - Critical facilities.

Amend FBC, Building Section 1612.4, pertaining to elevation of buildings, as follows: 1612.4.1 Elevation of ~~Category III and IV~~ Flood Design Class 3 and 4 buildings (critical facilities).

~~The term “critical~~ “Critical facilities,” as defined in the Flood Hazard Reduction Ordinance, shall be located outside the limits of the special flood hazard area where feasible. Construction of new critical facilities shall be permissible within the special flood hazard area if no feasible alternative site is available. If permitted, critical facilities shall be elevated or protected to or above the base flood elevation, plus two feet or the 500-year (0.2 percent chance) flood elevation, whichever is higher. Floodproofing and sealing measures must be implemented to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

shall be provided to all critical facilities to the maximum extent possible. Critical facilities shall be designed to remain operable during such an event.

ARTICLE III. – COASTAL CONSTRUCTION CODE

DIVISION 1. – GENERALLY

Sec. 6-333. - Definitions.

- (a) The following words, terms and phrases, when used in this article, will have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

“Beach or shore” through “State minimum building code” remains unchanged.

~~Substantial improvement means any repair, reconstruction, rehabilitation or improvement of a structure, the cost of which equals or exceeds, over a five-year period, a cumulative total of 50 percent of the market value of the structure either:~~

~~(1) Before the repair or improvement is started; or~~

~~(2) If the structure has been damaged and is being restored before the damage occurred.~~

~~For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term "substantial improvement" includes structures that have incurred repetitive loss or substantial damage, regardless of the actual repair work performed. The term "substantial improvement" does not include any project for improvement of a structure to comply with existing State or local health, sanitary or safety code specifications that are necessary solely to ensure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, or designated as a historic resource, individually, or as a contributing property in a historic district, under Chapter 22.~~

Remainder of section remains unchanged.

ARTICLE IV. – FLOOD HAZARD REDUCTION

DIVISION 1. – ADMINISTRATION

SUBDIVISION III. – DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

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Sec. 6-421. - Designation.

The Floodplain Administrator is a designated ~~by the County Manager~~ position in the Department of Community Development. The Floodplain Administrator may delegate performance of certain duties to other employees.

Sec. 6-424. - Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator will:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure ~~will~~ must be the market value before the damage occurred and before any repairs are made;

Remainder of section remains unchanged.

Sec. 6-428. - Other duties of the Floodplain Administrator.

The Floodplain Administrator will have other duties, including, but not limited to:

(1) and (2) remain unchanged.

- (3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions ~~will~~ must be made within six months of such data becoming available;

Remainder of section remains unchanged.

Sec. 6-429. - Floodplain management records.

Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator will maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this article and the flood-resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial

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of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this article; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this article and the flood-resistant construction requirements of the Florida Building Code. These records are available for public inspection at the County Department of Community Development.

SUBDIVISION VI. - INSPECTIONS

Sec. 6-456. - Manufactured homes.

~~The Building Official must~~ The Floodplain Administrator will inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this article and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor must be submitted to the ~~Building Official~~ Floodplain Administrator.

SUBDIVISION VII. – VARIANCES AND APPEALS

Sec. 6-461. - General authorization to hear and decide requests.

The Board of Adjustment and Appeals ~~must~~ will hear and decide on requests for appeals and requests for variances from the strict application of this article. Pursuant to F.S. § 553.73(5), the Board of Adjustment and Appeals will hear and decide on requests for appeals and requests for variances from the strict application of the flood-resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

Sec. 6-465. - Historic buildings.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood-resistant construction requirements of the Florida Building Code, Existing Building, Chapter ~~44~~ 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance will not be granted and the building and any repair, improvement, and rehabilitation will be subject to the requirements of the Florida Building Code.

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

DIVISION 2. - DEFINITIONS

Sec. 6-479. - Definitions in general.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this article ~~or a request for a variance.~~

"ASCE 24" through "Coastal construction control line" remain unchanged.

Coastal high hazard area means a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V. ~~[Note: The FBC, B defines and uses the term "flood hazard areas subject to high velocity wave action" and the FBC, R uses the term "coastal high hazard areas."]~~

"Conditional Letter of Map Revision (CLOMR)" through "Highest adjacent grade" remain unchanged.

Historic structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter ~~44~~12, Historic Buildings.

"Letter of Map Amendment (LOMA)" through "New construction" remain unchanged.

~~*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 19, 1984.~~

"Park trailer" through "Special flood hazard area" remain unchanged.

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

Start of construction means the date of issuance [of permits](#) for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Remainder of section remains unchanged.

DIVISION 3. – FLOOD-RESISTANT DEVELOPMENT

SUBDIVISION III. – SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS

Sec. 6-487. - Limitations on sites in regulatory floodways.

No development, including, but not limited to, site improvements, and land disturbing activity involving fill or regrading, ~~may~~[will](#) be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 6-446(1) demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

SUBDIVISION IV. – MANUFACTURED HOMES

Sec. 6-490. - General compliance and placement and development requirements.

All manufactured homes installed in flood hazard areas must be installed by an installer that is licensed pursuant to F.S. § 320.8249 and must comply with the requirements of F.A.C. Chapter 15C-1 and the requirements of this article. If located seaward of the coastal construction control line, all manufactured homes must comply with the more restrictive of the applicable requirements.

The placement of manufactured homes or recreational vehicles is prohibited in coastal high hazard areas (Zone V), except in an existing manufactured home or recreational vehicle park or subdivision. A replacement manufactured home or recreational vehicle may be placed on a lot in an existing manufactured home or recreational vehicle park or subdivision, provided the anchoring standards of Section 6-492 and the elevation standards of ~~Sections 6-494 and 6-495, as applicable,~~[Section 6-493](#) are met. New or expanded manufactured home or recreational vehicle parks or subdivisions are prohibited until such time, if ever, that the Lee Plan is amended so as to allow such new or expanded manufactured home or recreational vehicle development.

Sec. 6-493. - Elevation.

All manufactured homes that are placed, replaced or substantially improved in flood hazard areas ~~shall~~[must](#) be elevated such that:

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

- (1) The lowest floor is at or above the base flood elevation plus one foot in flood hazard areas other than coastal high hazard areas, as defined by FEMA.
- (2) The bottom of the frame is at or above the base flood elevation plus one foot in coastal high hazard areas, as defined by FEMA.

SECTION THREE: AMENDMENT TO LDC CHAPTER 34

Lee County Land Development Code Chapter 34 is amended as follows with strike through identifying deleted text and underline identifying new text.

CHAPTER 34 – ZONING

ARTICLE VI. – DISTRICT REGULATIONS

DIVISION 9. – PLANNED DEVELOPMENT DISTRICTS

Sec. 34-940. - Mixed-Use Planned Developments.

- (a) ~~All Mixed-Use Planned Developments must meet or exceed at least two of the following thresholds~~ may contain multiple uses, such as but not limited to:
 - (1) ~~A rResidential or, including mobile homes development of 50 or more dwelling units.~~
 - (2) ~~A cCommercial development or activity that is located on a parcel of two or more acres and includes 30,000 square feet or more of floor area.~~
 - (3) ~~An iIndustrial development or activity that is located on a parcel of two or more acres and includes 30,000 square feet or more of floor area.~~
 - (4) ~~A cCommunity facility facilities development of two or more acres.~~
- (b) Mixed-use developments containing residential uses should be designed to capture within the development a substantial percentage of the vehicular trips that are projected to be generated by those uses at the project's buildout.
- (c) The Master Concept Plan for a mixed-use planned development must clearly ~~indicate the land area to be used for each of the qualifying thresholds, as well as the uses proposed within each of the designated areas~~ identify the uses proposed.

SECTION FOUR: CONFLICTS OF LAW

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements will apply.

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

SECTION FIVE: SEVERABILITY

It is the Board of County Commissioner's intent that if any section, subsection, clause or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance. The Board of County Commissioners further declares its intent that this ordinance would have been adopted if such unconstitutional provision was not included.

SECTION SIX: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code. Sections of this ordinance can be renumbered or relettered and the word "ordinance" can be changed to "section", "article," or other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Administrator, County Manager or designee, without the need for a public hearing.

SECTION SEVEN: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION EIGHT: EFFECTIVE DATE

Except as provided below, this ordinance will take effect upon its filing with the Office of the Secretary of the Florida Department of State and will apply to all projects or applications subject to the LDC unless the development order application for such project is complete or the zoning request is found sufficient before the effective date. All increases in impact fee rates will become effective 90 days after adoption of this Ordinance. Reductions in impact fee rates will become effective on the effective date of this Ordinance.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Docusign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

Commissioner Ruane made a motion to adopt the foregoing ordinance, seconded by Commissioner Hamman. The vote was as follows:

Kevin Ruane	Aye
Cecil L. Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Trish Petrosky	Aye

DULY PASSED AND ADOPTED this 3rd day of February, 2026.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

Signed by:
BY: Kevin C. Karnes
Deputy Clerk



Signed by:
BY: Cecil Pendergrass
Cecil L. Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Signed by:
By: Joseph Adams
Office of the County Attorney

DocuSign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

**FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM**

COUNTY: Lee COUNTY ORDINANCE #: 26-01
(e.g., 93-001)

PRIMARY KEYFIELD
DESCRIPTOR: Zoning

SECONDARY KEYFIELD
DESCRIPTOR: _____

OTHER KEYFIELD
DESCRIPTOR: _____

ORDINANCE DESCRIPTION: Amend LDC Chs 2, 6 and 34
(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: _____ AMENDMENT #2: _____

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: _____ ; REPEAL #3: _____
REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: _____
KEYFIELD 1 CODE: _____ KEYFIELD 2 CODE: _____
KEYFIELD 3 CODE: _____

Rev. 09/11/02
CODING



FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 12, 2026

Kevin Karnes
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 26-01, which was filed in this office on February 12, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 6, 2026

Agenda Item:

River Ranch Road Traffic Calming & Safety Improvements

Motion to approve award of Contract EC2022-31 TA 06 Change Order 01 to Trebilcock Consulting Services to provide professional service to the River Ranch Road traffic calming and safety improvements for a not to exceed amount of \$34,600.

Approve a \$3,400 contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the Change Order and other additional implementing documents within the scope of the Change Order on behalf of the Village of Estero Council.

Background:

River Ranch Road is an approximately 0.75 mile long collector roadway that connects Corkscrew Road and Williams Road. River Ranch Road is the main access for Estero High School student pick up and drop off. River Ranch Road often used as a cut through for vehicles driving to and from US 41/ Via Coconut Point and Corkscrew Road. This results in River Ranch Road seeing significantly more traffic than other similar roadways.

The Village's consultant Trebilcock Engineering recently completed a Traffic Evaluation Report and Turn Lane Analysis, copies of both are attached.

During students pick up and drop off, River Ranch Road sees significant roadway congestion and a high volume of pedestrian traffic. There is only a sidewalk on one side of River Ranch Road, resulting in some pedestrians having to cross River Ranch Road to access the sidewalk. Most pedestrians cross at one of two locations, the mid-block crossing north of Spring Ridge Circle and at the Lakes of Estero entrance. The report recommends changing both of these crossings to raise mid-block crosswalks. This will improve pedestrian safety and potentially reduce speeding along River Ranch Road.

The traffic evaluation report indicates a significant number of vehicles driving on River Ranch Road exceed the posted 30 MPH speed limit.

The turn lane analysis indicates the addition of a turn lane (creating separate right and left turn lanes) at River Road and Williams Road would improve traffic flow, especially during student pick up and drop off.

Description:

The original contract (EC 2022-31 TA06) included the roadway studies that have been completed and the design/permitting of the mid-block crosswalks. The cost for this initial contract was below the Village Manager signatory authority. The contract did not include the design or permitting of an additional turn lane at Williams Road. The additional work required to design and permit the additional turn lane increases the contract value above the Village Manager's signatory authority. As a result, Village Staff is requesting Village Council approval for the original contract and the proposed change order.

Following is a summary of the services that will be provided via both the original contract and change order.

- Public meetings
- Traffic Counts
- Traffic Calming and Safety Improvements Report
- Land Survey
- Construction Plans
- Permitting
- Bidding Support

Action Requested:

Motion to approve award of Contract EC2022-31 TA 06 Change Order 01 to Trebilcock Consulting Services to provide professional service to the River Ranch Road traffic calming and safety improvements for a not to exceed amount of \$34,600.

Approve a \$3,400 contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the Change Order and other additional implementing documents within the scope of the Change Order on behalf of the Village of Estero Council.

Process and Timeline:

The Traffic Evaluation Report and Turn Lane Analysis have been completed. Following is a summary of the proposed schedule for the remaining services.

Design:	60 Days
Permitting:	90 Days
Bidding:	90 Days
Construction:	150 Days

Financial Impact:

The project's financial impact is \$38,000 (\$34,600 plus \$3,400 contingency).

Funding will be provided via unallocated general funds.

Prepared by: David Willems, P.E.

Attachments:

1. Contract 2022-31 STA 06
2. Contract 2020-31 STA 06 Change Order 01
3. Project Location Map
4. Proposed Improvements Maps
5. River Ranch Traffic Evaluation Reports
6. River Ranch Lane Analysis



Contract/Change Order/Task Order
Request

Project Name: Traffic Calming and Safety Improvements at Estero High
School on River Ranch Road

Contractor/Vendor: Trebilcock Consulting Solutions

Contract No.: 2022-31

Task Order No: STA 05

Change Order No:

Account Number: _____

Project String: _____

Total Fees: \$66,850.00

Brief Description:

Consulting services to improve pedestrian safety on River Ranch Road at Estero High School especially during peak periods of the school day. Staff would like recommendations for safety improvements.

The Contractor will provide the services in accordance with Exhibit A Scope of Services and fees identified therein, under the terms and conditions outlined in the above referenced Village of Estero Contract number 2022-31.

Trebilcock Consulting Solutions

By: [Signature]

Name: NORMAN T. TREBILCOCK

Title: PRESIDENT

Date: 11/4/2025

Village of Estero

By: [Signature]

Name: Steve Sarkozy

Title: Village Manager

Date: 11/3/2025

Attachment: Exhibit A



**PROFESSIONAL SERVICES PROPOSAL
SUPPLEMENTAL TASK AUTHORIZATION**
Village of Estero | Contract CN2022-06 (EC 2022-31)
Miscellaneous Professional Services

TRAFFIC CALMING & SAFETY IMPROVEMENTS AT ESTERO HIGH SCHOOL ON RIVER RANCH RD

October 27, 2025

TO: David Willems, PE
Public Works Director
Village of Estero Public Works Dept
9401 Corkscrew Palms Circle
Estero, FL 33928-6275
E willems@estero-fl.gov
P 239.319.2823

FROM: Norman J. Trebilcock, AICP, PTOE, PE
President
Trebilcock Consulting Solutions, PA
2800 Davis Blvd., Suite 200
Naples, FL 34104
E ntrebilcock@trebilcock.biz
P 239.566.9551

PROJECT PURPOSE

The Village of Estero (the Village) wants to improve pedestrian safety on River Ranch Road at Estero High School, especially during peak periods of the school day (i.e. arrival and dismissal times). Project locations of interest include the River Ranch Road intersection of The Lakes of Estero (Springlake Court)/north Estero High School access, and the pedestrian crossing about 320 feet south of the intersection with Coralee Avenue. Staff would like recommendations for safety improvements that might include raised crosswalks with Rectangular Rapid Flashing Beacons (RRFBs) at these locations, as well as improved pedestrian connections to the High School and The Lakes of Estero Community. These potential traffic calming and safety improvements need to be analyzed for their feasibility.

SCOPE OF SERVICES

Task 1: General Transportation Consultation

- 1.1 Assist Village staff with coordination for stakeholder meetings (Lee County Schools, residents, or homeowner's associations).
- 1.2 Coordinate and attend design review meetings with Village staff, as necessary, to provide final design.

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Phone 239.566.9551 • www.trebilcock.biz



PSP/STA –Traffic Calming & Safety Improvements at Estero HS on River Ranch Road
October 27, 2025
Page 2 of 5

Task 2: Public Hearing Attendance

- 2.1 Attend the Planning Board and/or the Village Council meetings, as may be needed, to present the project regarding traffic calming and safety improvement issues.
- 2.2 Coordinate with the project team and Village staff regarding transportation follow-up issues, resulting from the public hearing process.

Task 3: Conduct Traffic Counts (3 locations, by subconsultant-no mark-up)

- 3.1 Conduct traffic counts at 3 locations along River Ranch Road and intersection turning movements at the High School and Lakes of Estero intersection.
- 3.2 Collect traffic count data for two-way volumes over a 72-hour period to pick up speed and volume.
- 3.3 Collect traffic count data for turning movement and pedestrian volumes over a three-day period to pick up vehicle turning movements and pedestrian counts between the hours of 6 am to 8 am and 1 pm to 3 pm.
- 3.4 Data will be collected by a subconsultant (no mark-up).

Task 4: Traffic Calming and Safety Improvements Report

- 4.1 Based on the traffic count data, provide recommendations regarding the need for traffic calming and safety improvements.
- 4.2 Provide recommended traffic calming and safety improvements to be considered by the community. Prepare a letter report of findings and recommendations.
- 4.3 Coordinate with staff on report issues for the project.
- 4.4 Prepare and submit support documents regarding issues based on requests for additional information by staff.

Task 5: Land Survey (by subconsultant)

- 5.1 Establish the existing roadway rights-of-way and easements at the intersection and existing crosswalk for 100 feet measured from each radius point, or center of crosswalk, respectively.
- 5.2 Obtain topographic data within the previously described limits to include edges of roadway, sidewalk, driveways, drainage features, signs, pavement markings, and above ground utility features.
- 5.3 Provide horizontal and vertical control for construction layout.



PSP/STA –Traffic Calming & Safety Improvements at Estero HS on River Ranch Road
 October 27, 2025
 Page 3 of 5

Task 6: Traffic Calming and Safety Improvements Design

- 6.1 Prepare traffic calming and safety improvement plans: Design raised crosswalk for existing mid-block crosswalk south of Coralee Avenue and raised crosswalk with additional sidewalk connections to the high school and The Lakes of Estero Community (sidewalk extensions into the school and along Springlake Court are estimated at 100+/- ft for each extension). Signing and marking improvements; supplemental street lighting will be included with the design plans. Possible Rectangular Rapid Flashing Beacon (RRFB) design to be included, if warranted. Signalization design not anticipated to be warranted and is excluded.
- 6.2 Follow-up with staff, or other applicable team members, regarding design elements and/or design changes.
- 6.3 Develop Contract Plans including components for Crosswalk Plans, Signing and Pavement Marking Plans, Lighting Improvements and ADA Sidewalk Improvements, as necessary, in general conformance with FDOT Design Manual format, and provide an Engineers Cost Estimate for the project. Provide preliminary pole and crossing signal layout for review prior to final design.
- 6.4 Submit preliminary plans for review at 60% and 100%. Provide Final Signed and Sealed plans along with electronic files in PDF and AutoCAD formats. No SFWMD Permitting services, nor Village of Estero Development Order Permitting Services are assumed to be necessary.

Task 7: Limited Review Development Order (LDO)

- 7.1 Coordinate with and assist with the LDO application preparation, submittal, and approval process for the pedestrian crossing system that TCS designs.
- 7.2 Coordinate with and assist the project team regarding issues that require resolution.

Task 8: Bidding Support and Engineering Services During Construction

- 8.1 Provide support and answer questions regarding the plans and specifications, as requested, during the project bidding process and prepare addenda/conform plans as needed.
- 8.2 Attend preconstruction meeting.
- 8.3 Review Contractor submittals including shop drawings, test results, and applications for payment (four are anticipated).
- 8.4 Assist with field changes, prepare work directives, and assist with change orders.
- 8.5 Attend Substantial Completion walk-through and prepare List of Uncompleted and Corrective Action Items and Certificate of Substantial Completion. The City shall monitor the list for completion. TCS will issue a Certificate of Substantial Completion at this stage.
- 8.6 Upon completion of uncompleted and correction items, attend Final Completion Walk through. A final letter of completion will be issued at this time.
- 8.7 Assist in final closeout of the construction contract.



PSP/STA –Traffic Calming & Safety Improvements at Estero HS on River Ranch Road
October 27, 2025
Page 4 of 5

DELIVERABLES

Letter Report for Traffic Calming and Safety Improvements, along with traffic counts, will be provided as certified PDFs, when finalized. Intermediate PDFs will be provided. Final approved plans, manually signed and sealed, will be used for the bidding and post design (construction) phases. Upon project completion, certified final signed and sealed plans (PDF), and an electronic file (CAD) set will be submitted.

SCHEDULE OF WORK

Project duration is expected to begin within 30 days of a Notice to Proceed. Tasks 3 and 4 are expected to be completed within 90 days. Tasks 5 and 6 are expected to be completed in 120 days. Task 7 is expected to take 90 days. Task 8 has an estimated duration of 150 days. The total project duration is estimated at 450 days.

COMPENSATION

The Consultant currently has a contract with the Village of Estero referenced as CN-2022-06 Miscellaneous Professional Engineering Services. The Village of Estero will compensate the Consultant as provided for in Contract CN 2022-06 and as shown below.

TASK	SCOPE OF SERVICES	FEE TYPE	FEE
1	General Transportation Coordination (assume 45 hours)	TM	\$ 6,750.00
2	Public Hearing Attendance (assume 24 hours)	TM	\$ 3,600.00
3	Conduct Traffic Counts (3 locations, by subconsultant – no mark-up)	TM	\$ 5,500.00
4	Traffic Calming and Safety Improvements Report	LS	\$ 7,500.00
5	Land Survey (by subconsultant)	TM	\$ 8,500.00
6	Traffic Calming and Safety Improvements Design	LS	\$ 18,000.00
7	Limited Review Development Order (LDO)	TM	\$ 7,500.00
8	Bidding Support and Engineering Services During Construction (assume 60 hours)	TM	\$ 9,000.00
	Reimbursable Expenses (as provided for in master contract; no mark-up)	TM	\$ 500.00
TOTAL			\$ 66,850.00

LS – Lump Sum or Fixed Fee; TM or TME – Time and Materials Estimate



PSP/STA –Traffic Calming & Safety Improvements at Estero HS on River Ranch Road
October 27, 2025
Page 5 of 5

TREBILCOCK CONSULTING SOLUTIONS, PA

10-14-2025

Signature of Authorized Company Officer

Date: _____

Norman J. Trebilcock, AICP, PTOE, PE, President
Type or Print Name and Title



Contract/Change Order/Task Order

Project Name: Traffic Calming and Safety Improvements-Estero High School

Contractor/Vendor: Trebilcock Consulting Solutions

Contract No.: 2022-31

Task Order No: 06

Change Order No: 01

Total Fees: Not to Exceed \$34,600

Brief Description:

The Contractor will provide consulting services in accordance with Exhibit A Scope of Services and fees identified therein, under the terms and conditions outlined in the above referenced Village of Estero Contract number.

Trebilcock Consulting Solutions

Village of Estero

By: _____

By: _____

Name: _____

Name: Steve Sarkozy

Title: _____

Title: Village Manager

Date: _____

Date: _____

Attachment: Exhibit A



PROJECT PURPOSE

As part of Traffic Calming and Safety Improvements along River Ranch Road near Estero High School, the Village of Estero (the Village) wants to improve the intersection of River Ranch Road at Williams Road with new southbound left and right turn lanes. This Change Order No. 1 turn lane design will help improve roadway operations on River Ranch Road at Estero High School, especially during peak periods of the school day (i.e. arrival and dismissal times). Turn lanes are assumed to be exempt from South Florida Water Management District (SFWMD) permitting. Existing available survey data will be used for the turn lane design.

SCOPE OF SERVICES

Change Order 1 - Task 1: Turn Lane Design

- 1.1 Redesign River Ranch Road at William Road existing southbound single-lane approach to separate southbound right and left turn lanes. Lanes will be limited to providing vehicle storage.
- 1.2 Develop Construction Plans including components for Turn Lane Design, in general conformance with FDOT Design Manual format, and provide an Engineers Cost Estimate for the project.
- 1.3 Submit preliminary plans for review at 60% and 100%. Provide Final Signed and Sealed plans along with electronic files in PDF and AutoCAD formats. No SFWMD Permitting services.

Trebilcock Consulting Solutions, PA • 2800 Davis Boulevard, Suite 200 • Naples, FL 34104
Phone 239.566.9551 • www.trebilcock.biz



PSP/STA 05 – Change Order No. 1–Turn Lane Design on River Ranch Road at Williams Road
May 1, 2026
Page 2 of 3

Change Order 1 - Task 2: Limited Review Development Order (LDO)

- 2.1 Coordinate with and assist with the LDO application preparation, submittal, and approval process for the turn lane design by TCS.
- 2.2 Coordinate with and assist the project team regarding issues that require resolution.

Change Order 1 - Task 3: Bidding Support and Engineering Services During Construction

- 3.1 Provide support and answer questions regarding the plans and specifications, as requested, during the project bidding process and prepare addenda/conform plans as needed.
- 3.2 Attend preconstruction meeting.
- 3.3 Review Contractor submittals including shop drawings, test results, and applications for payment (four are anticipated).
- 3.4 Assist with field changes, prepare work directives, and assist with change orders.
- 3.5 Attend Substantial Completion walk-through and prepare List of Uncompleted and Corrective Action Items and Certificate of Substantial Completion. The City shall monitor the list for completion. TCS will issue a Certificate of Substantial Completion at this stage.
- 3.6 Upon completion of uncompleted and correction items, attend Final Completion Walk through. A final letter of completion will be issued at this time.
- 3.7 Assist in final closeout of the construction contract.

DELIVERABLES

Turn lane construction plan and specifications will be provided as certified PDFs, when finalized. Intermediate PDFs will be provided. Final approved plans, manually signed and sealed, will be used for the bidding and post design (construction) phases. Upon project completion, certified final signed and sealed plans (PDF), and an electronic file (CAD) set will be submitted.

SCHEDULE OF WORK

Change Order No. 1 Task 1	60 days
Change Order No. 1 Task 2	90 days
Bidding	90 days
Construction	150 days
Total project duration	390 days



PSP/STA 05 – Change Order No. 1–Turn Lane Design on River Ranch Road at Williams Road
 May 1, 2026
 Page 3 of 3

COMPENSATION

The Consultant currently has a contract with the Village of Estero referenced as CN-2022-06 Miscellaneous Professional Engineering Services. The Village of Estero will compensate the Consultant as provided for in Contract CN 2022-06 and as shown below.

TASK	SCOPE OF SERVICES	FEE TYPE	FEE
(CO 1) -1	Turn Lane Design	TM	\$ 15,000.00
(CO 1) - 2	Limited Review Development Order (LDO)	TM	\$ 7,500.00
(CO 1) -3	Bidding Support and Engineering Services During Construction (assume 80 hours)	TM	\$ 12,000.00
	Reimbursable Expenses (as provided for in master contract; no mark-up)	TM	\$ 100.00
TOTAL			\$ 34,600.00

LS – Lump Sum or Fixed Fee; TM or TME – Time and Materials Estimate







Traffic Evaluation Report

Village of Estero River Ranch Road Traffic Calming At Estero High School

Village of Estero, Lee County, FL
03/13/2026

Prepared for:

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River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Statement of Certification

I certify that this Traffic Evaluation Report has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.

David A. Dratnol, P.E.
FL Registration No. 89796
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Company Cert. of Auth. No. 27796

Trebilcock Consulting Solutions, PA

Page | 2

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Table of Contents

Project Description 4

Vehicular Speed Evaluation 5

Pedestrian and Bicycle Activity 9

Traffic Calming 10

Recommendations 10

Appendices:

Appendix A: Traffic Counts – Vehicle Speed Data 12

Appendix B: Pedestrian and Bicycle Counts 40

Appendix C: Turning Movement Counts 47

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

The purpose of this report is to document the prevailing speed along River Ranch Road and document pedestrian activity and recommend appropriate traffic calming measures, if needed.

River Ranch Road is a Village maintained two-lane undivided major collector roadway (Comprehensive Plan – Map TR-1) and has a posted legal speed limit of 30 miles per hour (mph).

Vehicular Speed Evaluation

According to Florida Statutes Section 316.183 (2), on all streets or highways, the maximum speed limits for all vehicles must be 30 miles per hour in business or residence districts, and 55 miles per hour at any time at all other locations. However, with respect to a residence district, a county or municipality may set a maximum speed limit of 20 or 25 miles per hour on local streets and highways after an investigation determines that such a limit is reasonable. It is not necessary to conduct a separate investigation for each residence district.

The “Speed Zoning for Highways, Roads and Streets in Florida” (Speed Zone Manual) is prepared by Florida Department of Transportation (FDOT) in compliance with Chapter 316 of the Florida Statutes (Sections 187 and 189) and Rule 14-15.010 Florida Administrative Code (FAC). The Speed Zone Manual was created to provide guidelines and recommended procedures for establishing speed zones on state, municipal and county roadways throughout the State of Florida.

As illustrated in the FDOT Speed Zone Manual, the measurement of prevailing speeds of free-flowing traffic during good weather and roadway conditions is the prime requisite for an investigation and the establishment of a speed limit for any roadway segment. There are three types of common descriptive statistical measures utilized in determining the prevailing speed: 85th percentile speed, upper limit of 10 mph pace and average test run speed. The first two measures are determined from raw speed data collected at the investigation site.

The 85th percentile speed is defined as the speed at or below which 85 percent of the observed free-flowing vehicles are traveling. The 10 mph pace is defined as the 10 mph range containing the highest number of such vehicles within the study sample data.

Speed data was collected on January 27 through January 29, 2026, at three locations along River Ranch Road. The raw speed data collected is depicted in **Appendix A: Traffic Counts – Vehicle Speed Data** and is summarized in **Tables 1a and 1b, 2a and 2b, and 3a and 3b: Results of Field Measurements**.

According to the FDOT Speed Zone Manual guidance, a speed limit should not differ from the 85th percentile speed or upper limit of the 10-mph pace by more than 3 mph, and it shall not be less than 8 mph. A speed limit of 4 to 8 mph less than 85th percentile speed shall be supported by a supplemental investigation, which identifies the following: there are road or roadside features not readily obvious to the normally prudent driver, such as length of section, alignment, roadway width, surface condition, sight distance, traffic volume, crash experience, maximum comfortable speed in curves, side friction (roadside development), signal progression, etc.

According to the latest adopted Manual on Uniform Traffic Control Devices (MUTCD) Section 2B.13, the speed limit sign (R2-1) shall display the limit established by law, ordinance, regulation, or as adopted by

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

the authorized agency based on the engineering study. The speed limit displayed shall be in multiples of 5 mph.

Table 1a, 2a, and 3a show the results of the volume and vehicle speed field measurements tabulated by location, date and direction of travel for the locations shown in **Figure 1**. **Table 1b, 2b, and 3b** show the 10 mph Pace for counts taken at the locations shown in **Figure 1**.

Table 1a
Results of Field Measurements - Location 1
River Ranch Rd South of Coralee Ave

LOCATION	DATE	VOLUME			85 th PERCENTILE SPEED		
		NB	SB	COMBINED	NB	SB	COMBINED
River Ranch Rd Location 1	1/27/2026	2,151	1,674	3,825	39	39	39
	1/28/2026	2,087	1,682	3,769	39	39	39
	1/29/2026	2,181	1,674	3,855	39	40	39
3 Days Combined		6,419	5,030	11,449	39	39	39

Table 1b
Results of Field Measurements - Location 1 (Cont.)

LOCATION	DATE	10 MPH PACE		
		NB	SB	COMBINED
River Ranch Rd Location 1	1/27/2026	31-40	31-40	31-40
	1/28/2026	31-40	31-40	31-40
	1/29/2026	31-40	31-40	31-40
3 Days Combined		31-40	31-40	31-40

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Table 2a
Results of Field Measurements - Location 2
River Ranch Rd North of Springlake Ct

LOCATION	DATE	VOLUME			85 th PERCENTILE SPEED		
		NB	SB	COMBINED	NB	SB	COMBINED
River Ranch Rd Location 2	1/27/2026	2,041	1,572	3,613	38	36	37
	1/28/2026	1,969	1,585	3,554	37	36	37
	1/29/2026	2,028	1,547	3,575	38	36	37
3 Days Combined		6,038	4,704	10,742	38	36	37

Table 2b
Results of Field Measurements - Location 2 (Cont.)

LOCATION	DATE	10 MPH PACE		
		NB	SB	COMBINED
River Ranch Rd Location 2	1/27/2026	27-36	26-35	26-35
	1/28/2026	26-35	26-35	26-35
	1/29/2026	26-35	26-35	26-35
3 Days Combined		26-35	26-35	26-35

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Table 3a
Results of Field Measurements - Location 3
River Ranch Rd South of Springlake Ct

LOCATION	DATE	VOLUME			85 th PERCENTILE SPEED		
		NB	SB	COMBINED	NB	SB	COMBINED
River Ranch Rd Location 3	1/27/2026	1,478	967	2,445	39	39	39
	1/28/2026	1,466	972	2,438	39	38	38
	1/29/2026	1,512	927	2,439	39	38	39
3 Days Combined		4,456	2,866	7,322	39	39	39

Table 3b
Results of Field Measurements - Location 3 (Cont.)

LOCATION	DATE	10 MPH PACE		
		NB	SB	COMBINED
River Ranch Rd Location 3	1/27/2026	31-40	31-40	31-40
	1/28/2026	31-40	31-40	31-40
	1/29/2026	31-40	31-40	31-40
3 Days Combined		31-40	31-40	31-40

The posted speed along River Ranch Road is 30 mph. Based on the results in **Tables 1a, 2a, 3a, 1b, 2b, and 3b** and **Appendix A**, motorists are traveling faster than the posted speed limit. In the vicinity of location 1, the 85th percentile speed of 39 mph and the 10 mph pace result in a recommended speed of 40 mph. South of Springlake Court (location 3), approaching the high school, the 85th percentile speed of 39 mph and the 10 mph pace also indicated a suggested speed of 40 mph. North of Springlake Court, location 2, the combination of the 85th percentile and the 10 mph pace indicated a speed of 35 mph. With a posted speed of 30 mph, traffic calming measures are recommended to slow the traffic down and provide a safer environment for the pedestrians.

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Pedestrian and Bicycle Activity

Pedestrian and bicycle data was collected on January 27 through January 29, 2026, at two locations along River Ranch Road. The raw count data collected is depicted in **Appendix B: Pedestrian and Bicycle Counts** and is summarized in **Tables 4 and 5**.

Table 4
Location: Pedestrian Crossing South of Coralee Avenue

Peak Period	Eastbound		Westbound		Total at Crossing	
	Ped	Bike	Ped	Bike	Ped	Bike
1/27/2026 AM	1	0	1	0	2	0
1/27/2026 PM	1	0	1	0	2	0
					0	0
1/28/2026 AM	0	0	0	1	0	1
1/28/2026 PM	2	0	0	0	2	0
					0	0
1/29/2026 PM	0	0	0	0	0	0
1/29/2026 PM	6	0	1	0	7	0

AM - 6:00 AM to 8:00 AM

PM - 1:00 PM to 3:00 PM

Table 5
Location: Pedestrian and Bicycle Counts @ River Ridge Rd and Springlake Ct (aka Lakes of Estero)

Peak Period	EB (from West)		WB (from East)		NB (from South)		SB (from North)		Total at Crossing	
	Ped	Bike	Ped	Bike	Ped	Bike	Ped	Bike	Ped	Bike
1/27/2026 AM	13	0	1	0	7	0	3	1	24	1
1/27/2026 PM	19	1	0	0	9	0	2	0	30	1
1/28/2026 AM	11	0	0	0	6	0	4	1	21	1
1/28/2026 PM	16	1	0	0	7	0	1	0	24	1
1/29/2026 AM	12	0	1	0	2	0	0	1	15	1
1/29/2026 PM	35	1	1	0	9	2	5	0	50	3

AM - 6:00 AM to 8:00 AM

PM - 1:00 PM to 3:00 PM

The crossing south of Coralee Avenue had a low volume of pedestrians while the crossing at River Ridge and Springlake Court has a significant amount of pedestrian traffic. This is to be expected given the proximity of the high school and the Lakes of Estero development. Based on the 85th percentile speeds in the vicinity of the pedestrian crossings, traffic calming measures are recommended.

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Traffic Calming

Traffic calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users. Some of the objectives of traffic calming include achieving slow speeds for motor vehicles and increasing the safety and the perception of safety for non-motorized users of the street.

There are several types of devices that could be utilized to reduce the speed of the motor vehicles: speed cushions and speed tables. Speed cushions are two or more raised areas placed laterally across a roadway with gaps between the raised areas. Speed tables are raised speed humps with a flat section in the middle and ramps on the ends. If placed at a pedestrian crossing, it is referred to as a raised crosswalk.

A series of the devices, strategically placed along River Ranch Road, will slow traffic down. The suggested devices have a height of 3 to 4 inches and can be driven over at 25 mph. The top of a speed table can be 10 feet wide and there are ramps 6 feet long approaching and departing the speed table. To be most effective, the devices can be spaced at up to 500 feet intervals.

At the crosswalk south of Coralee Avenue, a raised crosswalk is recommended to slow motorists down and to call attention to the crosswalk. The speed table can be constructed with brick or other textured materials on the flat section.

At the intersection of River Ranch Road and Springlake Court a series of measures is recommended. A marked crosswalk should be placed with pedestrian landing areas at both ends. A sidewalk could be placed into the high school and along Springlake Court if allowed. Rapid flashing beacons should be placed at the crosswalk to call attention to the crossing and have motorists stop for pedestrians using the crosswalk.

Recommendations

The Village of Estero desires to improve the safety along River Ranch Road for both pedestrian and vehicular traffic.

In compliance with the FDOT Speed Zone Manual, this report concludes that if no measures are taken then the recommended speed limit is 40 mph along River Ranch Road. This speed limit is a safe and comfortable speed to travel on the roadway.

A raised crosswalk is recommended at the existing crosswalk south of Coralee Avenue.

At the intersection of River Ranch Road and Springlake Court a series of measures is recommended. A marked crosswalk should be placed with pedestrian landing areas at both ends. A sidewalk could be placed into the high school and along Springlake Court if allowed. Rapid flashing beacons should be placed at the crosswalk to call attention to the crossing and have motorists stop for pedestrians using the crosswalk. If the crosswalk and rapid flashing beacons do not accomplish the desired speed reduction, then a raised crosswalk could be added.

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Speed tables could also be placed at regular intervals between the raised crosswalk and the crosswalk at Springlake Court. There is sufficient distance between driveways and streets so the speed tables could be placed to avoid affecting them.

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Appendix A:
Traffic Counts – Vehicle Speed Data

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Location 1: River Ranch Road South of Coralee Road

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave



26.428336

-81.794720

Direction: NB

1/27/2026 Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
12:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	1
1:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
2:00	0	0	0	1	2	3	2	0	0	0	0	0	0	8
3:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
4:00	0	0	1	1	4	2	1	0	0	0	0	0	0	9
5:00	0	0	0	3	4	8	2	2	0	0	0	0	0	19
6:00	0	0	3	21	67	40	7	2	0	0	0	0	0	140
7:00	0	0	1	13	59	36	13	1	0	0	0	0	0	123
8:00	0	1	2	7	35	36	8	2	0	1	0	0	0	92
9:00	0	0	2	5	24	17	6	3	0	0	0	0	0	57
10:00	0	0	3	14	16	24	17	3	0	0	0	0	0	77
11:00	0	0	1	11	33	23	20	1	0	0	0	0	0	89
12:00 PM	0	0	3	12	19	30	12	3	1	0	0	1	0	81
1:00	0	0	1	10	34	54	25	9	2	0	0	0	0	135
2:00	1	1	10	32	95	71	18	5	0	0	0	0	0	233
3:00	0	0	3	16	53	44	22	6	0	0	0	0	0	144
4:00	49	18	9	24	82	91	22	4	1	0	0	0	0	300
5:00	105	30	20	39	46	40	12	0	0	0	0	0	0	292
6:00	36	12	18	38	51	53	14	0	0	0	0	0	0	222
7:00	0	0	0	2	18	23	7	1	1	0	0	0	0	52
8:00	0	0	1	2	8	18	2	2	1	0	0	0	0	34
9:00	0	0	1	3	7	8	6	2	0	0	0	0	0	27
10:00	0	0	0	1	1	6	3	0	0	0	0	0	0	11
11:00	0	0	0	1	1	0	1	0	0	0	0	0	0	3
Total	191	62	80	256	661	627	220	46	6	1	0	1	0	2151
Percentile														
Speed														
Mean Speed (Average)														32.3
10 MPH Pace Speed														31-40
Number in Pace														1288
Percent in Pace														60.0%
Number > 30 MPH														1562
Percent > 30 MPH														72.6%

1

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave

26.428336
-81.794720

Direction: NB

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	1
1:00	0	0	0	0	1	0	2	0	0	1	0	0	0	4
2:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	1	0	4	5	1	2	0	0	0	0	0	13
5:00	0	0	0	2	2	4	2	1	0	0	0	0	0	11
6:00	0	1	1	22	76	36	5	0	0	0	0	0	0	141
7:00	0	0	0	11	52	49	10	2	0	0	0	0	0	124
8:00	0	0	0	6	26	44	7	5	0	0	0	0	0	88
9:00	0	0	3	10	27	20	13	3	0	0	0	0	0	76
10:00	0	1	7	11	24	25	16	1	0	0	0	0	0	85
11:00	0	0	2	13	22	26	15	1	1	1	0	0	0	81
12:00 PM	1	0	2	10	28	24	9	2	0	0	0	0	0	76
1:00	1	0	2	10	25	42	27	5	1	0	0	0	0	113
2:00	2	2	5	23	85	53	17	4	0	0	1	0	0	192
3:00	0	0	4	13	47	47	14	4	0	0	0	0	0	129
4:00	0	1	10	20	80	98	22	3	0	0	0	0	0	234
5:00	137	51	29	27	58	41	10	3	0	0	1	0	0	357
6:00	2	1	9	13	70	85	28	5	1	0	0	0	0	215
7:00	0	0	3	3	15	21	13	3	0	0	0	0	0	58
8:00	0	0	4	3	20	16	8	2	1	0	0	0	0	54
9:00	0	0	1	1	9	10	2	1	1	0	0	0	0	25
10:00	0	0	0	0	2	2	4	0	0	0	0	0	0	8
11:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Total	143	57	83	198	674	651	225	47	5	2	2	0	0	2087
Percentile Speed														
Mean Speed (Average)														
10 MPH Pace Speed														
Number in Pace														
Percent in Pace														
Number > 30 MPH														
Percent > 30 MPH														

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave

26.428336
-81.794720

Direction: NB

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	1	2	0	0	0	0	0	0	0	3
1:00	0	0	0	0	1	1	2	1	0	0	0	0	0	5
2:00	0	0	1	0	1	0	1	0	0	0	0	0	0	3
3:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
4:00	0	0	0	0	3	1	1	1	0	0	0	0	0	6
5:00	0	0	0	3	2	3	6	1	0	0	0	0	0	15
6:00	0	0	0	19	75	42	2	0	0	0	0	0	0	138
7:00	0	1	1	20	50	51	16	1	0	0	0	0	0	140
8:00	0	0	0	11	23	42	12	3	0	0	0	0	0	91
9:00	0	0	0	5	19	19	9	1	1	0	0	0	0	54
10:00	0	0	2	9	22	31	14	6	1	1	0	0	0	86
11:00	0	1	4	9	22	35	17	1	0	0	1	0	0	90
12:00 PM	0	0	5	3	21	36	16	6	1	0	0	0	0	88
1:00	1	1	1	5	24	39	30	5	1	1	0	0	0	108
2:00	0	0	7	29	63	78	16	2	1	1	0	0	0	197
3:00	0	0	3	19	39	35	14	5	0	0	0	0	0	115
4:00	0	2	8	20	80	118	54	7	1	1	0	0	0	291
5:00	91	49	32	48	108	62	17	1	0	0	0	0	0	408
6:00	0	0	2	11	75	49	9	2	2	0	0	0	0	150
7:00	0	1	2	6	9	13	10	0	0	0	0	0	0	41
8:00	0	0	2	2	22	46	16	2	1	0	0	0	0	91
9:00	0	0	0	1	9	24	10	2	0	1	0	0	0	47
10:00	0	0	0	0	2	4	1	2	0	0	0	0	0	9
11:00	0	0	0	1	0	1	2	0	0	0	0	0	0	4
Total	92	55	70	221	671	733	275	49	9	5	1	0	0	2181
Percentile				15th	50th	85th	95th							
Speed				27	34	39	43							
Mean Speed (Average)				34.1										
10 MPH Pace Speed				31.40										
Number in Pace				1403										
Percent in Pace				64.0%										
Number > 30 MPH				1743										
Percent > 30 MPH				79.9%										
Grand Total	426	174	233	675	2006	2011	720	142	20	8	3	1	0	6419
Stats				Percentile	15th	50th	85th	95th						
Speed				25	33	39	42							
Mean Speed (Average)				33.2										
10 MPH Pace Speed				31.40										
Number in Pace				4017										
Percent in Pace				63.0%										
Number > 30 MPH				4911										
Percent > 30 MPH				76.5%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave

26.428336
-81.794720

Direction: SB

1/27/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	0	3	0	0	0	0	0	0	0	3
1:00	0	0	0	0	0	0	2	0	0	0	0	0	0	2
2:00	0	0	0	0	2	0	0	0	0	1	0	0	0	3
3:00	0	0	0	0	1	1	0	0	0	0	0	0	0	2
4:00	0	0	0	0	1	3	0	0	0	0	0	0	0	4
5:00	0	0	0	3	8	11	3	2	0	0	0	0	0	27
6:00	0	0	5	51	160	72	20	3	0	0	0	0	0	311
7:00	0	0	1	10	31	27	27	7	0	1	0	0	0	104
8:00	0	0	3	8	30	55	12	9	0	1	1	0	0	119
9:00	0	1	3	7	26	32	18	6	1	0	0	0	0	94
10:00	0	0	2	7	19	22	12	2	1	1	0	0	0	66
11:00	0	0	3	6	20	28	13	0	0	0	0	0	0	70
12:00 PM	0	0	0	7	27	42	12	0	0	0	0	0	0	88
1:00	0	2	2	14	44	55	23	3	0	0	0	0	0	143
2:00	1	0	7	20	46	33	18	4	1	0	0	0	0	130
3:00	1	0	4	8	34	37	13	2	1	0	0	0	0	100
4:00	3	1	5	5	34	35	15	3	0	0	0	0	0	101
5:00	6	1	1	17	28	26	6	3	0	0	0	0	0	88
6:00	5	1	2	7	29	31	7	2	0	0	0	0	0	84
7:00	0	0	3	7	24	25	8	0	0	0	0	0	0	67
8:00	0	0	0	2	10	13	6	0	0	0	0	0	0	31
9:00	0	0	0	3	9	5	2	0	0	0	0	0	0	19
10:00	0	0	0	2	4	2	0	0	1	0	0	0	0	9
11:00	0	0	0	1	3	5	0	0	0	0	0	0	0	9
Total	16	6	41	185	590	563	217	46	5	4	1	0	0	1674
Percentile				15th	50th	85th	95th							
Speed				29	34	39	43							
Mean Speed (Average)				35.5										
10 MPH Pace Speed				31-40										
Number in Pace				1153										
Percent in Pace				69.0%										
Number > 30 MPH				1426										
Percent > 30 MPH				85.2%										

4

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave

26.428336
-81.794720

Direction: SB

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	1	0	0	1	1	0	0	0	0	0	0	0	3
1:00	0	0	0	0	0	1	1	0	0	0	0	0	0	2
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	1	0	1	0	0	0	0	0	0	2
4:00	0	0	1	0	2	4	2	4	0	0	0	0	0	13
5:00	0	0	0	2	7	7	3	1	0	0	0	0	0	20
6:00	0	0	0	48	165	80	12	2	0	0	0	0	0	307
7:00	0	0	2	6	40	37	20	7	2	0	0	0	0	114
8:00	0	0	1	11	23	54	16	4	1	0	0	1	1	112
9:00	0	1	5	6	20	34	23	5	2	0	0	0	0	96
10:00	0	1	3	3	29	24	9	2	0	0	0	0	0	71
11:00	0	0	5	4	16	32	14	5	0	0	0	0	0	76
12:00 PM	0	0	4	9	35	24	12	1	0	0	0	0	0	85
1:00	0	1	2	10	41	46	11	3	2	0	0	0	0	116
2:00	0	1	1	13	53	31	12	5	1	1	0	0	0	118
3:00	1	0	1	13	44	33	15	3	1	0	0	0	0	111
4:00	0	0	2	6	33	26	15	4	0	0	0	0	0	86
5:00	4	4	4	17	38	39	15	2	0	0	0	0	0	123
6:00	1	1	1	15	35	32	7	2	0	0	0	0	0	94
7:00	0	0	3	5	26	27	3	2	0	0	0	0	0	66
8:00	0	0	2	3	13	7	6	0	0	0	0	0	0	31
9:00	0	0	0	1	6	9	3	1	1	0	0	0	0	21
10:00	0	0	0	0	3	2	0	0	0	0	0	0	0	5
11:00	0	0	0	0	2	6	1	1	0	0	0	0	0	10
Total	6	10	37	172	633	556	201	54	10	1	0	1	1	1682
Percentile				15th	50th	85th	95th							
Speed				29	34	39	43							
Mean Speed (Average)				35.6										
10 MPH Pace Speed				31.40										
Number in Pace				1189										
Percent in Pace				71.0%										
Number > 30 MPH				1457										
Percent > 30 MPH				86.6%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave

26.428336
-81.794720

Direction: SB

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	2	3	0	1	0	0	0	0	0	7
1:00	0	0	0	2	0	0	1	0	0	0	0	0	0	3
2:00	0	0	0	0	0	0	0	1	0	0	0	0	0	1
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	1	1	0	0	0	0	0	0	2
5:00	0	0	0	2	11	9	8	0	2	0	0	0	0	32
6:00	0	0	10	58	129	63	13	2	0	0	0	0	0	275
7:00	0	0	2	14	38	39	22	5	1	0	0	0	0	121
8:00	0	0	0	5	21	43	37	8	3	1	1	0	0	119
9:00	0	1	1	9	29	25	9	1	1	2	0	0	0	78
10:00	0	0	1	8	9	26	13	1	1	0	0	0	0	59
11:00	0	1	2	9	23	27	5	3	0	0	0	0	0	70
12:00 PM	0	0	1	10	21	27	18	5	0	0	0	0	0	82
1:00	0	0	1	9	28	40	23	3	0	0	0	0	0	104
2:00	0	1	3	15	61	48	16	3	1	1	0	0	0	149
3:00	0	0	2	8	38	43	14	1	1	0	0	0	0	107
4:00	2	1	0	11	30	30	16	2	1	0	0	0	0	93
5:00	6	1	3	13	37	34	17	0	0	0	0	0	0	111
6:00	0	0	2	8	32	50	16	3	0	0	1	0	0	112
7:00	0	0	3	5	25	28	10	1	0	0	0	0	0	72
8:00	0	0	2	3	15	15	4	1	0	0	0	0	0	40
9:00	0	0	0	1	6	9	2	2	1	0	0	0	0	21
10:00	0	0	1	0	3	3	0	0	0	0	1	0	0	8
11:00	0	0	0	0	6	1	1	0	0	0	0	0	0	8
Total	8	5	34	191	564	564	246	43	12	4	3	0	0	1674
Percentile				15th	50th	85th	95th							
Speed				29	34	40	43							
Mean Speed (Average)				35.8										
10 MPH Pace Speed				31-40										
Number in Pace				1121										
Percent in Pace				67.0%										
Number > 30 MPH				1436										
Percent > 30 MPH				85.8%										
Grand Total	30	21	112	548	1787	1683	664	143	27	9	4	1	1	5030
Stats				Percentile	15th	50th	85th	95th						
Speed				29	34	39	43							
Mean Speed (Average)				35.6										
10 MPH Pace Speed				31-40										
Number in Pace				3470										
Percent in Pace				69.0%										
Number > 30 MPH				4319										
Percent > 30 MPH				85.9%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave

26.428336
-81.794720

Direction: Combined

1/27/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	1	3	0	0	0	0	0	0	0	4
1:00	0	0	1	0	0	2	0	0	0	0	0	0	0	3
2:00	0	0	0	1	4	3	2	0	0	1	0	0	0	11
3:00	0	0	0	0	2	1	0	0	0	0	0	0	0	3
4:00	0	0	1	1	5	5	1	0	0	0	0	0	0	13
5:00	0	0	0	6	12	19	5	4	0	0	0	0	0	46
6:00	0	0	8	72	227	112	27	5	0	0	0	0	0	451
7:00	0	0	2	23	90	63	40	8	0	1	0	0	0	227
8:00	0	1	5	15	65	91	20	11	0	2	1	0	0	211
9:00	0	1	5	12	50	49	24	9	1	0	0	0	0	151
10:00	0	0	5	21	35	46	29	5	1	1	0	0	0	143
11:00	0	0	4	17	53	51	33	1	0	0	0	0	0	159
12:00 PM	0	0	3	19	46	72	24	3	1	0	0	1	0	169
1:00	0	2	3	24	78	109	48	12	2	0	0	0	0	278
2:00	2	1	17	52	141	104	36	9	1	0	0	0	0	363
3:00	1	0	7	24	87	81	35	8	1	0	0	0	0	244
4:00	52	19	14	29	116	126	37	7	1	0	0	0	0	401
5:00	111	31	21	56	74	66	18	3	0	0	0	0	0	380
6:00	41	13	20	45	80	84	21	2	0	0	0	0	0	306
7:00	0	0	3	9	42	48	15	1	1	0	0	0	0	119
8:00	0	0	1	4	18	31	8	2	1	0	0	0	0	65
9:00	0	0	1	6	16	13	8	2	0	0	0	0	0	46
10:00	0	0	0	3	5	8	3	0	1	0	0	0	0	20
11:00	0	0	0	2	4	5	1	0	0	0	0	0	0	12
Total	207	68	121	441	1251	1190	437	92	11	5	1	1	0	3825
Percentile														
Speed														
Mean Speed (Average)														33.7
10 MPH Pace Speed														31.40
Number in Pace														2441
Percent in Pace														64.0%
Number > 30 MPH														2988
Percent > 30 MPH														78.1%

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatabcollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave

26.428336
-81.794720

Direction: Combined

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	1	0	0	2	1	0	0	0	0	0	0	0	4
1:00	0	0	0	0	1	1	3	0	0	1	0	0	0	6
2:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
3:00	0	0	0	0	1	0	1	0	0	0	0	0	0	2
4:00	0	0	2	0	6	9	3	6	0	0	0	0	0	26
5:00	0	0	0	4	9	11	5	2	0	0	0	0	0	31
6:00	0	1	1	70	241	116	17	2	0	0	0	0	0	448
7:00	0	0	2	17	92	86	30	9	2	0	0	0	0	238
8:00	0	0	1	17	49	98	23	9	1	0	0	1	1	200
9:00	0	1	8	16	47	54	36	8	2	0	0	0	0	172
10:00	0	2	10	14	53	49	25	3	0	0	0	0	0	156
11:00	0	0	7	17	38	58	29	6	1	1	0	0	0	157
12:00 PM	1	0	6	19	63	48	21	3	0	0	0	0	0	161
1:00	1	1	4	20	66	88	38	8	3	0	0	0	0	229
2:00	2	3	6	36	138	84	29	9	1	1	1	0	0	310
3:00	1	0	5	26	91	80	29	7	1	0	0	0	0	240
4:00	0	1	12	26	113	124	37	7	0	0	0	0	0	320
5:00	141	55	33	44	96	80	25	5	0	0	1	0	0	480
6:00	3	2	10	28	105	118	35	7	1	0	0	0	0	309
7:00	0	0	6	8	41	48	16	5	0	0	0	0	0	124
8:00	0	0	6	6	33	23	14	2	1	0	0	0	0	85
9:00	0	0	1	2	15	19	5	2	2	0	0	0	0	46
10:00	0	0	0	0	5	4	4	0	0	0	0	0	0	13
11:00	0	0	0	0	2	7	1	1	0	0	0	0	0	11
Total	149	67	120	370	1307	1207	426	101	15	3	2	1	1	3769
Percentile														
Speed														
Mean Speed (Average)														
10 MPH Pace Speed														
Number in Pace														
Percent in Pace														
Number > 30 MPH														
Percent > 30 MPH														

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000301

Station ID: River Ranch Rd south of Coralee Ave

26.428336
-81.794720

Direction: Combined

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	3	5	0	1	0	0	0	0	0	10
1:00	0	0	0	2	1	1	3	1	0	0	0	0	0	8
2:00	0	0	1	0	1	0	1	1	0	0	0	0	0	4
3:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
4:00	0	0	0	0	3	2	2	1	0	0	0	0	0	8
5:00	0	0	0	5	13	12	14	1	2	0	0	0	0	47
6:00	0	0	10	77	204	105	15	2	0	0	0	0	0	413
7:00	0	1	3	34	88	90	38	6	1	0	0	0	0	261
8:00	0	0	0	16	44	85	49	11	3	1	1	0	0	210
9:00	0	1	1	14	48	44	18	2	2	2	0	0	0	132
10:00	0	0	3	17	31	57	27	7	2	1	0	0	0	145
11:00	0	2	6	18	45	62	22	4	0	0	1	0	0	160
12:00 PM	0	0	6	13	42	63	34	11	1	0	0	0	0	170
1:00	1	1	2	14	52	79	53	8	1	1	0	0	0	212
2:00	0	1	10	44	124	126	32	5	2	2	0	0	0	346
3:00	0	0	5	27	77	78	28	6	1	0	0	0	0	222
4:00	2	3	8	31	110	148	70	9	2	1	0	0	0	384
5:00	97	50	35	61	145	96	34	1	0	0	0	0	0	519
6:00	0	0	4	19	107	99	25	5	2	0	1	0	0	262
7:00	0	1	5	11	34	41	20	1	0	0	0	0	0	113
8:00	0	0	4	5	37	61	20	3	1	0	0	0	0	131
9:00	0	0	0	2	15	33	12	4	1	1	0	0	0	68
10:00	0	0	1	0	5	7	1	2	0	0	1	0	0	17
11:00	0	0	0	1	6	2	3	0	0	0	0	0	0	12
Total	100	60	104	412	1235	1297	521	92	21	9	4	0	0	3855
Percentile				15th	50th	85th	95th							
Speed				28	34	39	43							
Mean Speed (Average)				34.9										
10 MPH Pace Speed				31.40										
Number in Pace				2524										
Percent in Pace				66.0%										
Number > 30 MPH				3179										
Percent > 30 MPH				82.5%										
Grand Total	456	195	345	1223	3793	3694	1384	285	47	17	7	2	1	11449
Stats				Percentile	15th	50th	85th	95th						
Speed				28	34	39	43							
Mean Speed (Average)				34.2										
10 MPH Pace Speed				31.40										
Number in Pace				7487										
Percent in Pace				65.0%										
Number > 30 MPH				9230										
Percent > 30 MPH				80.6%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Location 2: River Ranch Road North of Springlake Court

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: NB

1/27/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
2:00	0	1	2	1	2	1	0	0	0	0	0	0	0	7
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	3	3	0	0	0	0	0	0	0	0	0	6
5:00	0	0	3	8	4	1	0	0	0	0	0	0	0	16
6:00	7	3	27	58	26	6	0	0	0	0	0	0	0	127
7:00	0	0	15	39	27	6	0	0	0	0	0	0	0	87
8:00	1	1	13	35	11	1	0	0	0	0	0	0	0	62
9:00	0	0	9	16	12	9	1	0	0	0	0	0	0	47
10:00	0	1	8	21	27	8	4	0	0	0	0	0	0	69
11:00	1	2	7	18	25	10	3	0	0	0	0	0	0	66
12:00 PM	0	0	5	23	27	10	12	1	0	0	0	0	0	78
1:00	0	0	8	39	60	15	5	0	0	0	0	0	0	127
2:00	0	2	19	94	50	25	11	2	0	0	0	0	0	204
3:00	0	0	10	47	54	28	7	1	0	0	0	0	0	147
4:00	0	0	8	36	87	123	49	8	2	0	0	0	0	313
5:00	0	0	7	38	86	128	50	3	0	0	0	0	0	312
6:00	0	0	4	18	83	100	32	5	0	0	0	0	0	242
7:00	0	0	2	18	17	11	2	1	0	0	0	0	0	51
8:00	0	0	2	12	13	5	2	3	0	0	0	0	0	37
9:00	0	1	5	12	9	3	2	0	0	0	0	0	0	32
10:00	0	0	0	0	5	1	1	1	0	0	0	0	0	8
11:00	0	0	0	1	0	1	0	0	0	0	0	0	0	2
Total	9	11	158	537	625	492	181	25	2	0	0	0	1	2041
Percentile														
Speed														
Mean Speed (Average)														33.0
10 MPH Pace Speed														27.36
Number in Pace														1162
Percent in Pace														57.0%
Number > 30 MPH														1326
Percent > 30 MPH														65.0%

1

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: NB

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	1
1:00	0	0	1	1	1	0	2	0	0	0	0	0	0	5
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	5	2	2	0	1	0	0	0	0	0	0	10
5:00	0	0	1	3	3	0	0	0	0	0	0	0	0	7
6:00	5	0	26	55	22	9	2	0	0	0	0	0	1	120
7:00	0	2	11	39	24	12	0	0	0	0	0	0	0	88
8:00	0	2	5	39	17	2	2	0	0	0	0	0	0	67
9:00	0	1	7	28	14	4	1	0	0	0	0	0	0	55
10:00	0	3	9	19	23	16	3	0	0	0	0	0	0	73
11:00	0	0	6	19	29	14	2	0	0	0	0	0	0	70
12:00 PM	0	0	6	29	24	9	3	1	0	0	0	0	0	72
1:00	0	1	10	33	36	15	6	1	0	0	0	0	0	102
2:00	1	3	22	78	40	16	8	0	0	0	0	0	0	168
3:00	1	1	7	32	55	27	4	1	0	0	0	0	0	128
4:00	1	1	4	37	77	89	24	3	0	0	0	0	0	236
5:00	0	2	9	61	131	152	54	4	0	0	0	0	0	413
6:00	0	0	3	22	70	81	32	5	3	0	0	0	0	216
7:00	0	1	3	26	19	15	4	0	0	0	0	0	0	68
8:00	0	0	2	10	11	11	6	1	0	1	0	0	0	42
9:00	0	2	5	7	5	3	1	0	0	0	0	0	0	23
10:00	0	0	1	3	0	0	1	0	0	0	0	0	0	5
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	8	19	144	543	603	475	156	16	3	1	0	0	1	1969
Percentile														
Speed														
25														
Mean Speed (Average)														
32.8														
10 MPH Pace Speed														
26-35														
Number in Pace														
1146														
Percent in Pace														
58.0%														
Number > 30 MPH														
1255														
Percent > 30 MPH														
63.7%														

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: NB

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	2	0	0	0	0	0	0	0	0	3
1:00	0	0	0	2	2	1	0	0	0	0	0	0	0	5
2:00	0	1	0	1	0	0	0	0	0	0	0	0	0	2
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	2	1	1	0	0	0	0	0	0	0	0	4
5:00	0	1	0	10	1	1	0	0	0	0	0	0	0	13
6:00	5	1	13	58	33	6	1	0	0	0	0	0	0	117
7:00	0	1	8	51	31	12	1	0	0	0	0	0	0	104
8:00	0	2	9	31	15	5	1	0	0	0	0	0	0	63
9:00	0	1	4	14	14	5	1	0	0	0	0	0	0	39
10:00	0	1	11	19	18	10	4	0	0	0	0	0	0	63
11:00	0	1	8	19	25	18	3	0	0	0	0	0	0	74
12:00 PM	4	2	6	23	29	9	14	0	1	0	0	0	0	88
1:00	1	1	7	36	44	8	6	1	0	0	0	0	0	104
2:00	0	3	25	80	46	20	6	2	0	0	0	0	0	182
3:00	1	0	13	33	36	10	8	1	0	0	0	0	0	102
4:00	4	0	7	33	69	101	62	11	1	0	0	0	0	288
5:00	1	0	4	45	141	162	71	12	1	0	0	0	0	437
6:00	0	1	3	16	47	50	22	6	3	0	0	0	0	148
7:00	0	0	8	10	10	9	4	1	0	0	0	0	0	42
8:00	0	1	6	30	36	10	3	1	0	0	0	0	0	87
9:00	1	0	5	18	17	7	1	0	0	1	0	0	0	50
10:00	0	0	1	4	3	0	1	1	0	0	0	0	0	10
11:00	0	0	0	2	1	0	0	0	0	0	0	0	0	3
Total	17	17	140	537	621	444	209	36	6	1	0	0	0	2028
Percentile				15th	50th	85th	95th							
Speed				26	31	38	42							
Mean Speed (Average)				33.1										
10 MPH Pace Speed				26-35										
Number in Pace				1155										
Percent in Pace				57.0%										
Number > 30 MPH				1317										
Percent > 30 MPH				64.9%										
Grand Total	34	47	442	1617	1849	1411	546	77	11	2	0	0	2	6038
Stats				Percentile	15th	50th	85th	95th						
Speed				26	31	38	41							
Mean Speed (Average)				33.0										
10 MPH Pace Speed				26-35										
Number in Pace				3466										
Percent in Pace				57.0%										
Number > 30 MPH				3898										
Percent > 30 MPH				64.6%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: SB

1/27/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	2	0	0	0	0	0	0	0	0	2
1:00	0	0	0	1	1	1	0	0	0	0	0	0	0	3
2:00	0	0	0	0	2	0	1	0	0	0	0	0	0	3
3:00	0	0	1	0	2	0	0	0	0	0	0	0	0	3
4:00	0	0	1	1	1	2	0	0	0	0	0	0	0	5
5:00	0	1	0	14	11	1	2	0	0	0	0	0	0	29
6:00	12	34	102	96	39	5	2	0	0	0	0	0	1	291
7:00	9	2	13	37	29	19	10	1	0	0	0	0	0	120
8:00	0	3	4	35	59	20	7	2	0	0	0	0	0	130
9:00	0	0	0	19	37	14	15	3	0	0	0	0	0	88
10:00	0	0	3	19	26	15	12	2	0	0	0	0	0	77
11:00	1	0	1	11	22	16	6	1	0	0	0	0	0	58
12:00 PM	0	0	3	18	31	24	3	0	0	0	0	0	0	79
1:00	0	0	6	51	39	27	2	0	0	0	0	0	0	125
2:00	1	6	9	34	38	15	3	2	0	0	0	0	1	109
3:00	1	1	2	13	41	15	7	0	0	0	0	0	0	80
4:00	1	0	1	18	45	28	3	4	0	0	0	0	0	100
5:00	1	0	2	8	46	24	7	3	0	0	0	0	0	91
6:00	0	0	0	13	35	19	9	0	0	0	0	0	0	76
7:00	0	1	6	16	19	7	1	0	0	0	0	0	0	50
8:00	0	0	1	6	13	5	1	0	0	0	0	0	0	26
9:00	0	0	1	8	5	1	1	0	0	0	0	0	0	16
10:00	0	0	0	3	1	0	2	0	0	0	0	0	0	6
11:00	0	0	0	2	0	2	1	0	0	0	0	0	0	5
Total	26	48	156	423	544	260	95	18	0	0	0	0	2	1572
Percentile				15th	50th	85th	95th							
Speed				24	30	36	40							
Mean Speed (Average)				31.4										
10 MPH Pace Speed				26-35										
Number in Pace				967										
Percent in Pace				62.0%										
Number > 30 MPH				919										
Percent > 30 MPH				58.5%										

4

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: SB

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	2	0	1	0	0	0	0	0	0	4
1:00	0	0	0	0	2	0	0	0	0	0	0	0	0	2
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	1	1	0	0	0	0	0	0	0	2
4:00	0	1	1	4	7	2	0	3	0	0	0	0	0	18
5:00	0	0	1	8	9	3	1	0	0	0	0	0	0	22
6:00	35	30	73	94	51	4	1	0	0	0	0	0	2	290
7:00	10	3	13	24	51	24	8	0	0	0	0	0	0	133
8:00	0	0	3	33	48	29	7	2	0	0	0	0	0	122
9:00	0	0	8	24	38	17	11	0	1	0	0	0	0	99
10:00	0	0	2	11	32	22	6	0	1	0	0	0	0	74
11:00	0	0	0	17	32	20	6	0	0	0	0	0	0	75
12:00 PM	0	0	6	16	25	14	6	0	0	0	0	0	0	67
1:00	0	1	7	48	35	11	6	0	0	0	0	0	0	108
2:00	1	5	19	26	39	15	5	2	0	0	0	0	0	112
3:00	3	2	5	24	33	14	6	1	0	0	0	0	1	89
4:00	1	1	0	12	28	19	10	1	1	0	0	0	0	73
5:00	0	0	2	26	41	29	13	0	0	1	0	0	0	112
6:00	0	0	2	21	35	12	6	0	0	0	0	0	0	76
7:00	0	1	3	25	14	8	2	0	0	0	0	0	0	53
8:00	0	0	2	5	19	8	1	1	0	0	0	0	0	36
9:00	0	0	0	3	2	2	1	0	1	0	0	0	0	9
10:00	0	0	0	0	2	0	0	0	0	0	0	0	0	2
11:00	0	0	0	1	4	1	1	0	0	0	0	0	0	7
Total	50	44	147	423	550	255	98	10	4	1	0	0	3	1585
Percentile				15th	50th	85th	95th							
Speed				24	30	36	40							
Mean Speed (Average)				31.2										
10 MPH Pace Speed				26-35										
Number in Pace				973										
Percent in Pace				61.0%										
Number > 30 MPH				921										
Percent > 30 MPH				58.1%										

5

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: SB

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	2	0	1	0	0	0	0	0	0	4
1:00	0	0	0	2	1	0	0	0	0	0	0	0	0	3
2:00	0	0	0	1	0	1	0	0	0	0	0	0	0	2
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	1	0	0	1	0	0	1	0	0	0	0	0	3
5:00	0	0	2	12	15	6	0	0	0	0	0	0	0	35
6:00	39	25	49	97	50	6	2	0	0	0	0	0	0	268
7:00	4	3	14	45	48	17	7	2	0	0	0	0	0	140
8:00	0	1	3	30	56	18	9	3	2	0	0	0	0	122
9:00	1	0	4	15	30	15	2	1	1	0	0	0	0	69
10:00	0	1	2	11	21	14	3	1	0	0	0	0	0	53
11:00	0	0	4	11	31	15	4	0	0	0	0	0	0	65
12:00 PM	0	0	2	21	25	16	7	0	0	0	0	0	0	71
1:00	0	0	7	31	42	13	3	0	0	0	0	0	0	96
2:00	0	4	24	38	40	15	4	2	0	0	0	0	0	127
3:00	3	3	4	16	32	18	6	4	0	0	0	0	0	86
4:00	0	0	3	14	32	25	9	2	0	0	0	0	0	85
5:00	0	1	3	21	48	29	8	1	0	0	0	0	0	111
6:00	0	0	9	22	34	24	6	1	0	0	0	0	0	96
7:00	0	1	3	20	22	5	4	0	0	0	0	0	0	55
8:00	0	0	3	11	6	3	1	1	0	0	0	0	0	25
9:00	0	0	2	3	8	3	1	2	0	0	0	0	0	19
10:00	0	0	0	1	3	0	1	0	0	0	0	0	0	5
11:00	0	0	0	4	2	0	1	0	0	0	0	0	0	7
Total	47	40	138	427	549	243	79	21	3	0	0	0	0	1547
				Percentile	15th	50th	85th	95th						
				Speed	24	30	36	40						
				Mean Speed (Average)	31.1									
				10 MPH Pace Speed	26-35									
				Number in Pace	970									
				Percent in Pace	63.0%									
				Number > 30 MPH	895									
				Percent > 30 MPH	57.9%									
Grand Total	123	132	441	1273	1643	758	272	49	7	1	0	0	5	4704
Stats				Percentile	15th	50th	85th	95th						
				Speed	24	30	36	40						
				Mean Speed (Average)	31.2									
				10 MPH Pace Speed	26-35									
				Number in Pace	2916									
				Percent in Pace	62.0%									
				Number > 30 MPH	2735									
				Percent > 30 MPH	58.1%									

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: Combined

1/27/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	2	0	0	0	0	0	0	0	0	2
1:00	0	0	1	1	1	1	0	0	0	0	0	0	0	4
2:00	0	1	2	1	4	1	1	0	0	0	0	0	0	10
3:00	0	0	1	0	2	0	0	0	0	0	0	0	0	3
4:00	0	0	4	4	1	2	0	0	0	0	0	0	0	11
5:00	0	1	3	22	15	2	2	0	0	0	0	0	0	45
6:00	19	37	129	154	65	11	2	0	0	0	0	0	1	418
7:00	9	2	28	76	56	25	10	1	0	0	0	0	0	207
8:00	1	4	17	70	70	21	7	2	0	0	0	0	0	192
9:00	0	0	9	35	49	23	16	3	0	0	0	0	0	135
10:00	0	1	11	40	53	23	16	2	0	0	0	0	0	146
11:00	2	2	8	29	47	26	9	1	0	0	0	0	0	124
12:00 PM	0	0	8	41	58	34	15	1	0	0	0	0	0	157
1:00	0	0	14	90	99	42	7	0	0	0	0	0	0	252
2:00	1	8	28	128	88	40	14	4	0	0	0	0	2	313
3:00	1	1	12	60	95	43	14	1	0	0	0	0	0	227
4:00	1	0	9	54	132	151	52	12	2	0	0	0	0	413
5:00	1	0	9	46	132	152	57	6	0	0	0	0	0	403
6:00	0	0	4	31	118	119	41	5	0	0	0	0	0	318
7:00	0	1	8	34	36	18	3	1	0	0	0	0	0	101
8:00	0	0	3	18	26	10	3	3	0	0	0	0	0	63
9:00	0	1	6	20	14	4	3	0	0	0	0	0	0	48
10:00	0	0	0	3	6	1	3	1	0	0	0	0	0	14
11:00	0	0	0	3	0	3	1	0	0	0	0	0	0	7
Total	35	59	314	960	1169	752	276	43	2	0	0	0	3	3613
Percentile Speed														
Mean Speed (Average)														32.3
10 MPH Pace Speed														25-35
Number in Pace														2129
Percent in Pace														59.0%
Number > 30 MPH														2245
Percent > 30 MPH														62.1%

7

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: Combined

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	1	1	2	0	1	0	0	0	0	0	0	5
1:00	0	0	1	1	3	0	2	0	0	0	0	0	0	7
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	1	1	0	0	0	0	0	0	0	2
4:00	0	1	6	6	9	2	1	3	0	0	0	0	0	28
5:00	0	0	2	11	12	3	1	0	0	0	0	0	0	29
6:00	40	30	99	149	73	13	3	0	0	0	0	0	3	410
7:00	10	5	24	63	75	36	8	0	0	0	0	0	0	221
8:00	0	2	8	72	65	31	9	2	0	0	0	0	0	189
9:00	0	1	15	52	52	21	12	0	1	0	0	0	0	154
10:00	0	3	11	30	55	38	9	0	1	0	0	0	0	147
11:00	0	0	6	36	61	34	8	0	0	0	0	0	0	145
12:00 PM	0	0	12	45	49	23	9	1	0	0	0	0	0	139
1:00	0	2	17	81	71	26	12	1	0	0	0	0	0	210
2:00	2	8	41	104	79	31	13	2	0	0	0	0	0	280
3:00	4	3	12	56	86	41	10	2	0	0	0	0	1	217
4:00	2	2	4	49	105	108	34	4	1	0	0	0	0	309
5:00	0	2	11	87	172	181	67	4	0	1	0	0	0	525
6:00	0	0	5	43	105	93	38	5	3	0	0	0	0	292
7:00	0	2	6	51	33	23	6	0	0	0	0	0	0	121
8:00	0	0	4	15	30	19	7	2	0	1	0	0	0	78
9:00	0	2	5	10	7	5	2	0	1	0	0	0	0	32
10:00	0	0	1	3	2	0	1	0	0	0	0	0	0	7
11:00	0	0	0	1	4	1	1	0	0	0	0	0	0	7
Total	58	63	291	966	1153	730	254	26	7	2	0	0	4	3554
Percentile														
Speed														
Mean Speed (Average)														
10 MPH Pace Speed														
Number in Pace														
Percent in Pace														
Number > 30 MPH														
Percent > 30 MPH														

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000302

Station ID: River Ranch Rd north of Springlake Ct

26.423885
-81.794543

Direction: Combined

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	2	4	0	1	0	0	0	0	0	0	7
1:00	0	0	0	4	3	1	0	0	0	0	0	0	0	8
2:00	0	1	0	2	0	1	0	0	0	0	0	0	0	4
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	1	2	1	2	0	0	1	0	0	0	0	0	7
5:00	0	1	2	22	16	7	0	0	0	0	0	0	0	48
6:00	44	26	62	155	83	12	3	0	0	0	0	0	0	385
7:00	4	4	22	96	79	29	8	2	0	0	0	0	0	244
8:00	0	3	12	61	71	23	10	3	2	0	0	0	0	185
9:00	1	1	8	29	44	20	3	1	1	0	0	0	0	108
10:00	0	2	13	30	39	24	7	1	0	0	0	0	0	116
11:00	0	1	12	30	56	33	7	0	0	0	0	0	0	139
12:00 PM	4	2	8	44	54	25	21	0	1	0	0	0	0	159
1:00	1	1	14	67	86	21	9	1	0	0	0	0	0	200
2:00	0	7	49	118	86	35	10	4	0	0	0	0	0	309
3:00	4	3	17	49	68	28	14	5	0	0	0	0	0	188
4:00	4	0	10	47	101	126	71	13	1	0	0	0	0	373
5:00	1	1	7	66	189	191	79	13	1	0	0	0	0	548
6:00	0	1	12	38	81	74	28	7	3	0	0	0	0	244
7:00	0	1	11	30	32	14	8	1	0	0	0	0	0	97
8:00	0	1	9	41	42	13	4	2	0	0	0	0	0	112
9:00	1	0	7	21	25	10	2	2	0	1	0	0	0	69
10:00	0	0	1	5	6	0	2	1	0	0	0	0	0	15
11:00	0	0	0	6	3	0	1	0	0	0	0	0	0	10
Total	64	57	278	964	1170	687	288	57	9	1	0	0	0	3575
Percentile				15th	50th	85th	95th							
Speed				25	31	37	41							
Mean Speed (Average)				32.3										
10 MPH Pace Speed				26-35										
Number in Pace				2125										
Percent in Pace				60.0%										
Number > 30 MPH				2212										
Percent > 30 MPH				61.9%										
Grand Total	157	179	883	2890	3492	2169	818	126	18	3	0	0	7	10742
Stats				Percentile	15th	50th	85th	95th						
Speed				25	31	37	41							
Mean Speed (Average)				32.2										
10 MPH Pace Speed				26-35										
Number in Pace				6382										
Percent in Pace				59.0%										
Number > 30 MPH				6633										
Percent > 30 MPH				61.7%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Location 3: River Ranch Road South of Springlake Court

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: NB

1/27/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	2	1	0	0	0	0	0	0	0	4
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2
5:00	0	0	0	1	3	2	0	0	0	0	0	0	0	6
6:00	0	0	17	20	9	2	0	1	0	0	0	0	0	49
7:00	0	3	13	19	14	1	0	0	0	0	0	0	0	50
8:00	0	1	5	13	19	6	1	0	0	0	0	0	0	45
9:00	0	1	5	10	19	10	0	0	0	0	0	0	0	45
10:00	0	0	1	6	17	7	0	0	0	0	0	0	0	31
11:00	1	0	2	7	22	6	2	0	0	0	0	0	0	40
12:00 PM	1	0	3	2	22	16	7	2	0	0	0	0	0	53
1:00	2	2	10	22	24	3	1	0	0	0	0	0	0	64
2:00	0	2	16	30	20	17	10	2	0	0	0	0	0	97
3:00	0	0	4	9	34	21	7	2	0	0	0	0	0	77
4:00	4	2	2	16	64	124	45	4	1	0	0	0	0	262
5:00	1	1	2	25	83	138	51	10	0	0	0	0	0	311
6:00	0	0	3	19	63	110	40	2	0	0	0	0	0	237
7:00	0	0	0	8	16	18	1	0	0	0	0	0	0	43
8:00	0	0	0	7	8	9	5	0	0	0	0	0	0	29
9:00	0	0	1	3	11	4	1	0	0	0	0	0	0	20
10:00	0	0	1	0	4	1	1	2	0	0	0	0	0	9
11:00	0	0	0	1	0	1	1	0	0	0	0	0	0	3
Total	9	12	85	220	455	498	173	25	1	0	0	0	0	1478
Percentile														
Speed														
Mean Speed (Average)														27
10 MPH Pace Speed														34
Number in Pace														39
Percent in Pace														42
Number > 30 MPH														953
Percent > 30 MPH														64.0%
														1152
														77.9%

1

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: NB

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	1
1:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	2	0	1	1	0	0	0	0	0	4
5:00	0	0	0	1	2	0	0	0	0	0	0	0	0	3
6:00	0	1	15	19	6	3	0	0	0	0	0	0	0	44
7:00	0	3	18	19	15	5	1	0	0	0	0	0	0	61
8:00	0	1	1	16	18	13	0	0	0	0	0	0	0	49
9:00	1	0	3	10	22	5	2	0	0	0	0	0	0	43
10:00	0	0	5	10	22	5	2	1	0	0	0	0	0	45
11:00	0	1	3	10	16	9	2	0	0	0	0	0	0	41
12:00 PM	0	1	2	9	21	9	5	0	0	0	0	0	0	47
1:00	0	7	5	15	13	4	1	0	0	0	0	0	0	45
2:00	0	1	18	16	21	12	3	0	0	0	0	0	0	71
3:00	1	0	4	9	36	30	7	2	0	0	0	0	0	91
4:00	5	1	2	13	57	84	35	7	1	0	0	0	0	205
5:00	1	1	2	27	133	169	64	10	0	0	0	0	0	407
6:00	0	0	1	17	82	65	30	7	3	0	0	1	0	207
7:00	0	0	0	11	15	18	1	2	0	0	0	0	0	47
8:00	0	0	1	4	17	8	6	0	2	0	0	0	0	38
9:00	0	0	1	2	4	4	1	0	0	0	0	0	0	12
10:00	0	0	0	0	1	1	1	0	0	0	0	0	0	3
11:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Total	8	17	81	208	507	445	163	30	6	0	0	1	0	1466
Percentile				15th	50th	85th	95th							
Speed				27	33	39	42							
Mean Speed (Average)				34.5										
10 MPH Pace Speed				31.40										
Number in Pace				952										
Percent in Pace				65.0%										
Number > 30 MPH				1152										
Percent > 30 MPH				78.6%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: NB

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2
1:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
5:00	0	1	1	2	1	1	1	0	0	0	0	0	0	7
6:00	0	4	20	22	9	2	0	0	0	0	0	0	0	57
7:00	3	5	18	20	15	4	0	0	0	0	0	0	0	65
8:00	1	2	3	13	19	12	1	1	0	0	0	0	0	53
9:00	0	0	8	11	20	5	0	0	0	0	0	0	0	44
10:00	3	3	2	17	10	9	1	0	0	0	0	0	0	45
11:00	2	0	6	9	8	11	3	0	0	0	0	0	0	39
12:00 PM	1	1	3	10	28	11	9	0	0	0	0	0	0	63
1:00	1	3	16	16	10	3	2	0	0	0	0	0	0	51
2:00	1	3	19	23	21	14	3	1	0	0	0	0	0	85
3:00	0	1	3	11	23	15	4	2	0	0	0	0	0	59
4:00	1	1	6	11	69	96	52	12	0	0	0	0	1	249
5:00	1	3	6	32	131	170	75	18	1	0	0	0	0	437
6:00	0	2	3	17	49	60	18	5	4	0	0	0	0	158
7:00	0	1	2	9	15	12	4	1	0	0	0	0	0	44
8:00	0	0	1	5	14	7	1	0	0	0	0	0	0	28
9:00	0	0	1	3	6	6	0	0	1	0	0	0	0	17
10:00	0	0	0	1	3	0	2	0	0	0	0	0	0	6
11:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Total	14	30	118	233	453	439	177	40	7	0	0	0	1	1512

Percentile
Speed
Mean Speed (Average) 34.1
10 MPH Pace Speed 31.40
Number in Pace 891
Percent in Pace 59.0%
Number > 30 MPH 1117
Percent > 30 MPH 73.9%

Grand Total	31	59	284	661	1415	1382	513	95	14	0	0	1	1	4456
Stats														
Percentile	15th	50th	85th	95th										
Speed	27	33	39	42										
Mean Speed (Average)	34.4													
10 MPH Pace Speed	31.40													
Number in Pace	2797													
Percent in Pace	63.0%													
Number > 30 MPH	3421													
Percent > 30 MPH	76.8%													

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: SB

1/27/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	0	1	0	0	0	0	0	0	0	2
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	1	0	0	1	0	0	0	0	0	2
3:00	0	0	0	0	1	1	0	0	0	0	0	0	0	2
4:00	0	0	0	1	1	1	1	0	0	0	0	0	0	4
5:00	0	0	0	1	6	3	2	0	0	0	0	0	0	12
6:00	6	8	7	7	5	4	0	1	0	0	0	0	0	38
7:00	2	2	3	16	42	26	14	1	0	0	0	0	0	106
8:00	0	0	4	11	32	22	17	3	1	0	0	0	0	90
9:00	1	1	0	4	19	20	14	4	0	0	0	0	0	63
10:00	0	0	0	10	21	19	13	2	0	0	0	0	0	65
11:00	0	0	2	11	27	27	3	1	0	0	0	0	0	71
12:00 PM	0	0	0	18	21	22	7	1	1	0	0	0	0	70
1:00	1	4	12	23	33	12	3	3	0	1	0	0	0	92
2:00	4	3	5	14	16	19	6	3	0	0	0	0	0	70
3:00	0	0	0	8	18	20	5	1	0	0	0	0	0	52
4:00	0	0	0	6	25	25	5	3	0	0	0	0	0	64
5:00	0	0	0	2	20	26	11	2	0	0	0	0	0	61
6:00	0	0	0	4	16	21	16	0	0	0	0	0	0	57
7:00	0	0	0	5	5	13	0	0	0	0	0	0	0	23
8:00	0	0	0	1	2	7	2	0	0	0	0	0	0	12
9:00	0	0	0	3	4	1	0	0	0	0	0	0	0	8
10:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
11:00	0	0	0	0	0	2	0	0	0	0	0	0	0	2
Total	14	18	33	146	315	292	119	27	2	1	0	0	0	967
Percentile														
Speed														
Mean Speed (Average)														
10 MPH Pace Speed														
Number in Pace														
Percent in Pace														
Number > 30 MPH														
Percent > 30 MPH														

4

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: SB

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	1	0	1	0	0	0	0	0	0	2
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	5	0	0	3	0	0	0	0	0	8
5:00	0	0	0	3	5	5	1	0	0	0	0	0	0	14
6:00	3	8	9	3	5	2	1	0	1	0	0	0	0	32
7:00	1	4	2	17	51	25	5	0	0	0	0	0	0	105
8:00	2	0	1	18	27	26	12	3	0	0	0	0	0	89
9:00	1	1	3	6	20	17	11	4	0	0	0	0	0	63
10:00	0	0	1	6	30	21	6	2	1	0	0	0	0	67
11:00	0	0	3	17	29	24	7	0	0	0	0	0	0	80
12:00 PM	0	0	4	10	22	17	6	4	0	0	0	0	0	63
1:00	3	1	9	24	32	11	6	2	0	1	1	0	0	90
2:00	6	2	6	12	24	12	4	1	0	0	0	0	0	67
3:00	0	1	4	13	19	16	6	1	0	0	0	0	0	60
4:00	0	0	2	8	21	15	9	4	0	0	0	0	0	59
5:00	0	0	2	6	29	22	12	1	1	1	0	0	0	74
6:00	0	0	0	5	14	14	2	0	0	0	0	0	0	35
7:00	0	0	0	7	6	13	2	0	0	0	0	0	0	28
8:00	0	0	0	6	11	8	1	1	0	0	0	0	0	27
9:00	0	0	0	1	1	2	1	0	0	1	0	0	0	6
10:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
11:00	0	0	0	1	0	1	0	0	0	0	0	0	0	2
Total	16	17	46	163	353	251	93	26	3	3	1	0	0	972
Percentile Speed														
Mean Speed (Average)														
10 MPH Pace Speed														
Number in Pace														
Percent in Pace														
Number > 30 MPH														
Percent > 30 MPH														

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: SB

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	1
1:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	1	1	0	0	1	0	0	0	0	0	3
5:00	0	0	1	3	1	7	1	1	0	0	0	0	0	14
6:00	1	6	6	4	6	3	1	0	0	0	0	0	0	27
7:00	1	3	10	20	48	24	4	2	1	0	0	0	0	113
8:00	1	1	1	13	40	32	8	5	1	0	0	0	0	102
9:00	3	1	0	6	27	16	4	1	0	0	0	0	0	58
10:00	0	0	1	6	23	18	6	1	0	0	0	0	0	55
11:00	0	1	1	7	31	23	1	1	1	0	0	0	0	66
12:00 PM	0	1	4	10	25	15	7	1	0	0	0	0	0	63
1:00	1	2	8	25	20	12	2	1	0	0	0	0	0	71
2:00	2	4	5	16	18	16	9	1	0	0	0	0	0	71
3:00	0	1	0	7	14	16	7	6	0	0	0	0	0	51
4:00	0	0	0	8	24	26	6	3	0	0	0	0	0	67
5:00	0	0	1	6	14	30	10	3	0	0	0	0	0	64
6:00	0	0	0	2	15	17	7	2	0	0	0	0	0	43
7:00	0	0	1	2	9	9	4	0	0	0	0	0	0	25
8:00	0	0	0	4	9	3	2	1	0	0	0	0	0	19
9:00	0	0	1	1	3	2	2	2	0	0	0	0	0	11
10:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
11:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Total	9	20	40	141	329	269	84	32	3	0	0	0	0	927
Percentile				15th	50th	85th	95th							
Speed				27	33	38	43							
Mean Speed (Average)				34.1										
10 MPH Pace Speed				31-40										
Number in Pace				598										
Percent in Pace				65.0%										
Number > 30 MPH				717										
Percent > 30 MPH				77.3%										
Grand Total	39	55	119	450	997	812	296	85	8	4	1	0	0	2866
Stats				Percentile	15th	50th	85th	95th						
Speed				27	33	39	42							
Mean Speed (Average)				34.2										
10 MPH Pace Speed				31-40										
Number in Pace				1809										
Percent in Pace				63.0%										
Number > 30 MPH				2203										
Percent > 30 MPH				76.9%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: Combined

1/27/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	2	2	2	0	0	0	0	0	0	6
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	1	1	0	1	0	0	0	0	0	3
3:00	0	0	0	0	1	1	0	0	0	0	0	0	0	2
4:00	0	0	0	2	2	1	1	0	0	0	0	0	0	6
5:00	0	0	0	2	9	5	2	0	0	0	0	0	0	18
6:00	6	8	24	27	14	6	0	2	0	0	0	0	0	87
7:00	2	5	16	35	56	27	14	1	0	0	0	0	0	156
8:00	0	1	9	24	51	28	18	3	1	0	0	0	0	135
9:00	1	2	5	14	38	30	14	4	0	0	0	0	0	108
10:00	0	0	1	16	38	26	13	2	0	0	0	0	0	96
11:00	1	0	4	18	49	33	5	1	0	0	0	0	0	111
12:00 PM	1	0	3	20	43	38	14	3	1	0	0	0	0	123
1:00	3	6	22	45	57	15	4	3	0	1	0	0	0	156
2:00	4	5	21	44	36	36	16	5	0	0	0	0	0	167
3:00	0	0	4	17	52	41	12	3	0	0	0	0	0	129
4:00	4	2	2	22	89	149	50	7	1	0	0	0	0	326
5:00	1	1	2	27	103	164	62	12	0	0	0	0	0	372
6:00	0	0	3	23	79	131	56	2	0	0	0	0	0	294
7:00	0	0	0	13	21	31	1	0	0	0	0	0	0	66
8:00	0	0	0	8	10	16	7	0	0	0	0	0	0	41
9:00	0	0	1	6	15	5	1	0	0	0	0	0	0	28
10:00	0	0	1	0	4	1	1	3	0	0	0	0	0	10
11:00	0	0	0	1	0	3	1	0	0	0	0	0	0	5
Total	23	30	118	366	770	790	292	52	3	1	0	0	0	2445
Percentile Speed														
Mean Speed (Average)														34.5
10 MPH Pace Speed														31.40
Number in Pace														1560
Percent in Pace														64.0%
Number > 30 MPH														1908
Percent > 30 MPH														78.0%

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: Combined

1/28/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	0	2	0	1	0	0	0	0	0	0	3
1:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	7	0	1	4	0	0	0	0	0	12
5:00	0	0	0	4	7	5	1	0	0	0	0	0	0	17
6:00	3	9	24	22	11	5	1	0	1	0	0	0	0	76
7:00	1	7	20	36	66	30	6	0	0	0	0	0	0	166
8:00	2	1	2	34	45	39	12	3	0	0	0	0	0	138
9:00	2	1	6	16	42	22	13	4	0	0	0	0	0	106
10:00	0	0	6	16	52	26	8	3	1	0	0	0	0	112
11:00	0	1	6	27	45	33	9	0	0	0	0	0	0	121
12:00 PM	0	1	6	19	43	26	11	4	0	0	0	0	0	110
1:00	3	8	14	39	45	15	7	2	0	1	1	0	0	135
2:00	6	3	24	28	45	24	7	1	0	0	0	0	0	138
3:00	1	1	8	22	57	46	13	3	0	0	0	0	0	151
4:00	5	1	4	21	78	99	44	11	1	0	0	0	0	264
5:00	1	1	4	33	162	191	76	11	1	1	0	0	0	481
6:00	0	0	1	22	96	80	32	7	3	0	0	1	0	242
7:00	0	0	0	18	21	31	3	2	0	0	0	0	0	75
8:00	0	0	1	10	28	16	7	1	2	0	0	0	0	65
9:00	0	0	1	3	5	6	2	0	0	1	0	0	0	18
10:00	0	0	0	0	2	1	1	0	0	0	0	0	0	4
11:00	0	0	0	1	1	1	0	0	0	0	0	0	0	3
Total	24	34	127	371	860	696	256	56	9	3	1	1	0	2438
Percentile Speed														
Mean Speed (Average)														34.2
10 MPH Pace Speed														31.40
Number in Pace														1556
Percent in Pace														64.0%
Number > 30 MPH														1882
Percent > 30 MPH														77.2%

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Vehicle Summary Report

TRENDS Data Collection, LLC

info@trendsdatacollection.com

Site Code: 26000303

Station ID: River Ranch Rd south of Springlake Ct

26.422447
-81.794525

Direction: Combined

1/29/2026	0 - 15	> 15 -	> 20 -	> 25 -	> 30 -	> 35 -	> 40 -	> 45 -	> 50 -	> 55 -	> 60 -	> 65 -	> 70	Total
Time	MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH	45 MPH	50 MPH	55 MPH	60 MPH	65 MPH	70 MPH	MPH	
12:00 AM	0	0	0	1	1	0	1	0	0	0	0	0	0	3
1:00	0	0	0	0	2	0	0	0	0	0	0	0	0	2
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	1	1	0	1	1	0	0	0	0	0	4
5:00	0	1	2	5	2	8	2	1	0	0	0	0	0	21
6:00	1	10	26	26	15	5	1	0	0	0	0	0	0	84
7:00	4	8	28	40	63	28	4	2	1	0	0	0	0	178
8:00	2	3	4	26	59	44	9	6	2	0	0	0	0	155
9:00	3	1	8	17	47	21	4	1	0	0	0	0	0	102
10:00	3	3	3	23	33	27	7	1	0	0	0	0	0	100
11:00	2	1	7	16	39	34	4	1	1	0	0	0	0	105
12:00 PM	1	2	7	20	53	26	16	1	0	0	0	0	0	126
1:00	2	5	24	41	30	15	4	1	0	0	0	0	0	122
2:00	3	7	24	39	39	30	12	2	0	0	0	0	0	156
3:00	0	2	3	18	37	31	11	8	0	0	0	0	0	110
4:00	1	1	6	19	93	122	58	15	0	0	0	0	1	316
5:00	1	3	7	38	145	200	85	21	1	0	0	0	0	501
6:00	0	2	3	19	64	77	25	7	4	0	0	0	0	201
7:00	0	1	3	11	24	21	8	1	0	0	0	0	0	69
8:00	0	0	1	9	23	10	3	1	0	0	0	0	0	47
9:00	0	0	2	4	9	8	2	2	1	0	0	0	0	28
10:00	0	0	0	1	3	0	3	0	0	0	0	0	0	7
11:00	0	0	0	0	0	1	1	0	0	0	0	0	0	2
Total	23	50	158	374	782	708	261	72	10	0	0	0	1	2439
Percentile				15th	50th	85th	95th							
Speed				26	33	39	43							
Mean Speed (Average)				34.1										
10 MPH Pace Speed				31-40										
Number in Pace				1489										
Percent in Pace				61.0%										
Number > 30 MPH				1834										
Percent > 30 MPH				75.2%										
Grand Total	70	114	403	1111	2412	2194	809	180	22	4	1	1	1	7322
Stats				Percentile	15th	50th	85th	95th						
Speed				27	33	39	42							
Mean Speed (Average)				34.3										
10 MPH Pace Speed				31-40										
Number in Pace				4606										
Percent in Pace				63.0%										
Number > 30 MPH				5624										
Percent > 30 MPH				76.8%										

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Appendix B:

Pedestrian and Bicycle Counts

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

N/S Street: River Ranch Rd		E/W Street: Lakes of Estero																			
Count Date: 1/27/2025		Count Start: 6:00 AM																			
Count End: 8:00 AM																					
Time	Eastbound (from West)					Westbound (from East)					Northbound (from South)					Southbound (from North)					
	Lt/L	Thru	Right	RTOR	U-Turn	Lt/L	Thru	Right	RTOR	U-Turn	Lt/L	Thru	Right	RTOR	U-Turn	Lt/L	Thru	Right	RTOR	U-Turn	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Crosswalk: P/B		Eastbound (from West)					Westbound (from East)					Northbound (from South)					Southbound (from North)				
Time	BCW	BCW	PCW	PCW	Total	BCW	BCW	PCW	PCW	Total	BCW	BCW	PCW	PCW	Total	BCW	BCW	PCW	PCW	Total	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
6:45 AM	0	0	0	9	10	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
7:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

N/S Street: River Ranch Rd		E/W Street: Lakes of Estero															
Count Date: 12/7/2026		Count Start: 1:00 PM															
Count End: 3:00 PM																	
Road Element	Eastbound (from West)				We bound (from East)				Northbound (from South)				Southbound (from North)				
	L-ft	Thru	Right	RTOR	L-ft	Thru	Right	RTOR	L-ft	Thru	Right	RTOR	L-ft	Thru	Right	RTOR	
Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:30 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Crossover: P+B		Eastbound (from West)				We bound (from East)				Northbound (from South)				Southbound (from North)			
Time	BCW	BCWV	PCW	PCWV	Total	BCW	BCWV	PCW	PCWV	Total	BCW	BCWV	PCW	PCWV	Total	15 Min Total	
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
1:15 PM	0	0	1	1	2	0	0	0	0	0	0	0	0	0	0	2	
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:45 PM	0	0	1	1	2	0	0	0	0	0	0	0	0	0	0	2	
2:00 PM	0	0	15	0	16	0	0	0	0	0	0	0	0	0	0	20	
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

N/S Street:	River Ranch Rd
E/W Street:	Lakes of Estero
Count Date:	1/28/2026
Count Start:	6:00 AM
Count End:	8:00 AM

[illegible]

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

N/S Street:		River Ranch Rd															
E/W Street:		Lakes of Estero															
Count Date:		12/20/26															
Count Start:		1:00 PM															
Count End:		3:00 PM															
Road Bypass Lanes	Time	Eastbound (from West)				Westbound (from East)				Northbound (from South)				Southbound (from North)			
		Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	
	1:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Crosswalk P+B	Time	Eastbound (from West)				Westbound (from East)				Northbound (from South)				Southbound (from North)			
		BCW	BCW	PCW	Total	BCW	BCW	PCW	Total	BCW	BCW	PCW	Total	BCW	BCW	PCW	Total
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:15 PM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:00 PM	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

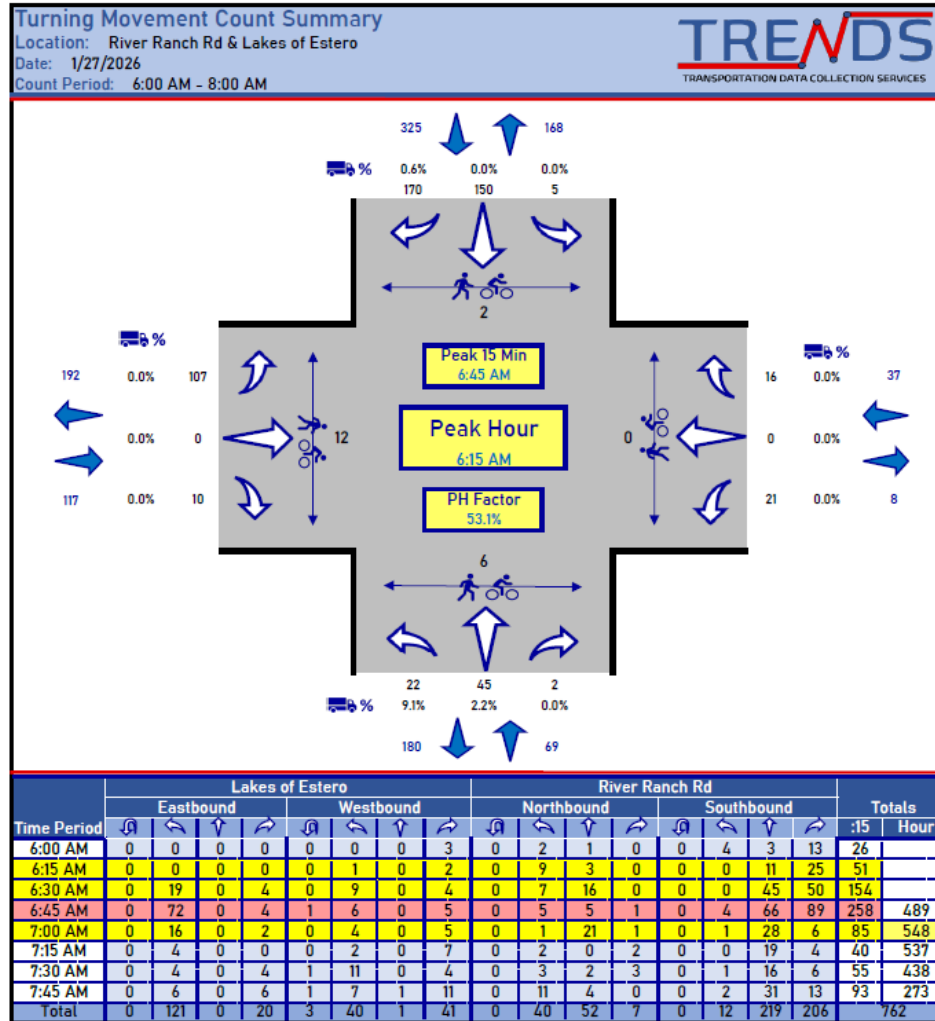
N/S Street: River Ranch Rd		River Ranch Rd																																							
EW Street: Lakes of Estero		Lakes of Estero																																							
Count Date: 1/23/2025		1/23/2025																																							
Count Start: 1:00 PM		1:00 PM																																							
Count End: 3:00 PM		3:00 PM																																							
Road Slopes		Eastbound (from West)										We bound (from East)										Northbound (from South)										Southbound (from North)									
Time		L-ft	Thru	Right	RTOR	U-Turn	L-ft	Thru	Right	RTOR	U-Turn	L-ft	Thru	Right	RTOR	U-Turn	L-ft	Thru	Right	RTOR	U-Turn	L-ft	Thru	Right	RTOR	U-Turn	L-ft	Thru	Right	RTOR	U-Turn										
1:00 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
1:15 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
1:30 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
1:45 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
2:00 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
2:15 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
2:30 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
2:45 PM		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Crosswalk P-B		Eastbound (from West)										We bound (from East)										Northbound (from South)										Southbound (from North)									
Time		BCW	BCW	PCW	PCW	Total	BCW	BCW	PCW	PCW	Total	BCW	BCW	PCW	PCW	Total	BCW	BCW	PCW	PCW	Total	BCW	BCW	PCW	PCW	Total	BCW	BCW	PCW	PCW	Total										
1:00 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
1:15 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
1:30 PM		0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
1:45 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
2:00 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
2:15 PM		0	0	0	2	2	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1	0	0	0	0	0	4	4	0	0									
2:30 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
2:45 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0									

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

Appendix C:

Turning Movement Counts

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

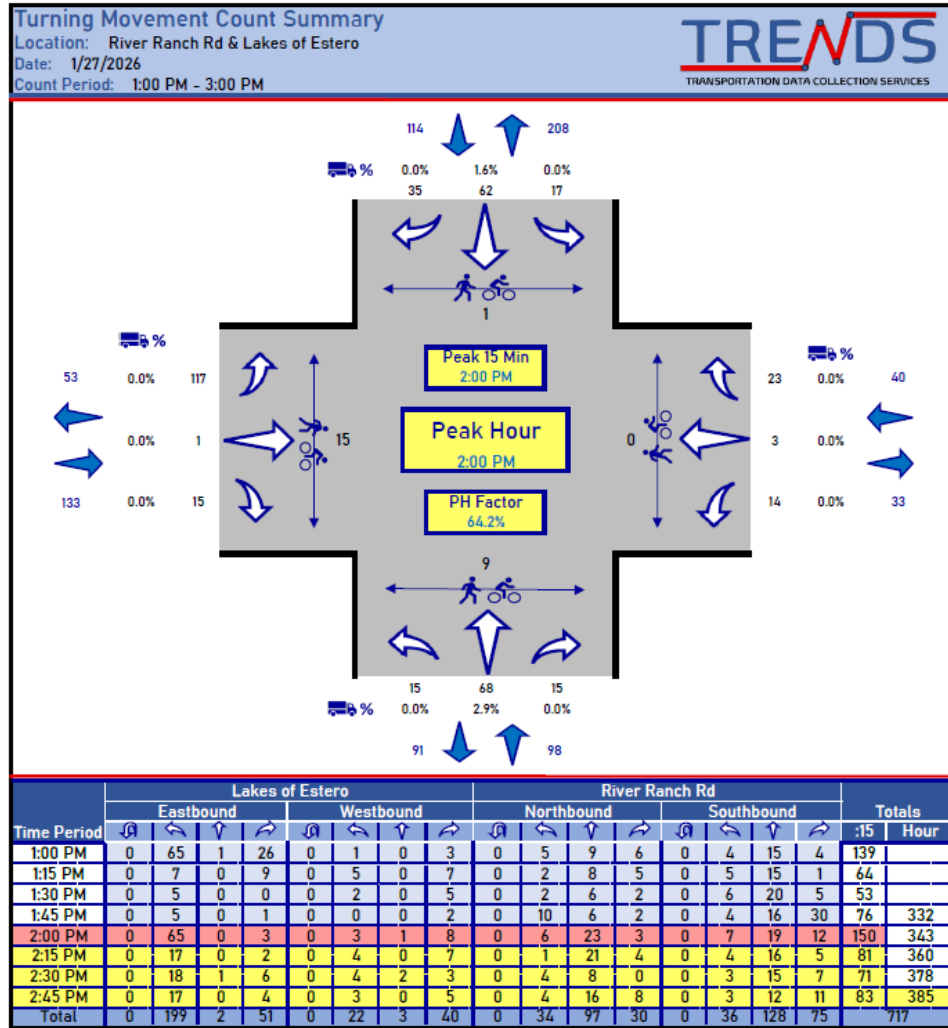


River Ranch Rd Lakes of Estero - Tues AM Peak Report

1

TRENDS Data Collection LLCinfo@trendsdatacollection.com

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

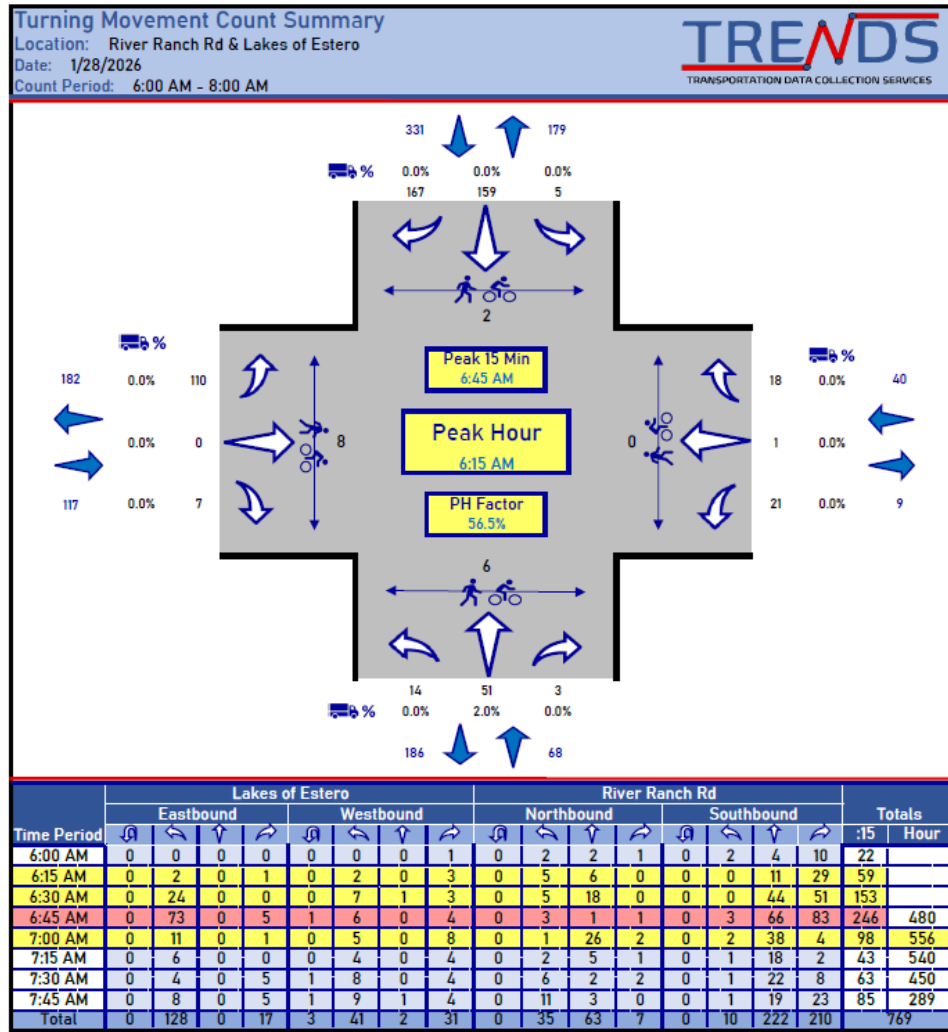


River Ranch Rd Lakes of Estero - Tues PM Peak Report

1

TRENDS Data Collection LLCinfo@trendsdatacollection.com

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

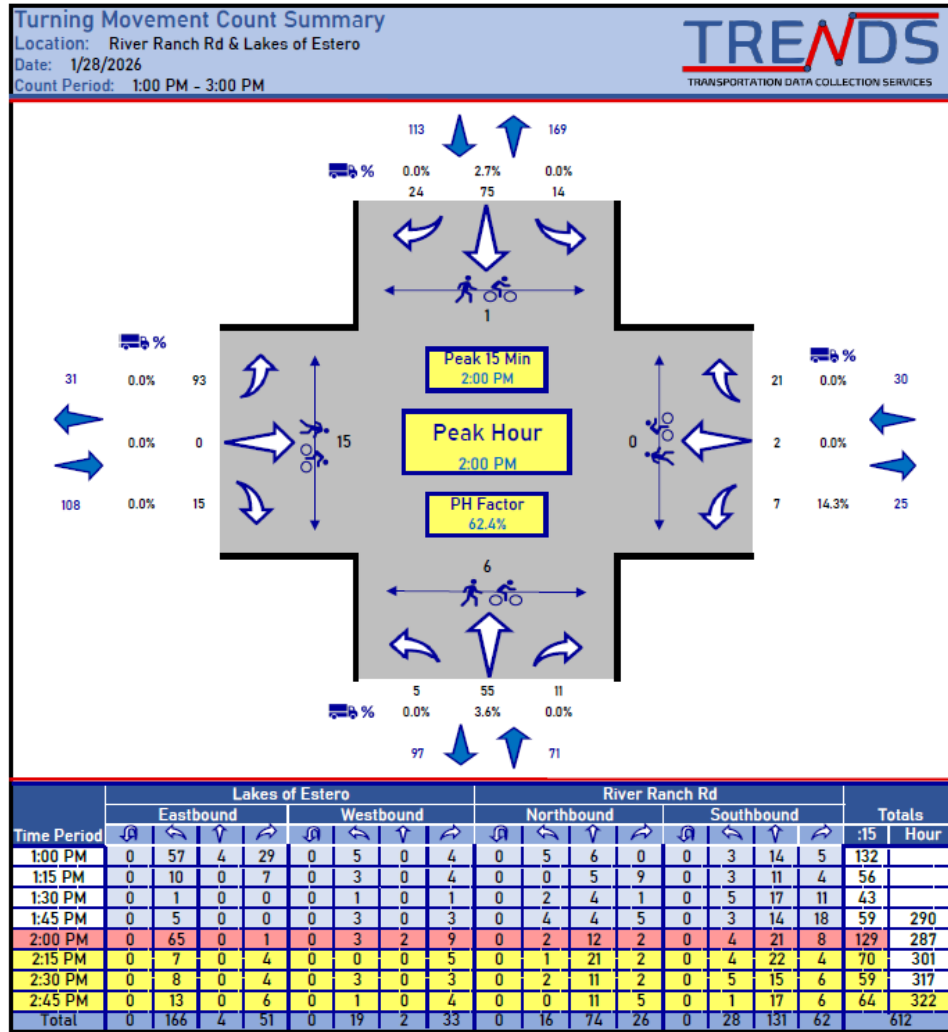


River Ranch Rd Lakes of Estero - Wed AM Peak Report

1

TRENDS Data Collection LLC info@trendsdatacollection.com

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

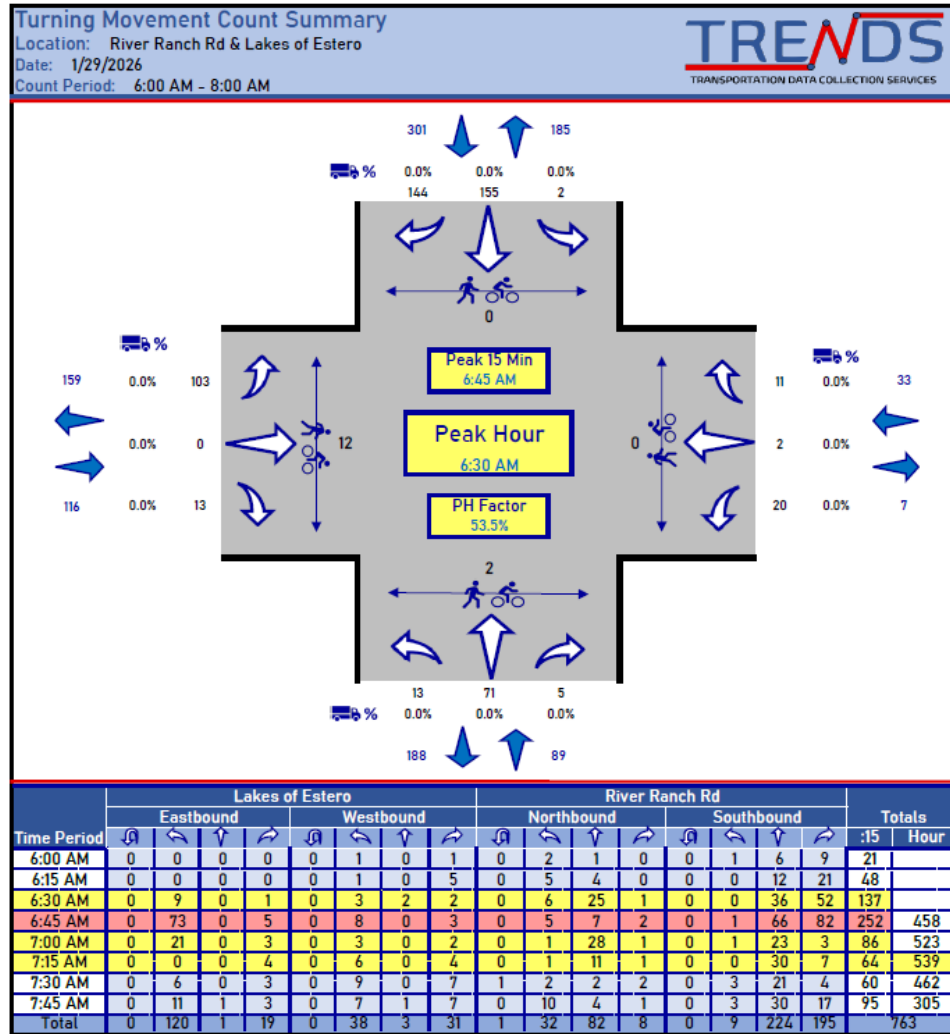


River Ranch Rd Lakes of Estero - Wed PM Peak Report

1

TRENDS Data Collection LLC info@trendsdatacollection.com

River Ranch Road Traffic Calming – Traffic Evaluation Report – March 2026

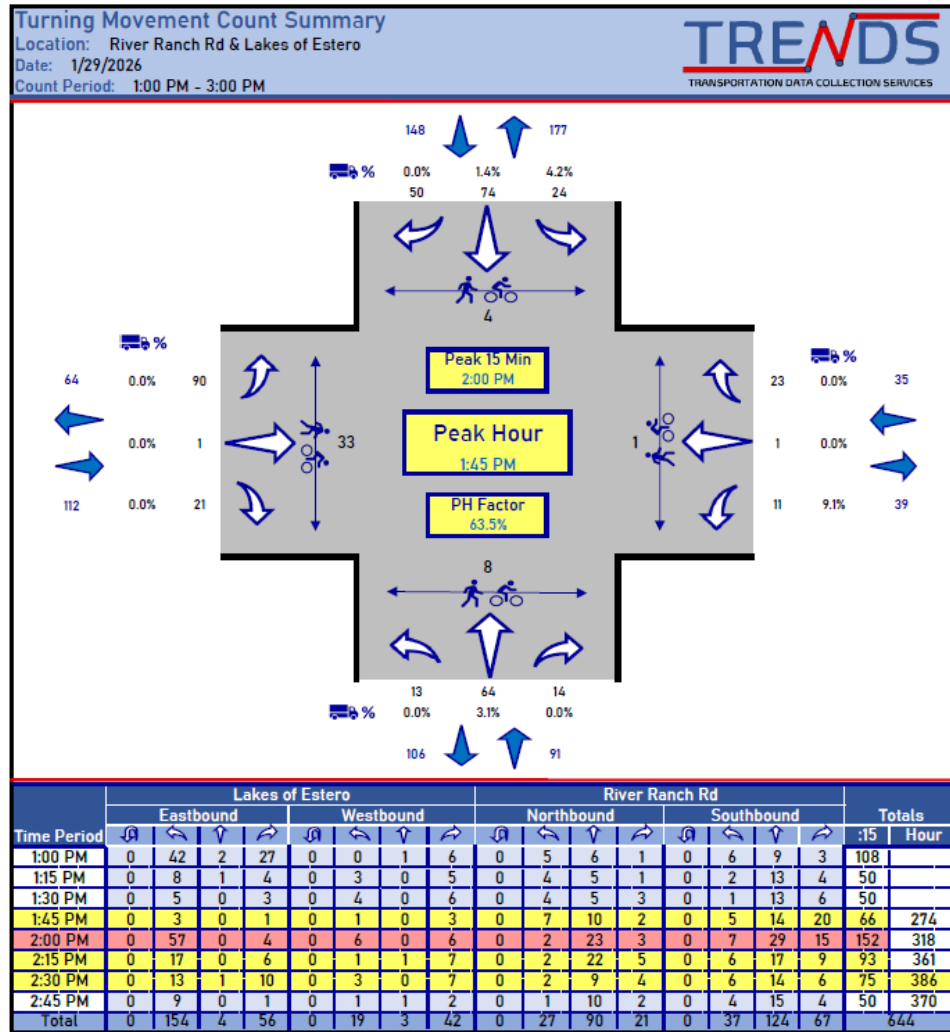


River Ranch Rd Lakes of Estero - Thu AM Peak Report

1

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Williams Road and River Ranch Road Intersection

River Road Ranch – Turn Lane Analysis – 3/10/2026

Roadway Functional Classification

River Ranch Road is a Village maintained two-lane undivided major collector roadway (Com Plan – Map TR-1) and has a posted legal speed limit of 30 mph in the vicinity of the intersection.

Traffic Counts

Turning movement counts were conducted at the subject intersection on Tuesday January 27, Wednesday January 28 and Thursday January 29, 2026. AM and PM peak period turning movement data were collected in 15-minute intervals from 6-8 AM, and from 1-3 PM.

AM Peak Hour – River Ranch Rd Turning Movements – Tuesday/ Wednesday/ Thursday, respectively

Right Turns: 139/138/137; Left Turns: 122/125/93.

PM Peak Hour – River Ranch Rd Turning Movements – Tuesday/ Wednesday/ Thursday, respectively

Right Turns: 86/90/89; Left Turns: 48/60/61.

Turn Lane Warrant Analysis – River Ranch Road

Turn lane recommendations coincident with the project build-out conditions have been reviewed based on Lee County Turn Lane Policy AC-11-4 criteria. According to the Lee County Turn Lane Policy, left- and/or right-turn lanes are required when any two or more warrants are satisfied.

Left-Turn Lane Warrant Analysis – Roadway Type - Collector

Warrant 1 – posted speed limit $\geq$ 35 mph; Not Met; posted speed limit = 30 mph;

Warrant 2 – two-lane, left turn volume $>$ 30 vph; **Met**; left turns 125;

Warrant 3 – Sight Distance; Not Met; sight distance available

Warrant 4 – Traffic Signal Now or Soon; Not Met; Not anticipated

Warrant 5– The street is intersecting an arterial or collector street; **Met**; Williams Rd is a collector street.

Warrant 6 – 5 or more crashes in a 12-month period – not verified

Warrant 7 – It is determined by the Lee County Department of Transportation that a turn lane is required for the health, safety, and welfare of the road users.

A left-turn lane is warranted.

Williams Road and River Ranch Road Intersection – River Road Ranch Southbound Approach – Turn Lane Analysis – March 2026

Right-Turn Lane Warrant Analysis – Roadway Type - Collector

Warrant 1 – posted speed limit $\geq$ 35 mph; Not Met; posted speed limit = 30 mph;

Warrant 2 – right turn volume $\geq$ 45 vph; **Met**; right turns 139;

Warrant 3 – Sight Distance; Not Met; sight distance available

Warrant 4 – Traffic Signal Now or Soon; Not Met; Not anticipated

Warrant 5 – It is determined by the Lee County Department of Transportation that a turn lane is required for the health, safety, and welfare of the road users.

A right-turn lane is not warranted.

Left-Turn Lane Length Evaluation

Recommended Design Speed 30 mph; Deceleration=120 ft; Storage 125 ft; **Total 245 ft.**

Lee County AC 11-4; Design Speed 35 mph (5 mph over posted); Deceleration=145 ft; Storage 125 ft; **Total 270 ft.**

**AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 6, 2026**

Agenda Item:

First Amendment to Service Agreement - Kemper Sports Management LLC

Motion to approve the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$218,688 per year.

Authorize the Village Manager to sign the contract and other additional implementation documents on behalf of the Village of Estero Council.

Background:

Following Kemper Sports' first year of successful operations at the Sports Park Campus, Kemper Sports have submitted a proposal for a 24-month renewal of its facilities management agreement. This annual reengagement contract will continue to cover comprehensive day-to-day maintenance and operational oversight of the campus, including the high school football stadium, hard courts, soccer and baseball fields, and all associated support facilities.

Building on the established operational framework, the renewed agreement is intended to sustain safe, consistent, and professional management of the site while ongoing phased construction activities continue. The objective is to minimize disruption to programming and user experience, preserve asset condition, and maintain a high standard of care across all facilities during this continued transition period.

Description:

The Village staff is recommending the village approve a facility management contract with Kemper Sports to manage the maintenance of the Sport Park property. The attached contract includes the project scope summarized below:

- 1) Facility and Field Operations Oversight
- 2) Staffing (one full-time on-site manager)
- 3) Facility Oversight and Risk Mitigation
- 4) Field Management and Maintenance
- 5) Scheduling and Coordination

Page 1 of 2

6) Communication and Stakeholder Engagement

Action Requested:

Motion to approve the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$218,688 per year.

Authorize the Village Manager to sign the contract and other additional implementation documents on behalf of the Village of Estero Council.

Process and Timeline:

The contract start date is May 1, 2026, with a 24-month duration.

Financial Impact:

Total contract amount of \$218,688 (Monthly Payment of \$18,224).

Services Fee	\$9,500
Payroll	\$6,724
<u>Insurance</u>	<u>\$2,000</u>
Total	\$18,224 (per month)*

Reimbursable travel expenses not to exceed \$21,000.00 in any fiscal calendar year.

*Adjustment to as outlined to CPI in each subsequent year beginning with FY 2027-2028 budget

Prepared by: Trenton Gaskins

Attachments:

1. Service Agreement

FIRST AMENDMENT TO SERVICES AGREEMENT

THIS AMENDMENT (the “First Amendment”) to the Services Agreement by and between the Village of Estero, FL (“Client”) and Kemper Sports Management, LLC (“KSM”) dated as of June 18, 2025 (“Agreement”) is made and entered into as of May 1, 2026 (the “First Amendment Effective Date”), by and between Client and KSM.

WITNESSETH:

WHEREAS, Client and KSM entered into the Agreement in connection with the provision of services related to the operations of the Estero Sports Complex located in Estero, FL (the “Facility”); and

WHEREAS, Client and KSM now desire to, among other things, extend the term of the Agreement and to revise the compensation as further set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants, promises and agreements herein contained, the Parties hereto agree as follows:

1. Effective Date. The parties hereby amend the Agreement to correct a typographical error in the Agreement by deleting the following: “(“Effective Date”)” from the opening paragraph of the Agreement.

2. Term. Section 2 “Term” of the Agreement is hereby deleted in its entirety and replaced with the following:

“Notwithstanding the actual date of execution by the Parties, this Agreement will be effective as of May 1, 2025 (the “Effective Date”) and unless sooner terminated as provided herein shall continue until April 30, 2028 (the “Term”). The Term shall automatically renew for one-year periods thereafter (e.g., the first one year renewal period would start May 1, 2028, and so on), unless otherwise terminated according to this Agreement.”

3. Compensation and Payments. Section 4 “Compensation and Payments” is hereby amended by adding the following to the end of that Section:

“Client hereby agrees and affirms that reasonable travel incurred by employees of KSM while providing the obligations of KSM hereunder shall be considered operating expenses of the Facility and reimbursed by Client as provided herein. Travel expenses not to exceed \$21,000.00 in any fiscal calendar year.

Beginning as of May 1, 2027, and on each one year anniversary thereafter, the Services Fee shall be increased by an amount equal to the percentage increase in the CPI. For purposes of this Agreement, “CPI” means the Consumer Price Index for all Urban Consumers (CPI-U) South Region, All Items (1982-84 = 100) as published by the Bureau of Labor Statistics of the United States Department of Labor.”

[Signature page follows]

4. Full Force and Effect. Except as otherwise specifically modified herein all other provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date First Amendment Effective Date.

KEMPER SPORTS MANAGEMENT, LLC

VILLAGE OF ESTERO, FL

By: _____
Steven K. Skinner
Chief Executive Officer

By: _____
Name: _____
Title: _____

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 6, 2026

Agenda Item:

2nd Reading Ordinance No. 2026-03 regarding non-conforming lots

Motion to adopt Ordinance No. 2026-03.

Background:

Section 9-5 of the Village's Land Development Code (LDC) addresses the topic of non-conforming lots. When the Village incorporated and created its initial LDC, the Village adopted language from the Lee County Code.

Village staff has identified a provision of § 9-503 (addressing construction on non-conforming lots) which creates confusion as to how it is interpreted. Specifically, this section contains a provision referencing the need to comply with "due process" but no real process is set forth, and the Village Attorney has confirmed that the Village is always subject to the Constitutional Due Process Clause and so the provision at issue is unnecessary and could create confusion in any future litigation involving the provision.

In light of the foregoing, the Village staff and Village Attorney have recommended that this provision be removed from the code. Prior to final adoption of this Ordinance, the Village Planning, Zoning and Design Board will provide its review and comments to the Council.

Action Requested:

Motion to adopt Ordinance No. 2026-03.

Process and Timeline:

Council approved First Reading on April 15, 2026.

Financial Impact:

There is no impact on Village funds by adoption of this ordinance.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

Page 1 of 2

1. Ordinance No. 2026-03.

ORDINANCE NO. 2026-03

**AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA,
AMENDING § 9-503 OF THE VILLAGE LAND DEVELOPMENT
CODE RELATED TO NON-CONFORMING LOTS; MAKING
RELATED FINDINGS; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, section 9-5 of the Village’s Land Development Code (LDC) addresses the topic of non-conforming lots; and

WHEREAS, when the Village incorporated and created its initial LDC, the Village adopted language from the Lee County Code; and

WHEREAS, Village staff has identified a provision of § 9-503 (addressing construction on non-conforming lots) which creates confusion as to how it is interpreted; and

WHEREAS, specifically, this section contains a provision referencing the need to comply with “due process” but no real process is set forth, and the Village Attorney has confirmed that the Village is always subject to the Constitutional Due Process Clause and so the provision at issue is unnecessary and could create confusion in any future litigation involving the provision; and

WHEREAS, in light of the foregoing, the Village staff and Village Attorney have recommended that this provision be removed from the code; and

WHEREAS, prior to final adoption of this Ordinance on second reading, the Village Council has considered the input of the Village’s Planning, Zoning and Design Board; and

WHEREAS, the Village Council of the Village of Estero finds that it is in the Village’s best interests to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Estero, Florida, that:

Section 1. Section 9-503 of the Village of Estero Land Development Code is hereby amended as follows:

9-503. Construction of Single-Family Dwelling.

- A. A single-family residence may be constructed on a nonconforming lot of record that does comply with the density requirements of the comprehensive plan, as long as the lot:
 - 1. Was lawfully created prior to June 1962 and the following conditions are met:
 - A. Lots existing in the AG zoning district require a minimum width of 75 feet, a minimum depth of 100 feet, and a lot area not less than 7,500 square feet.

- B. Lots existing in any other zoning district which permits the construction of single-family residence require a minimum of 40 feet in width and 75 feet in depth, and a lot area not less than 4,000 square feet.
- 2. Is part of a plat approved by the Village Council, or the Lee County Board of County Commissioners before Village incorporation and lawfully recorded in the public records of the Village or County after June 1962.
- B. Notwithstanding any other provision of this LDC, any entity owning property or entering or participating in a contract for purchase agreement of property, which property is not in compliance with the standard density requirements of the comprehensive plan, will be allowed to construct one single-family residence on said property, provided that:
 - 1. *Date Created.*
 - A. The lot or parcel must have been created and recorded in the official Plat Books of Lee County prior to December 21, 1984, and the configuration of said lot has not been altered;
 - B. A legal description of the lot or parcel was lawfully recorded in the Official Record books of the Clerk of Circuit County prior to December 21, 1984; or
 - C. The lot was lawfully created after December 21, 1984, and the lot area was created in compliance with the Lee Plan as it existed at that time.
 - 2. *Minimum Lot Requirements.* In addition to meeting the requirements set forth above, the lot or parcel must:
 - A. Have a minimum of 4,000 square feet of area if it was created prior to June 27, 1962;
 - B. Have a width of not less than 50 feet and an area of not less than 5,000 square feet if part of a subdivision recorded in the official Plat Books of Lee County after June 27, 1962, and prior to December 21, 1984;
 - C. Have a minimum of 7,500 square feet in area if it was created on or after June 27, 1962, and prior to December 21, 1984, if not part of a subdivision recorded in the official Plat Books of Lee County;
 - D. Have been in conformance with the zoning regulations in effect at the time the lot or parcel was recorded if it was created after December 21, 1984; or
 - E. Have been approved as part of a Planned Unit Development or Planned Development.
 - 3. *Access and Drainage.*
 - A. In addition to meeting the requirements set forth above:
 - 1. The road that the lot or parcel fronts on must have been constructed and the lot must be served by drainage swales or equivalent drainage measures. The road must have, at a minimum, a graded surface of shell, mark, gravel base rock, or other compacted fill material, suitable for year-round use; or

2. The lot or parcel must be located within a subdivision which was approved under F.S. ch. 177, as long as the subdivision improvements have been made or security for their completion has been posted by the subdivider.

Section 2. For purposes of codification of any existing section of the Estero Village Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Estero Village Land Development Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges

or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **15th day of April, 2026**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **6th day of May, 2026**, by the Village Council of the Village of Estero, Florida.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Joanne Ribble, Mayor

By: _____
Carol Sacco, CMC, Village Clerk