


# VILLAGE OF ESTERO
# VILLAGE COUNCIL MEETING
# PACKET
# OCTOBER 28, 2026, 09:30 AM

www.Estero-fl.gov

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
### October 28, 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 Frank Brand First Baptist Church

### PLEDGE OF ALLEGIANCE

### ROLL CALL

## 2. LETTER OF RECOGNITION

### a. Katia Bushko, Estero High School

**Attachment:** 1 Estero High School  .pdf

## 3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

## 4. PUBLIC COMMENT ON NON-AGENDA ITEMS

## 5. CONSENT AGENDA

### a. October 7, 2026 Village Council Meeting Minutes

**Attachment:** 10072026.pdf

### b. Financial Report for Month ended August 2026

**Attachment:** SS Monthly Financial Report 08.31.2026.pdf
**Attachment:** 1 Budget Report ALL Funds August 2026.pdf
**Attachment:** 2 Fund Balance Report August 2026.pdf

## 6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

## 7. ACTION ITEMS

### a. Estero SportsPark Landscape Maintenance Approving Task Orders 19-66TO100, 19-66TO101, 19-66TO102 with P & T Lawn & Tractor Service, Inc.

**Recommended Action**
Approve the FY 2027 task orders with P & T Lawn & Tractor Service, Inc. in a total amount Not to Exceed $296,125 and a total $41,300 contingency for mowing, edging, trimming, weed control, fertilization, pest control, and irrigation wet check services at the Estero SportsPark (Phases 1 through 5) and the Estero Entertainment District.

**Financial Impact**
The total FY 2027 contract authorization is Not to Exceed $296,125 and a total of $41,300 contingency. SportsPark funds requested herein is included on the FY 2027 SportsPark budget.

**Attachment:** SS 2026_PT_FY2026-2027.pdf
**Attachment:** 01 Task Order 19-66TO100.pdf
**Attachment:** 02 Task Order 19-66TO101.pdf
**Attachment:** 03 Task Order 19-66TO102.pdf

### b. 2027 Water Monitoring Contract

**Recommended Action**
Motion to approve award of Contract 22-38 Supplemental Task Authorization 22 to Johnson Engineering to provide water monitoring services for The Village of Estero for $224,500.

Approve a $22,000 contingency for additional services that may be required to complete the project.

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

**Financial Impact**
The project's financial impact is $246,500 ($224,500 plus $22,000 contingency).

Sufficient funds are available in Fiscal Year 2026-2027 stormwater maintenance budget to fund this contract.

**Attachment:** SS-Water Monitoring Contract.pdf
**Attachment:** 01-Contract 22-38STA22.pdf
**Attachment:** 02-Water Monitoring Location Map.pdf

### c. State Funding Requests -- 2027 Fiscal Year

**Recommended Action**
Approve Village Staff and the Village's Lobbyists to request State funding for the following projects and funding amounts

Estero Bay Village & Mirasol Improvements: $5,000,000

Estero River Sediment Removal: $2,000,000

Corkscrew Road-Three Oaks Parkway

Turn Lane Improvements: $1,200,000

**Financial Impact**
If successful, approval of these state funding requests could result in additional funding for Village projects.

**Attachment:** SS-State Funding Requests - 2027.pdf
**Attachment:** 01- Project Loc Map.pdf

### d. Final review of BERT transaction prior to cancellation deadline

**Recommended Action**
Final direction from the Village Council is sought as to whether the Village should terminate the PSA by October 29th or to proceed to closing on the property.

**Financial Impact**
If the Village terminates the PSA, any funds expended during the due diligence period would not be recovered. If the Village proceeds to closing, the Village would be obligated to pay the agreed purchase price.

**Attachment:** SS Estero BERT Final Closing .pdf
**Attachment:** 1 BERT Due Diligence Memo.pdf
**Attachment:** 2 Phase II Estero Rail-Trail BERT Estero reports.pdf
**Attachment:** 3 Bonita Estero Rail Trail - Capping _ Soil Management Plan 10-15-26.pdf
**Attachment:** 4 Copy of Final BERT Spreadsheet of Crossing Agreements Estero Portion.pdf
**Attachment:** 5 Estero Meeting 10282026.pdf

## 8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

## 9. VILLAGE ATTORNEY'S REPORT

## 10. VILLAGE MANAGER'S REPORT

**Adjourn Regular Session and Convene Workshop Items**

## 11. WORKSHOP

### a. Village of Estero Vulnerability Assessment Update

**Attachment:** SS Vulnerability Assessment.pdf
**Attachment:** 01-Vulnerability Assessment Presentation.pdf

## 12. ADJOURNMENT

# General Attachments

- eComments

Remote Attachment:

eComments (https://estero-fl.gov/ecomment-cards/) (https://estero-fl.gov/ecomment-cards/)

# In Recognition
# To
# Estero High School

## Katia Bushko

*The Village Council of the Village of Estero proudly recognizes Katia Bushko for Student of the Month in recognition of her outstanding academic achievement, leadership, community service, and athletic accomplishments.*

*Katia ranks second in her graduating class, with a 3.98 unweighted GPA and a 5.3 weighted GPA. She earned the AICE Diploma with Distinction and pursues dual enrollment while preparing for a healthcare career. She holds Nursing Assistant, CPR, and AED certifications and has completed over 120 hours of pediatric neurology shadowing with Lee Health.*

*As founder and president of Roots Readers, Katia created a literacy initiative serving elementary students and helped establish a library of more than 800 donated books. She also serves as National Honor Society president and class vice president and has contributed over 300 hours of community service.*

*Her athletic achievements include District Swimming Champion, three state championship qualifications, and qualification for Junior Nationals in open-water swimming.*

*Katia's dedication, compassion, and commitment to excellence make her an exceptional role model who positively impacts her school and community.*

*Presented on this 28th day of October 2026.*

Joanne Ribble, Mayor

George Zalucki, Vice Mayor

Jeff Hunt, Councilmember

Jon McLain, Councilmember

Lori Fayhee, Councilmember

Rafael Lopez, Councilmember

Jim Ward, Councilmember

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**

**October 7, 2026 9:30 a.m.**

## 1. CALL TO ORDER

**INVOCATION**

Pastor Steven Knight Turning Point 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, Deputy Village Manager Ryan Eggleston, Community Development Director Mary Gibbs, Public Works Director David Willems, Assistant Community Development Director/Assistant to Village Manager Michael Manning, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

## 2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

**Motion**: Motion to approve agenda.

**Motion by**: Councilmember Fayhee
**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:

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**eComment**

Patrick McGarry, Spring Ridge

**4. CONSENT AGENDA**

**(a)** September 23, 2026 Village Council Meeting Minutes

**Motion:** Motion to approve consent agenda.

**Motion by:** Councilmember Hunt
**Seconded by:** Councilmember Lopez

**Action:** Approved consent agenda.

**Vote:** (Roll Call)
Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

**5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA**

None

**6. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

Councilmembers McLain, Lopez, and Mayor Ribble.

**7. VILLAGE ATTORNEY'S REPORT**

None

**8. VILLAGE MANAGER'S REPORT**

**Staff Presentation/Comments**
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

**Council Questions or Comments**
Councilmembers Hunt and Ward

**Adjourn Regular Session at 9:37 am and Convene at 9:37 am Workshop Items**

**9. WORKSHOPS**

**(a)** Update on Development Projects in Estero

**Staff Presentation/Comments**
Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

**Council Questions or Comments**
Councilmembers Hunt, McLain, Lopez, Ward, and Vice Mayor Zalucki

**Public Comments**
None

**(b)** S & P Credit Rating for Village of Estero Bond Issue

**Staff Presentation/Comments**
Steve Sarkozy, Village Manager

**Presentation/Information by**
Michael C Johnston, PRAG

**Council Questions or Comments**
Councilmember Hunt

**Public Comments**
None

**(c)** Timetable for Bond Sale

**Staff Presentation/Comments**
Steve Sarkozy, Village Manager

**Presentation/Information by**
Michael C Johnston, PRAG

**Council Questions or Comments**
None

**Public Comments**
None

**(d)** Legislative Update

**Staff Presentation/Comments**
Steve Sarkozy, Village Manager

**Presentation/Information by**
Lena Juarez, JEJ ASSOCIATES
Rana Brown, RL BOOK PA
Ron Book, RL BOOK PA

**Council Questions or Comments**

Councilmembers McLain, Ward, and Mayor Ribble

**Public Comments**
None

**10. ADJOURNMENT at 11:00 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
# October 28, 2026

**Agenda Item:**

Financial Report for the month ended August 31, 2026.

**Description:**

This financial report provides budget to actual comparisons for the month ending August 31, 2026, which is the **eleventh** month of the 2025-2026 fiscal year.

- *Ad valorem (real estate) taxes:* By the end of August, the Village has received 100.60% of the budgeted amount. This line typically exceeds the budgeted amount because we are only allowed by state law to budget 95% of the ad valorem tax revenue calculated by the Property Appraiser.

- *General Fund:* Revenue Sharing Sales Tax (75.3%), and State Revenue Sharing Fuel Tax (81.2%) began strong this fiscal year, Half-Cent Sales Tax (79.4%) totaled $3,955,450 all received through August. These funds are received one month behind; therefore, we will be accruing the additional month's revenue at fiscal year-end.

- *Village-Wide Operating Revenues & Expenditures:* As of August 31st, the Village has received $29,992,998 of operating revenue or 94.4% of the budgeted operating revenues. This figure excluded internal transfers and debt proceeds. Village-wide operating expenditures total $9,508,206 or 75.8% of the budget. Therefore, the Village's operating surplus is $20,484,792.

- *Village-Wide Capital Expenditures:* Fiscal year to date, the Village has spent $39,983,897 on Capital Expenditures. The majority of these expenditures are from the Entertainment Center Project ($10,596,059) and the Sports Park Project ($10,508,457).

- *Reserves / Fund Balances:* In March of 2024, Council adopted Ordinance 2024-01 detailing the reserves policy. The current fiscal year's required reserve total is $10,349,500. At the end of August, the Unassigned General Fund Balance is $13,148,409 but these funds are already committed to being used for Capital Projects. The Building Fee Fund has a negative Fund Balance due to expenses

for software purchase and implementation that was budgeted in prior years. We will propose a budget adjustment to cover this deficit with a Transfer from the General Fund this fiscal year.

**Action Requested:**

Accept financial reports.

**Financial Impact:**

There is no financial impact of this report.

**Prepared by:** Britt Martin

**Attachments**:

1. Budget Report All Funds for the month ending August 2026
2. Fund Balance Report for the month ending August 2026

# Village of Estero

## Budget Report All Funds
## For Month Ending August 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 | 0.00 | 7,202,048.34 | 7,159,200.00 | (42,848.34) | 100.6% |
| 312410 | Local Option Gas Tax-1-6 Cent | 49,022.15 | 523,219.38 | 625,000.00 | 101,780.62 | 83.7% |
| 315200 | Local Communications Srvs Tax | 120,146.37 | 933,571.91 | 1,125,000.00 | 191,428.09 | 83.0% |
| 316000 | Local Business Tax | 5,992.72 | 12,855.16 | 25,000.00 | 12,144.84 | 51.4% |
| 323100 | Franchise Fees-Electric | 282,282.71 | 2,468,262.28 | 2,950,000.00 | 481,737.72 | 83.7% |
| 323400 | Franchise Fees-Natural Gas | 9,323.58 | 134,276.43 | 125,000.00 | (9,276.43) | 107.4% |
| 323700 | Franchise Fees-Solid Waste | 46,492.57 | 139,591.50 | 137,500.00 | (2,091.50) | 101.5% |
| 329500 | ROW Permits | 200.00 | 2,150.00 | 1,000.00 | (1,150.00) | 215.0% |
| 331500 | Federal Grant - Econ Environ | 615,939.44 | 1,752,105.20 | 0.00 | (1,752,105.20) | 0.0% |
| 334400 | State Grant - Transportation | 0.00 | 457,246.28 | 152,500.00 | (304,746.28) | 299.8% |
| 334500 | State Grant - Econ Environ | 0.00 | 522,275.92 | 0.00 | (522,275.92) | 0.0% |
| 335140 | Rev Sharing-Mobile Home Lic Tx | 1,116.75 | 4,131.45 | 3,750.00 | (381.45) | 110.2% |
| 335150 | Rev Sharing-Alcohol Bevrage Tx | 342.61 | 35,818.27 | 31,250.00 | (4,568.27) | 114.6% |
| 335160 | Rev Sharing-Sales Tax | 93,250.90 | 690,591.60 | 850,000.00 | 159,408.40 | 81.2% |
| 335180 | Rev Sharing-1/2 Cent Sales Tax | 283,665.40 | 3,118,034.86 | 3,925,000.00 | 806,965.14 | 79.4% |
| 335430 | Rev Sharing-Fuel Tax | 20,492.36 | 146,823.81 | 195,000.00 | 48,176.19 | 75.3% |
| 341300 | Administrative Fee | 2,309.86 | 11,372.74 | 150,000.00 | 138,627.26 | 7.6% |
| 341301 | Cost Recovery-Admin Charge | 2,500.00 | 6,000.00 | 15,000.00 | 9,000.00 | 40.0% |
| 341900 | Dev & Zoning-Fixed Fees | 15,800.00 | 173,900.00 | 52,500.00 | (121,400.00) | 331.2% |
| 341909 | Dev & Zoning-Cost Recovery Fee | 8,658.00 | 92,469.55 | 90,500.00 | (1,969.55) | 102.2% |
| 342500 | Code Comp & Contractor License | 0.00 | 4,250.00 | 45,000.00 | 40,750.00 | 9.4% |
| 359000 | Fines & Forfeitures | 3,269.12 | 36,623.45 | 250.00 | (36,373.45) | 14649.4% |
| 361100 | Interest Income | 59,748.78 | 546,683.11 | 650,000.00 | 103,316.89 | 84.1% |
| 362000 | Rents & Royalties | 3,000.00 | 33,000.00 | 36,000.00 | 3,000.00 | 91.7% |
| 369900 | Miscellaneous Revenue | (185.92) | 11,648.02 | 65,000.00 | 53,351.98 | 17.9% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | 20,630,243.00 | 20,630,243.00 | 0.0% |
| | **Total for General Fund** | **1,623,367.40** | **19,058,949.26** | **39,039,693.00** | **19,980,743.74** | **48.8%** |
| **110-Building Fee Fund** | | | | | | |
| **445-Building Dept** | | | | | | |
| 322000 | Building Permit Fees | 139,442.07 | 1,861,091.04 | 2,157,140.00 | 296,048.96 | 86.3% |
| 329501 | Surcharge Fee Retained | 1,973.01 | 6,024.77 | 3,150.00 | (2,874.77) | 191.3% |
| 341302 | Convenience Fee | 7,331.59 | 52,528.00 | 53,465.00 | 937.00 | 98.2% |
| 361100 | Interest Income | 1,381.06 | 12,660.41 | 17,000.00 | 4,339.59 | 74.5% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | (3,517.00) | (3,517.00) | 0.0% |
| | **Total for Building Fee Fund** | **150,127.73** | **1,932,304.22** | **2,227,238.00** | **294,933.78** | **86.8%** |

# Village of Estero

## Budget Report All Funds

## For Month Ending August 2026

| Account | Description | Current Month Actual | Year to Date Actual | Budget | Budget Variance Amount | Year to Date Percentage |
|---|---|---|---|---|---|---|
| **201-Debt Service** | | | | | | |
| **000-Non Divisional** | | | | | | |
| 381001 | Transfer from General Fund | 0.00 | 0.00 | 920,000.00 | 920,000.00 | 0.0% |
| | **Total for Debt Service** | **0.00** | **0.00** | **920,000.00** | **920,000.00** | **0.0%** |
| **300-Capital Projects** | | | | | | |
| **350-Road Impact Fees** | | | | | | |
| 324310 | Road Imp Fee-Residential | 49,980.00 | 2,655,886.00 | 4,589,310.00 | 1,933,424.00 | 57.9% |
| 324320 | Road Imp Fees-Commercial | 0.00 | 1,252,594.74 | 1,111,335.00 | (141,259.74) | 112.7% |
| 361100 | Interest Income | 46,931.96 | 430,233.92 | 400,000.00 | (30,233.92) | 107.6% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | 18,443,887.00 | 18,443,887.00 | 0.0% |
| | **Total for Road Impact Fees** | **96,911.96** | **4,338,714.66** | **24,544,532.00** | **20,205,817.34** | **17.7%** |
| **353-Comm Park Contributions** | | | | | | |
| 361100 | Interest Income | 282.60 | 2,590.60 | 3,000.00 | 409.40 | 86.4% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | 112,937.00 | 112,937.00 | 0.0% |
| | **Total for Comm Park Contributions** | **282.60** | **2,590.60** | **115,937.00** | **113,346.40** | **2.2%** |
| **355-Park Impact Fees** | | | | | | |
| 324610 | Park Imp Fees-Residential | 7,675.00 | 39,910.00 | 234,883.00 | 194,973.00 | 17.0% |
| 324620 | Park Imp Fee-Commercial | 0.00 | 445,120.00 | 0.00 | (445,120.00) | 0.0% |
| 361100 | Interest Income | 1,587.77 | 14,555.40 | 40,000.00 | 25,444.60 | 36.4% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | 525,089.00 | 525,089.00 | 0.0% |
| | **Total for Park Impact Fees** | **9,262.77** | **499,585.40** | **799,972.00** | **300,386.60** | **62.5%** |
| **360-Physical Environment** | | | | | | |
| 329000 | Special Assessment Revenue | 2,279,280.40 | 3,702,548.80 | 0.00 | (3,702,548.80) | 0.0% |
| 381001 | Transfer from General Fund | (1,052,398.79) | 2,402,985.54 | 6,045,000.00 | 3,642,014.46 | 39.8% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | 15,501.00 | 15,501.00 | 0.0% |
| | **Total for Physical Environment** | **1,226,881.61** | **6,105,534.34** | **6,060,501.00** | **(45,033.34)** | **100.7%** |
| **365-Transportation** | | | | | | |
| 334400 | State Grant - Transportation | 0.00 | 0.00 | 4,250,000.00 | 4,250,000.00 | 0.0% |
| 381001 | Transfer from General Fund | (1,639,204.94) | 101,397.30 | 6,868,815.00 | 6,767,417.70 | 1.5% |
| 381350 | Transfer from Road Impact Fee | 1,991,176.99 | 6,040,792.02 | 0.00 | (6,040,792.02) | 0.0% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | 1,808,012.00 | 1,808,012.00 | 0.0% |
| | **Total for Transportation** | **351,972.05** | **6,142,189.32** | **12,926,827.00** | **6,784,637.68** | **47.5%** |
| **366-Gas Tax** | | | | | | |
| 312420 | Local Option Gas Tax 1-5 Cent | 35,762.61 | 382,819.54 | 415,000.00 | 32,180.46 | 92.2% |
| 361100 | Interest Income | 8,234.34 | 75,485.72 | 82,500.00 | 7,014.28 | 91.5% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | 3,254,996.00 | 3,254,996.00 | 0.0% |
| | **Total for Gas Tax** | **43,996.95** | **458,305.26** | **3,752,496.00** | **3,294,190.74** | **12.2%** |

# Village of Estero

## Budget Report All Funds

## For Month Ending August 2026

| | Account Description | Current Month Actual | Year to Date Actual | Budget | Budget Variance Amount | Year to Date Percentage |
|---|---|---|---|---|---|---|
| **600-Parks & Recreation** | | | | | | |
| 381001 | Transfer from General Fund | 1,955,488.42 | 5,980,778.91 | 11,681,290.00 | 5,700,511.09 | 51.2% |
| 381350 | Transfer from Road Impact Fee | 0.00 | 7,589,176.08 | 0.00 | (7,589,176.08) | 0.0% |
| 381352 | Transfer from RegParkImpactFee | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% |
| 381355 | Transfer from Park Impact Fees | 9,262.77 | 1,024,674.87 | 0.00 | (1,024,674.87) | 0.0% |
| 384000 | Debt Proceeds | 0.00 | 12,817,800.00 | 12,817,800.00 | 0.00 | 100.0% |
| 390000 | Prior Year Carry Forward | 0.00 | 0.00 | (364,056.00) | (364,056.00) | 0.0% |
| | **Total for Parks & Recreation** | **1,964,751.19** | **14,594,629.86** | **11,681,290.00** | **(2,913,339.86)** | **124.9%** |
| | **Total for Capital Projects** | **3,694,059.13** | **44,959,349.44** | **72,335,299.00** | **27,375,949.56** | **62.2%** |
| | **Total for Revenue** | **5,467,554.26** | **65,950,602.92** | **114,522,230.00** | **48,571,627.08** | **57.6%** |
| **001-General Fund** | | | | | | |
| **000-Non Divisional** | | | | | | |
| 581201 | Transfer to Debt Service | 0.00 | 0.00 | 920,000.00 | 920,000.00 | 0.0% |
| 581360 | Transfer to Physcal Envirnment | (1,052,398.79) | 2,402,985.54 | 6,045,000.00 | 3,642,014.46 | 39.8% |
| 581365 | Transfer to Transportation | (1,639,204.94) | 101,397.30 | 6,868,815.00 | 6,767,417.70 | 1.5% |
| 581600 | Transfer to Parks& Rec CapProj | 1,955,488.42 | 5,980,778.91 | 11,681,290.00 | 5,700,511.09 | 51.2% |
| 590000 | Carry Forward Out | 0.00 | 0.00 | 3,094,543.00 | 3,094,543.00 | 0.0% |
| | **Total for Non Divisional** | **(736,115.31)** | **8,485,161.75** | **28,609,648.00** | **20,124,486.25** | **29.7%** |
| **100-Village Council** | | | | | | |
| 511000 | Executive Salaries | 10,356.43 | 113,920.73 | 124,280.00 | 10,359.27 | 91.7% |
| 521000 | FICA Taxes | 792.29 | 8,715.19 | 9,530.00 | 814.81 | 91.5% |
| 524000 | Workers Compensation | 0.00 | 136.21 | 1,170.00 | 1,033.79 | 11.6% |
| 525000 | Unemployment Compensation | 149.69 | 1,528.07 | 2,200.00 | 671.93 | 69.5% |
| 540000 | Travel and Per Diem | 231.65 | 1,088.99 | 25,000.00 | 23,911.01 | 4.4% |
| 554000 | Books Pub & Memberships | 0.00 | 8,290.00 | 12,000.00 | 3,710.00 | 69.1% |
| 555000 | Training | 825.00 | 1,415.18 | 2,500.00 | 1,084.82 | 56.6% |
| | **Total for Village Council** | **12,355.06** | **135,094.37** | **176,680.00** | **41,585.63** | **76.5%** |
| **101-Village Manager** | | | | | | |
| 511000 | Executive Salaries | 38,002.84 | 302,736.27 | 397,090.00 | 94,353.73 | 76.2% |
| 512000 | Regular Salaries & Wages | 5,585.62 | 64,213.72 | 46,970.00 | (17,243.72) | 136.7% |
| 513000 | Other Salaries & Wages | 965.38 | 8,151.87 | 8,600.00 | 448.13 | 94.8% |
| 521000 | FICA Taxes | 2,916.86 | 24,814.63 | 34,640.00 | 9,825.37 | 71.6% |
| 522000 | Retirement Contributions | 4,285.94 | 32,246.26 | 46,405.00 | 14,158.74 | 69.5% |
| 523000 | Group Health Insurance | (460.56) | 83,753.50 | 89,985.00 | 6,231.50 | 93.1% |
| 524000 | Workers Compensation | 0.00 | 604.79 | 4,035.00 | 3,430.21 | 15.0% |
| 525000 | Unemployment Compensation | 63.62 | 656.60 | 935.00 | 278.40 | 70.2% |
| 531000 | Professional Services | 0.00 | 0.00 | 45,000.00 | 45,000.00 | 0.0% |
| 534000 | Misc Contracted Services | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 0.0% |

# Village of Estero

## Budget Report All Funds

## For Month Ending August 2026

| | Account Description | Current Month Actual | Year to Date Actual | Budget | Budget Variance Amount | Year to Date Percentage |
|---|---|---|---|---|---|---|
| 534101 | Public Relations | 925.14 | 25,257.34 | 20,000.00 | (5,257.34) | 126.3% |
| 540000 | Travel and Per Diem | 0.00 | 1,595.59 | 15,000.00 | 13,404.41 | 10.6% |
| 541000 | Communication Services | 3,288.00 | 36,029.98 | 40,000.00 | 3,970.02 | 90.1% |
| 554000 | Books Pub & Memberships | 235.00 | 2,464.00 | 4,000.00 | 1,536.00 | 61.6% |
| 555000 | Training | 1,065.00 | 1,065.00 | 4,250.00 | 3,185.00 | 25.1% |
| | **Total for Village Manager** | **56,872.84** | **583,589.55** | **781,910.00** | **198,320.45** | **74.6%** |
| **110-Village Attorney** | | | | | | |
| 531101 | Legal Services | 15,383.76 | 197,401.32 | 275,000.00 | 77,598.68 | 71.8% |
| 531102 | Land Use Legal Services | 2,160.00 | 45,443.50 | 50,000.00 | 4,556.50 | 90.9% |
| 531103 | Code Enforcement Legal | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0% |
| 531106 | Land Dev Code Legal | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0% |
| 531109 | Miscellaneous legal | 0.00 | 0.00 | 15,000.00 | 15,000.00 | 0.0% |
| 531402 | Comprehensive Plan | 0.00 | 0.00 | 15,000.00 | 15,000.00 | 0.0% |
| | **Total for Village Attorney** | **17,543.76** | **242,844.82** | **375,000.00** | **132,155.18** | **64.8%** |
| **115-Village Clerk** | | | | | | |
| 512000 | Regular Salaries & Wages | 12,068.38 | 138,743.51 | 190,970.00 | 52,226.49 | 72.7% |
| 521000 | FICA Taxes | 900.70 | 10,567.12 | 14,650.00 | 4,082.88 | 72.1% |
| 522000 | Retirement Contributions | 886.92 | 10,196.80 | 11,590.00 | 1,393.20 | 88.0% |
| 523000 | Group Health Insurance | 0.00 | 0.00 | 24,870.00 | 24,870.00 | 0.0% |
| 524000 | Workers Compensation | 0.00 | 50.64 | 1,715.00 | 1,664.36 | 3.0% |
| 525000 | Unemployment Compensation | 59.53 | 595.20 | 875.00 | 279.80 | 68.0% |
| 534102 | Codification | 0.00 | 0.00 | 3,090.00 | 3,090.00 | 0.0% |
| 540000 | Travel and Per Diem | 0.00 | 0.00 | 1,290.00 | 1,290.00 | 0.0% |
| 548000 | Legal Notices | 0.00 | 661.72 | 5,150.00 | 4,488.28 | 12.8% |
| 554000 | Books Pub & Memberships | 0.00 | 0.00 | 515.00 | 515.00 | 0.0% |
| 555000 | Training | 0.00 | 0.00 | 775.00 | 775.00 | 0.0% |
| | **Total for Village Clerk** | **13,915.53** | **160,814.99** | **255,490.00** | **94,675.01** | **62.9%** |
| **130-Finance** | | | | | | |
| 512000 | Regular Salaries & Wages | 17,330.52 | 323,244.10 | 406,370.00 | 83,125.90 | 79.5% |
| 521000 | FICA Taxes | 1,198.12 | 22,785.08 | 31,100.00 | 8,314.92 | 73.3% |
| 522000 | Retirement Contributions | 1,475.00 | 30,302.50 | 37,660.00 | 7,357.50 | 80.5% |
| 523000 | Group Health Insurance | 460.56 | 76,291.17 | 85,470.00 | 9,178.83 | 89.3% |
| 524000 | Workers Compensation | 0.00 | 423.74 | 5,440.00 | 5,016.26 | 7.8% |
| 525000 | Unemployment Compensation | 89.47 | 912.06 | 1,315.00 | 402.94 | 69.4% |
| 531000 | Professional Services | 9,000.00 | 23,400.00 | 10,500.00 | (12,900.00) | 222.9% |
| 532000 | Auditing Services | 35,500.00 | 55,590.00 | 53,550.00 | (2,040.00) | 103.8% |
| 540000 | Travel and Per Diem | 0.00 | 2,885.75 | 4,725.00 | 1,839.25 | 61.1% |
| 554000 | Books Pub & Memberships | 0.00 | 100.00 | 2,100.00 | 2,000.00 | 4.8% |

# Village of Estero

## Budget Report All Funds

## For Month Ending August 2026

| | Account Description | Current Month Actual | Year to Date Actual | Budget | Budget Variance Amount | Year to Date Percentage |
|---|---|---|---|---|---|---|
| 555000 | Training | 0.00 | 110.00 | 2,100.00 | 1,990.00 | 5.2% |
| | **Total for Finance** | **65,053.67** | **536,044.40** | **640,330.00** | **104,285.60** | **83.7%** |
| **170-Information Technology** | | | | | | |
| 531110 | IT Contracted Services | 12,728.45 | 122,912.22 | 250,000.00 | 127,087.78 | 49.2% |
| 531111 | Webmaster Srvs & Maintenance | 684.58 | 17,195.71 | 100,000.00 | 82,804.29 | 17.2% |
| 531112 | Audio Visual Services | 0.00 | 0.00 | 100,000.00 | 100,000.00 | 0.0% |
| 552001 | Software Licensing | 489.03 | 159,166.62 | 200,000.00 | 40,833.38 | 79.6% |
| 552002 | Small Tools & Equipment | 86.88 | 442.73 | 10,000.00 | 9,557.27 | 4.4% |
| 564000 | Capital Outlay - Mach & Equip | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0% |
| | **Total for Information Technology** | **13,988.94** | **299,717.28** | **670,000.00** | **370,282.72** | **44.7%** |
| **180-General Government** | | | | | | |
| 531112 | Audio Visual Services | 720.00 | 12,675.00 | 31,500.00 | 18,825.00 | 40.2% |
| 531113 | Recruitment Services | 0.00 | 21,421.65 | 20,000.00 | (1,421.65) | 107.1% |
| 531114 | Lobbying Services | 3,993.00 | 43,923.00 | 60,000.00 | 16,077.00 | 73.2% |
| 534000 | Misc Contracted Services | 825.00 | 34,005.34 | 150,000.00 | 115,994.66 | 22.7% |
| 540000 | Travel and Per Diem | 0.00 | 222.75 | 5,250.00 | 5,027.25 | 4.2% |
| 541000 | Communication Services | 1,344.70 | 13,349.16 | 7,500.00 | (5,849.16) | 178.0% |
| 542000 | Freight & Postage | 487.42 | 3,687.59 | 5,000.00 | 1,312.41 | 73.8% |
| 543000 | Utilities | 4,482.07 | 49,566.67 | 62,500.00 | 12,933.33 | 79.3% |
| 544100 | Building Lease | 25,707.32 | 313,247.90 | 300,000.00 | (13,247.90) | 104.4% |
| 544200 | Equipment Rental & Leases | 1,039.04 | 10,757.24 | 12,500.00 | 1,742.76 | 86.1% |
| 545000 | Insurance | 0.00 | 245,216.14 | 250,000.00 | 4,783.86 | 98.1% |
| 546000 | Repair & Maintenance Services | 1,013.15 | 15,440.69 | 20,000.00 | 4,559.31 | 77.2% |
| 547000 | Printing | 0.00 | 0.00 | 2,500.00 | 2,500.00 | 0.0% |
| 549102 | Tax Collector Fees | 2.50 | 12.50 | 0.00 | (12.50) | 0.0% |
| 549103 | Contingency | 0.00 | 0.00 | 125,000.00 | 125,000.00 | 0.0% |
| 551000 | Office Supplies | 1,726.88 | 7,617.15 | 15,000.00 | 7,382.85 | 50.8% |
| 552000 | Operating Supplies | 617.92 | 7,168.35 | 25,000.00 | 17,831.65 | 28.7% |
| 552005 | Bank Charges | 111.18 | 184.88 | 250.00 | 65.12 | 74.0% |
| 554000 | Books Pub & Memberships | 133.56 | 682.77 | 2,000.00 | 1,317.23 | 34.1% |
| 564000 | Capital Outlay - Mach & Equip | 0.00 | 45,003.64 | 0.00 | (45,003.64) | 0.0% |
| | **Total for General Government** | **42,203.74** | **824,182.42** | **1,094,000.00** | **269,817.58** | **75.3%** |
| **201-Law Enforcement/Security** | | | | | | |
| 534201 | Lee Cty Law Enforcement | 0.00 | 4,843.00 | 6,300.00 | 1,457.00 | 76.9% |
| 534501 | Lee Cty Animal Control Srvs | 55,003.00 | 55,003.00 | 44,625.00 | (10,378.00) | 123.3% |
| | **Total for Law Enforcement/Security** | **55,003.00** | **59,846.00** | **50,925.00** | **(8,921.00)** | **117.5%** |

# Village of Estero

## Budget Report All Funds

## For Month Ending August 2026

| | Account Description | Current Month Actual | Year to Date Actual | Budget | Budget Variance Amount | Year to Date Percentage |
|---|---|---|---|---|---|---|
| **210-Code Compliance Services** | | | | | | |
| 531115 | Special Magistrate Srvs | 0.00 | 200.00 | 7,725.00 | 7,525.00 | 2.6% |
| 531201 | Code Compliance Contract Srvs | 18,468.44 | 182,743.30 | 20,600.00 | (162,143.30) | 887.1% |
| 549105 | Other Chrges-Filing Fees | 0.00 | 470.00 | 950.00 | 480.00 | 49.5% |
| | **Total for Code Compliance Services** | **18,468.44** | **183,413.30** | **29,275.00** | **(154,138.30)** | **626.5%** |
| **299-Disaster Response** | | | | | | |
| 531000 | Professional Services | 1,536.00 | 57,715.51 | 25,000.00 | (32,715.51) | 230.9% |
| 531116 | Disaster Preparedness Services | 0.00 | 859.00 | 10,000.00 | 9,141.00 | 8.6% |
| | **Total for Disaster Response** | **1,536.00** | **58,574.51** | **35,000.00** | **(23,574.51)** | **167.4%** |
| **360-Physical Environment** | | | | | | |
| 531000 | Professional Services | 47,925.77 | 6,007.72 | 30,000.00 | 23,992.28 | 20.0% |
| 531301 | Water Level & Quality Monitor | 17,637.33 | 182,908.10 | 200,000.00 | 17,091.90 | 91.5% |
| 531305 | NPDES Compliance | 0.00 | 0.00 | 15,000.00 | 15,000.00 | 0.0% |
| 531502 | Flood Plain-Com Rating System | 0.00 | 18,500.00 | 100,000.00 | 81,500.00 | 18.5% |
| 534000 | Misc Contracted Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% |
| 534306 | Misc Construction Services | 0.00 | 74,793.69 | 0.00 | (74,793.69) | 0.0% |
| 546301 | Stormwater Maint | 0.00 | 55.17 | 100,000.00 | 99,944.83 | 0.1% |
| 546000 | Repair & Maintenance Services | 0.00 | 0.00 | 50,000.00 | 50,000.00 | 0.0% |
| 549106 | Water Quality Joint Advocacy | 0.00 | 5,000.00 | 10,000.00 | 5,000.00 | 50.0% |
| | **Total for Physical Environment** | **65,563.10** | **287,264.68** | **505,000.00** | **217,735.32** | **56.9%** |
| **365-Transportation** | | | | | | |
| 512000 | Regular Salaries & Wages | 27,525.90 | 315,789.32 | 376,450.00 | 60,660.68 | 83.9% |
| 521000 | FICA Taxes | 2,021.80 | 23,343.28 | 28,820.00 | 5,476.72 | 81.0% |
| 522000 | Retirement Contributions | 2,441.32 | 28,067.55 | 31,760.00 | 3,692.45 | 88.4% |
| 523000 | Group Health Insurance | 0.00 | 69,863.58 | 77,780.00 | 7,916.42 | 89.8% |
| 524000 | Workers Compensation | 0.00 | 8,056.30 | 11,400.00 | 3,343.70 | 70.7% |
| 525000 | Unemployment Compensation | 74.84 | 760.56 | 1,100.00 | 339.44 | 69.1% |
| 531000 | Professional Services | 0.00 | 74,063.92 | 0.00 | (74,063.92) | 0.0% |
| 531306 | Traffic Counts | 4,564.00 | 18,064.00 | 20,000.00 | 1,936.00 | 90.3% |
| 534000 | Misc Contracted Services | 175.00 | 25,469.00 | 100,000.00 | 74,531.00 | 25.5% |
| 534301 | Street Sweeping Services | 0.00 | 18,000.00 | 35,000.00 | 17,000.00 | 51.4% |
| 534302 | Right-of-Way Permit Review | 2,312.50 | 14,208.38 | 20,000.00 | 5,791.62 | 71.0% |
| 534304 | Traffic Study | 4,500.00 | 55,750.00 | 100,000.00 | 44,250.00 | 55.8% |
| 534306 | Misc Construction Services | 6,594.50 | 93,237.37 | 100,000.00 | 6,762.63 | 93.2% |
| 540000 | Travel and Per Diem | 686.20 | 764.88 | 7,500.00 | 6,735.12 | 10.2% |
| 541000 | Communication Services | 37.45 | 417.38 | 1,000.00 | 582.62 | 41.7% |
| 543000 | Utilities | 5,119.93 | 56,767.09 | 97,500.00 | 40,732.91 | 58.2% |
| 544200 | Equipment Rental & Leases | 429.00 | 3,894.00 | 5,000.00 | 1,106.00 | 77.9% |

# Village of Estero

## Budget Report All Funds
## For Month Ending August 2026

| | Account Description | Current Month Actual | Year to Date Actual | Budget | Budget Variance Amount | Year to Date Percentage |
|---|---|---|---|---|---|---|
| 545000 | Insurance | 0.00 | 14,533.86 | 15,000.00 | 466.14 | 96.9% |
| 546000 | Repair & Maintenance Services | 0.00 | 25,047.37 | 0.00 | (25,047.37) | 0.0% |
| 546302 | Bridge Maintenance | 0.00 | 375.00 | 15,000.00 | 14,625.00 | 2.5% |
| 546303 | Guardrail Maintenance | 0.00 | 7,725.00 | 0.00 | (7,725.00) | 0.0% |
| 546304 | Irrigation Maintenance | 18,552.50 | 235,758.78 | 82,500.00 | (153,258.78) | 285.8% |
| 546305 | Landscape Maintenance | 73,709.19 | 1,358,574.92 | 1,651,000.00 | 292,425.08 | 82.3% |
| 546306 | Mowing Maintenance | 0.00 | 0.00 | 40,000.00 | 40,000.00 | 0.0% |
| 546307 | Ditch Maintenance | 0.00 | 53,440.08 | 175,000.00 | 121,559.92 | 30.5% |
| 546309 | Street Light Maintenance | 0.00 | 95,036.81 | 92,500.00 | (2,536.81) | 102.7% |
| 546310 | Traffic Sign Maintenance | 0.00 | 0.00 | 50,000.00 | 50,000.00 | 0.0% |
| 546311 | Traffic Signal Maintenance | 6,308.00 | 12,431.00 | 50,000.00 | 37,569.00 | 24.9% |
| 546312 | Railroad Maintenance | 0.00 | 19,670.00 | 125,000.00 | 105,330.00 | 15.7% |
| 546313 | Road Maintenance | 188.96 | 51,464.49 | 550,000.00 | 498,535.51 | 9.4% |
| 552000 | Operating Supplies | 1,966.79 | 8,326.16 | 6,000.00 | (2,326.16) | 138.8% |
| 554000 | Books Pub & Memberships | 0.00 | 0.00 | 2,000.00 | 2,000.00 | 0.0% |
| 555000 | Training | 0.00 | 679.00 | 2,000.00 | 1,321.00 | 34.0% |
| | **Total for Transportation** | **157,207.88** | **2,689,579.08** | **3,869,310.00** | **1,179,730.92** | 69.5% |
| **439-Development Services** | | | | | | |
| 512000 | Regular Salaries & Wages | 22,763.46 | 235,916.39 | 596,290.00 | 360,373.61 | 39.6% |
| 521000 | FICA Taxes | 1,741.40 | 18,405.07 | 45,650.00 | 27,244.93 | 40.3% |
| 522000 | Retirement Contributions | 2,390.14 | 24,435.87 | 47,460.00 | 23,024.13 | 51.5% |
| 523000 | Group Health Insurance | 1,040.76 | 28,245.76 | 68,440.00 | 40,194.24 | 41.3% |
| 524000 | Workers Compensation | 0.00 | 4,761.32 | 8,410.00 | 3,648.68 | 56.6% |
| 525000 | Unemployment Compensation | 124.18 | 1,247.89 | 1,575.00 | 327.11 | 79.2% |
| 531000 | Professional Services | 0.00 | 0.00 | 20,000.00 | 20,000.00 | 0.0% |
| 531315 | Growth Model Srvs | 0.00 | 0.00 | 5,000.00 | 5,000.00 | 0.0% |
| 531316 | Development Srvcs Manager | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0% |
| 531402 | Comprehensive Plan | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0% |
| 531403 | Land Development Code | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0% |
| 534000 | Misc Contracted Services | 19,696.10 | 185,808.10 | 200,000.00 | 14,191.90 | 92.9% |
| 540000 | Travel and Per Diem | 0.00 | 0.00 | 3,500.00 | 3,500.00 | 0.0% |
| 548000 | Legal Notices | 0.00 | 4,079.30 | 6,500.00 | 2,420.70 | 62.8% |
| 554000 | Books Pub & Memberships | 0.00 | 7,813.78 | 10,000.00 | 2,186.22 | 78.1% |
| 555000 | Training | 0.00 | 75.00 | 1,250.00 | 1,175.00 | 6.0% |
| | **Total for Development Services** | **47,756.04** | **510,788.48** | **1,044,075.00** | **533,286.52** | **48.9%** |

# Village of Estero

## Budget Report All Funds

## For Month Ending August 2026

| | Account Description | Current Month Actual | Year to Date Actual | Budget | Budget Variance Amount | Year to Date Percentage |
|---|---|---|---|---|---|---|
| **440-Planning, Zoning, Dev Review** | | | | | | |
| 512000 | Regular Salaries & Wages | 0.00 | 14,151.84 | 60,000.00 | 45,848.16 | 23.6% |
| 521000 | FICA Taxes | 0.00 | 1,075.58 | 5,000.00 | 3,924.42 | 21.5% |
| 524000 | Workers Compensation | 0.00 | 0.00 | 500.00 | 500.00 | 0.0% |
| 525000 | Unemployment Compensation | 0.00 | 0.00 | 250.00 | 250.00 | 0.0% |
| 531000 | Professional Services | 14,208.00 | 98,383.00 | 7,500.00 | (90,883.00) | 1311.8% |
| 549104 | Planning & Zoning-Fixed Fee | 39,983.22 | 361,964.27 | 315,000.00 | (46,964.27) | 114.9% |
| | **Total for Planning, Zoning, Dev Review** | **54,191.22** | **475,574.69** | **388,250.00** | **(87,324.69)** | **122.5%** |
| **601-Parks Master Plan** | | | | | | |
| 531000 | Professional Services | 88,081.43 | (22,520.30) | 330,000.00 | 352,520.30 | -6.8% |
| 534601 | YMCA Operating Agreement | 0.00 | 236,476.00 | 137,500.00 | (98,976.00) | 172.0% |
| 543000 | Utilities | 4,277.91 | 18,283.36 | 17,050.00 | (1,233.36) | 107.2% |
| 544200 | Equipment Rental & Leases | 45.02 | 2,639.38 | 5,500.00 | 2,860.62 | 48.0% |
| 546000 | Repair & Maintenance Services | 12,109.66 | 415,958.26 | 24,750.00 | (391,208.26) | 1680.6% |
| 564000 | Capital Outlay - Mach & Equip | 0.00 | 7,956.00 | 0.00 | (7,956.00) | 0.0% |
| | **Total for Parks Master Plan** | **104,514.02** | **658,792.70** | **514,800.00** | **(143,992.70)** | **128.0%** |
| | **Total for General Fund** | **(9,942.07)** | **16,191,283.02** | **39,039,693.00** | **22,848,409.98** | **41.5%** |
| **110-Building Fee Fund** | | | | | | |
| **445-Building Dept** | | | | | | |
| 531000 | Professional Services | 0.00 | 0.00 | 50,000.00 | 50,000.00 | 0.0% |
| 531110 | IT Contracted Services | 541.41 | 5,160.66 | 6,450.00 | 1,289.34 | 80.0% |
| 531401 | Building Service Contract | 182,517.82 | 1,692,596.57 | 1,900,000.00 | 207,403.43 | 89.1% |
| 541000 | Communication Services | 154.92 | 1,553.28 | 2,000.00 | 446.72 | 77.7% |
| 542000 | Freight & Postage | 68.00 | 703.24 | 1,000.00 | 296.76 | 70.3% |
| 543000 | Utilities | 836.70 | 9,106.53 | 12,500.00 | 3,393.47 | 72.9% |
| 544100 | Building Lease | 5,265.36 | 64,159.24 | 66,950.00 | 2,790.76 | 95.8% |
| 544200 | Equipment Rental & Leases | 653.74 | 6,556.28 | 12,500.00 | 5,943.72 | 52.5% |
| 546000 | Repair & Maintenance Services | 206.77 | 2,041.04 | 4,000.00 | 1,958.96 | 51.0% |
| 551000 | Office Supplies | 0.00 | 934.58 | 4,000.00 | 3,065.42 | 23.4% |
| 552000 | Operating Supplies | 0.00 | 158.25 | 5,000.00 | 4,841.75 | 3.2% |
| 552001 | Software Licensing | 1,275.00 | 12,750.00 | 0.00 | (12,750.00) | 0.0% |
| 552009 | Credit Card Fees | 10,447.70 | 59,324.99 | 53,465.00 | (5,859.99) | 111.0% |
| 568000 | Capital Outlay - Intangibles | 0.00 | 200,652.00 | 0.00 | (200,652.00) | 0.0% |
| 590000 | Carry Forward Out | 0.00 | 0.00 | 109,373.00 | 109,373.00 | 0.0% |
| | **Total for Building Fee Fund** | **201,967.42** | **2,055,696.66** | **2,227,238.00** | **171,541.34** | **92.3%** |

# Village of Estero

## Budget Report All Funds

## For Month Ending August 2026

| Account | Description | Current Month Actual | Year to Date Actual | Budget | Budget Variance Amount | Year to Date Percentage |
|---|---|---|---|---|---|---|
| **201-Debt Service** | | | | | | |
| **000-Non Divisional** | | | | | | |
| 571000 | Principal Payments | 0.00 | 0.00 | 420,000.00 | 420,000.00 | 0.0% |
| 572000 | Interest Expense | 0.00 | 0.00 | 500,000.00 | 500,000.00 | 0.0% |
| | **Total for Debt Service** | **0.00** | **0.00** | **920,000.00** | **920,000.00** | **0.0%** |
| **300-Capital Projects** | | | | | | |
| **350-Road Impact Fees** | | | | | | |
| 581365 | Transfer to Transportation | 1,991,176.99 | 6,040,792.02 | 0.00 | (6,040,792.02) | 0.0% |
| 581600 | Transfer to Parks&Rec CapProj | 0.00 | 7,589,176.08 | 0.00 | (7,589,176.08) | 0.0% |
| 590000 | Carry Forward Out | 0.00 | 0.00 | 24,544,532.00 | 24,544,532.00 | 0.0% |
| | **Total for Road Impact Fees** | **1,991,176.99** | **13,629,968.10** | **24,544,532.00** | **10,914,563.90** | **55.5%** |
| **353-Comm Park Contributions** | | | | | | |
| 590000 | Carry Forward Out | 0.00 | 0.00 | 115,937.00 | 115,937.00 | 0.0% |
| | **Total for Comm Park Contributions** | **0.00** | **0.00** | **115,937.00** | **115,937.00** | **0.0%** |
| **355-Park Impact Fees** | | | | | | |
| 581600 | Transfer to Parks&Rec CapProj | 9,262.77 | 1,024,674.87 | 0.00 | (1,024,674.87) | 0.0% |
| 590000 | Carry Forward Out | 0.00 | 0.00 | 799,972.00 | 799,972.00 | 0.0% |
| | **Total for Park Impact Fees** | **9,262.77** | **1,024,674.87** | **799,972.00** | **(224,702.87)** | **128.1%** |
| **360-Physical Environment** | | | | | | |
| 563000 | Capital Outlay - Infrastrcture | 1,036,052.31 | 5,930,205.61 | 14,125,106.00 | 8,194,900.39 | 42.0% |
| 590000 | Carry Forward Out | 0.00 | 0.00 | (8,064,605.00) | (8,064,605.00) | 0.0% |
| | **Total for Physical Environment** | **1,036,052.31** | **5,930,205.61** | **6,060,501.00** | **130,295.39** | **97.9%** |
| **365-Transportation** | | | | | | |
| 563000 | Capital Outlay - Infrastrcture | 351,972.05 | 6,153,028.32 | 16,050,000.00 | 9,896,971.68 | 38.3% |
| 590000 | Carry Forward Out | 0.00 | 0.00 | (3,123,173.00) | (3,123,173.00) | 0.0% |
| | **Total for Transportation** | **351,972.05** | **6,153,028.32** | **12,926,827.00** | **6,773,798.68** | **47.6%** |
| **366-Gas Tax** | | | | | | |
| 581365 | Transfer to Transportation | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% |
| 590000 | Carry Forward Out | 0.00 | 0.00 | 3,752,496.00 | 3,752,496.00 | 0.0% |
| | **Total for Gas Tax** | **0.00** | **0.00** | **3,752,496.00** | **3,752,496.00** | **0.0%** |
| **600-Parks & Recreation** | | | | | | |
| 563000 | Capital Outlay - Infrastrcture | 1,964,751.19 | 27,647,051.92 | 27,295,000.00 | (352,051.92) | 101.3% |
| 573000 | Other Debt Issuance Costs | 51,000.00 | 70,226.70 | 0.00 | (70,226.70) | 0.0% |
| 590000 | Carry Forward Out | 0.00 | 0.00 | (3,159,966.00) | (3,159,966.00) | 0.0% |
| | **Total for Parks & Recreation** | **2,015,751.19** | **27,717,278.62** | **24,135,034.00** | **(3,582,244.62)** | **114.8%** |
| | **Total for Capital Projects** | **5,404,215.31** | **54,455,155.52** | **72,335,299.00** | **17,880,143.48** | **75.3%** |
| | **Total for Expense** | **5,596,240.66** | **72,702,135.20** | **114,522,230.00** | **41,820,094.80** | **63.5%** |
| | **Net Income /(Loss)** | **(128,686.40)** | **(6,751,532.28)** | **0.00** | **6,751,532.28** | **0.0%** |

# *Village of Estero*
## Fund Balance Report
## For the Month Ending August 2026

| | | |
|---|---|---|
| **General Fund:** | | |
| Comitted for Reserves: | | |
| Emergency Reserve | $ | 5,215,000 |
| Operating Reserve | | 2,086,000 |
| Litigation Defense Reserve | | 750,000 |
| Major Road Maintenance Reserve | | 2,298,500 |
| Total General Fund Reserves | | 10,349,500 |
| Unassigned General Fund Balance | | 13,148,409 |
| **Total General Fund - Fund Balance** | | 23,497,909 |
| | | |
| **Building Fee Fund - Fund Balance** | | (126,909) |
| | | |
| **Capital Projects Fund:** | | |
| Road Impact Fees | | 9,152,635 |
| Comm Park Contributions | | 115,528 |
| Park Impact Fees | | (0) |
| Utilities & Stormwater | | 190,830 |
| Transportation | | 1,797,173 |
| Gas Tax | | 3,713,300 |
| Parks & Rec Projects | | (668,905) |
| **Total Capital Projects Fund - Fund Balance** | | 14,300,560 |
| | | |
| **All Funds - Fund Balance** | $ | 37,671,560 |

1

# AGENDA ITEM SUMMARY SHEET
# VILLAGE COUNCIL MEETING
# October 28, 2026

**Agenda Item:**

Estero Sports Park Landscape Maintenance Approving Task Orders 19-66TO100, 19-66TO101, 19-66TO102 with P & T Lawn & Tractor Service, Inc.

Approve the FY 2027 task orders with P & T Lawn & Tractor Service, Inc. in a total amount Not to Exceed $324,595 and a total $41,300 contingency for mowing, edging, trimming, weed control, fertilization, pest control, and irrigation wet check services at the Estero SportsPark (Phases 1 through 5) and the Estero Entertainment District.

**Background:**

P & T Lawn & Tractor Service, Inc. has provided proposals for grounds maintenance services, including mowing, edging, string trimming, weed control in planters, and cleanup, along with turf, tree, and shrub fertilization, St. Augustine turf pest control, and irrigation wet checks, at the Estero SportsPark and the Estero Entertainment District. These services will be performed under individual task orders based on the specific maintenance requirements of each area. The P & T services requested here will be provided under Continuing Contract No. 2019-66.

**Description:**

The proposed FY 2027 contract authorization will allow P & T Lawn & Tractor Service, Inc. to provide grounds maintenance services under the applicable task orders. The Village issued a Miscellaneous Contract Services solicitation 2019-03 which P & T submitted and was awarded a continuing contract by Village Council. These task orders requests are based off that contract award. Mowing services are performed weekly during the growing season and bi-weekly during the non-growing season. Trimming of trees and palms over 8 feet is not included. Irrigation repairs identified during wet checks are billed at $55.00 per laborer per hour plus a 10% material mark-up. The 2027 annual authorization is based on the following P & T estimate pricing.

• Contract/Task Order No. 19-66TO100- Estero SportsPark Phase 1 Maintenance (Estimate No. 2941): $6,150 per month ($73,800 annually) for mowing, edging, trimming, weed control, and cleanup, plus $51,170 annually for turf, tree, and shrub fertilization, St.

Augustine turf pest control, and irrigation wet checks, for a total of $124,970 and $12,300 contingency.

• Contract/Task Order No. 19-66TO101 - Estero SportsPark Phases 2, 3, 4, and 5 Maintenance (Estimate No. 2942): $9,850 per month ($118,200 annually) and $19,700 contingency for mowing, edging, trimming, and cleanup.

• Contract/Task Order No. 19-66TO102- Estero Entertainment District Maintenance (Estimate No. 2943): $4,650 per month ($55,800 annually) for mowing, edging, trimming, weed control, and cleanup, plus $25,625 annually for turf, tree, and shrub fertilization, St. Augustine turf pest control, and irrigation wet checks, for a total of $81,425 and $9,300 contingency.

**Action Requested:**

Approve the FY 2027 task orders with P & T Lawn & Tractor Service, Inc. in a total amount Not to Exceed $324,595 and a total $41,300 contingency for mowing, edging, trimming, weed control, fertilization, pest control, and irrigation wet check services at the Estero SportsPark (Phases 1 through 5) and the Estero Entertainment District.

**Process and Timeline:**

Services will be provided throughout FY 2027 in accordance with the approved task orders and based on the operational and maintenance needs of the Estero SportsPark and the Estero Entertainment District. Fertilization, pest control, and irrigation wet checks will be performed at the frequencies identified in each quotation.

**Financial Impact:**

The total FY 2027 contract authorization is not to Exceed $324,595 and a total of $41,300 contingency. SportsPark funds requested herein is included in the FY 2027 SportsPark budget.

**Prepared by: Trenton Gaskins, Vieste LLC**

**Attachments:**

1. Task Order 19-66TO100
2. Task Order 19-66TO101
3. Task Order 19-66TO102

Contract/Change Order/Task Order

Project Name: Estero SportsPark Phase 1 Landscape Maintenance (est 2941)
Contractor: P & T Lawn & Tractor Service, Inc.
Contract No.: 19-66TO100
Change Order No.:

Total Fees: $124,970 plus $12,300 contingency

---

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.

| P & T Lawn & Tractor Service Inc. | Village of Estero |
|---|---|
| By: _____ | By: _____ |
| Name: _____ | Name: Steve Sarkozy |
| Title: _____ | Title: Village Manager |
| Date: _____ | Date: _____ |

Attachment: Exhibit A

EXHIBIT

A

P & T Lawn & Tractor Service, Inc.
15980 Old Olga Road
Alva, FL 33920

# Estimate

| Date | Estimate No. |
|---|---|
| 8/13/2026 | 2941 |

| Name/Address | Project |
|---|---|
| Village of Estero<br>9401 Corkscrew Palms Circle<br>Estero, Fl 33928 | Estero Park Phase 1 |

| Description | Qty | U/M | Rate | Total |
|---|---|---|---|---|
| Labor and materials to perform the following services at THE ESTERO SPORTS PARK, for PHASE 1:<br><br>MAINTENANCE FOR PHASE 1 TO INCLUDE:<br><br>-Mowing: Turf mowed at optimal height for grass type and season.<br><br>-Edging: Precise mechanical edging along all walkways, driveways, flowerbeds, and hard surfaces.<br><br>-Trimming / Weed-Eating: String trimming around trees, fences, posts, and structures.<br><br>-Weed Control in planters: Pulling and spraying of weeds.<br><br>-Blowing / Cleanup: All clippings blown off hard surfaces before departure.<br><br>*Services to be performed weekly in growing season and biweekly in non-growing season | 12 | Per Month | 6,150.00 | 73,800.00 |
| TURF FERTILIZER APPLICATION FOR PHASE 1 | 2 | Per Service | 4,500.00 | 9,000.00 |
| TREE FERTILIZER APPLICATION FOR PHASE 1 | 2 | Per Service | 11,800.00 | 23,600.00 |

**Total**

| Phone # |
|---|
| 239-694-4848 |

Signature

Page 1

P & T Lawn & Tractor Service, Inc.
15980 Old Olga Road
Alva, FL 33920

# Estimate

| Date | Estimate No. |
|---|---|
| 8/13/2026 | 2941 |

| Name/Address | Project |
|---|---|
| Village of Estero<br>9401 Corkscrew Palms Circle<br>Estero, Fl 33928 | Estero Park Phase 1 |

| Description | Qty | U/M | Rate | Total |
|---|---|---|---|---|
| SHRUB FERTILIZER APPLICATION FOR PHASE 1 | 2 | Per Service | 295.00 | 590.00 |
| PEST CONTROL OF ST AUGUSTINE TURF (120,647 SF) INSECT CONTROL 6 TIMES PER YEAR | 6 | Per Application | 925.00 | 5,550.00 |
| PEST CONTROL OF ST AUGUSTINE TURF (120,647 SF) WEED CONTROL 2 TIMES PER YEAR | 2 | Per Application | 1,920.00 | 3,840.00 |
| PEST CONTROL OF ST AUGUSTINE TURF (120,647 SF) GRUB CONTROL 1 TIME PER YEAR | 1 | Per Application | 1,395.00 | 1,395.00 |
| PEST CONTROL OF ST AUGUSTINE TURF (120,647 SF) FUNGICIDE APPLICATION 1 TIME PER YEAR | 1 | Per Application | 1,495.00 | 1,495.00 |
| IRRIGATION WET CHECKS 6 TIMES PER YEAR<br>*An additional charge of $55.00 per laborer, per hour; and 10% material mark-up will incur for repairs | 6 | Per Wet Check | 950.00 | 5,700.00 |

**Total**

| Phone # |
|---|
| 239-694-4848 |

Signature

Page 2

P & T Lawn & Tractor Service, Inc.
15980 Old Olga Road
Alva, FL 33920

# Estimate

| Date | Estimate No. |
|---|---|
| 8/13/2026 | 2941 |

| Name/Address | Project |
|---|---|
| Village of Estero<br>9401 Corkscrew Palms Circle<br>Estero, Fl 33928 | Estero Park Phase 1 |

| Description | Qty | U/M | Rate | Total |
|---|---|---|---|---|
| Please Note: Trimming of trees/palms over 8 feet are not included | | | | |

**Total** $124,970.00

-All payments due within 30 days upon invoice date
-Please sign on signature line to accept this proposal
-All maintenance accounts must give P & T a 30 days cancellation notice
-Accepted Forms of Payment: ACH, Check, Cash, & Money Order

| Phone # |
|---|
| 239-694-4848 |

Signature _____

Page 3

Contract/Change Order/Task Order

Project Name: Estero SportsPark Phase 2-5 Landscape Maintenance (est 2942)
Contractor: P & T Lawn & Tractor Service, Inc.
Contract No.: 19-66TO101
Change Order No.:

Total Fees: $118,200 plus $19,700 contingency

---

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.

| P & T Lawn & Tractor Service Inc. | Village of Estero |
|---|---|
| By: _____ | By: _____ |
| Name: _____ | Name: Steve Sarkozy |
| Title: _____ | Title: Village Manager |
| Date: _____ | Date: _____ |

Attachment: Exhibit A

EXHIBIT

A

P & T Lawn & Tractor Service,

15980 Old Olga Road
Alva, FL 33920

# Estimate

| Date | Estimate No. |
|---|---|
| 9/17/2026 | 2942 |

| Name/Address | Project |
|---|---|
| Village of Estero<br>9401 Corkscrew Palms Circle<br>Estero, Fl 33928 | Estero Sports Park Phases 2-5 |

| Description | Qty | U/M | Rate | Total |
|---|---|---|---|---|
| Labor and materials to perform the following services at THE ESTERO SPORTS PARK, for PHASES 2, 3, 4, AND 5:<br><br>MAINTENANCE FOR PHASES 2, 3,4, and 5 TO INCLUDE:<br><br>-Mowing: Turf mowed at optimal height for grass type and season.<br><br>-Edging: Precise mechanical edging along all walkways, driveways, flowerbeds, and hard surfaces.<br><br>-Weed-Eating: String trimming around trees, fences, posts, and structures.<br><br>-Blowing / Cleanup: All clippings blown off hard surfaces before departure.<br><br>*Services to be performed weekly in growing season and biweekly in non-growing season<br><br>Please Note: Trimming of trees/palms over 8 feet are not included | 12 | Per Month | 9,850.00 | 118,200.00 |

| Total | $118,200.00 |
|---|---|

-All payments due within 30 days upon invoice date
-Please sign on signature line to accept this proposal
-All maintenance accounts must give P & T a 30 days cancellation notice
-Accepted Forms of Payment: ACH, Check, Cash, & Money Order

| Phone # |
|---|
| 239-694-4848 |

Contract/Change Order/Task Order

Project Name: Estero SportsPark Entertainment District Landscape Maintenance (est 2943)
Contractor: P & T Lawn & Tractor Service, Inc.
Contract No.: 19-66TO102
Change Order No.:

Total Fees: $81,425 plus $9,300 contingency

---

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.

| P & T Lawn & Tractor Service Inc. | Village of Estero |
|---|---|
| By: _____ | By: _____ |
| Name: _____ | Name: Steve Sarkozy |
| Title: _____ | Title: Village Manager |
| Date: _____ | Date: _____ |

Attachment: Exhibit A

P & T Lawn & Tractor Service, Inc.
15980 Old Olga Road
Alva, FL 33920

EXHIBIT
A

# Estimate

| Date | Estimate No. |
|---|---|
| 8/13/2026 | 2943 |

| Name/Address | Project |
|---|---|
| Village of Estero<br>9401 Corkscrew Palms Circle<br>Estero, Fl 33928 | The Estero Entertainment District |

| Description | Qty | U/M | Rate | Total |
|---|---|---|---|---|
| Labor and materials to perform the following services at THE ESTERO ENTERTAINMENT DISTRICT:<br><br>MAINTENANCE FOR THE ESTERO ENTERTAINMENT DISTRICT TO INCLUDE:<br><br>-Mowing: Turf mowed at optimal height for grass type and season.<br><br>-Edging: Precise mechanical edging along all walkways, driveways, flowerbeds, and hard surfaces.<br><br>-Trimming / Weed-Eating: String trimming around trees, fences, posts, and structures.<br><br>-Weed Control in planters: Pulling and spraying of weeds.<br><br>-Blowing / Cleanup: All clippings blown off hard surfaces before departure.<br><br>*Services to be performed weekly in growing season and biweekly in non-growing season | 12 | Per Month | 4,650.00 | 55,800.00 |
| TURF FERTILIZER APPLICATION FOR THE ESTERO ENTERTAINMENT DISTRICT | 4 | Per Service | 595.00 | 2,380.00 |

**Total**

Signature

| Phone # |
|---|
| 239-694-4848 |

Page 1

P & T Lawn & Tractor Service, Inc.
15980 Old Olga Road
Alva, FL 33920

# Estimate

| Date | Estimate No. |
|---|---|
| 8/13/2026 | 2943 |

| Name/Address | Project |
|---|---|
| Village of Estero<br>9401 Corkscrew Palms Circle<br>Estero, Fl 33928 | The Estero Entertainment District |

| Description | Qty | U/M | Rate | Total |
|---|---|---|---|---|
| TREE FERTILIZER APPLICATION FOR THE ESTERO ENTERTAINMENT DISTRICT | 3 | Per Service | 2,295.00 | 6,885.00 |
| SHRUB FERTILIZER APPLICATION FOR THE ESTERO ENTERTAINMENT DISTRICT | 3 | Per Service | 2,750.00 | 8,250.00 |
| PEST CONTROL OF ST AUGUSTINE TURF (13,402 SF) INSECT CONTROL 6 TIMES PER YEAR | 6 | Per Application | 615.00 | 3,690.00 |
| PEST CONTROL OF ST AUGUSTINE TURF (13,402 SF) WEED CONTROL 2 TIMES PER YEAR | 2 | Per Application | 225.00 | 450.00 |
| PEST CONTROL OF ST AUGUSTINE TURF (13,402 SF) GRUB CONTROL 1 TIME PER YEAR | 1 | Per Application | 175.00 | 175.00 |
| PEST CONTROL OF ST AUGUSTINE TURF (13,402 SF) FUNGICIDE APPLICATION 1 TIME PER YEAR | 1 | Per Application | 195.00 | 195.00 |

**Total**

| Phone # |
|---|
| 239-694-4848 |

Signature

P & T Lawn & Tractor Service, Inc.
15980 Old Olga Road
Alva, FL 33920

# Estimate

| Date | Estimate No. |
|---|---|
| 8/13/2026 | 2943 |

| Name/Address | Project |
|---|---|
| Village of Estero<br>9401 Corkscrew Palms Circle<br>Estero, Fl 33928 | The Estero Entertainment District |

| Description | Qty | U/M | Rate | Total |
|---|---|---|---|---|
| IRRIGATION WET CHECKS 6 TIMES PER YEAR | 6 | Per Wet Check | 600.00 | 3,600.00 |
| *An additional charge of $55.00 per laborer, per hour; and 10% material mark-up will incur for repairs | | | | |
| Please Note: Trimming of trees/palms over 8 feet are not included | | | | |

**Total** $81,425.00

-All payments due within 30 days upon invoice date
-Please sign on signature line to accept this proposal
-All maintenance accounts must give P & T a 30 days cancellation notice
-Accepted Forms of Payment: ACH, Check, Cash, & Money Order

| Phone # |
|---|
| 239-694-4848 |

Signature _____

Page 3

# AGENDA ITEM SUMMARY SHEET
# VILLAGE COUNCIL MEETING
# October 28, 2026

**Agenda Item:**

2027 Water Monitoring Contract

Motion to approve award of Contract 22-38 Supplemental Task Authorization 22 to Johnson Engineering to provide water monitoring services for The Village of Estero for $224,500.

Approve a $22,000 contingency for additional services that may be required to complete the project.

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

**Background:**

The Village's Stormwater Master Plan includes recommendations to obtain additional water monitoring data to better understand water levels and water quality around Estero and improve the accuracy of stormwater models.

The Village Council has previously approved contracts for water monitoring starting in 2020.

**Description:**

The attached contract with Johnson Engineering, Inc. will continue the Village's stormwater monitoring efforts. Tasks include the following:

- Eleven water quality monitoring sites
- Four flow measurement sites
- Downloading data from seven surface water monitoring wells
- Download data for two United States Geological Survey sites
- Preparation of an annual monitoring report

**Action Requested:**

Motion to approve award of Contract 22-38 Supplemental Task Authorization 22 to Johnson Engineering to provide water monitoring services for The Village of Estero for $224,500.

Approve a $22,000 contingency for additional services that may be required to complete the project.

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

**Process and Timeline:**

With approval of this contract, Johnson Engineering will continue monitoring water levels, water flows and water quality throughout the Village.

**Financial Impact:**

The project's financial impact is $246,500 ($224,500 plus $22,000 contingency).

Sufficient funds are available in Fiscal Year 2026-2027 stormwater maintenance budget to fund this contract.

**Prepared by: David Willems, P.E.**

**Attachments:**

1. Contract 22-38 STA 15
2. Water Monitoring Location Maps

Contract-Change Order/Task Order

Project Name: Stormwater Monitoring Contract 2026-2027
Contractor: Johnson Engineering, LLC
Contract No.: 22-38 STA22
Change Order No.:

Total Fees: $224,500

---

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.

| Johnson Engineering, LLC | Village of Estero |
|---|---|
| By: _____ | By: _____ |
| Name: _____ | Name: Steve Sarkozy |
| Title: _____ | Title: Village Manager |
| Date: _____ | Date: _____ |

Attachment: Exhibit A

**EXHIBIT A**
**SCOPE OF SERVIES**

**EC 2022-38 MISCELLANEOUS PROFESSIONAL SERVICES**
**SUPPLEMENTAL TASK AUTHORIZATION**

**FOR**

**WATER MONITORING ASSISTANCE 2026-2027**

---

## A. PROJECT OVERVIEW

Apex Companies, LLC by and through its wholly owned subsidiary Johnson Engineering, LLC ("CONSULTANT") shall provide water monitoring assistance services to The Village of Estero ("VILLAGE"). The VILLAGE has implemented a water resource monitoring program that was designed to improve the VILLAGE's understanding of its water resources. The data can be used to help guide future actions/programs by the VILLAGE. The water quality parameters follow those measured by Lee County to allow direct comparisons.

## B. SCOPE OF SERVICES

**Task 1: Monthly Water Quality Sampling and Flow Monitoring**
CONSULTANT will conduct monthly surface water sampling at the eleven (11) water quality monitoring locations shown on the Village of Estero WQ-Flows Map, *Attachment I* (47A-2GR, 47B-3GR, 47A-16GR, 47A-17GR, 47A-18GR, 47A-20GR, 47A-21GR, 47A-30GR, 47A-31GR, 47A-32GR, and 47B-33GR).

CONSULTANT will conduct the monthly surface water sampling from October 1, 2026, through September 30, 2027. Sampling of the Estero River locations will be conducted on the same day that Lee County will be sampling nearby locations. Sampling of locations along Halfway Creek will be conducted within one (1) day of the Lee County sample collection at nearby locations. Samples will be collected at each location where water is at least one (1) foot deep. One (1) field blank sample will also be collected each month. CONSULTANT will record field measurements of temperature, pH, specific conductance, dissolved oxygen, and turbidity at each location. CONSULTANT will collect the samples in accordance with applicable Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOPs). CONSULTANT will prepare a Chain-Of-Custody (COC) for the samples and deliver them to the state-certified laboratory analyzed for bacteria (enterococcus and E. Coli), nutrients (ammonia, nitrate, nitrite, nitrate+nitrite, organic nitrogen, total Kjeldahl nitrogen, total nitrogen, ortho phosphate, total phosphorus), metals (Al, As, Ba, Be, Ca, Cd, Cr, Cu, Fe, Mg, Mn, Mo, Ni, Pb, Sb, Se, Tl, V, Zi), biochemical oxygen demand, chloride, color, silica, total hardness, total organic carbon, and total suspended solids.

At the time of sample collection, CONSULTANT will record flow direction, surface water velocity, water depth, and channel area as needed to calculate approximate flow at the five (5) sites labeled on the updated Village of Estero WQ-Flows Map, *Attachment I* (HC@US41, ERSB@SS, ERNB@I75, ERSB@CW, and HC@KR).

**Task 2: Quarterly Surface Water Level Downloading**
CONSULTANT will download water level data from the seven (7) monitor wells shown on the Village of Estero WL Map, *Attachment II* (HC-SW2, HC-SW3, ER-SW1, ERNB-SW1, ERNB-SW2, ERNB-SW3, and ERSB-SW1), at quarterly intervals. CONSULTANT will also download barometric data from the BaroTroll located at ER-SW1 as part of this task.

**Task 3: Data Management**
CONSULTANT will manage the water quality, water level, and flow data in Excel spreadsheets. The monthly laboratory data will be reviewed as part of the Quality Assurance/Quality Control (QA/QC) process and the laboratory will be contacted about any discrepancies. Flow data from two (2) United States Geological Survey (USGS) sites shown on the Village of Estero WQ-Flows Map, *Attachment I* (02291580 and 02291597), will be downloaded from the publicly available USGS database. Water level, flow, and water quality data from the select Lee County sites will be downloaded from the Lee County Natural Resources Department website.

**Task 4: Annual Water Quality Monitoring Report**
CONSULTANT will prepare an annual monitoring report covering data collected from October 2026 through September 2027. The report will summarize the data collected using tables and charts which will include the sample data, analytical results, and comparison to nearby Lee County water quality sample results. The report will be provided on or before December 31, 2027.

**C. SCHEDULE**
Upon receipt of a notice to proceed by the VILLAGE, monitoring will be for the period beginning October 1, 2026, through September 30, 2027. The sampling events will be scheduled based on the Lee County sampling schedule.

**SUB-CONSULTANT SERVICES:**

**LAB: Laboratory Testing**
Benchmark EnviroAnalytical, Inc. for laboratory testing.

**EXHIBIT B**
**COMPENSATION**

**EC 2022-38 MISCELLANEOUS PROFESSIONAL SERVICES**
**SUPPLEMENTAL TASK AUTHORIZATION**

**FOR**

**WATER MONITORING ASSISTANCE 2026-2027**

---

CONSULTANT fees for Tasks 1 through 4 will be on a Time and Materials basis per *Attachment I* to *Exhibit B, Professional Services Hourly Rate Schedule.* The Subconsultant fee will be billed on a Time and Materials basis. The total compensation not to exceed shall be $_____.

For services provided and performed by CONSULTANT for the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services", the VILLAGE shall compensate the CONSULTANT as follows:

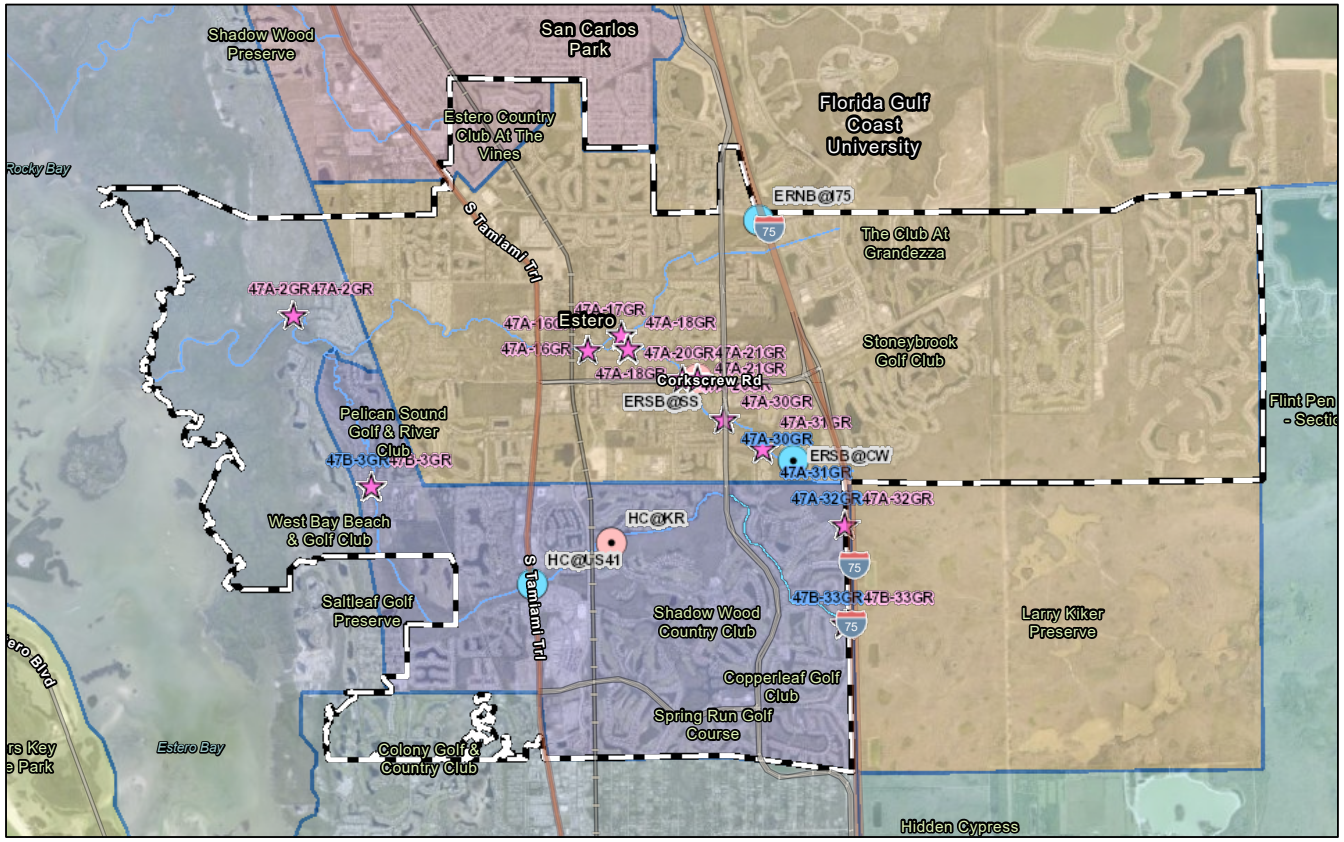
| TASK | ITEM | AMOUNT (Estimated if T&M) | FEE TYPE (LS; T&M) |
|---|---|---|---|
| 1 | Monthly Water Quality Sampling and Flow Monitoring (Oct 2026 through Sept 2027) | $80,000 | T&M |
| 2 | Quarterly Surface Water Level Downloading (4 quarters) | $12,000 | T&M |
| 3 | Data Management | $6,000 | T&M |
| 4 | Annual Water Quality Monitoring Report (1 year) | $11,000 | T&M |
| | | | |
| **TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:** | | **$109,000** | **T&M** |

For services of CONSULTANT's Sub-Consultant engaged to perform or furnish services, the VILLAGE shall compensate the CONSULTANT as follows:

| TASK | SUB-CONSULTANT | AMOUNT (Estimated if T&M) | FEE TYPE (LS; T&M) |
|---|---|---|---|
| LAB | Cost for laboratory analyses of the samples is estimated at $9,147 per sampling event for up to 12 monthly sampling events | $115,500 | T&M |
| **TOTAL COMPENSATION FOR SUB-CONSULTANT'S SERVICES:** | | **$115,500** | **T&M** |

| | | |
|---|---|---|
| **TOTAL COMPENSATION, INCLUDING SUB-CONSULTANT'S:** | **$224,500** | **T&M** |

# Village of Estero WQ-Flows




9/30/2026

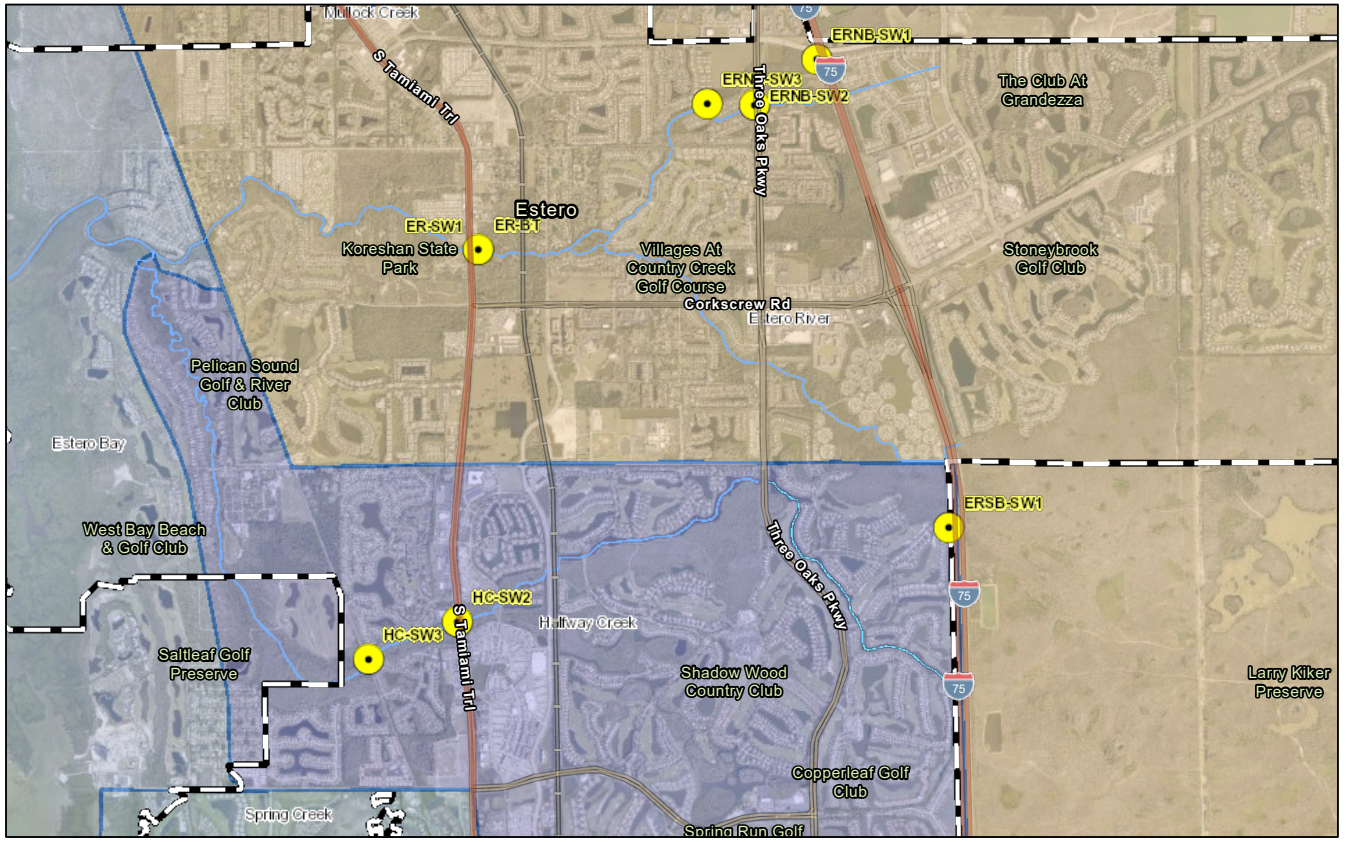
1:70,003

0 0.5 1 2 mi

0 0.75 1.5 3 km

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

# Village of Estero WL




9/28/2026

1:44,858

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

# Standard Billing Rates*

Florida
*Effective until March 2027

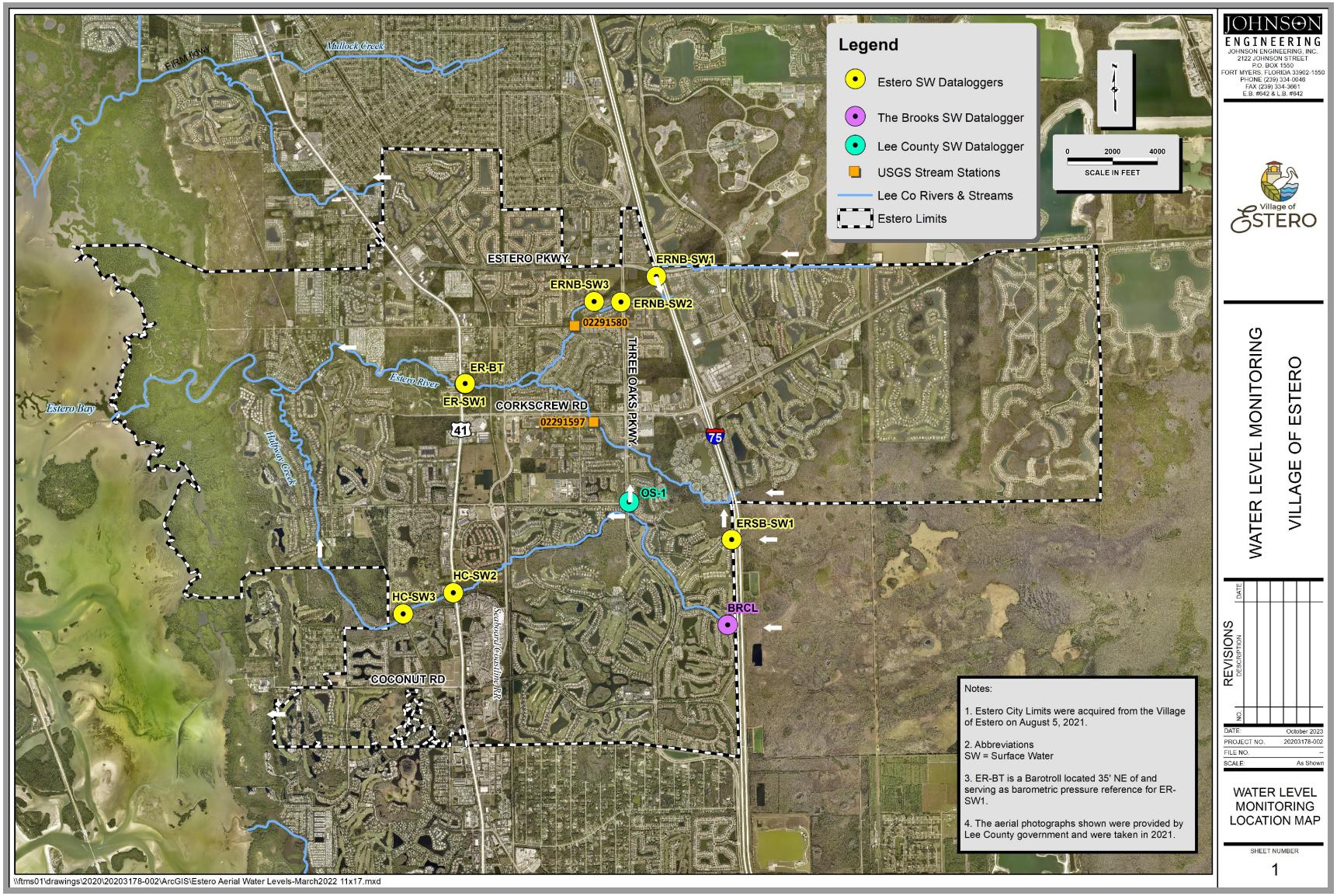
| Category | Hourly Rate |
|---|---|
| Principal Engineer | $330 |
| Principal Scientist<br>Principal Planner<br>Principal Surveyor | $310 |
| Sr. Engineering Manager<br>Sr. Project Manager | $275 |
| Sr. Lead Scientist | $265 |
| Sr. Survey Manager | $240 |
| Sr. Construction Manager<br>Project Manager | $235 |
| Lead Scientist<br>Associate Project Manager<br>Sr. Project Engineer | $225 |
| Engineering Manager | $220 |
| Landscape Architect<br>Sr. Planner | $210 |
| Sr. Technician | $205 |
| Sr Project Scientist | $200 |
| Sr. CAD/GIS Technician<br>Project Engineer | $190 |
| Sr. Environmental Technician | $185 |

| Category | Hourly Rate |
|---|---|
| Project Scientist | $180 |
| CEI Project Administrator | $175 |
| Staff Engineer | $170 |
| Planner 3<br>Sr. Landscape Designer<br>Technician 3<br>Staff Scientist | $165 |
| Contract Support Specialist | $160 |
| Planning Technician 3<br>CAD/GIS Technician 2<br>Landscape Designer | $150 |
| Sr. Construction Engineer | $145 |
| Sr. Construction Inspector<br>CAD/GIS Technician 1 | $140 |
| Construction Inspector | $125 |
| Project Administrator | $120 |
| Administrative Services Manager<br>Intern | $115 |
| Office Manager<br>Construction Technician | $110 |
| Administrative | $100 |
| Expert Witness | 1.5 X Hourly Rate |

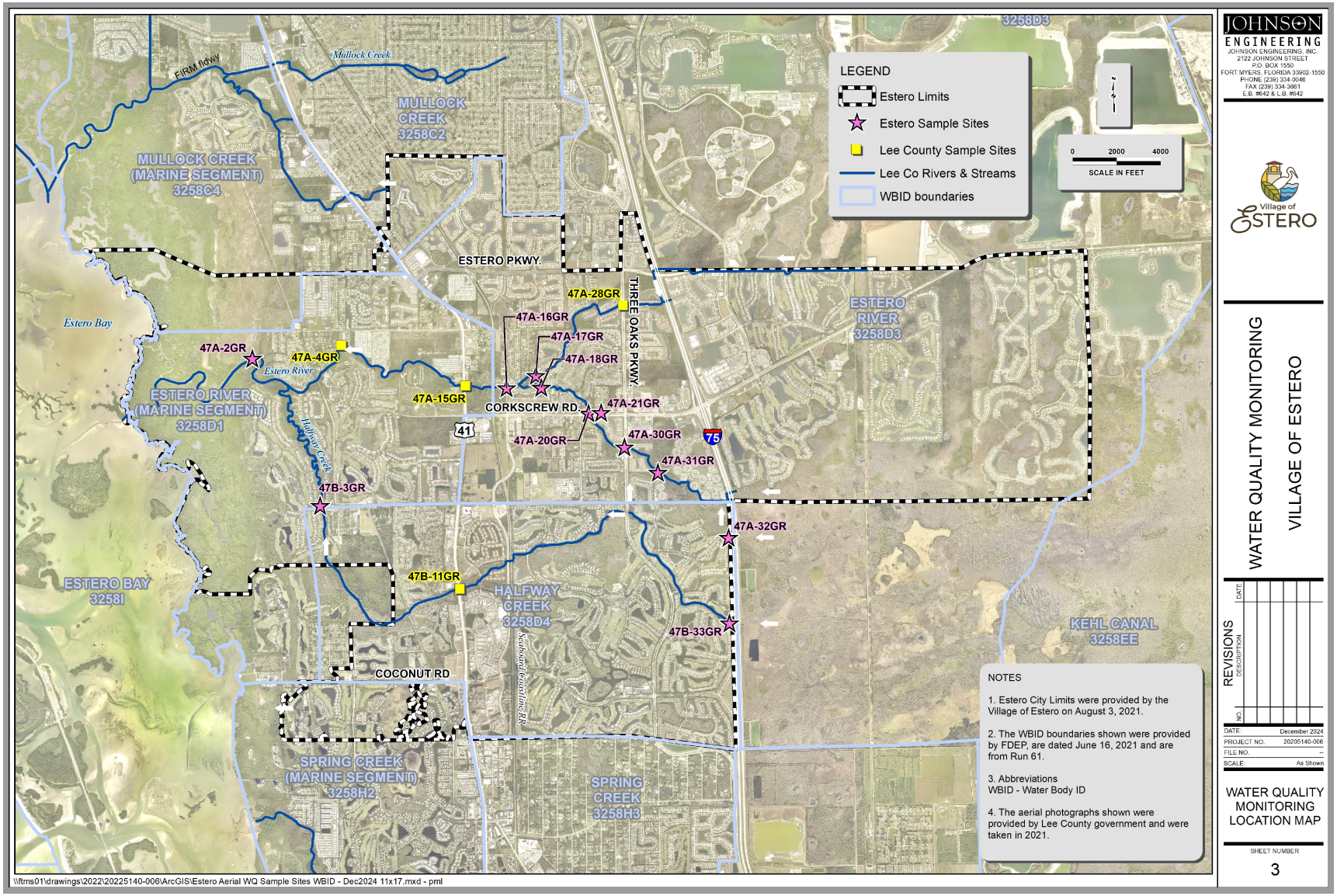
| Category | Hourly Rate |
|---|---|
| 4-Person Field Crew | $300 |
| 3-Person Field Crew | $260 |
| 2-Person Field Crew | $205 |
| 1-Person Field Crew | $155 |

Reimbursable expenses are billed at cost plus 18 percent. Mileage is billed at the current IRS mileage rate.

Apex Companies, LLC • apexcos.com


Legend
Estero SW Dataloggers
The Brooks SW Datalogger
Lee County SW Datalogger
USGS Stream Stations
Lee Co Rivers & Streams
Estero Limits
0 2000 4000
SCALE IN FEET
Mullock Creek
FGRM Pkwy
ESTERO PKWY.
ERNB-SW1
ERNB-SW3
ERNB-SW2
02291580
THREE OAKS PKWY.
ER-BT
ER-SW1
Estero River
Estero Bay
CORKSCREW RD
02291597
41
75
Halfway Creek
OS-1
ERSB-SW1
HC-SW2
HC-SW3
BRCL
Seaboard Coastline RR
COCONUT RD
Notes:
1. Estero City Limits were acquired from the Village of Estero on August 5, 2021.
2. Abbreviations
SW = Surface Water
3. ER-BT is a Barotroll located 35' NE of and serving as barometric pressure reference for ER-SW1.
4. The aerial photographs shown were provided by Lee County government and were taken in 2021.
\\ftms01\drawings\2020\20203178-002\ArcGIS\Estero Aerial Water Levels-March2022 11x17.mxd
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642
Village of ESTERO
WATER LEVEL MONITORING
VILLAGE OF ESTERO
REVISIONS
NO.
DESCRIPTION
DATE
DATE: October 2023
PROJECT NO. 20203178-002
FILE NO. --
SCALE: As Shown
WATER LEVEL MONITORING LOCATION MAP
SHEET NUMBER
1


Legend
Estero Flow Sites
USGS Stream Stations
Lee Co Rivers & Streams
Estero Limits
0 2000 4000
SCALE IN FEET
FIRM flowy
Mullock Creek
ESTERO PKWY.
ERNB@I75
THREE OAKS PKWY.
02291580
75
Estero River
Estero Bay
CORKSCREW RD
ERSB@SS
02291597
41
Halfway Creek
ERSB@CW
HC@KR
HC@US41
SEMINOLE GULF RAILWAY
COCONUT RD
Notes:
1. Estero City Limits were acquired from the Village of Estero on August 5, 2021.
2. The aerial photographs shown were provided by Lee County government and were taken in 2021.
\\ftms01\drawings\2022\20225140-002\ArcGIS\Estero Aerial Flows_Sept 2024 11x17.mxd - pml
JOHNSON ENGINEERING
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PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642
Village of ESTERO
FLOW MONITORING
VILLAGE OF ESTERO
REVISIONS
NO.
DESCRIPTION
DATE
DATE: September 2024
PROJECT NO. 20225140-002
FILE NO. --
SCALE: As Shown
FLOW MONITORING LOCATION MAP
SHEET NUMBER
2




JOHNSON ENGINEERING
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FORT MYERS, FLORIDA 33902-1550
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FAX (239) 334-3661
E.B. #642 & L.B. #642

Village of ESTERO

WATER QUALITY MONITORING
VILLAGE OF ESTERO

REVISIONS
NO. | DESCRIPTION | DATE

DATE: December 2024
PROJECT NO. 20205140-006
FILE NO. --
SCALE: As Shown

WATER QUALITY MONITORING LOCATION MAP

SHEET NUMBER
3

# AGENDA ITEM SUMMARY SHEET
# VILLAGE COUNCIL MEETING
# October 28, 2026

**Agenda Item:**

State Funding Requests – 2027 Fiscal Year

Approve Village Staff and the Village's Lobbyists to request State funding for the following projects and funding amounts

| | |
|---|---|
| Estero Bay Village & Mirasol Improvements: | $5,000,000 |
| Estero River Sediment Removal: | $2,000,000 |
| Corkscrew Road-Three Oaks Parkway Turn Lane Improvements: | $1,200,000 |

**Background:**

Over the past several years, prior to the Florida Legislature's budget meetings, the Village has worked with Ronald L Book, P.A. and LEJ & Associates to identify projects our local legislators and the entire Florida Legislature may support in funding appropriations for upcoming fiscal year. With the help of our local legislators, the Village has been successful in obtaining over $12.8 million in funding over the past 5 years for Village projects. This has allowed the Village to move several very important projects forward resulting in better environmental protection, improved safety, and additional amenities to Village residents.

**Description:**

The Village Manager has been working with Ronald L Book, P.A. and LEJ & Associates ahead of the Florida Legislature's budget meetings to identify Village projects that could be submitted for State funding. The following projects are recommended for state funding requests.

Estero Bay Village & Mirasol Improvements

- Extend sewer service to the Estero Bay Village along Broadway Ave West
- Demolish Estero Bay Village's package wastewater treatment plant
- Extend water and sewer service to Mirasol (Boomer House) along US 41
- Build public restrooms at Mirasol
- Install a public parking lot at Mirasol.

This project will eliminate sources of bacteria and nutrients to the Estero River and Estero Bay and improve access to the publicly owned property along the Estero River.

Project Cost: $5,000,000
Funding Request: $5,000,000

Estero River Sediment Removal

Remove sediment from downstream segments of the Estero River to improve safety, navigation, and water flow.

Project Cost: $2,000,000
Funding Request: $2,000,000

Corkscrew Road-Three Oaks Parkway Turn Lane Improvements

Partner with Lee County to extend the eastbound left turn lane on Corkscrew Road and Three Oaks Parkway.

Project Cost: $1,200,000
Funding Request: $1,200,000

**Action Requested:**

Approve Village Staff and the Village's Lobbyists to request State funding for the following projects and funding amounts

| | |
|---|---|
| Estero Bay Village & Mirasol Improvements: | $5,000,000 |
| Estero River Sediment Removal: | $2,000,000 |
| Corkscrew Road-Three Oaks Parkway Turn Lane Improvements: | $1,200,000 |

**Process and Timeline:**

The State funding requests will follow the State's budget calendar.

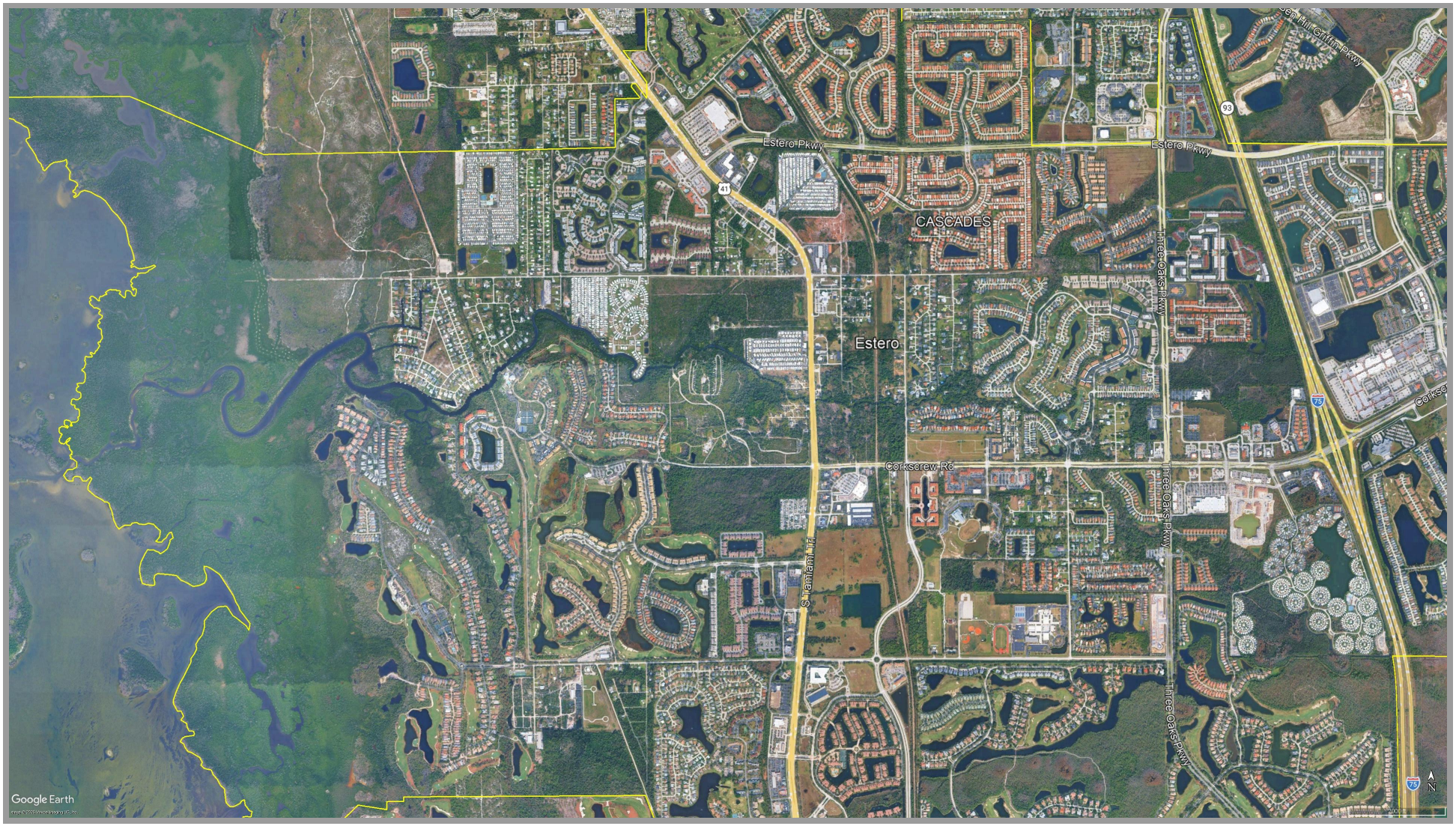
**Financial Impact:**

If successful, approval of these state funding requests could result in additional funding for Village projects.

**Prepared by: David Willems, P.E.**

**Attachments:**

1. Project Location Map


Estero Pkwy
Estero Pkwy
CASCADES
Three Oaks Pkwy
Estero
Corkscrew Rd
Three Oaks Pkwy
Three Oaks Pkwy
Google Earth

# AGENDA ITEM SUMMARY SHEET
# VILLAGE COUNCIL MEETING
# October 28, 2026

**Agenda Item**:

Final review of BERT transaction prior to cancellation deadline

Final direction from the Village Council is sought as to whether the Village should terminate the PSA by October 29th or to proceed to closing on the property.

**Background**:

The Village Council has, in several prior votes, supported the acquisition of a portion of unused rail line within the Village with the ultimate aim of creating a recreational "rail-to-trail" facility to enhance recreational opportunities for its residents.

In April of 2025, the Village entered into an agreement with Collier County, Bonita Springs, and the Trust for Public Lands, to allow for the collaborative sharing of costs associated with examination of and due diligence around the acquisition of the tract of railroad land for the Bonita Estero Rails to Trails (BERT) initiative. This agreement apportioned the costs associated with pre-acquisition due diligence (including appraisals, surveys, title work, environmental assessments, and the like), among the parties, with the parties combining resources for certain work which could be relied upon by all parties, while TPL would cover certain other costs. The agreement, originally to expire on June 30th 2026, was extended through August to allow for due diligence efforts subsequent to the Bonita referendum vote. Subsequent pre-acquisition costs incurred thereafter would be borne by the party incurring the expense (as outlined in each governmental party's purchase agreement).

On March 5th 2026, the Village and TPL entered into a Purchase and Sale Agreement (PSA) in which TPL agreed to sell and Village agreed to buy the some 66.7 acres of land making up the portion of the rail line within Estero's boundaries. The purchase price is $19,792,209. The PSA granted the Village an inspection deadline to conduct due diligence. Under the PSA, the Village has the authority to terminate the PSA up to the inspection deadline. Beyond that date, the Village would be obligated to close on the purchase.

The original PSA contained an inspection/due diligence deadline of September 29th 2026

with closing to occur on October 23rd 2026. On September 23rd 2026, the Village and TPL entered a First Amendment to the PSA establishing October 29th 2026 as the new Village inspection period deadline. The new closing date is on or before January 14th 2027. The First Amendment to the PSA also authorized the Village Manager to decide to terminate or proceed based on the due diligence process. However, since Council is meeting prior to the expiration of the inspection period, the Village Manager wishes to provide this final update and obtain final direction from the Council with respect to proceeding with the acquisition.

As further elaborated on in the attached due diligence memo, since signing the PSA, the Village has worked in cooperation with the other two government entities and TPL to ensure proper due diligence occurred. Those efforts included review of the title to be received by the Village, review of the many crossing agreements and encumbrances the Village would inherit, review of current environmental conditions along the rail line, development of a plan to ensure eventual development of the trail will address any environmental concerns are addressed to state requirements, and review of the survey of the land to be acquired by the Village. While the Village will not know precisely the cost associated with the capping or other remediation of any areas where soil testing indicates a need to remediate, the Phase II report and subsequent "step out" work gives the Village significant confidence that these costs are within the costs already expected when the Village made the decision to enter the PSA.

While terminating the PSA or proceeding to closing is ultimately a business decision to be made by Council, the due diligence done and the best information available to date confirms that there are no financial or legal surprises which would alter the Village's expectations and understandings about the transaction.

**Action Requested**:

Final direction from the Village Council is sought as to whether the Village should terminate the PSA by October 29th or to proceed to closing on the property.

**Process and Timeline**:

If Council directs termination, a Notice of Termination will be sent to TPL by the deadline. If Council directs the Village Manager to proceed to closing, Village staff will continue to work with TPL and appropriate consulting professionals to finalize state approval of

capping plan, close on the pending bond sale to in part fund the acquisition of the trail, and to execute the rail management plan required by the Surface Transportation Board.

**Financial Impact**:

If the Village terminates the PSA, any funds expended during the due diligence period would not be recovered. If the Village proceeds to closing, the Village would be obligated to pay the agreed purchase price.

**Prepared by**: Robert Eschenfelder, Village Attorney

**Attachments**:

1. Due Diligence Memo
2. Phase II Environmental Report
3. Draft Capping Plan
4. Final BERT Spreadsheet Crossing agreements Estero Portion
5. Presentation

TRASK DAIGNEAULT LLP ATTORNEYS

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ERICA F. AUGELLO, B.C.S.*
RANDY D. MORA, B.C.S.*
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NANCY S. MEYER, B.C.S.*
TAMMI BACH, B.C.S.*
ZOE S. RAWLS
CAROLINE SPRADLIN
JOHN C. BROCK, JR.
* *Board Certified by the Florida Bar in City, County and Local Government Law*

To: Steve Sarkozy—Village Manager

From: Robert Eschenfelder—Village Attorney

Date: October 23 2026

Re: BERT Due Diligence Summary

---

Per your request for a summary of the due diligence efforts which have been undertaken to this date please find the following:

***Closing Documents***

Under the PSA, no less than 15 days prior to closing, TPL is obligated to deliver to the Village the following documents for Village's review, and on or before the Closing Date final versions of same:

i. an owner's affidavit attesting to the absence of mechanic's or materialmen's liens, proceedings involving Seller which might affect title to the Property being transferred by deed, and confirming such lessees or licensees as may be in possession pursuant to ground leases or licenses meeting the requirements as to title set forth in Section 6;

ii. a Foreign Investment and Real Property Tax Act (FIRPTA) affidavit, and such other instruments and documents as Village's counsel or the title insurer may reasonably request for the purpose of confirming proper and lawful execution and delivery of closing documents and conveyance of the Property being transferred by deed to Village in accordance with this Agreement, including, without limitation, assignments of surviving leases and contracts affecting the Property being transferred by deed that will be assigned or partially assigned by Seller and the assignment of condemnation proceeds referred to below. Possession of the Property shall also pass to Village at the time of Closing;

iii. Quit Claim deed;

iv. Closing statement;

1001 South Fort Harrison Avenue, Suite 201 • Clearwater, Florida 33756 E-Mail rob@cityattorneys.legal Telephone 727-733-0494 Fax 727-733-2991
*A Limited Liability Partnership*

v. Assignment and Assumption Agreement for all leases, license and other agreements that will be assigned or partially assigned by Seller and/or SGLR, and assumed by Village at closing;

***Survey***

With respect to the boundaries of the land the Village is to acquire, on September 12th 2026, the Village received the boundary survey from TPL for the property to be acquired. The survey was carefully reviewed both by Village Community Development staff as well as the Village Attorney's real estate attorney. My office has advised the survey accurately reflects the property contemplated in the PSA to be acquired by the Village and that the crossings and other encumbrances reviewed fall within the boundaries set forth in the survey, and that there are otherwise no legal issues with the survey.

***Valuation***

In June 2026, the Village received an appraisal report with respect to the valuation of the property to be acquired. This report was reviewed by Village management, the Village Attorney's Office's real estate counsel, and other Village stakeholders. The determination was made that the purchase price the Village agreed in the PSA is fair and reasonable in light of the appraisal report and all other known and expected costs associated with acquisition.

***Encumbrances/Crossings***

Under the PSA, the Village will assume those leases, licenses, contracts and agreements which SGR had granted over time as to the part of the rail line within Estero. The list of these agreements is included as an exhibit to the PSA and has been updated since as the railroad has finally found several documents it initially did not have at hand.

The Village Attorney has reviewed all of the leases, licenses, contracts and agreements the Village would inherit and has calculated that with the available documents on hand (and understanding certain agreements remain outside of the land being acquired), the Village would be able to realize (either through payments for crossings previously paid to the railroad, or by the Village no longer having to pay the railroad for Village crossings) approximately $80,000.00 annually.

Further, once the Village takes title, it would have the right to enter into concession agreements or new lease/license agreements on or over the property, so long as these are not incompatible with either recreational trail use, or the potential restoration of rail service as required by the Surface Transportation Board.

The bottom line here is that none of the agreements and licenses reviewed would preclude the Village from making use of the property as the recreational facility envisioned by the Village.

***Environmental***

The Village has always understood that as a former rail line, the property along the line would likely contain a variety of chemicals which are commonly found along rail lines used for decades. These would include matter spilled from rail cars on occasion and herbicides used by rail lines to eliminate growth along the line.

TPL, as seller, engaged relevant professionals to perform an initial (Phase I) and more detailed (Phase II) study of the chemicals of concern (those for which the Village might need to remediate in some way) when the property eventually begins to be developed into a trail. On October 16th 2026, the Village received the Phase II report. This report confirms that the majority of the line within Estero contains levels of chemicals where no or very minimal remediation would be required. It did reveal a few spots of greater levels of one or more chemicals of concern. In these instances, it is likely the State of Florida will require either removal or capping of the soil at issue when the Village eventually begins development of the property as a trail. While the Village is seeking follow up testing to gain greater details as to the placement and depth of chemicals in these limited areas (a step out study), as of the date of this memorandum, neither the levels nor placement of the chemicals is of significant concern and were largely expected.

In conjunction with Phase II, the Village has received a draft capping plan which would address these matters. As noted, however, the Village will need to work with the appropriate State of Florida regulatory staff to gain final approval of a plan to cap, remove, or otherwise remediate those areas where soil contains levels of chemicals of concern which regulators decide require some form of remediation.

***Conclusion***

While of course the Village is not at this stage in a position to know with precision the exact costs of items such as soil remediation or eventual construction of a trail with all desired amenities, the due diligence engaged in by the Village confirms that there are no significant unforeseen financial, regulatory, or legal concerns which would result in a recommendation not to proceed to closing should the Council continue to wish to do so.

# Phase II Environmental Site Assessment

**for the**

## Bonita Estero Rail -Trail (BERT)
## Lee and Collier Counties, Florida

**September 18, 2026**

Prepared for:

TRUST FOR PUBLIC LAND™

Prepared by:

ENVIRONMENTAL CONSULTANTS, LLC

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2C Soil Analytical Summary – Carcinogenic PAHS, Bonita Estero Rail-Trail (BERT), Estero, Lee County, Florida

2D Soil Analytical Summary – TRPH, Bonita Estero Rail-Trail (BERT), Estero, Lee County, Florida

3A Soil Analytical Summary – Metals, Bonita Estero Rail-Trail (BERT), Bonita Springs, Lee County, Florida

3B Soil Analytical Summary – Non-Carcinogenic PAHs, Bonita Estero Rail-Trail (BERT), Bonita Springs, Lee County, Florida

3C Soil Analytical Summary – Carcinogenic PAHS, Bonita Estero Rail-Trail (BERT), Bonita Springs, Lee County, Florida

3D Soil Analytical Summary – TRPH, Bonita Estero Rail-Trail (BERT), Bonita Springs, Lee County, Florida

4A Soil Analytical Summary – Metals, Bonita Estero Rail-Trail (BERT), Collier County, Florida

4B Soil Analytical Summary – Non-Carcinogenic PAHs, Bonita Estero Rail-Trail (BERT), Collier County, Florida

4C Soil Analytical Summary – Carcinogenic PAHS, Bonita Estero Rail-Trail (BERT), Collier County, Florida

4D Soil Analytical Summary – TRPH, Bonita Estero Rail-Trail (BERT), Collier County, Florida

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4C Collier Soil Sampling Results, Bonita Estero Rail-Trail, Collier County, Florida

# 3 Results and Findings

## 3.1 Village of Estero

S&S collected 69 soil samples from 23 locations along the abandoned railroad corridor in the Village of Estero (see Table 1A and Figure 3A). Soil sampling results for arsenic and lead, PAHs, and TRPH are summarized in Tables 2A, 2B, 2C, and 2D. Figure 4A illustrates arsenic results with soil PAH benzo(a)pyrene (BAP) toxic equivalents (TEQs) that exceed the Florida Department of Environmental Protection (FDEP) soil cleanup target levels (SCTLs). These were calculated according to the method described in FDEP's "Technical Report, Development of Cleanup Target Levels for Chapter 62-777, Florida Administrative Code (F.A.C.)." Bolded and shaded cells within the tables denote analytes or compounds found at concentrations greater than applicable FDEP SCTL criteria.

### 3.1.1 Metals

All soil samples were analyzed for arsenic and lead (Table 2A). Lead was detected in all but one sample at concentrations greater than the laboratory reporting limit. However, none of the lead concentrations exceeded the SCTL for residential direct exposure (RDE). Arsenic was detected in one or more sample depths at each of the 23 soil sampling locations. In all, 36 soil samples exhibited arsenic concentrations greater than the SCTL for RDE of 2.1 milligram per kilogram (mg/kg). Sample E-19 (0 to 6 inches) exhibited a concentration of arsenic of 22 mg/kg, exceeding the SCTL for Industrial Direct Exposure (IDE) of 12 mg/kg (Figure 4A). Sample location E-19 is north of Coconut Road, in the vicinity of Coconut Point Mall and Sadow Wood Country Club (see Figure 3A).

### 3.1.2 Polynuclear Aromatic Hydrocarbons (PAH)

All composite soil samples were analyzed for PAHs (Tables 2B and 2C). A total of 23 soil samples collected at 19 locations exhibited calculated BAP TEQs exceeding the RDE SCTL. Of these, eight (8) surface soil samples (0 to 6 inches) collected from E-4, E-7, E-9, E-13, E-18, E-21, E-22, and E-23 exhibited calculated BAP TEQs greater than the IDE SCTL (see Table 2C, and Figures 3A and 4A). The highest BAP TEQ of 2 mg/kg was calculated for sample E-21 (0 to 6 inches), exceeding the IDE SCTL of 0.7 mg/kg. Soil sampling location E-21 is south of Coconut Road (see Figure 3A).

### 3.1.3 Total Recoverable Petroleum Hydrocarbons (TRPH)

All soil samples were analyzed for TRPHs (Table 2D). None of the samples exhibited concentrations of TRPH greater than the respective SCTLs.

### 3.1.4 Equipment Rinse Blank

S&S collected one rinse blank sample during the sampling in the Village of Estero. None of the constituents were detected above the applicable groundwater cleanup target level (GCTL).

# 4 Conclusions and Recommendations

The railroad operated on the subject property from the 1920s through 2008. In July 2026, S&S completed a *Phase I ESA for the Bonita Estero Rail Trail (BERT), Lee and Collier Counties, Florida*. In August 2026, S&S conducted a limited-scope Phase II ESA based on the known site history and findings of the Phase I ESA. This limited-scope Phase II ESA was conducted in accordance with the *CSXT Minimum Sampling, Soil Management, and Capping Requirements for Rails-to-Trails Conversion of Rail Corridors* (CSXT 2018).

Review of the soil sampling results indicates that soils beneath the railroad may have been impacted by historical railroad operations. Specifically, concentrations of arsenic and carcinogenic PAHs exist in soils above the applicable SCTL for IDE. The potential sources of the contamination could be the railroad ties treated with creosote (PAHs), spilled or leaked fuel (PAHs), and/or the use of wood preservatives and pesticides (arsenic). It should also be noted that a wide range of naturally occurring arsenic concentrations can occur within Florida geologic units and soils. Florida soils contain natural arsenic concentrations that can exceed 10 mg/kg in some circumstances, with organic-rich soils often having the highest concentrations. Lee and Collier Counties have naturally occurring arsenic concentrations ranging between 0.40 and 0.80 mg/kg and 0.80 and 3.70 mg.kg, respectively (Chen et al 2001). Many of the arsenic concentrations exhibited in the soils collected throughout the railroad corridor fall within these ranges and therefore may be naturally occurring.

On April 27, 2018, FDEP entered into a Memorandum of Understanding (MOU) with CSX Transportation, Inc. (Railroad). The purpose of the MOU was to "*memorialize the partnership between FDEP and the Railroad for addressing discharges of contaminants on or under Railroad Property*." The MOU states the following with respect to the proposed redevelopment as a recreation trail.

> "Railroad sometimes transfers Property for recreational trail use. Railroad will include the following language within the Purchase/Sale Agreement if the Florida Department of Environmental Protection has approved an alternative soil cleanup target level (ASCTL) for recreational trail use pursuant to Rule 62-780.650 FA.C.
>
> > *"Grantee acknowledges that the Property conveyed hereunder has been historically used for railroad industrial operations and is being conveyed for use only as a recreational trail. Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall not use the Property for any purpose other than a recreational trail and that the Property will not be used for (a) any residential purpose of any kind or nature (residential use shall be defined broadly to include, without limitation, any use of the Property by individuals or families for purposes of personal living, dwelling, or overnight accommodations, whether such uses are in single family residences, apartments, duplexes, or other multiple residential dwellings, trailers, trailer parks, camping sites, motels, hotels, or any other dwelling use of any kind), (b) any public or private school, day care, or any organized long-term or short-term child care of*

*any kind, or (c) any agricultural purpose that results in, or could potentially result in, the human consumption of crops or livestock raised on the property (agricultural purpose shall be defined broadly to include, without limitation, activities such as food crop production, dairy farming, livestock breeding and keeping, and cultivation of grazing land that would ultimately produce, or lead to the production of,* a *product that could be consumed by* a *human). By acceptance of this deed, Grantee further covenants that it, its successors, heirs, legal representatives or assigns shall not use the groundwater underneath the Property for human consumption, irrigation, or other purposes."*

This memorandum may be applicable to the Bonita Estero Rail - Trail (BERT), and the above language is incorporated into the deeds to be issued for conveyance of the BERT corridor from the railroad to the three municipalities.

S&S recommends consulting with FDEP to discuss the findings of the Phase II ESA and the soil sampling results to potentially utilize ASCTLs for the proposed Bonita Estero Rail - Trail (BERT). FDEP will review the existing data, future recreational use to develop site-specific ASCTLs The ASCTLs will be developed based on this limited-scope Phase II ESA, however, FDEP will likely request additional soil sampling to assess the vertical and lateral extent of the soil contamination along the railroad corridor in the "hot spots." The site specific ASCTLs can be completed during the design phase for the trail, prior to any public use of the corridor. Subsequent remedial activities may be needed which may include the removal of the railroad ties, excavation of contaminated soil, and/or capping with clean soil to minimize potential exposure to the soil prior to the development of the proposed Bonita Estero Rail - Trail (BERT). The construction of the asphalt trail will also serve as a potential cap to minimize exposure.

# 5 References

Chen, Ming, Lena Q. Ma, C.G. Hoogeweg, W.G. Harris. 2001. Arsenic Background Concentrations in Florida, U.S.A. Surface Soils: Determination and Interpretation. *Environmental Forensics*, Volume 2, Issue 2, 2001, Pages 117-126. ISSN 1527-5922. https://doi.org/10.1006/enfo.2001.0050.

CSX Transportation (CSXT). 2018. Minimum Sampling, Soil Management, and Capping Requirements for Rails-to-Trails Conversion of Rail Corridors.

S&S Environmental Consultants (S&S). 2026. Phase I ESA for the Bonita Estero Rail Trail (BERT) Lee and Collier Counties, Florida. July 21, 2026

Seminole Gulf Railway (SGLR). 2026. About Us. https://www.floridarail.com/about-us/.

| Table 1A: Soil Sampling Locations – Estero, Lee County, Florida | | |
|---|---|---|
| **Sample Designation** | **Latitude** | **Longitude** |
| E1 | 26.44723163 | -81.80885533 |
| E2 | 26.4453403 | -81.8076206 |
| E3 | 26.44324941 | -81.80689909 |
| E4 | 26.43972144 | -81.80681545 |
| E5 | 26.43752526 | -81.80678356 |
| E6 | 26.43532907 | -81.8067817 |
| E7 | 26.43242115 | -81.80675998 |
| E8 | 26.42892919 | -81.80652144 |
| E9 | 26.42676512 | -81.80610624 |
| E10 | 26.42460507 | -81.80566475 |
| E11 | 26.42095871 | -81.80492325 |
| E12 | 26.41803257 | -81.80444581 |
| E13 | 26.41583744 | -81.80438278 |
| E14 | 26.41364123 | -81.80437368 |
| E15 | 26.41144522 | -81.80433573 |
| E16 | 26.40924971 | -81.80427005 |
| E17 | 26.40705401 | -81.80421544 |
| E18 | 26.40485792 | -81.80418261 |
| E19 | 26.40266168 | -81.80416602 |
| E20 | 26.40046552 | -81.80414113 |
| E21 | 26.39660296 | -81.80407534 |
| E22 | 26.39440704 | -81.80403161 |
| E23 | 26.39221095 | -81.80400084 |

## Table 2A: Soil Analytical Summary - Metals
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Metal | |
|---|---|---|---|---|
| Sample ID | Date Collected | Sample Depth (inches / feet) | Arsenic (mg/kg) | Lead (mg/kg) |
| Leachability Based on Groundwater Criteria (mg/kg) | | | * | * |
| Direct Exposure Residential (mg/kg) | | | 2.1 | 400 |
| Direct Exposure Industrial (mg/kg) | | | 12 | 1400 |
| E-1 | 7/27/2026 | 0' - 6" | 0.79 | 0.82 |
| | | 6" - 2' | **5.0** | 0.47 |
| | | 2' - 4' | 0.46 | 0.24 I |
| E-2 | 7/27/2026 | 0' - 6" | **2.1** | 1.8 |
| | | 6" - 2' | 1 | 0.81 |
| | | 2' - 4' | **2.3 J4** | 0.52 J4 |
| E-3 | 7/27/2026 | 0' - 6" | **3.6** | 2.5 |
| | | 6" - 2' | **5.3** | 1.9 |
| | | 2' - 4' | 1.1 | 0.99 |
| E-4 | 7/27/2026 | 0' - 6" | **7.2** | 14 |
| | | 6" - 2' | **4.9** | 5.4 |
| | | 2' - 4' | **3.2** | 2.4 |
| E-5 | 7/27/2026 | 0' - 6" | **12** | 2.7 |
| | | 6" - 2' | **2.4** | 1.9 |
| | | 2' - 4' | 1.3 | 0.51 |
| E-6 | 7/27/2026 | 0' - 6" | **5** | 45 |
| | | 6" - 2' | **6.3** | 41 |
| | | 2' - 4' | **2.3** | 12 |
| E-7 | 7/27/2026 | 0' - 6" | **4.5 J4** | 2.5 J4 |
| | | 6" - 2' | 1.1 | 0.43 |
| | | 2' - 4' | 0.29 I | 0.19 I |
| E-8 | 7/27/2026 | 0' - 6" | **5.5** | 2 |
| | | 6" - 2' | 1.9 | 1.3 |
| | | 2' - 4' | 1.4 | 0.59 |
| E-9 | 7/27/2026 | 0' - 6" | **3.8** | 2.1 |
| | | 6" - 2' | 2 | 2.1 |
| | | 2' - 4' | 1 | 0.36 |
| E-10 | 7/27/2026 | 0' - 6" | **2.4** | 1.4 |
| | | 6" - 2' | 1.5 | 0.87 |
| | | 2' - 4' | 1.2 | 0.33 |
| E-11 | 7/27/2026 | 0' - 6" | **2.2** | 2.7 |
| | | 6" - 2' | 1.3 | 0.91 |
| | | 2' - 4' | 0.87 | 0.43 |
| E-12 | 7/27/2026 | 0' - 6" | **3.1** | 0.62 |
| | | 6" - 2' | 0.54 | 0.20 I |
| | | 2' - 4' | 0.16 I | 0.15 U |
| E-13 | 7/27/2026 | 0' - 6" | **3.9** | 1.5 |
| | | 6" - 2' | 1.8 | 1 |
| | | 2' - 4' | 0.62 | 0.53 |
| E-14 | 7/27/2026 | 0' - 6" | **3.2** | 11 |
| | | 6" - 2' | **3.7** | 2.9 |
| | | 2' - 4' | 0.5 | 1.6 |
| E-15 | 7/27/2026 | 0' - 6" | **3.9** | 12 |
| | | 6" - 2' | **2.5** | 4.3 |
| | | 2' - 4' | **2.5** | 10 |

## Table 2A: Soil Analytical Summary - Metals
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Metal | |
|---|---|---|---|---|
| Sample ID | Date Collected | Sample Depth (inches / feet) | Arsenic (mg/kg) | Lead (mg/kg) |
| E-16 | 7/28/2026 | 0' - 6" | **4.6** | 3.4 |
| | | 6" - 2' | 0.25 I | 3.8 |
| | | 2' - 4' | 0.16 U | 0.41 |
| E-17 | 7/28/2026 | 0' - 6" | **7.5** | 3.2 |
| | | 6" - 2' | 0.3 | 0.59 |
| | | 2' - 4' | 0.19 I | 0.38 |
| E-18 | 7/28/2026 | 0' - 6" | **7.7** | 2.1 |
| | | 6" - 2' | 0.83 | 0.63 |
| | | 2' - 4' | 0.14 U | 0.21 I |
| E-19 | 7/28/2026 | 0' - 6" | **22** | 2.5 |
| | | 6" - 2' | **2.6** | 0.51 |
| | | 2' - 4' | 0.18 I | 0.18 I |
| E-20 | 7/28/2026 | 0' - 6" | **2.7** | 2.1 |
| | | 6" - 2' | 1.7 | 0.61 |
| | | 2' - 4' | 0.94 | 0.21 I |
| E-21 | 7/28/2026 | 0' - 6" | **4.5** | 1.7 |
| | | 6" - 2' | **2.6** | 0.67 |
| | | 2' - 4' | 1.6 | 0.48 |
| E-22 | 7/28/2026 | 0' - 6" | **3.4** | 1.4 |
| | | 6" - 2' | 1.9 | 0.39 |
| | | 2' - 4' | 1.8 | 0.37 |
| E-23 | 7/28/2026 | 0' - 6" | **5.4** | 3.3 |
| | | 6" - 2' | **2.1** | 0.69 |
| | | 2' - 4' | 0.44 | 0.53 |

Notes:

* = Leachability value may be determined using TCLP.

U = Analyte not dedetected above its laboratory method detection limit

I = The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

J4 = Estimated Result

mg/kg = milligrams per kilogram or parts per million (ppm).

**Bold** = Concentration exceeds Leachability Based on Groundwater criteria set forth in Table II of Chapter 62-777, FAC

**Bold** = Concentration exceeds Direct Exposure-Residential criteria set forth in Table II of Chapter 62-777, FAC

**Bold** and Shade = Concentration exceeds Direct Exposure-Industrial criteria set forth in Table II of Chapter 62-777, FAC

## Table 2B: Soil Analytical Summary - Non-Carcinogenic PAHs
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Laboratory Analyses | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Naph-thalene (mg/kg) | 1-Methyl-naph-thalene (mg/kg) | 2-Methyl-naph-thalene (mg/kg) | Acen-aph-thene (mg/kg) | Acen-aph-thylene (mg/kg) | Anthra-cene (mg/kg) | Benzo (g,h,i) pery-lene (mg/kg) | Fluoran-thene (mg/kg) | Fluor-ene (mg/kg) | Phenan-threne (mg/kg) | Pyrene (mg/kg) |
| Leachability Based on Groundwater Criteria (mg/kg) | | | 1.2 | 3.1 | 8.5 | 2.1 | 27 | 2,500 | 32,000 | 1,200 | 160 | 250 | 880 |
| Direct Exposure Residential (mg/kg) | | | 55 | 200 | 210 | 2,400 | 1,800 | 21,000 | 2,500 | 3,200 | 2,600 | 2,200 | 2,400 |
| Direct Exposure Industrial (mg/kg) | | | 300 | 1,800 | 2,100 | 20,000 | 20,000 | 300,000 | 52,000 | 59,000 | 33,000 | 36,000 | 45,000 |
| E-1 | 7/27/2026 | 0' - 6" | 0.0055 | 0.0018 U | 0.0035 I | 0.0021 I | 0.045 | 0.069 | 0.095 | 0.15 | 0.0024 U | 0.019 | 0.18 |
| | | 6" - 2' | 0.0023 I | 0.0018 U | 0.0023 U | 0.0017 U | 0.016 | 0.028 | 0.037 | 0.091 | 0.0025 U | 0.015 | 0.091 |
| | | 2' - 4' | 0.0020 U | 0.0019 U | 0.0024 U | 0.0018 U | 0.0053 | 0.0093 | 0.014 | 0.034 | 0.0026 U | 0.0045 I | 0.035 |
| E-2 | 7/27/2026 | 0' - 6" | 0.011 | 0.010 | 0.013 | 0.0017 U | 0.041 | 0.069 | 0.095 | 0.14 | 0.0025 U | 0.021 | 0.16 |
| | | 6" - 2' | 0.0019 U | 0.0018 U | 0.0023 U | 0.0017 U | 0.0032 I | 0.0077 | 0.0078 | 0.012 | 0.0025 U | 0.0028 I | 0.014 |
| | | 2' - 4' | 0.0048 I | 0.0047 I | 0.0060 | 0.0018 U | 0.0044 I | 0.010 | 0.011 | 0.015 | 0.0025 U | 0.0054 | 0.019 |
| E-3 | 7/27/2026 | 0' - 6" | 0.0087 | 0.0058 | 0.0085 | 0.0021 I | 0.070 | 0.13 | 0.14 | 0.24 | 0.0036 I | 0.019 | 0.31 |
| | | 6" - 2' | 0.0063 | 0.0065 | 0.0072 | 0.0017 U | 0.023 | 0.045 | 0.051 | 0.090 | 0.0024 U | 0.014 | 0.11 |
| | | 2' - 4' | 0.0021 I | 0.0018 U | 0.0024 U | 0.0018 U | 0.018 | 0.033 | 0.043 | 0.067 | 0.0025 U | 0.0059 | 0.086 |
| E-4 | 7/27/2026 | 0' - 6" | 0.042 | 0.039 | 0.044 | 0.0089 | 0.24 | 0.46 | 0.48 | 0.92 | 0.011 | 0.13 | 1.1 |
| | | 6" - 2' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0041 I | 0.0069 | 0.0062 | 0.0038 I | 0.0025 U | 0.0025 U | 0.0041 I |
| | | 2' - 4' | 0.0077 | 0.017 | 0.015 | 0.0018 U | 0.0080 | 0.016 | 0.020 | 0.037 | 0.0026 U | 0.022 | 0.038 |
| E-5 | 7/27/2026 | 0' - 6" | 0.0070 | 0.013 | 0.011 | 0.0022 I | 0.057 | 0.11 | 0.096 | 0.14 | 0.0031 I | 0.047 | 0.18 |
| | | 6" - 2' | 0.0017 U | 0.0030 I | 0.0021 U | 0.0015 U | 0.0029 I | 0.0056 | 0.0063 | 0.0084 | 0.0022 U | 0.0065 | 0.011 |
| | | 2' - 4' | 0.0017 U | 0.0016 U | 0.0021 U | 0.0016 U | 0.0018 U | 0.0026 U | 0.0020 U | 0.0029 U | 0.0022 U | 0.0022 U | 0.0033 I |
| E-6 | 7/27/2026 | 0' - 6" | 0.013 | 0.011 | 0.016 | 0.0039 I | 0.14 | 0.26 | 0.36 | 0.50 | 0.0094 | 0.054 | 0.67 |
| | | 6" - 2' | 0.0099 | 0.0086 | 0.010 | 0.0044 | 0.085 | 0.17 | 0.19 | 0.29 | 0.0072 | 0.042 | 0.36 |
| | | 2' - 4' | 0.0018 U | 0.0016 U | 0.0021 U | 0.0016 U | 0.020 | 0.029 | 0.070 J4 | 0.035 | 0.0023 U | 0.0039 I | 0.059 |
| E-7 | 7/27/2026 | 0' - 6" | 0.014 | 0.017 | 0.019 | 0.0083 | 0.30 | 0.50 | 0.63 | 1.9 | 0.011 | 0.26 | 1.9 |
| | | 6" - 2' | 0.0020 I | 0.0028 I | 0.0029 I | 0.0015 U | 0.018 | 0.032 | 0.039 | 0.12 | 0.0022 U | 0.019 | 0.13 |
| | | 2' - 4' | 0.0020 U,J4 | 0.0018 U,J4 | 0.0024 U,J4 | 0.0018 U,J4 | 0.0024 I,J4 | 0.0042 I,J4 | 0.0082 J4 | 0.018 J4 | 0.0025 U,J4 | 0.0025 U,J4 | 0.020 J4 |
| E-8 | 7/27/2026 | 0' - 6" | 0.0019 U | 0.0018 U | 0.0023 U | 0.0017 U | 0.016 | 0.023 | 0.038 | 0.031 | 0.0025 U | 0.0025 U | 0.034 |
| | | 6" - 2' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.020 | 0.033 | 0.062 | 0.10 | 0.0025 U | 0.0038 I | 0.10 |
| | | 2' - 4' | 0.0019 U | 0.0018 U | 0.0023 U | 0.0017 U | 0.0020 U | 0.0028 U | 0.0030 I | 0.0031 U | 0.0024 U | 0.0024 U | 0.0029 I |
| E-9 | 7/27/2026 | 0' - 6" | 0.016 | 0.011 | 0.013 | 0.0060 | 0.29 | 0.40 | 0.65 | 0.74 | 0.012 | 0.074 | 1.1 |
| | | 6" - 2' | 0.014 | 0.015 | 0.018 | 0.0015 U | 0.034 | 0.046 | 0.074 | 0.071 | 0.0022 U | 0.026 | 0.10 |
| | | 2' - 4' | 0.0064 | 0.0083 | 0.010 | 0.0016 U | 0.013 | 0.023 | 0.033 | 0.032 | 0.0022 U | 0.0078 | 0.049 |
| E-10 | 7/27/2026 | 0' - 6" | 0.0068 | 0.0031 I | 0.0042 | 0.0016 I | 0.087 | 0.14 | 0.20 | 0.23 | 0.0039 I | 0.026 | 0.30 |
| | | 6" - 2' | 0.0020 U | 0.0019 U | 0.0024 U | 0.0018 U | 0.0033 I | 0.0040 I | 0.0062 | 0.0054 | 0.0026 U | 0.0026 U | 0.0073 |
| | | 2' - 4' | 0.0019 U | 0.0017 U | 0.0023 U | 0.0017 U | 0.0035 I | 0.0071 | 0.0078 | 0.015 | 0.0024 U | 0.0041 I | 0.017 |

**Table 2B: Soil Analytical Summary - Non-Carcinogenic PAHs**
**Bonita Estero Rail-Trail (BERT)**
**Estero, Lee County, Florida**

| Sample | | | Laboratory Analyses | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Naph-thalene (mg/kg) | 1-Methyl-naph-thalene (mg/kg) | 2-Methyl-naph-thalene (mg/kg) | Acen-aph-thene (mg/kg) | Acen-aph-thylene (mg/kg) | Anthra-cene (mg/kg) | Benzo (g,h,i) pery-lene (mg/kg) | Fluoran-thene (mg/kg) | Fluor-ene (mg/kg) | Phenan-threne (mg/kg) | Pyrene (mg/kg) |
| E-11 | 7/27/2026 | 0' - 6" | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.019 | 0.028 | 0.047 | 0.044 | 0.0025 U | 0.0029 I | 0.055 |
| | | 6" - 2' | 0.0027 I | 0.0028 I | 0.0031 I | 0.0018 U | 0.011 | 0.020 | 0.033 | 0.042 | 0.0026 U | 0.0064 | 0.053 |
| | | 2' - 4' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0021 U | 0.0029 U | 0.0031 I | 0.0033 U | 0.0025 U | 0.0025 U | 0.0027 U |
| E-12 | 7/27/2026 | 0' - 6" | 0.0089 | 0.012 | 0.013 | 0.0018 U | 0.021 | 0.040 | 0.059 | 0.21 | 0.0025 U | 0.036 | 0.22 |
| | | 6" - 2' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0021 U | 0.0029 U | 0.0022 U | 0.0032 U | 0.0025 U | 0.0025 U | 0.0027 U |
| | | 2' - 4' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0021 U | 0.0029 U | 0.0023 U | 0.0033 U | 0.0025 U | 0.0025 U | 0.0037 I |
| E-13 | 7/27/2026 | 0' - 6" | 0.056 | 0.059 | 0.068 | 0.0068 | 0.16 | 0.25 | 0.46 | 0.91 | 0.0071 | 0.11 | 1.1 |
| | | 6" - 2' | 0.0020 U | 0.0019 U | 0.0024 U | 0.0018 U | 0.0065 | 0.010 | 0.018 | 0.0097 | 0.0026 U | 0.0026 U | 0.021 |
| | | 2' - 4' | 0.0092 | 0.010 | 0.011 | 0.0027 I | 0.054 | 0.095 | 0.17 | 0.41 | 0.0028 I | 0.040 | 0.56 |
| E-14 | 7/27/2026 | 0' - 6" | 0.0022 U | 0.0021 U | 0.0027 U | 0.0020 U | 0.027 | 0.036 | 0.081 | 0.070 | 0.0028 U | 0.0050 I | 0.095 |
| | | 6" - 2' | 0.016 | 0.021 | 0.023 | 0.0083 | 0.15 | 0.16 | 0.44 | 1.0 | 0.0073 | 0.13 | 0.90 |
| | | 2' - 4' | 0.0019 U | 0.0017 U | 0.0023 U | 0.0017 U | 0.0059 | 0.0077 | 0.019 | 0.017 | 0.0024 U | 0.0024 U | 0.018 |
| E-15 | 7/27/2026 | 0' - 6" | 0.0019 U | 0.0017 U | 0.0022 U | 0.0017 U | 0.14 | 0.19 | 0.35 | 0.47 | 0.0029 I | 0.035 | 0.41 |
| | | 6" - 2' | 0.0020 U | 0.0018 U | 0.0023 U | 0.0017 U | 0.0072 | 0.0086 | 0.024 | 0.041 | 0.0025 U | 0.0048 I | 0.034 |
| | | 2' - 4' | 0.0021 U | 0.0020 U | 0.0026 U | 0.0019 U | 0.0077 | 0.010 | 0.016 | 0.014 | 0.0027 U | 0.0037 I | 0.013 |
| E-16 | 7/28/2026 | 0' - 6" | 0.023 | 0.026 | 0.028 | 0.0031 I | 0.074 | 0.10 | 0.19 | 0.35 | 0.0042 I | 0.054 | 0.36 |
| | | 6" - 2' | 0.0028 I | 0.0058 | 0.0048 | 0.0016 U | 0.038 | 0.058 | 0.090 | 0.12 | 0.0023 U | 0.016 | 0.13 |
| | | 2' - 4' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0021 U | 0.0030 U | 0.0023 U | 0.0033 U | 0.0025 U | 0.0025 U | 0.0028 U |
| E-17 | 7/28/2026 | 0' - 6" | 0.059 | 0.097 | 0.11 | 0.0088 | 0.073 | 0.11 | 0.19 | 0.61 | 0.0086 | 0.23 | 0.45 |
| | | 6" - 2' | 0.0018 U | 0.0023 I | 0.0022 U | 0.0016 U | 0.0041 I | 0.0080 | 0.019 | 0.15 | 0.0023 U | 0.036 | 0.095 |
| | | 2' - 4' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0021 U | 0.0029 U | 0.0090 | 0.048 | 0.0025 U | 0.0090 | 0.031 |
| E-18 | 7/28/2026 | 0' - 6" | 0.051 | 0.053 | 0.066 | 0.016 | 0.30 | 0.52 | 1 | 5.3 | 0.016 | 1.2 | 3.2 |
| | | 6" - 2' | 0.022 | 0.0097 | 0.015 | 0.0015 U | 0.012 | 0.021 | 0.074 | 0.061 | 0.0022 U | 0.020 | 0.054 |
| | | 2' - 4' | 0.0018 U | 0.0016 U | 0.0021 U | 0.0016 U | 0.0018 U | 0.0026 U | 0.0072 | 0.044 | 0.0022 U | 0.0042 I | 0.030 |
| E-19 | 7/28/2026 | 0' - 6" | 0.0029 I | 0.0038 I | 0.0030 I | 0.0017 U | 0.026 | 0.034 | 0.071 | 0.067 | 0.0024 U | 0.0093 | 0.062 |
| | | 6" - 2' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0021 U | 0.0029 U | 0.0096 | 0.016 | 0.0025 U | 0.0025 U | 0.015 |
| | | 2' - 4' | 0.0017 U | 0.0016 U | 0.0021 U | 0.0016 U | 0.0018 U | 0.0026 U | 0.0026 I | 0.0087 | 0.0022 U | 0.0022 U | 0.0075 |
| E-20 | 7/28/2026 | 0' - 6" | 0.0019 U | 0.0018 U | 0.0023 U | 0.0017 U | 0.032 | 0.046 | 0.095 | 0.27 | 0.0025 U | 0.023 | 0.25 |
| | | 6" - 2' | 0.0018 U | 0.0017 U | 0.0022 U | 0.0016 U | 0.033 | 0.048 | 0.14 | 0.46 | 0.0023 U | 0.038 | 0.36 |
| | | 2' - 4' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0021 U | 0.0030 U | 0.0023 U | 0.0033 U | 0.0025 U | 0.0025 U | 0.0028 U |
| E-21 | 7/28/2026 | 0' - 6" | 0.016 I | 0.012 I | 0.013 I | 0.0082 I | 0.38 | 0.48 | 1.2 | 1.2 | 0.013 I | 0.12 | 1.8 |
| | | 6" - 2' | 0.0063 | 0.0057 | 0.0078 | 0.0015 U | 0.032 | 0.044 | 0.087 | 0.087 | 0.0022 U | 0.014 | 0.13 |
| | | 2' - 4' | 0.0034 I | 0.0023 I | 0.0026 I | 0.0016 U | 0.048 | 0.062 | 0.13 | 0.16 | 0.0023 U | 0.019 | 0.22 |

**Table 2B: Soil Analytical Summary - Non-Carcinogenic PAHs**
**Bonita Estero Rail-Trail (BERT)**
**Estero, Lee County, Florida**

| Sample | | | Laboratory Analyses | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Naph-thalene (mg/kg) | 1-Methyl-naph-thalene (mg/kg) | 2-Methyl-naph-thalene (mg/kg) | Acen-aph-thene (mg/kg) | Acen-aph-thylene (mg/kg) | Anthra-cene (mg/kg) | Benzo (g,h,i) pery-lene (mg/kg) | Fluoran-thene (mg/kg) | Fluor-ene (mg/kg) | Phenan-threne (mg/kg) | Pyrene (mg/kg) |
| E-22 | 7/28/2026 | 0' - 6" | 0.019 I | 0.0095 I | 0.011 I | 0.011 I | 0.25 | 0.30 | 0.72 | 1.4 | 0.012 I | 0.18 | 1.4 |
| | | 6" - 2' | 0.0024 I | 0.0020 I | 0.0024 I | 0.0015 U | 0.023 | 0.025 | 0.064 | 0.10 | 0.0021 U | 0.013 | 0.10 |
| | | 2' - 4' | 0.0018 U | 0.0017 U | 0.0022 U | 0.0016 U | 0.0019 U | 0.0027 U | 0.0031 I | 0.0040 I | 0.0023 U | 0.0023 U | 0.0051 |
| E-23 | 7/28/2026 | 0' - 6" | 0.011 | 0.0095 | 0.011 | 0.0048 | 0.13 | 0.15 | 0.51 | 0.93 | 0.0055 | 0.085 | 1.2 |
| | | 6" - 2' | 0.010 | 0.0067 | 0.0068 | 0.0084 | 0.019 | 0.0097 | 0.060 | 1.5 | 0.0072 | 0.96 | 0.89 |
| | | 2' - 4' | 0.0020 U | 0.0018 U | 0.0024 U | 0.0018 U | 0.0021 U | 0.0030 U | 0.0061 | 0.036 | 0.0025 U | 0.0065 | 0.037 |

Notes:
U = Analyte not dedetected above its laboratory method detection limit
I = The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit
J4 = Estimated Result
mg/kg = milligrams per kilogram or parts per million (ppm).
bls = below land surface
** = Leachability value not applicable.
# = Direct Exposure value not applicable except as part of the Benzo(a)pyrene equivalent.
**Bold** = Concentration exceeds Leachability Based on Groundwater criteria set forth in Table II of Chapter 62-777, FAC
**Bold** = Concentration exceeds Direct Exposure-Residential criteria set forth in Table II of Chapter 62-777, FAC
**Bold** and Shade = Concentration exceeds Direct Exposure-Industrial criteria set forth in Table II of Chapter 62-777, FAC

## Table 2C: Soil Analytical Summary - Carcinogenic PAHS
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Laboratory Analyses | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Benzo (a) pyrene (mg/kg) | Benzo (a) anthra-cene (mg/kg) | Benzo (b) fluoran-thene (mg/kg) | Benzo (k) fluoran-thene (mg/kg) | Chry-sene (mg/kg) | Dibenz (a,h) anthra-cene (mg/kg) | Indeno (1,2,3-cd) pyrene (mg/kg) | Benzo (a) pyrene equivalent (mg/kg) |
| Leachability Based on Groundwater Criteria (mg/kg) | | | 8 | 0.8 | 2.4 | 24 | 77 | 0.7 | 6.6 | ** |
| Direct Exposure Residential (mg/kg) | | | **0.1** | # | # | # | # | # | # | **0.1** |
| Direct Exposure Industrial (mg/kg) | | | **0.7** | # | # | # | # | # | # | **0.7** |
| E-1 | 7/27/2026 | 0' - 6" | 0.097 | 0.065 | 0.25 | 0.080 | 0.13 | 0.025 | 0.11 | **0.2** |
| | | 6" - 2' | 0.037 | 0.028 | 0.12 | 0.036 | 0.071 | 0.0096 | 0.043 | 0.1 |
| | | 2' - 4' | 0.014 | 0.011 | 0.041 | 0.014 | 0.027 | 0.0034 I | 0.016 | 0 |
| E-2 | 7/27/2026 | 0' - 6" | 0.086 | 0.067 | 0.23 | 0.067 | 0.12 | 0.023 | 0.098 | 0.1 |
| | | 6" - 2' | 0.0073 | 0.0066 | 0.019 | 0.0066 | 0.012 | 0.0022 I | 0.0088 | 0 |
| | | 2' - 4' | 0.0089 | 0.0092 | 0.025 | 0.0078 | 0.016 | 0.0028 I | 0.011 | 0 |
| E-3 | 7/27/2026 | 0' - 6" | **0.13** | 0.15 | 0.34 | 0.11 | 0.20 | 0.039 | 0.15 | **0.2** |
| | | 6" - 2' | 0.052 | 0.053 | 0.13 | 0.041 | 0.082 | 0.014 | 0.053 | 0.1 |
| | | 2' - 4' | 0.048 | 0.057 | 0.12 | 0.039 | 0.073 | 0.012 | 0.047 | 0.1 |
| E-4 | 7/27/2026 | 0' - 6" | **0.54** | 0.51 | 1.2 | 0.40 | 0.68 | 0.12 | 0.53 | **0.9** |
| | | 6" - 2' | 0.0046 I | 0.0035 I | 0.010 | 0.0035 I | 0.0055 | 0.0019 U | 0.0060 | 0 |
| | | 2' - 4' | 0.020 | 0.018 | 0.041 | 0.014 | 0.034 | 0.0055 | 0.019 | 0 |
| E-5 | 7/27/2026 | 0' - 6" | 0.093 | 0.091 | 0.24 | 0.072 | 0.14 | 0.027 | 0.10 | **0.2** |
| | | 6" - 2' | 0.0060 | 0.0061 | 0.014 | 0.0041 I | 0.0098 | 0.0018 I | 0.0060 | 0 |
| | | 2' - 4' | 0.0017 U | 0.0021 U | 0.0033 I | 0.0024 U | 0.0030 U | 0.0017 U | 0.0024 U | 0 |
| E-6 | 7/27/2026 | 0' - 6" | **0.38** | 0.31 | 0.99 | 0.31 | 0.47 | 0.090 | 0.37 | **0.6** |
| | | 6" - 2' | **0.19** | 0.17 | 0.50 | 0.15 | 0.28 | 0.048 | 0.19 | **0.3** |
| | | 2' - 4' | 0.036 | 0.028 | 0.076 | 0.022 | 0.038 | 0.012 | 0.053 | 0.1 |
| E-7 | 7/27/2026 | 0' - 6" | **0.56** | 0.47 | 2.0 | 0.61 | 1.3 | 0.15 | 0.72 | **1** |
| | | 6" - 2' | 0.036 | 0.032 | 0.13 | 0.040 | 0.086 | 0.011 | 0.044 | 0.1 |
| | | 2' - 4' | 0.0090 J4 | 0.0066 J4 | 0.022 J4 | 0.0085 J4 | 0.013 J4 | 0.0022 I,J4 | 0.0096 J4 | 0 |
| E-8 | 7/27/2026 | 0' - 6" | 0.035 | 0.021 | 0.082 | 0.029 | 0.040 | 0.0089 | 0.040 | 0.1 |
| | | 6" - 2' | 0.070 | 0.059 | 0.17 | 0.057 | 0.094 | 0.015 | 0.069 | 0.1 |
| | | 2' - 4' | 0.0026 I | 0.0022 U | 0.0058 | 0.0026 U | 0.0033 U | 0.0019 U | 0.0031 I | 0 |
| E-9 | 7/27/2026 | 0' - 6" | **0.63** | 0.61 | 1.4 | 0.43 | 0.77 | 0.16 | 0.67 | **1.1** |
| | | 6" - 2' | 0.079 | 0.064 | 0.15 | 0.050 | 0.085 | 0.021 | 0.076 | 0.1 |
| | | 2' - 4' | 0.031 | 0.025 | 0.071 | 0.024 | 0.035 | 0.0081 | 0.034 | 0.1 |

## Table 2C: Soil Analytical Summary - Carcinogenic PAHS
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Laboratory Analyses | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Benzo (a) pyrene (mg/kg) | Benzo (a) anthra-cene (mg/kg) | Benzo (b) fluoran-thene (mg/kg) | Benzo (k) fluoran-thene (mg/kg) | Chry-sene (mg/kg) | Dibenz (a,h) anthra-cene (mg/kg) | Indeno (1,2,3-cd) pyrene (mg/kg) | Benzo (a) pyrene equivalent (mg/kg) |
| E-10 | 7/27/2026 | 0' - 6" | **0.21** | 0.15 | 0.54 | 0.17 | 0.24 | 0.058 | 0.23 | **0.4** |
| | | 6" - 2' | 0.0061 | 0.0039 I | 0.015 | 0.0054 | 0.0073 | 0.0020 U | 0.0067 | 0 |
| | | 2' - 4' | 0.0086 | 0.0069 | 0.022 | 0.0069 | 0.013 | 0.0023 I | 0.0084 | 0 |
| E-11 | 7/27/2026 | 0' - 6" | 0.039 | 0.027 | 0.11 | 0.036 | 0.050 | 0.012 | 0.052 | 0.1 |
| | | 6" - 2' | 0.028 | 0.022 | 0.081 | 0.025 | 0.040 | 0.0081 | 0.035 | 0.1 |
| | | 2' - 4' | 0.0025 I | 0.0023 U | 0.0055 | 0.0028 U | 0.0034 U | 0.0020 U | 0.0034 I | 0 |
| E-12 | 7/27/2026 | 0' - 6" | 0.066 | 0.059 | 0.20 | 0.067 | 0.13 | 0.016 | 0.068 | 0.1 |
| | | 6" - 2' | 0.0020 U | 0.0023 U | 0.0018 U | 0.0027 U | 0.0034 U | 0.0019 U | 0.0028 U | 0 |
| | | 2' - 4' | 0.0020 U | 0.0023 U | 0.0035 I | 0.0028 U | 0.0034 U | 0.0020 U | 0.0028 U | 0 |
| E-13 | 7/27/2026 | 0' - 6" | **0.51** | 0.39 | 1.5 | 0.43 | 0.72 | 0.12 | 0.52 | **0.9** |
| | | 6" - 2' | 0.017 | 0.0072 | 0.044 | 0.015 | 0.0071 | 0.0050 | 0.019 | 0 |
| | | 2' - 4' | **0.21** | 0.16 | 0.59 | 0.19 | 0.31 | 0.047 | 0.20 | **0.4** |
| E-14 | 7/27/2026 | 0' - 6" | 0.072 | 0.047 | 0.17 | 0.055 | 0.080 | 0.018 | 0.080 | 0.1 |
| | | 6" - 2' | **0.42** | 0.32 | 1.0 | 0.33 | 0.69 | 0.098 | 0.41 | **0.7** |
| | | 2' - 4' | 0.014 | 0.0087 | 0.034 | 0.011 | 0.017 | 0.0045 I | 0.018 | 0 |
| E-15 | 7/27/2026 | 0' - 6" | **0.25** | 0.18 | 0.85 | 0.27 | 0.47 | 0.093 | 0.36 | **0.5** |
| | | 6" - 2' | 0.022 | 0.015 | 0.058 | 0.020 | 0.034 | 0.0063 | 0.025 | 0 |
| | | 2' - 4' | 0.0097 | 0.0069 | 0.032 | 0.010 | 0.016 | 0.0045 I | 0.016 | 0 |
| E-16 | 7/28/2026 | 0' - 6" | **0.21** | 0.17 | 0.47 | 0.16 | 0.30 | 0.050 | 0.19 | **0.3** |
| | | 6" - 2' | 0.093 | 0.063 | 0.21 | 0.073 | 0.11 | 0.023 | 0.089 | **0.2** |
| | | 2' - 4' | 0.0020 U | 0.0024 U | 0.0019 U | 0.0028 U | 0.0035 U | 0.0020 U | 0.0028 U | 0 |
| E-17 | 7/28/2026 | 0' - 6" | **0.15** | 0.14 | 0.46 | 0.15 | 0.43 | 0.052 | 0.19 | **0.3** |
| | | 6" - 2' | 0.018 | 0.015 | 0.064 | 0.021 | 0.070 | 0.0043 I | 0.020 | 0 |
| | | 2' - 4' | 0.0081 | 0.0066 | 0.028 | 0.0098 | 0.025 | 0.0019 U | 0.0096 | 0 |
| E-18 | 7/28/2026 | 0' - 6" | **0.89** | 0.72 | **3.1** | 1.0 | 2.8 | 0.24 | 1.1 | **1.6** |
| | | 6" - 2' | 0.060 | 0.028 | 0.13 | 0.039 | 0.065 | 0.019 | 0.064 | 0.1 |
| | | 2' - 4' | 0.0065 | 0.0050 | 0.022 | 0.0079 | 0.023 | 0.0017 U | 0.0076 | 0 |
| E-19 | 7/28/2026 | 0' - 6" | 0.061 | 0.035 | 0.15 | 0.050 | 0.074 | 0.020 | 0.072 | 0.1 |
| | | 6" - 2' | 0.010 | 0.0057 | 0.025 | 0.0084 | 0.015 | 0.0029 I | 0.010 | 0 |
| | | 2' - 4' | 0.0034 I | 0.0032 I | 0.0071 | 0.0026 I | 0.0067 | 0.0017 U | 0.0025 I | 0 |

## Table 2C: Soil Analytical Summary - Carcinogenic PAHS
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Laboratory Analyses | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Benzo (a) pyrene (mg/kg) | Benzo (a) anthra-cene (mg/kg) | Benzo (b) fluoran-thene (mg/kg) | Benzo (k) fluoran-thene (mg/kg) | Chry-sene (mg/kg) | Dibenz (a,h) anthra-cene (mg/kg) | Indeno (1,2,3-cd) pyrene (mg/kg) | Benzo (a) pyrene equivalent (mg/kg) |
| E-20 | 7/28/2026 | 0' - 6" | 0.10 | 0.085 | 0.23 | 0.085 | 0.17 | 0.025 | 0.099 | **0.2** |
| | | 6" - 2' | **0.20** | 0.19 | 0.43 | 0.14 | 0.26 | 0.039 | 0.15 | **0.3** |
| | | 2' - 4' | 0.0020 U | 0.0023 U | 0.0019 U | 0.0028 U | 0.0035 U | 0.0020 U | 0.0028 U | 0 |
| E-21 | 7/28/2026 | 0' - 6" | **1.2** | **0.81** | **3.1** | 1.0 | 1.3 | 0.31 | 1.3 | **2** |
| | | 6" - 2' | 0.084 | 0.051 | 0.22 | 0.072 | 0.098 | 0.023 | 0.095 | 0.1 |
| | | 2' - 4' | **0.13** | 0.091 | 0.33 | 0.10 | 0.16 | 0.032 | 0.14 | **0.2** |
| E-22 | 7/28/2026 | 0' - 6" | **0.66** | 0.56 | 1.7 | 0.55 | 0.96 | 0.16 | 0.75 | **1.1** |
| | | 6" - 2' | 0.055 | 0.043 | 0.14 | 0.047 | 0.077 | 0.015 | 0.067 | 0.1 |
| | | 2' - 4' | 0.0030 I | 0.0022 I | 0.0077 | 0.0027 I | 0.0044 I | 0.0018 U | 0.0029 I | 0 |
| E-23 | 7/28/2026 | 0' - 6" | **0.69** | 0.51 | 1.7 | 0.54 | 0.72 | 0.15 | 0.60 | **1.1** |
| | | 6" - 2' | 0.066 | 0.062 | 0.29 | 0.095 | 0.35 | 0.015 | 0.071 | 0.1 |
| | | 2' - 4' | 0.0065 | 0.0059 | 0.019 | 0.0070 | 0.014 | 0.0020 U | 0.0069 | 0 |

Notes:
U = Analyte not deetected above its laboratory method detection limit
I = The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit
mg/kg = milligrams per kilogram or parts per million (ppm).
bls = below land surface
** = Leachability value not applicable.
**Bold** = Concentration exceeds Leachability Based on Groundwater criteria set forth in Table II of Chapter 62-777, FAC
**Bold** = Concentration exceeds Direct Exposure-Residential criteria set forth in Table II of Chapter 62-777, FAC
**Bold** and Shade = Concentration exceeds Direct Exposure-Industrial criteria set forth in Table II of Chapter 62-777, FAC

## Table 2D: Soil Analytical Summary - TRPH
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Total Recoverable Petroleum Hydrocarbons |
|---|---|---|---|
| Sample ID | Date Collected | Sample Depth (inches and feet) | |
| Leachability Based on Groundwater Criteria (mg/kg) | | | 340 |
| Direct Exposure Residential (mg/kg) | | | **460** |
| Direct Exposure Industrial (mg/kg) | | | **2700** |
| E-1 | 7/27/2026 | 0' - 6" | 6.8 I |
| | | 6" - 2' | 5.7 U |
| | | 2' - 4' | 5.9 U |
| E-2 | 7/27/2026 | 0' - 6" | 7.9 I |
| | | 6" - 2' | 5.7 U |
| | | 2' - 4' | 5.8 U |
| E-3 | 7/27/2026 | 0' - 6" | 10 I |
| | | 6" - 2' | 5.6 U |
| | | 2' - 4' | 5.8 U |
| E-4 | 7/27/2026 | 0' - 6" | 39 |
| | | 6" - 2' | 5.8 U |
| | | 2' - 4' | 6.0 I |
| E-5 | 7/27/2026 | 0' - 6" | 13 I |
| | | 6" - 2' | 5.1 U |
| | | 2' - 4' | 5.1 U |
| E-6 | 7/27/2026 | 0' - 6" | 53 |
| | | 6" - 2' | 29 |
| | | 2' - 4' | 11 I |
| E-7 | 7/27/2026 | 0' - 6" | 70 |
| | | 6" - 2' | 5.1 U |
| | | 2' - 4' | 5.8 U |
| E-8 | 7/27/2026 | 0' - 6" | 5.7 U |
| | | 6" - 2' | 5.8 U |
| | | 2' - 4' | 5.5 U |
| E-9 | 7/27/2026 | 0' - 6" | 69 |
| | | 6" - 2' | 14 I |
| | | 2' - 4' | 5.2 U |
| E-10 | 7/27/2026 | 0' - 6" | 45 |
| | | 6" - 2' | 5.9 U |
| | | 2' - 4' | 5.5 U |
| E-11 | 7/27/2026 | 0' - 6" | 5.8 U |
| | | 6" - 2' | 5.9 U |
| | | 2' - 4' | 5.8 U |
| E-12 | 7/27/2026 | 0' - 6" | 7.0 I |
| | | 6" - 2' | 5.8 U |
| | | 2' - 4' | 5.8 U |
| E-13 | 7/27/2026 | 0' - 6" | 45 |
| | | 6" - 2' | 5.9 U |
| | | 2' - 4' | 18 |
| E-14 | 7/27/2026 | 0' - 6" | 6.0 U |
| | | 6" - 2' | 41 |
| | | 2' - 4' | 5.5 U |
| E-15 | 7/27/2026 | 0' - 6" | 31 |
| | | 6" - 2' | 5.7 U |
| | | 2' - 4' | 6.3 U |

## Table 2D: Soil Analytical Summary - TRPH
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | |
|---|---|---|---|
| Sample ID | Date Collected | Sample Depth (inches and feet) | Total Recoverable Petroleum Hydrocarbons |
| E-16 | 7/28/2026 | 0' - 6" | 16 I |
| | | 6" - 2' | 5.3 I |
| | | 2' - 4' | 5.8 U |
| E-17 | 7/28/2026 | 0' - 6" | 66 |
| | | 6" - 2' | 5.3 U |
| | | 2' - 4' | 5.8 U |
| E-18 | 7/28/2026 | 0' - 6" | 99 |
| | | 6" - 2' | 7.3 I |
| | | 2' - 4' | 5.1 U |
| E-19 | 7/28/2026 | 0' - 6" | 5.5 U |
| | | 6" - 2' | 5.8 U |
| | | 2' - 4' | 5.1 U |
| E-20 | 7/28/2026 | 0' - 6" | 7.1 I |
| | | 6" - 2' | 12 I |
| | | 2' - 4' | 5.8 U |
| E-21 | 7/28/2026 | 0' - 6" | 58 I |
| | | 6" - 2' | 6.9 I |
| | | 2' - 4' | 13 I |
| E-22 | 7/28/2026 | 0' - 6" | 47 I |
| | | 6" - 2' | 6.1 I |
| | | 2' - 4' | 5.3 U |
| E-23 | 7/28/2026 | 0' - 6" | 32 |
| | | 6" - 2' | 11 I |
| | | 2' - 4' | 5.8 U |

Notes:

* = Leachability value may be determined using TCLP.

U = Analyte not dedetected above its laboratory method detection limit

I = The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit

**Bold** = Concentration exceeds Leachability Based on Groundwater criteria set forth in Table II of Chapter 62-777, FAC

**Bold** = Concentration exceeds Direct Exposure-Residential criteria set forth in Table II of Chapter 62-777, FAC

**Bold** and Shade = Concentration exceeds Direct Exposure-Industrial criteria set forth in Table II of Chapter 62-777, FAC

## Table 3C: Soil Analytical Summary - Carcinogenic PAHs
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Laboratory Analyses | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Benzo (a) pyrene (mg/kg) | Benzo (a) anthra-cene (mg/kg) | Benzo (b) fluoran-thene (mg/kg) | Benzo (k) fluoran-thene (mg/kg) | Chry-sene (mg/kg) | Dibenz (a,h) anthra-cene (mg/kg) | Indeno (1,2,3-cd) pyrene (mg/kg) | Benzo (a) pyrene equivalent (mg/kg) |
| Leachability Based on Groundwater Criteria (mg/kg) | | | 8 | 0.8 | 2.4 | 24 | 77 | 0.7 | 6.6 | ** |
| Direct Exposure Residential (mg/kg) | | | 0.1 | # | # | # | # | # | # | 0.1 |
| Direct Exposure Industrial (mg/kg) | | | 0.7 | # | # | # | # | # | # | 0.7 |
| BS-1 | 7/28/2026 | 0' - 6" | **0.43** | 0.38 | 1.6 | 0.52 | 1.2 | 0.11 | 0.57 | **0.8** |
| | | 6" - 2' | 0.061 | 0.054 | 0.20 | 0.064 | 0.14 | 0.018 | 0.086 | 0.1 |
| | | 2' - 4' | 0.077 | 0.073 | 0.33 | 0.11 | 0.26 | 0.022 | 0.11 | **0.2** |
| BS-2 | 7/28/2026 | 0' - 6" | **0.18** | 0.16 | 0.61 | 0.18 | 0.40 | 0.045 | 0.23 | **0.3** |
| | | 6" - 2' | 0.031 | 0.031 | 0.10 | 0.033 | 0.072 | 0.0085 I | 0.042 | 0.1 |
| | | 2' - 4' | 0.015 | 0.013 | 0.049 | 0.015 | 0.017 | 0.0074 U | 0.020 | 0 |
| BS-3 | 7/28/2026 | 0' - 6" | **0.14** | 0.13 | 0.44 | 0.15 | 0.28 | 0.043 | 0.20 | **0.3** |
| | | 6" - 2' | 0.019 | 0.018 | 0.055 | 0.018 | 0.020 | 0.0081 U | 0.026 | 0 |
| | | 2' - 4' | 0.044 | 0.040 | 0.13 | 0.043 | 0.052 | 0.014 | 0.062 | 0.1 |
| BS-4 | 7/28/2026 | 0' - 6" | **0.49** | 0.61 | 1.6 | 0.48 | 1.2 | 0.12 | 0.61 | **0.9** |
| | | 6" - 2' | 0.0070 I | 0.0089 I | 0.020 | 0.0064 I | 0.0065 I | 0.0081 U | 0.0090 I | 0 |
| | | 2' - 4' | 0.031 | 0.027 | 0.12 | 0.038 | 0.10 | 0.011 | 0.044 | 0.1 |
| BS-5 | 7/28/2026 | 0' - 6" | **0.34** | 0.38 | 0.98 | 0.31 | 0.74 | 0.074 | 0.34 | **0.6** |
| | | 6" - 2' | 0.046 | 0.043 | 0.14 | 0.047 | 0.088 | 0.012 | 0.058 | 0.1 |
| | | 2' - 4' | 0.0098 | 0.0090 I | 0.038 | 0.013 | 0.035 | 0.0076 U | 0.013 | 0 |
| BS-6/7 | 7/28/2026 | 0' - 6" | **0.65** | 0.71 | 1.7 | 0.53 | 1.2 | 0.14 | 0.71 | **1.1** |
| | | 6" - 2' | 0.015 | 0.014 | 0.033 | 0.011 | 0.019 | 0.0079 U | 0.029 | 0 |
| | | 2' - 4' | 0.010 | 0.0098 | 0.026 | 0.0078 I | 0.010 | 0.0071 U | 0.011 | 0 |
| BS-8 | 7/28/2026 | 0' - 6" | 0.069 | 0.060 | 0.21 | 0.070 | 0.042 | 0.021 | 0.088 | 0.1 |
| | | 6" - 2' | 0.0068 I | 0.0055 I | 0.019 | 0.0062 I | 0.0034 I | 0.0078 U | 0.011 | 0 |
| | | 2' - 4' | 0.0030 I | 0.0029 U | 0.0090 | 0.0028 I | 0.0029 U | 0.0082 U | 0.0047 U | 0 |
| BS-9 | 7/28/2026 | 0' - 6" | **0.18** | 0.14 | 0.46 | 0.14 | 0.12 | 0.056 | 0.23 | **0.3** |
| | | 6" - 2' | 0.0089 I | 0.010 I | 0.024 | 0.0073 I | 0.0091 I | 0.0082 U | 0.014 | 0 |
| | | 2' - 4' | 0.0049 I | 0.0059 I | 0.013 | 0.0041 I | 0.0050 I | 0.0086 U | 0.0059 I | 0 |

## Table 3C: Soil Analytical Summary - Carcinogenic PAHs
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Laboratory Analyses | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Benzo (a) pyrene (mg/kg) | Benzo (a) anthra-cene (mg/kg) | Benzo (b) fluoran-thene (mg/kg) | Benzo (k) fluoran-thene (mg/kg) | Chry-sene (mg/kg) | Dibenz (a,h) anthra-cene (mg/kg) | Indeno (1,2,3-cd) pyrene (mg/kg) | Benzo (a) pyrene equivalent (mg/kg) |
| BS-10 | 7/28/2026 | 0' - 6" | 0.029 | 0.039 | 0.096 | 0.030 | 0.084 | 0.012 | 0.036 | 0.1 |
| | | 6" - 2' | 0.013 | 0.032 | 0.063 | 0.020 | 0.078 | 0.0079 U | 0.015 | 0 |
| | | 2' - 4' | 0.0041 I | 0.0036 I | 0.014 | 0.0045 I | 0.0032 I | 0.0079 U | 0.0062 I | 0 |
| BS-11 | 7/28/2026 | 0' - 6" | 0.038 | 0.034 | 0.091 | 0.031 | 0.026 | 0.010 | 0.047 | 0.1 |
| | | 6" - 2' | 0.014 | 0.017 | 0.038 | 0.011 | 0.014 | 0.0084 U | 0.015 | 0 |
| | | 2' - 4' | 0.0028 U | 0.0029 U | 0.0030 U | 0.0026 U | 0.0029 U | 0.0084 U | 0.0048 U | 0 |
| BS-12 | 7/29/2026 | 0' - 6" | 0.027 | 0.026 | 0.083 | 0.027 | 0.052 | 0.0077 I | 0.036 | 0 |
| | | 6" - 2' | 0.0027 U | 0.0029 U | 0.0055 | 0.0025 U | 0.0045 I | 0.0082 U | 0.0047 U | 0 |
| | | 2' - 4' | 0.0028 U | 0.0030 U | 0.0030 U | 0.0026 U | 0.0030 U | 0.0085 U | 0.0049 U | 0 |
| BS-13 | 7/29/2026 | 0' - 6" | **0.79** | **0.95** | 1.7 | 0.60 | 1.2 | 0.22 | 1.0 | **1.4** |
| | | 6" - 2' | 0.0029 U | 0.0032 I | 0.0078 | 0.0027 U | 0.0035 I | 0.0089 U | 0.0051 U | 0 |
| | | 2' - 4' | 0.0077 I | 0.0069 I | 0.031 | 0.010 I | 0.024 | 0.0088 U | 0.018 | 0 |
| BS-14 | 7/29/2026 | 0' - 6" | 0.023 | 0.015 | 0.073 | 0.025 | 0.013 | 0.0082 U | 0.031 | 0 |
| | | 6" - 2' | 0.043 | 0.025 | 0.13 | 0.047 | 0.019 | 0.015 | 0.056 | 0.1 |
| | | 2' - 4' | 0.025 | 0.017 | 0.080 | 0.027 | 0.017 | 0.0084 I | 0.034 | 0 |
| BS-15 | 7/29/2026 | 0' - 6" | 0.065 | 0.056 | 0.24 | 0.077 | 0.063 | 0.020 | 0.097 | 0.1 |
| | | 6" - 2' | 0.017 | 0.015 | 0.058 | 0.018 | 0.016 | 0.0065 U | 0.024 | 0 |
| | | 2' - 4' | 0.0045 I | 0.0039 I | 0.016 | 0.0049 I | 0.0049 I | 0.0082 U | 0.0063 I | 0 |
| BS-16 | 7/29/2026 | 0' - 6" | **0.25** | 0.26 | 0.68 J4 | 0.24 | 0.27 J4 | 0.075 | 0.33 | **0.5** |
| | | 6" - 2' | 0.013 | 0.012 | 0.033 | 0.011 | 0.010 | 0.0079 U | 0.017 | 0 |
| | | 2' - 4' | 0.0029 I | 0.0028 U | 0.0075 | 0.0025 I | 0.0028 U | 0.0080 U | 0.0046 U | 0 |
| BS-17 | 7/29/2026 | 0' - 6" | **0.24** | 0.26 | 0.69 | 0.23 | 0.45 | 0.076 | 0.34 | **0.4** |
| | | 6" - 2' | 0.0069 I | 0.0077 I | 0.020 | 0.0072 I | 0.012 | 0.0081 U | 0.010 I | 0 |
| | | 2' - 4' | 0.036 | 0.036 | 0.13 | 0.046 | 0.080 | 0.014 | 0.062 | 0.1 |
| BS-18 | 7/29/2026 | 0' - 6" | **0.23** | 0.25 | 0.56 | 0.19 | 0.18 | 0.047 | 0.20 | **0.4** |
| | | 6" - 2' | 0.0093 I | 0.010 | 0.025 | 0.0089 I | 0.0098 I | 0.0081 U | 0.010 I | 0 |
| | | 2' - 4' | 0.0067 I | 0.0050 I | 0.018 | 0.0060 I | 0.0043 I | 0.0083 U | 0.0085 I | 0 |

**Table 3C: Soil Analytical Summary - Carcinogenic PAHs**
**Bonita Estero Rail-Trail (BERT)**
**Estero, Lee County, Florida**

| Sample | | | Laboratory Analyses | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Benzo (a) pyrene (mg/kg) | Benzo (a) anthra-cene (mg/kg) | Benzo (b) fluoran-thene (mg/kg) | Benzo (k) fluoran-thene (mg/kg) | Chry-sene (mg/kg) | Dibenz (a,h) anthra-cene (mg/kg) | Indeno (1,2,3-cd) pyrene (mg/kg) | Benzo (a) pyrene equivalent (mg/kg) |
| BS-19 | 7/29/2026 | 0' - 6" | 0.095 | 0.11 | 0.34 | 0.11 | 0.31 | 0.030 | 0.15 | **0.2** |
| | | 6" - 2' | 0.010 | 0.012 | 0.040 | 0.014 | 0.041 | 0.0078 U | 0.016 | 0 |
| | | 2' - 4' | 0.0028 U | 0.0029 U | 0.0030 U | 0.0026 U | 0.0029 U | 0.0084 U | 0.0048 U | 0 |
| BS-20 | 7/29/2026 | 0' - 6" | **0.20** | 0.26 | 0.58 | 0.19 | 0.46 | 0.053 | 0.25 | **0.4** |
| | | 6" - 2' | 0.012 | 0.017 | 0.033 | 0.0099 I | 0.026 | 0.0081 U | 0.013 | 0 |
| | | 2' - 4' | 0.0081 I | 0.012 | 0.022 | 0.0068 I | 0.019 | 0.0082 U | 0.0077 I | 0 |
| BS-21 | 7/29/2026 | 0' - 6" | **0.29** | 0.25 | 0.66 | 0.21 | 0.43 | 0.054 | 0.36 | **0.5** |
| | | 6" - 2' | 0.017 | 0.014 | 0.038 | 0.013 | 0.022 | 0.0052 U | 0.022 | 0 |
| | | 2' - 4' | 0.010 | 0.0078 I | 0.027 | 0.0089 I | 0.014 | 0.0052 U | 0.018 | 0 |
| BS-22 | 7/29/2026 | 0' - 6" | **0.15** | 0.060 | 0.33 | 0.10 | 0.11 | 0.029 | 0.20 | **0.2** |
| | | 6" - 2' | 0.058 | 0.045 | 0.12 | 0.047 | 0.094 | 0.018 | 0.067 | 0.1 |
| | | 2' - 4' | 0.014 | 0.0070 I | 0.028 | 0.0090 I | 0.012 | 0.0050 U | 0.018 | 0 |
| BS-23 | 7/29/2026 | 0' - 6" | **0.13** | 0.078 | 0.28 | 0.092 | 0.11 | 0.030 | 0.17 | **0.2** |
| | | 6" - 2' | 0.033 | 0.026 | 0.072 | 0.022 | 0.038 | 0.0069 I | 0.040 | 0.1 |
| | | 2' - 4' | 0.0052 U | 0.0052 U | 0.0052 U | 0.0052 U | 0.0052 U | 0.0052 U | 0.0052 U | 0 |
| BS-24 | 7/29/2026 | 0' - 6" | **0.92** | **0.87** | **2.6** | 0.85 | 1.3 | 0.21 | 1.3 | **1.6** |
| | | 6" - 2' | 0.071 | 0.060 | 0.19 | 0.069 | 0.10 | 0.015 | 0.10 | 0.1 |
| | | 2' - 4' | 0.020 | 0.016 | 0.065 | 0.019 | 0.027 | 0.0051 I | 0.024 | 0 |
| BS-25 | 7/29/2026 | 0' - 6" | **0.30** | 0.19 | 0.62 | 0.21 | 0.29 | 0.057 | 0.30 | **0.5** |
| | | 6" - 2' | 0.093 | 0.075 | 0.22 | 0.062 | 0.11 | 0.022 | 0.11 | **0.2** |
| | | 2' - 4' | 0.026 | 0.020 | 0.062 | 0.019 | 0.030 | 0.0051 I | 0.026 | 0 |
| BS-26 | 7/29/2026 | 0' - 6" | **2.0** | 0.74 | **4.7** | 1.4 | 1.6 | 0.65 | 3.6 | **3.6** |
| | | 6" - 2' | 0.012 | 0.012 | 0.037 | 0.0094 | 0.019 | 0.0045 U | 0.015 | 0 |
| | | 2' - 4' | **1.7** | **2.5** | **3.8** | 1.2 | 2.8 | 0.19 | 0.97 | **2.6** |
| BS-27 | 7/29/2026 | 0' - 6" | **0.32** | 0.22 | 0.65 | 0.21 | 0.31 | 0.064 | 0.42 | **0.5** |
| | | 6" - 2' | **1.7** | **1.5** | **2.6** | 0.86 | 1.9 | 0.32 | 1.7 | **2.6** |
| | | 2' - 4' | 0.0096 | 0.0077 I | 0.018 | 0.0057 I | 0.011 | 0.0048 U | 0.011 | 0 |

## Table 3C: Soil Analytical Summary - Carcinogenic PAHs
## Bonita Estero Rail-Trail (BERT)
## Estero, Lee County, Florida

| Sample | | | Laboratory Analyses | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Boring/ Well No. | Date Collected | Sample Interval (bls) | Benzo (a) pyrene (mg/kg) | Benzo (a) anthra-cene (mg/kg) | Benzo (b) fluoran-thene (mg/kg) | Benzo (k) fluoran-thene (mg/kg) | Chry-sene (mg/kg) | Dibenz (a,h) anthra-cene (mg/kg) | Indeno (1,2,3-cd) pyrene (mg/kg) | Benzo (a) pyrene equivalent (mg/kg) |
| BS-28 | 7/29/2026 | 0' - 6" | **0.11** | 0.090 | 0.27 | 0.096 | 0.13 | 0.022 | 0.14 | **0.2** |
| | | 6" - 2' | 0.013 | 0.010 | 0.035 | 0.011 | 0.016 | 0.0043 U | 0.021 | 0 |
| | | 2' - 4' | 0.0048 U | 0.0048 U | 0.0071 I | 0.0048 U | 0.0048 U | 0.0048 U | 0.0048 I | 0 |
| BS-29 | 7/29/2026 | 0' - 6" | **0.18** | 0.16 | 0.51 | 0.16 | 0.30 | 0.069 | 0.24 | **0.3** |
| | | 6" - 2' | 0.0048 I | 0.0048 U | 0.012 | 0.0048 U | 0.0062 I | 0.0048 U | 0.0053 I | 0 |
| | | 2' - 4' | 0.0051 U | 0.0051 U | 0.0051 I | 0.0051 U | 0.0051 U | 0.0051 U | 0.0051 U | 0 |
| BS-30 | 7/29/2026 | 0' - 6" | 0.036 | 0.017 | 0.10 | 0.034 | 0.030 | 0.010 | 0.051 | 0.1 |
| | | 6" - 2' | 0.021 | 0.012 | 0.062 | 0.019 | 0.021 | 0.0057 I | 0.027 | 0 |
| | | 2' - 4' | 0.011 | 0.0078 I | 0.036 | 0.012 | 0.018 | 0.0052 U | 0.015 | 0 |
| BS-31 | 7/29/2026 | 0' - 6" | **0.19** | 0.13 | 0.46 | 0.14 | 0.21 | 0.047 | 0.22 | **0.3** |
| | | 6" - 2' | 0.025 | 0.018 | 0.075 | 0.023 | 0.033 | 0.0062 I | 0.028 | 0 |
| | | 2' - 4' | 0.025 | 0.020 | 0.076 | 0.023 | 0.032 | 0.0057 I | 0.031 | 0 |

Notes:
U = Analyte not deetected above its laboratory method detection limit
I = The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit
mg/kg = milligrams per kilogram or parts per million (ppm).
bls = below land surface
** = Leachability value not applicable.
**Bold** = Concentration exceeds Leachability Based on Groundwater criteria set forth in Table II of Chapter 62-777, FAC
**Bold** = Concentration exceeds Direct Exposure-Residential criteria set forth in Table II of Chapter 62-777, FAC
**Bold** and Shade = Concentration exceeds Direct Exposure-Industrial criteria set forth in Table II of Chapter 62-777, FAC

# CAPPING & SOIL MANAGEMENT PLAN

**FOR**

**BONITA ESTERO RAIL TRAIL**
**RAILS TO TRAILS CONVERSION**
**LEE COUNTY & COLLIER COUNTY, FLORIDA**

**PREPARED FOR:**

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TAYLOR ENVIRONMENTAL CONSULTING
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**October 15, 2026**

## CERTIFICATION PAGE

I, Joseph C. Brown, Florida P.E. No. 69821, employee of Taylor Environmental Consulting, LLC, certify that I currently hold an active license in the State of Florida and am competent through education and experience to provide the services contained in this report. Moreover, I certify that Taylor Environmental Consulting, LLC is a qualified business organization registered to provide engineering and geology services in the state of Florida.

In accordance with the provisions of Florida Statutes, Chapter 471, this **Capping & Soil Management Plan** has been prepared under my responsible charge and direct supervision. This work was performed in accordance with generally accepted professional engineering practices pursuant to Chapter 471 of the Florida Statutes and is in conformance with Chapter 62-780, Florida Administrative Code. The data, findings, recommendations, specifications or professional opinions were prepared solely for the use of Trust for Public Land, S&S Environmental Consultants, Village of Estero, City of Bonita Springs, Collier County, and the Florida Department of Environmental Protection. Taylor makes no other warranty, either expressed or implied, and is not responsible for the interpretation by others of these data.

Joseph C. Brown, P.E.
Florida License No. 69821

Date

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**FIGURES**

Figure 1 Site Location Map
Figure 2A Estero Soil Sampling Location Map
Figure 2B Bonita Springs Soil Sampling Location Map
Figure 2C Collier Soil Sampling Location Map

## 1.0 INTRODUCTION

Taylor Environmental Consulting, LLC (Taylor) was retained to prepare this Capping and Soil Management Plan (CSMP) to facilitate the planned redevelopment of the subject Seminole Gulf Railway (SGLR) right-of-way into a public multi-use trail. This plan is necessary to address the shallow soil impacts that rail corridors historically suffer from, in accordance with Florida Department of Environmental Protection (FDEP), SGLR, and County regulations.

The plan describes the type and extent of waste, material testing protocols, planned waste removal and handling procedures, and institutional containment of soils; and will be utilized to facilitate the planned design and construction of the public multi-use trail.

## 2.0 BACKGROUND

The subject property is an approximately 11.4 mile railroad right-of-way (ROW) that begins at Estero Parkway in Lee County, Florida and extends south to Railhead Scrub Preserve in Collier County, Florida. Based on information obtained from the property appraiser offices in both counties, the subject property is comprised of 16 parcels. The site location is depicted on **Figure 1, Site Location Map**. Site features are depicted on **Figure 2A, Estero Soil Sampling Location Map; Figure 2B, Bonita Springs Soil Sampling Location Map**; and **Figure 2C, Collier Soil Sampling Location Map**.

The original railroad, known as the Fort Myers Southern Railway, was constructed from 1922 to 1927. The railroad was used for freight and passengers linking with other rail lines. Subsequently, several mergers occurred and Seminole Gulf Railway, LP, acquired the property in November 1987. According to a notice submitted to the Federal Surface Transportation Board, use of the railway was discontinued in 2008.

In order to facilitate the purchase of the property for redevelopment into a rail trail, a Phase I Environmental Site Assessment (ESA) was completed in July 2026. The results indicated that there was a high likelihood for shallow chemical impacts (0 to 2 feet below ground surface) in the soil in the surrounding area, due to the property use as a railroad. As a result, this was identified as a Recognized Environmental Condition (REC) that required further investigation.

In September 2026, a limited-scope Phase II ESA was conducted based on the known site history and findings of the Phase I ESA. This limited-scope Phase II ESA was conducted in accordance with the CSX Minimum Sampling, Soil Management, and Capping Requirements for Rails-to-Trails Conversion of Rail Corridors. The Phase II ESA results indicated that soils beneath the railroad appear to have been impacted by historical operations. Specifically, arsenic and carcinogenic PAHs are present in soil at concentrations above their respective Chapter 62-777, Florida Administrative Code (FAC) Residential Direct Exposure Soil Cleanup Target Levels (DE-I SCTLs). Based on the results, additional soil sampling is warranted to delineate the extent of the soil impacts along the railroad corridor. Additionally, Alternative SCTLs will need to be established for recreational use of the trail and/or remedial action activities will be necessary to facilitate the redevelopment of the property into a trail. These activities may include removal of railroad ties, excavation and disposal of impacted soils, blending/reuse of impacted soils, and the use of fencing or capping of impacted soil with clean soil and/or asphalt to limit human exposure. This plan provides details of soil management procedures that will be necessary during the implementation of remedial action. A map depicting “capped” versus “uncapped” areas will be provided prior to commencement of construction activities.

## 3.0 CONTAMINANTS OF CONCERN

Based on the Phase II ESA results, the Contaminants of Concern (COCs) identified for this project include the following:

- **Arsenic:** Deposited via historical weed-control herbicide applications, railroad bed fill with coal ash or arsenic laced slag, and railroad ties dipped in arsenic.
- **Polycyclic Aromatic Hydrocarbons (PAHs):** Sourced from creosote-treated railroad ties, slag ballast, lubrication oil and diesel dripping from trains, and diesel exhaust/coal ash.

## 4.0 SOIL EXCAVATION, HANDLING, & DISPOSAL

Excavation activities are expected to occur at various times over the course of the property redevelopment process. The procedures outlined in the following sections should be followed to proper handling of the materials.

### 4.1 HEALTH & SAFETY

A site-specific Health and Safety Plan (HASP) will be developed for the remedial action activities at the site. The HASP will be specifically designed to address each aspect of remediation activities to be performed at the site and may include the material safety data sheets and other safety requirements and considerations for the excavated materials. All project personnel will be familiar with the HASP. All on-site project personnel will attend daily health and safety meetings and will sign the health and safety meeting log. The site-specific HASP will be kept on-site while conducting site activities. The HASP will include the following provisions:

- **Worker Safety Signage:** Per Section 403.7255, Florida Statutes and Rule 62-780.220(5), Florida Administrative Code (FAC), the Occupational Safety and Health Administration (OSHA) and FDEP required signage will be posted on fenced construction areas identifying construction zones and prohibiting public access**.**
- **Construction Area Fencing:** Areas where construction activities, equipment storage, and stock piling will be enclosed with a chain link fence.
- **Training:** Depending on the requirements of the planned work, contractors may be required to complete OSHA Hazardous Waste Operations (Hazwoper) training in accordance with 29 CFR 1910.

### 4.2 EROSION AND SEDIMENTATION CONTROL

Construction activities will involve disturbing soils and may include the clearing of vegetation. If not handled properly, these activities can result in soil erosion and the deposition of sediment to water bodies, wetlands, and other sensitive areas. Normally, vegetation stabilizes soil so that stormwater is less likely to pick up and transport it to downgradient locations. When vegetation is removed, soil is exposed and can be easily eroded. Runoff from construction sites is by far the largest source of sediment from areas under development. The following best management practices will be implemented to mitigate soil erosion and sedimentation:

- **Erosion Controls:** Place silt fences and sediment traps down-slope prior to starting any active earth movement.

- **Dust Control:** Continuous water-truck spraying is mandatory. Airborne soil particles pose an inhalation risk to any high-density public areas along the railway corridor. Additionally, dust carried off-site by the wind can impact nearby waterbodies due to direct deposition or transport by stormwater.

- **Inlet Protection:** Wrap all down-gradient stormwater grates and catch basins with filter fabric to prevent sediment from impacting local drainage networks.

- **Construction Exit:** Install a minimum 50-foot rattle-plate or crushed stone tracking pad at the Central Avenue construction egress point to prevent heavy machinery from tracking impacted mud onto public roadways.

The FDEP requires that a National Pollutant Discharge Elimination System (NPDES) Construction Generic Permit be obtained if greater than 1 acre of land will be disturbed.

### 4.3 FIELD SCREENING

Field screening is the rapid on-site testing of soil, water, or air to detect pollutants. In general, portable tools are utilized to quickly find out if toxic chemicals are present and ultimately aid in the determination of sample locations for final laboratory analysis to correlate with the screening results. This saves time and money and helps to inform workers about the site conditions. The following field screening procedures will be implemented for this project:

- **Visual Inspection:** Personnel must inspect all earthwork for dark staining, slag material, buried ties, or metallic debris.

- **Olefactory senses:** The human sense of smell can be used as a rapid preliminary tool to identify petroleum impacts in soil. The presence of creosote-stained soil may be exhibited by a smoky chemical smell similar to asphalt or mothballs.

- **XRF Screening:** Field crews may use X-Ray Flourescence (XRF) analyzers to screen soil for heavy metal levels to segregate hot spots from lower-risk material.

- **PID Screening:** A Photoionization Detector (PID) will be used as needed to field screen for petroleum impacts. Because creosote mostly contains heavy, low-volatility chemicals, a PID struggles to detect it accurately in the field. However, a PID can detect the lighter, evaporating chemicals (like naphthalene and some lighter PAHs) that come off creosote.

Based on field screening results, to the extent practical, excavated soil/material will be classified as one of the following:

- No environmental concerns – material suitable for backfill;
- No environmental concerns – material not suitable as backfill due to nonenvironmental issues, e.g. trash and debris;
- Potential environmental concerns – possibly related to railroad operations.

### 4.4 STOCKPILE MANAGEMENT

Impacted site soils that are excavated will be temporarily stored and properly managed to prevent the spread of impacts to uncontaminated areas. The stockpiles may consist of impacted, blended, or clean soils. However, the site soil should be considered impacted until analytical data demonstrates otherwise. The following best management practices will be implemented to facilitate soil stockpile activities:

- **Liners:** Per Chapter 62-780.525, FAC, all excavated soil must be placed on an impervious liner (e.g., 10-mil or thicker polyethylene sheeting) and securely covered overnight with anchored, weatherproof tarps to prevent stormwater leaching and minimize dust/odors.

- **Runoff Barriers:** Construct continuous straw-wattle or sandbag berms tightly around the perimeter of the stockpiles.

- **Covers:** Securely anchor plastic sheeting over stockpiles at the end of each shift or prior to rainfall to suppress dust and prevent stormwater leaching.

- **Buffer Zones:** Maintain a minimum distance of 50 feet away from any stormwater manholes.

As outlined in Chapter 62-780.500(3)(a)10, FAC, stockpiles used for soil blending activities are considered temporary storage and must be removed within 60 days.

### 4.5 MATERIAL REUSE & DISPOSAL

Impacted rail soils cannot be reused as open surface topsoil. However, blending or reusing impacted soil is permitted **only** if the material is permanently encapsulated beneath the structural engineering controls detailed in Section 5.

If grading requirements necessitate removing excess soil from the site, the following protocols apply:

- **TCLP Testing:** Soils must undergo Toxicity Characteristic Leaching Procedure (TCLP) testing to determine if they classify as RCRA Hazardous Waste.

- **Non-Hazardous Disposal:** Soil with concentrations exceeding the Chapter 62-777, FAC Residential – Direct Exposure Soil Cleanup Target Levels (DE-II SCTLs) or alternative SCTLs but passing TCLP testing can be trucked to a permitted Subtitle D landfill facility, such as the Collier County Landfill and Lee/Hendry Regional Landfill.

- **Manifesting:** All out-bound loads must have formal waste manifests documenting total volume, carrier data, and the destination landfill.

Due to the procedure that will be used and the uncertainty of the size of some of the excavations, the total volume of waste to be removed cannot be adequately estimated.

## 5.0 ENGINEERING CONTROLS

Engineering Controls (ECs) for rails-to-trails projects are physical restrictions used to ensure public safety by preventing trail users from interacting with contaminated soil or groundwater. Rather than conducting the costly disposal of all impacted soils, this project utilizes ECs to protect trail users. Details for the engineering controls that will be utilized on this project are as follows:

- **Asphalt/Concrete Cap (Trail Tread):** The active bicycle/pedestrian lane must be sealed with a minimum of 2 inches of impervious asphalt with a 6-inch thick compacted limerock/limestone sub-base or 6 inches of impervious concrete laid over a 6-inch thick compacted limerock/limestone sub-base. This forms an impermeable barrier preventing exposure.

- **Clean Soil Cap (Shoulders/Flanks):** Green spaces, structural embankments, and unpaved trail shoulders require a minimum of 24 inches of certifiable clean fill (see below). The clean soil cap will be topped with a non-invasive, shallow-rooted native turf or shrubs to anchor soft caps without puncturing the underlying geotextile barrier. Deep-rooting trees that could breach the cap are prohibited.

- **Fencing:** Where necessary, permanent fencing will be utilized to limit access to contaminated areas. The fencing will be wooden split rail style and will be surrounded by shrubs. Excess soil generated during the installation of fence posts will be handled in accordance with Section 4.0 of this plan.

- **Warning Marker:** A high-visibility orange geosynthetic marker layer must be rolled out directly over the native impacted soil before placing clean topsoil fill to warn future utility excavators.

- **Clean Fill Verification**: All imported fill must be laboratory-tested and certified to be below the DE-II SCTLs outlined in Chapter 62-777, FAC or alternative SCTLs. The source of the imported fill at the locations where clean fill is placed should be documented.

### 5.1 WARNING SIGNS

Per Section 403.7255, Florida Statutes and Chapter 62-780.220(5), FAC, if the underlying soil contains levels that pose a potential public exposure risk if uncovered, the person responsible for site rehabilitation (PRSR) must erect physical warning signs. The signage requirements are as follows:

- **Placement**: Signs must be placed at all primary access points, trailheads, and every 100 feet around the perimeters where the clean soil cap begins.

- **Visibility**: Signs must be highly visible, weather-resistant, and securely mounted.

- **Language Requirements**: The signs must clearly state that the area contains underlying contaminated soil/hazardous substances, that the surface cap isolates it safely, and that digging, disturbing, or excavating the soil is strictly prohibited.

If FDEP indicates that the signage is not necessary for these types of projects then it will not be implemented.

### 5.2 MONITORING AND MAINTENANCE

To ensure the long-term effectiveness of the engineering controls and maintain compliance with FDEP conditional closure requirements, a formal annual inspection program must be implemented by Collier County, City of Bonita Springs, Village of Estero, or the designated managing entity. Details of the inspection program are provided in the subsequent sections.

#### 5.2.1 INSPECTION SCHEDULE AND TRIGGERS

Visual inspections of the EC will be conducted with the following frequency:

- **Routine Inspection:** Visual inspections of the entire trail parcel must be conducted **at least once annually**, preferably prior to the onset of the Florida rainy season (May/June).
- **Event-Driven Inspection:** Extraordinary inspections must be triggered within **2 weeks** following any major storm event, hurricane, or suspected unauthorized utility excavation on the parcel.

#### 5.2.2 INSPECTION PARAMETERS AND CHECKLISTS

The inspector must document the status of the following components using a standardized field log that includes the following items:

- **Impervious Cap (Trail Tread):** Check for structural failures such as deep alligator cracking, potholes, subsidence, frost/heat heaving, or root intrusions that expose underlying sub-base soils.
- **Clean Soil Cap (Shoulders & Slopes):** Inspect for erosion, washouts, or burrowing animal activity that reduces the required 24-inch clean soil buffer. Verify that no orange geotextile warning fabric is visible at the surface.
- **Vegetative Cover:** Confirm that sod and deep-rooting landscaping are intact to prevent wind and water erosion of the shoulders.

#### 5.2.3 REPAIR & CORRECTIVE ACTION PROTOCOLS

If any cap deficiency or breach is identified during the annual inspection, corrective actions must be initiated within 30 days of identifying the damage. The repairs must be sufficient to ensure that the EC continues to operate effectively to prevent human exposure to the underlying soil. Corrective actions for any damage identified will be performed as follows:

- **Minor Asphalt/Concrete Damage:** Cracks wider than 1/4 inch must be cleaned and sealed with a commercial-grade rubberized asphalt sealant. Potholes must be excavated, squared off, and patched with hot-mix asphalt.
- **Erosion Washouts:** Affected areas must be backfilled immediately with certifiable clean fill (A-1 or A-3 material), compacted in 6-inch lifts to match adjacent grades, and re-stabilized with fresh sod or hydroseeding.

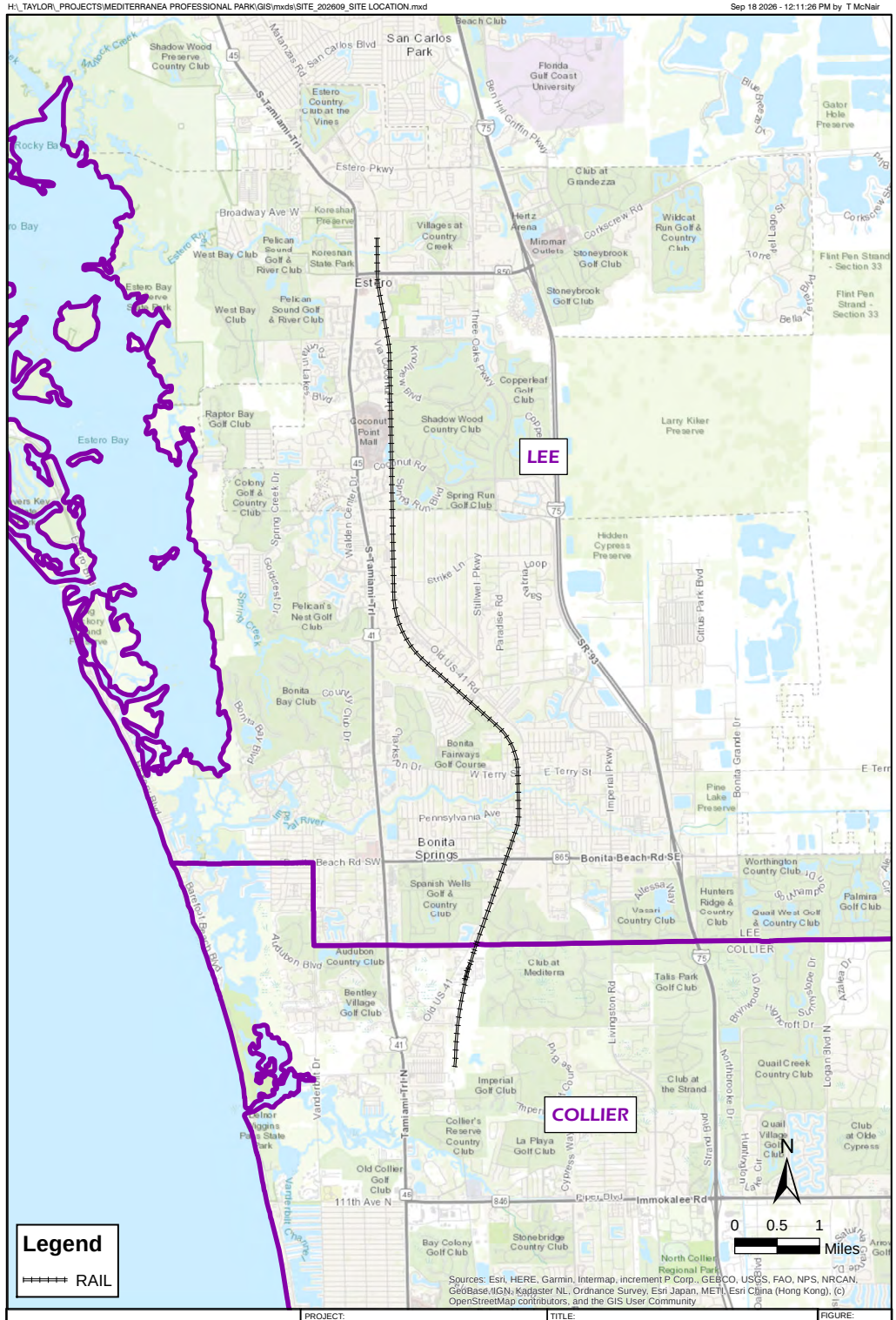
- **Utility Intrusion Management:** Any utility company requiring emergency excavation through the cap must be notified of the underlying contamination. They must replace the orange geotextile fabric and restore the exact engineered capping specifications (see above)

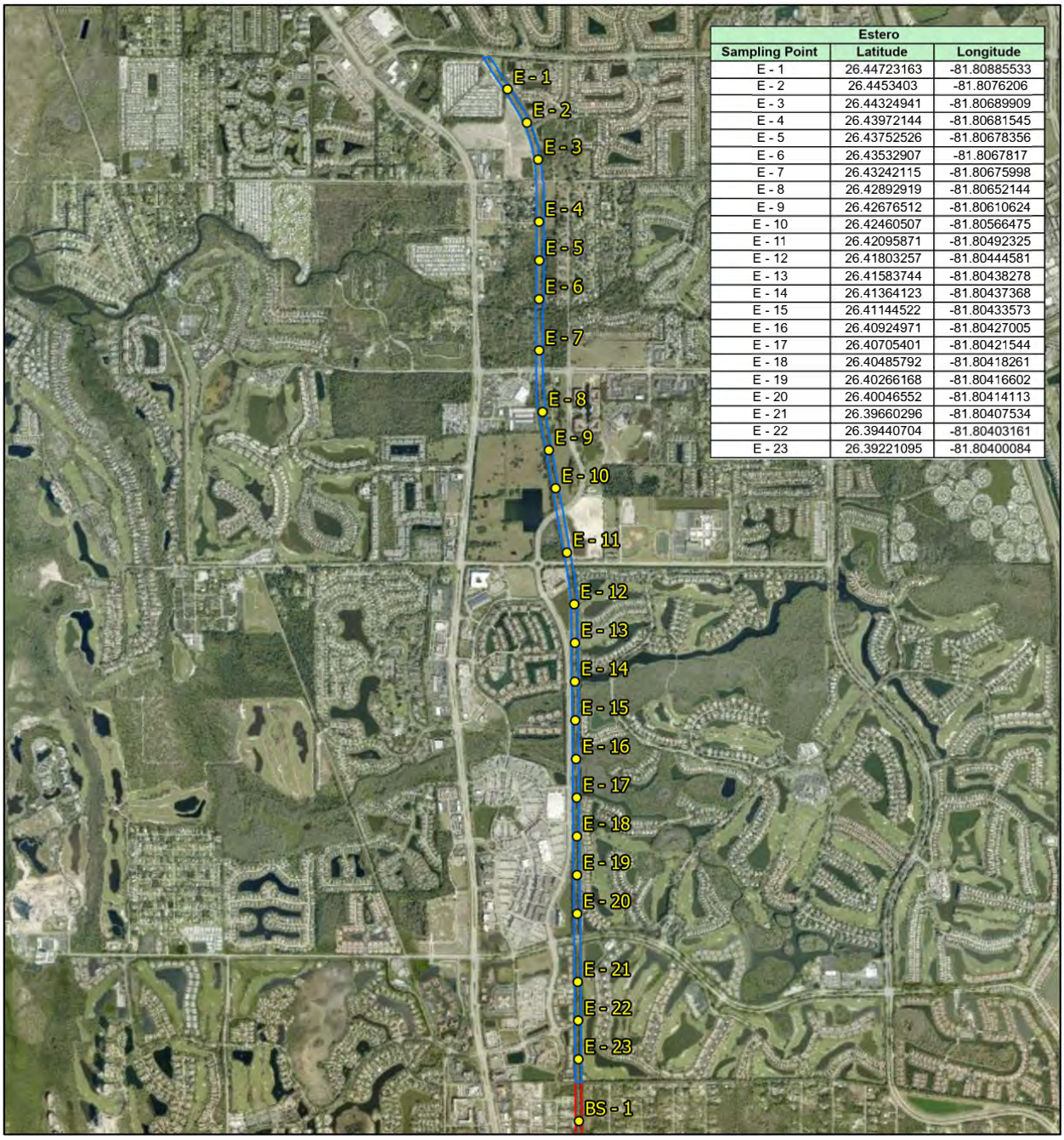
### 5.2.4 REPORTING AND RECORD KEEPING

An annual EC Inspection & Maintenance Report must be compiled, signed by a Florida Licensed Professional Engineer (PE) or Qualified Environmental Professional (QEP), and maintained in the County's permanent property files.

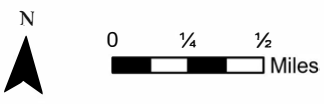
Other than failures of an EC constructed to prevent plume migration, there is no requirement for the FDEP be notified of inspections or submittal of inspection reports to FDEP. Since the EC for this project is being constructed to address soil impacts, notification and reporting to FDEP are not required. However, inspection documents must be maintained so that they can be provided when the FDEP conducts periodic audits. Per FDEP documents, these audits will be performed at least every 5 years.

**FIGURES**


H:_TAYLOR_PROJECTS\MEDITERRANEA PROFESSIONAL PARK\GIS\mxds\SITE_202609_SITE LOCATION.mxd
Sep 18 2026 - 12:11:26 PM by T McNair
LEE
COLLIER
Legend
RAIL
0 0.5 1
Miles
N
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
TAYLOR ENVIRONMENTAL CONSULTING
6820 GOLDENFLOWER AVENUE
HARMONY, FLORIDA 34773
(407) 864-1115
PROJECT:
BONITA ESTERO RAIL TRAIL
LEE COUNTY AND COLLIER COUNTY FLORIDA
TITLE:
SITE LOCATION MAP
FIGURE:
1




| Estero | | |
|---|---|---|
| Sampling Point | Latitude | Longitude |
| E - 1 | 26.44723163 | -81.80885533 |
| E - 2 | 26.4453403 | -81.8076206 |
| E - 3 | 26.44324941 | -81.80689909 |
| E - 4 | 26.43972144 | -81.80681545 |
| E - 5 | 26.43752526 | -81.80678356 |
| E - 6 | 26.43532907 | -81.8067817 |
| E - 7 | 26.43242115 | -81.80675998 |
| E - 8 | 26.42892919 | -81.80652144 |
| E - 9 | 26.42676512 | -81.80610624 |
| E - 10 | 26.42460507 | -81.80566475 |
| E - 11 | 26.42095871 | -81.80492325 |
| E - 12 | 26.41803257 | -81.80444581 |
| E - 13 | 26.41583744 | -81.80438278 |
| E - 14 | 26.41364123 | -81.80437368 |
| E - 15 | 26.41144522 | -81.80433573 |
| E - 16 | 26.40924971 | -81.80427005 |
| E - 17 | 26.40705401 | -81.80421544 |
| E - 18 | 26.40485792 | -81.80418261 |
| E - 19 | 26.40266168 | -81.80416602 |
| E - 20 | 26.40046552 | -81.80414113 |
| E - 21 | 26.39660296 | -81.80407534 |
| E - 22 | 26.39440704 | -81.80403161 |
| E - 23 | 26.39221095 | -81.80400084 |



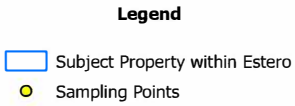
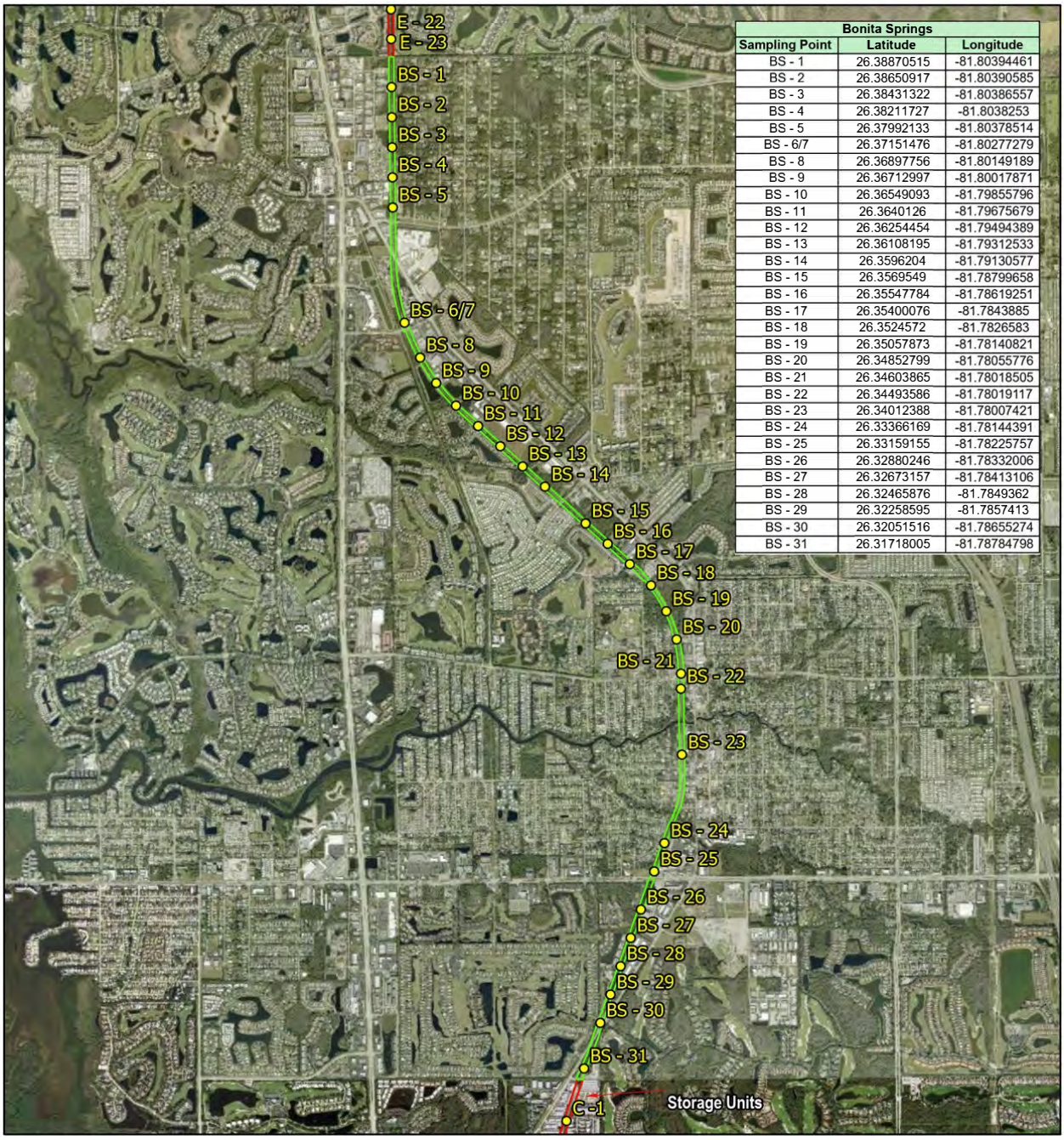




**Figure 2A - Estero**
**Soil Sampling Location Map**
**Bonita Estero Rail-Trail (BERT)**
Lee County, Florida

9/12/2026




| Bonita Springs | | |
|---|---|---|
| Sampling Point | Latitude | Longitude |
| BS - 1 | 26.38870515 | -81.80394461 |
| BS - 2 | 26.38650917 | -81.80390585 |
| BS - 3 | 26.38431322 | -81.80386557 |
| BS - 4 | 26.38211727 | -81.8038253 |
| BS - 5 | 26.37992133 | -81.80378514 |
| BS - 6/7 | 26.37151476 | -81.80277279 |
| BS - 8 | 26.36897756 | -81.80149189 |
| BS - 9 | 26.36712997 | -81.80017871 |
| BS - 10 | 26.36549093 | -81.79855796 |
| BS - 11 | 26.3640126 | -81.79675679 |
| BS - 12 | 26.36254454 | -81.79494389 |
| BS - 13 | 26.36108195 | -81.79312533 |
| BS - 14 | 26.3596204 | -81.79130577 |
| BS - 15 | 26.3569549 | -81.78799658 |
| BS - 16 | 26.35547784 | -81.78619251 |
| BS - 17 | 26.35400076 | -81.7843885 |
| BS - 18 | 26.3524572 | -81.7826583 |
| BS - 19 | 26.35057873 | -81.78140821 |
| BS - 20 | 26.34852799 | -81.78055776 |
| BS - 21 | 26.34603865 | -81.78018505 |
| BS - 22 | 26.34493586 | -81.78019117 |
| BS - 23 | 26.34012388 | -81.78007421 |
| BS - 24 | 26.33366169 | -81.78144391 |
| BS - 25 | 26.33159155 | -81.78225757 |
| BS - 26 | 26.32880246 | -81.78332006 |
| BS - 27 | 26.32673157 | -81.78413106 |
| BS - 28 | 26.32465876 | -81.7849362 |
| BS - 29 | 26.32258595 | -81.7857413 |
| BS - 30 | 26.32051516 | -81.78655274 |
| BS - 31 | 26.31718005 | -81.78784798 |

N

0 0.33 0.65 Miles

**Legend**

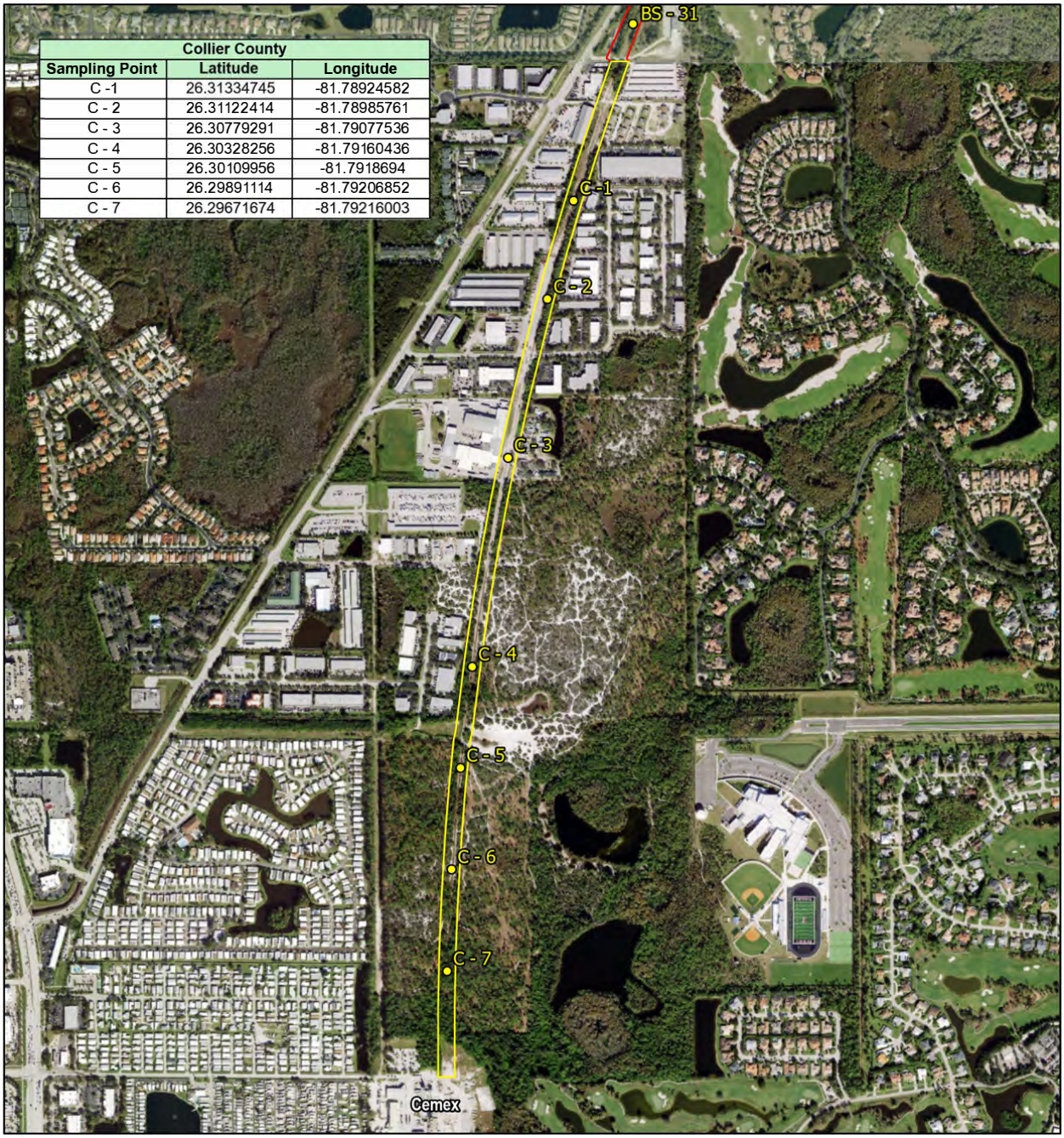
Subject Property within Bonita Springs

Sampling Points

**Figure 2B - Bonita Springs**
**Soil Sampling Location Map**
**Bonita Estero Rail-Trail (BERT)**
Lee County, Florida

9/12/2026

| Collier County | | |
|---|---|---|
| Sampling Point | Latitude | Longitude |
| C -1 | 26.31334745 | -81.78924582 |
| C - 2 | 26.31122414 | -81.78985761 |
| C - 3 | 26.30779291 | -81.79077536 |
| C - 4 | 26.30328256 | -81.79160436 |
| C - 5 | 26.30109956 | -81.7918694 |
| C - 6 | 26.29891114 | -81.79206852 |
| C - 7 | 26.29671674 | -81.79216003 |




N

0 0.07 0.15 Miles

**Legend**

Subject Property within Collier County

Sampling Points

**Figure 2C - Collier**
**Soil Sampling Location Map**
**Bonita Estero Rail-Trail (BERT)**
Collier County, Florida

9/12/2026

| | A | B | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 2 | | **VILLAGE OF ESTERO START 979.4** | | | | | | | | | | |
| 3 | AX? Came from TC | 130 ft thru west half of NE 1/4 Sec 17 Twn 46S R 25E Lee Cty | | | | | | | | BII 10 (TP L) 6 (BS) 6 (Vil) | This doc came from TC therefore NOT included in the LLAs sent to TOA | duplicate entry in City of BS and Village section because it was shown as BII exception; surveyor to confirm if not affected/title to delete |
| 4 | AX? Came from TC | 130 ft strip w/in Sec 26 Twn 47S R 25E Lee Cty | | | | | | | | BII 11 (TP L) 7 (BS) 7 (Vil) | This doc came from TC therefore NOT included in the LLAs sent to TOA | duplicate entry in City of BS and Village section because it was shown as BII exception; surveyor to confirm if not affected/title to delete |
| 5 | AX-988.54 posted here due to BII in TC | Construct sanitary sewer lift station and 12\ PVC force main (in 20\" steel casing) crossing beneath SGLR tracks near Pennsylvania Ave; Bonita Springs; 25-ft-wide permanent easement" | PIP98 754.A GT | Easement Agr (Sanitary Sewer Lift Station & U/G Pipeline) | 1992 recorded 1/20/1993 | Seminole Gulf Railway, LP Grantor; Bonita Springs Utilities Inc Grantee; CSX Transportation Inc Consenting Lessor | Total compensation $18,975 (Order of Taking deposit $11,450; additional $7,525); $850 SGLR admin/legal fee; Grantee to reimburse all SGLR costs incl. flagging/inspection | Bonita Springs Utilities, Inc., P.O. Box 2368, Bonita Springs, FL 33959","Terminates upon removal/abandonment | Terminates upon removal/abandonment; CSXT approval required; no other utilities within easement; signage & burial tape required; relocation at grantee expense if SGLR changes alignment; routine maintenance permitted without flagging; self-insurance allowed if net worth > $100M | BII 16 (TP L) 10 (BS) 11 (Vil) | This doc came from TC therefore NOT included in the LLAs sent to TOA | duplicate entry in Village section because it was shown as BII exception; surveyor to confirm if not affected/title to delete |
| 6 | AX? Came from | 1,027 ft Northwesterly from AX 979, 22ft wide; 11 ft on each side of line extend in ROW in NE-SW direction; property to be | OR 1754 PG 2904 | License Agreement for Private Road Xing | ###### | Licensor: Seaboard System Railroad, Inc Licensee: The Banyon Group | Prep fee $200; Deposit $63,850 divided: #3,850 construct xing between rails and 2 ft outside; $60,000 auto fliashing light signals | The Banyon Group, 8100 College Pkwy SW, Ft. Myers, | If Licensee fails to perform; Licensor may terminate w/30 days notice provided Licensor has notified Licensee of breach | BII 12 (TP L) 8 | This doc came from TC therefore | MAYBE THIS ONE OUTSIDE OF BOUDARY OF PROPERTY - SURVEYOR CONFIRM; duplicate entry section for City of BS |
| 7 | AX 979.51 | Bonita Springs, Lee County, Florida; 1,555 ft NW of MP AX-979 | CSX 1179 | Private Rd Xing License (golf cart) | ###### | CSX Transportation, Inc. (Licensor); The Banyan Group, Inc. (Licensee) | $896.97 per annum + sales tax; effective Feb 15, 1987; subject to annual ENR index increases; includes CSX maintenance of track-area surface | The Banyan Group, Inc., 8140 College Parkway, Fort Myers, FL 33907; Tel: (813) 482-1500 | 30-day termination at Licensor's will with removal/restoration at Licensee's expense; 30-day termination for breach; immediate removal if required insurance lapses; pro-rata refund of unused annual fee on termination | | Assign - per Village; $896.97 annually; no expenses | |

| | A | B | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 8 | AX 979.66 | 1800 ft North of MP AX-980, Broadway Ave E area, Lee County, Florida | SGLR 0021 | License Agreement for Underground Pipe Installation and Occupation | 4/1/1988; assigned 2003 | Seminole Gulf Railway, L.P. (Licensor); Broadway Land Trust (Licensee); Gulf Utility Company (Licensee); Lee Cty | $1,900 admin/legal fee + $310 first-year occupancy charge; annual CPI-based occupancy charge | no address | Termination upon CSXT master lease end; early termination for default with notice; 30-day termination after uncured default; Licensee must remove utility and restore site at own cost | | Assign per Village; no revenue, no expenses | |
| 9 | AX 979.70 | Approx. at railroad Milepost AX-979.72, about 1595 ft north of MP 980, Lee County, Florida | SGLR 0069 | Easement Agr for Underground Pipe Install and Occupation | Apr-91 | Seminole Gulf Railway, L.P. (Licensor); Lee County, Florida (Licensee) | $5,000 easement consideration + $835 preparation/review fee; County pays all construction/maintenance/relocation costs | Lee County: PO Box 398, Fort Myers FL 33902, Attn: Director of Transportation & Engineering | 30-day notice termination at SGLR's option for abandonment/cessation of use; upon termination Cty must remove utility and restore property; Cty bears all removal costs; rights cease immediately upon termination | | Assign per Village; no revenue, no expenses | |
| 10 | AX 979.84 | West side of SGLR tracks beginning at Milepost AX-979.84 (Broadway Ave West) and extending ~2600 ft north to the Estero River, Estero | SGLR 7036; Cty C910426 * | License Agr for Access and Maintenance of Longitudinal Drainage Swale | 5-Jul-23 | Seminole Gulf Railway, L.P. (Licensor); Village of Estero, Florida (Licensee) | $6,700 preparation fee; $48,533.34 annual Base Rent (discounted from $72,651.43 FMV); annual CPI increase (minimum 2.5%); taxes additional | Village of Estero: 9401 Corkscrew Palms Circle, Estero FL 33928 | Termination for default after notice & opportunity to cure; SGLR may issue 30-day termination notice; upon abandonment/removal all rights terminate and Village remove swale and restore; failure to remove SGLR to remove at Village's cost | BII 14 & 15 (TPL) 9 & 10 (Vill) | Will MERGE; current rent Village pays SGLR $48,533.34 (for land) | * Two Easements related to this License; After convey Village, no longer responsible pay but must still maintain swale |
| 11 | AX 979.90 | Near Estero, Lee County, Florida; aerial fiber optic crossing at Milepost AX-979.9 on Broadway Ave E | CSX 675724 | Facility Encroachment Agreement (Aerial Fiber Optic Crossing) | ###### | CSX Transportation, Inc. (Licensor); FPL Fibernet, LLC (Licensee) | $500 one-time encroachment fee; Licensee pays all taxes/assessments; no recurring rent stated | FPL Fibernet: 9250 W Flagler St, Miami FL 33174; CSX: 500 Water Street, Jacksonville FL 32202 | Agr terminates cessation of use, removal of facilities, mutual consent, failure to install w/in 5 years, or breach; 30-day cure notice (48 hours for emergencies); upon termination Licensee remove facilities and restore; CSX may terminate for unauthorized transfer or failure to comply | | Assign per Village; no revenue, no expenses | |
| 12 | AX 979.90 | 775 ft North of MP AX-980 at Broadway Avenue East, Lee County, Florida | Agr 05-15-1968 missing | Overhead Electric Wireline Crossing (Reconstruction) | 12/12/1997 FPL app; 1/16/1998 SGLR authorize | Florida Power & Light Company (Applicant/Licensee); Seminole Gulf Railway, L.P. (Licensor) | No permit fee or occupancy charge per §17 of existing agreement; FPL responsible for flagging costs | FPL: PO Box 1119, Sarasota FL 34230; Contact: Ken Slack, Relocation Coordinator, (941) 379-7231 | Termination governed by original Agr dated 5/15/1968 agreement; SGLR may require advance notice and charge flagging; reconstruction allowed per Section 17 of existing agreement | | Assign per Village; $390 annual occupancy charge; no expense to village | |

| | A | B | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 13 | AX 979.90 | Approximately 500 ft north of MP AX-980 at Broadway, Estero, Lee County, Florida; 130 ft buried crossing within 130 ft right-of-way | SGLR 0230 | License Agr for U/G Telephone Cable Install and Occupation | ###### | Seminole Gulf Railway, L.P. (Licensor); United Telephone Company of Florida (Sprint/Embarq/CenturyLink predecessor) (Licensee) | $390 initial fee covering first year's Occupancy Charge; thereafter $390 annual Occupancy Charge with annual CPI increases; minimum flagging charge $1,100 (2 days) plus $550 per additional day | Licensee: United Telephone Company of Florida, P.O. Box 165000, Altamonte Springs FL 32716-5000 | Terminates upon end of CSXT master lease; may terminate for default after notice and reasonable opportunity to cure; upon termination Licensee must remove utility and restore corridor; Licensor may remove at Licensee's cost if Licensee fails | | Assign per Village; pending revenue verification | |
| 14 | AX 979.90 | crossing at SGLR MP AX 979.60–979.90, Estero, Lee County, Florida; 30-ft roadway | SGLR 0197 | Agr for Public Road Xing & | 3/6/1995; Assign & | Railway, L.P. (Licensor); Lee County (Original | construction cost; Annual signal maint fee $2,117, amended in 2018 to $3,600 per year plus CPI; Assignee | Box 398, Fort Myers FL 33902; Village of Estero: | terminated; SGLR may terminate for breach; Upon abandonment/removal, | | Village; Village pays SGLR | after convey, village no longer responsible for payment of $3,600 |
| 15 | AX 980.11 | 1.79-acre parcel at Estero, Florida, as shown on Drawing 17861-48 dated Dec. 15, 1948; adjacent to railroad property | SBD 2734 | Land Lease for Pasturage (Fence Area) | 10/5/1983 (ED 11/1/1983) | Seaboard System Railroad, Inc. (Lessor); Jo D. Bigelow (Lessee) | Annual rent $75.00 plus sales tax; uneared portion refunded upon termination | Lessee: P.O. Box 05-278, Fort Myers FL 33905 | Lease terminable by either party with 30 days written notice; Lessee must remove all structures and restore land; if not removed, improvements may be deemed abandoned; Lessor may remove at Lessee's cost | | Assign per Village; $75 per yr revenue; no expenses | |
| 16 | AX 980.34 | O/H electric conductor xing at Estero at Station 760+16, 77 ft north of north abutment of ACL bridge over Estero River; ROW width 165 ft | ACL 136 | Overhead Electric Line Crossing License Agreement | July 12, 1921 (hand-written date on agreement) | Koreshan Unity (Licensee) | $1.00 consideration; Licensee bears full cost of installation, maintenance, relocations, repairs, and any required modifications | Licensee address not stated in document | License revocable for breach after 30-day notice; cannot be assigned without written consent; Railroad may require relocation at Licensee expense; Railroad may remove lines if Licensee fails to act | | Assign per Village; $1 pd, no ongoing lease pmts | |
| 17 | AX 980.39 | Overhead electric wire line xing near Estero Station 763+18, 225 ft south of north abutment of the railroad bridge over Estero River; ROW width 130 ft | ACL 4301 | Overhead Electric Wire Line Crossing License Agreement | August 14, 1931 (handwritten date) | Koreshan Unity (Licensee) | $1.00 consideration; Licensee bears all construction, maintenance, relocation, and removal costs | Licensee address not stated in document | License revocable upon 10-day notice for default; Licensee must remove wire line upon termination; Relocation required at Licensee expense; Assignment prohibited without written consent | | Assingn per Village; pending revenue verification | |

| | A | B | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 18 | AX 980.59 | Intersection of Sandy Lane Extension and Corkscrew Road, Estero, FL; FDOT/AAR Crossing No. 623495-R at Mile Post AX 980.59 | SGLR Synchronization Agreement | Agreement for Synchronization of Grade Crossing Traffic Control Devices (with 2011 Assignment & Amendment) | Original: 6/6/2006; Assignment & Amendment: 2011 | Coconut Point Developers, LLC and Oakbrook Properties, Inc. (original Licensees/Developers); Lee County, Florida (Assignee) | Company paid $3,500 license fee; Company pays all construction, installation, synchronization, maintenance, relocation, and conduit installation costs; Additional SGLR work cost estimate $2,612.35 paid in advance | Lee County: P.O. Box 398, Fort Myers FL 33902-0398 | Termination/transfer allowed; County assumes obligations & sovereign immunity limits; Relocation costs borne by initiating party; Company maintain facilities and can't change synchronization w/o notice; Agr transferable to County upon acceptance | | Assign per Village; no revenue, no expenses; currently held by county yet inside village; | Village asked if it has been assigned; no response SGLR |
| 19 | AX 980.59 | Corkscrew Road Crossing, Estero FL, approximately MP AX 980.59; 180 ft SGLR ROW width; buried wireline crossing at 90° | SGLR 0524 | License Ag for U/G Wireline Install & Occupation (w/2014 Assign & Amend) | License: 6/2006; Assign & Amend: 5/20/2014 | Coconut Point Developers, LLC and Oakbrook Properties, Inc. (original Licensees); Lee County, Florida (Assignee) | $3,500 preparation fee; $2,160 first-year occupancy charge plus tax, with annual CPI-U increases; Licensee pays all construction, installation, relocation, inspection/flagging, and maintenance costs | Lee County: P.O. Box 398, Fort Myers FL 33902-0398 | License coterminous with CSXT lease; terminable for default with notice; Licensee must remove utility upon termination; relocations required at Licensee cost; no additional utilities allowed under this permit; assignment with written consent | | Assign per Village; Cty pays $2,160 annually; currently held by county yet inside village; | Village asked if it has been assigned; no response SGLR |
| 20 | AX 980.60 | Buried CATV cable crossing approx. 3,194 ft south of MP AX 980 (AX 980.60) at Corkscrew Road, Estero FL; 128 ft buried crossing under track at right angle | SGLR 0240 WL98 0.60 / 213-Series License | License Agr for Buried CATV Wireline Install (original 1994) w/assignments | Original: 8/1994; Assignments: 1995, 2001 | Colony Cablevision of Florida (original Licensee); later AT&T/MediaOne; later Comcast Cablevision of the South, Inc. | $850 preparation fee; $256 first-year occupancy charge; annual CPI-based increases; Licensee pays all installation, relocation, maintenance, inspection/flagging, and wireline protection costs | Comcast Cablevision of the South, Inc.: 301 Tower Road, Naples FL 34113 (Attn: Accounts Payable – Lori Partridge, Ph. 941-793-9600) | Terminable on 30-day notice for breach; Licensee must relocate wireline if required; must remove upon termination; assignment only with written consent; License ends when CSXT lease ends | | Assign per Village; Comcast pays $256 annually; no expenses | |
| 21 | AX 980.60 | Underground CATV cable crossing at Corkscrew Road, Estero FL; approx. 2,126 ft north of MP AX-981; also referenced as AX 980.60 in CATV assignment schedules | SCL 35251 | Contract for U/G CATV Wireline Xing (1982) with assignments (1992, 1995, 2001) | Original: 5/10/1982; assignments: 1992, 1995, 2001 | Licensee: Comcast Cablevision of the South | $50 annual rent (1982 agreement); $60 administrative fee; Licensee pays all costs of installation, protection, maintenance, relocations, and repairs | Comcast Cablevision of the South, Inc.: 301 Tower Road, Naples FL 34113 (Attn: Accounts Payable – Lori Partridge, Ph. 941-793-9600) | Terminable for non-performance after notice; Licensee must relocate cable on request; must remove facilities upon termination; assignment requires written consent | | Assign per Village; Comcasts pays $200 annual rent; no expenses | |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 22 | AX 980.60 | Corkscrew Road public crossing at Milepost AX 980.60; approximately 3,162 ft south of MP AX 980 in Estero, Florida | SGLR 0293 / SCL 25286 | Public Road Xing License & Signal Install Agr | Original agreements: 1972, 1977, 1997 | (FDOT + SGLR + Lee County) Lee County, Florida (Licensee) | Cty pays $1,100 agr prep fee; $471,683 construction cost; $48,114 license fee; Cty responsible for maint costs outside the rails; annual signal maint fee $2,400 + CPI-U adj; Cty reimburses SGLR for flagging/inspection and signal upgrades | Lee County: P.O. Box 398, Fort Myers FL 33901 | License continues as long as SGLR leases ROW from CSXT; County must maintain roadway surface and clear sightlines; SGLR may add or remove tracks or signals at County's cost; agr supersedes prior xing agrs; termination tied to end of CSXT underlying lease | | Assign per Village; Cty pays $2,400 annual signal maint fee | Signal maint fee revenue likely won't continue if signal decommissioned |
| 23 | AX 980.60 | U/G wireline xing aprox. 3,400 ft south of MP AX 980.0 at Corkscrew Road, Ft. Myers/Estero FL; 135 ft within ROW; 20 ft depth; 90-degree xing | SGLR 0574 | License Agr for U/G Wireline Install & Occupation | ###### | Licensor: Seminole Gulf Railway, L.P.; Licensee: US Metropolitan Telecom LLC | $4,995 agr prep fee; $3,375 first-year occupancy fee w/annual CPI-U; Licensee pays construction, installation, relocation, inspection/flagging, maintenance, and ROW protection costs | US Metropolitan Telecom LLC, 24017 Production Circle, Bonita Springs, FL 34135 (Attn: Engineering Dir) | Terminates with CSXT master lease; terminable for default with notice; Licensee must relocate utility if required; removal required upon termination; assignment prohibited without Licensor consent | | Assign per Village; Telcom owes $3,375 annual occupancy; no Village expenses | |
| 24 | AX 980.61 | Aerial electric distribution line crossing approx. 2,033 ft north of MP AX-981 at Estero, Florida | n/a | Authorize alter existing O/H electric distrib. wireline Xing | Orig Agr 4/24/1969; supplemental 7/12/1982 | Licensor: Seaboard Coast Line Railroad Company / The Family Lines Rail System; Licensee: Florida Power & Light Company | No license fee stated in supplement; installation permitted under terms of original General Agreement (1969); Licensee responsible for compliance with specifications and required advance notice to railroad | Florida Power & Light Company, P.O. Box 1119, Sarasota, FL 33578 (Attn: E.T. Carlson, Jr.) | Authorization supplements existing 1969 General Agreement; Licensee must provide 7 days advance notice to Roadmaster; work must adhere to approved plans; governed by all terms & obligations of the General Agreement | | Assign per Village; only application on file - | Missing 1969 agr from SGLR; they instead provided Gen Agr w/FPL dated 8.15.1996, included as separate document |
| 25 | AX 980.61 | U/G CATV pipe xing approx. 44 ft south of MP AX 980.60, at a 90° angle under the Arcadia–Naples line; 110 ft buried xing w/in 110 ft ROW at Corkscrew Rd | SGLR 0316 / PIP98 061.A GT | Approval Letter/App U/G Pipe (CATV) Install no Agr included | 3-Jan-00 | Licensor: Seminole Gulf Railway, L.P.; Licensee: Florida Cablevision Management Corp. d/b/a Time Warner Cable | Prep fee $1,500; annual occupancy charge $550 +CPI; min flagging charge $1,155 for two days; Licensee pays all construction, relocation, maintenance, inspection, repair, and ROW protection costs | Time Warner Communications, 1418 S.E. Tenth St, Cape Coral, FL 33990 (Atn: J. Crone, Project Mgr) | Terminates upon end of SGLR's CSXT lease; terminable for default with notice; Licensee must relocate utility if required; removal required upon termination; assignment requires SGLR consent | | Assign per Village; revenue $550; no costs | |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 26 | AX 980.62 | along west line of CSX corridor at Corkscrew Road, Estero/Fort Myers area, Lee County, FL; described as the west line of a 20-ft wide access easement beginning at the southwest corner of State Road 850 (Corkscrew Rd) and the CSX railroad, then southerly along CSX ROW for ~522 ft | CSX 5408 | Land Lease (Access Easement) for utility/vehicular access to fiber optic repeater station | Lease ED 5/1/1988; exhibit 9/21/1987; Amended 12/17/1991, 11/12/1996, 01/13/2000 | Lessor: CSX Transportation, Inc.; Lessee: AT&T Communications, Inc. | rent $200/year payable in advance with Lessor's right to periodic adjustments (raised to $230 05/01/1992; $288 05/01/1997; $365 05/01/2000 w/CPI annual adj thereafter); Lessee pays taxes on improvements; add'l rent 12.5% per annum of any public improvement assessments affect premises; Lessee pays permits, drainage, utilities, maint, and removal/restoration upon termination | AT&T Communications, P.O. Box 7800, Atlanta, GA 30357 (later notices also reference AT&T ROW, 1200 Peachtree St NE, Atlanta GA 30309, per CSX rent letters) | Termination by either party w/30 days' written notice without cause; Lessee must maintain clearances and may not obstruct sight lines; no structures within 18 ft of track centerline or below 22 ft vertical over rail; no assignment/subletting without CSX consent; termination Lessee must remove and restore; Lessee assumes broad indemnity and maintain liability ins $3M CSL and, for construction near tracks, RR Protective coverage | | Assign per Village; rent $365 annually; no costs | |
| 27 | AX 980.62 | U/G sub-grade fiber optic xing at or near Estero at CSX Milepost AX-980.62; one 216-count fiber optic cable crossing via HDD with encased conduits under CSX corridor at Corkscrew Road; total crossing length approx. 130 ft | CSX 675733 | Facility Encroachment Agreement for Underground Fiber Optic Facilities | Effective 4/14/2011 | Licensor: CSX Transportation, Inc.; Licensee: FPL Fibernet, LLC | One-time nonrefundable $2,000 encroachment fee; Licensee pays taxes assessed on encroachment & all CSX costs for force-account labor, materials, inspection, flagging, any required track-related modifications; Licensee pays relocation, maint, repair, removal, restoration costs; add'l admin/document fees apply upon successor assignment or name change | FPL Fibernet, LLC, 9250 W Flagler St, Miami, FL 33174 (Attn: Permit Administrator / Project Contacts: Frank Lopez; Eddy Lopez) | Terminates upon cessation of use, removal of facilities, mutual consent, failure to install within 5 years, or default; CSX may revoke upon 30-day written notice (48 hours for emergencies); Licensee must remove facilities and restore corridor within 30 days of termination; relocation required if CSX ch | | Assign per Village; no revenue; no expeenses | |
| 28 | AX 980.64 | U/G 8-in steel gas main xing at Corkscrew Road, entering SGLR ROW at approximately MP AX 980.64; 90-degree xing; approx. 60 ft beneath track via directional bore | SGLR 0397 / PIP98 0.64A GT | License Agreement for Underground Pipe (Gas Main) | ###### | Licensor: Seminole Gulf Railway, L.P.; Licensee: TECO/Peoples Gas System, Inc. | $1,500 prep fee; $1,154 two-day minimum inspection/flagging charge; $600 + tax annual Occupancy Charge (CPI-adjusted); Licensee pays all construction, maintenance, relocation, repair, and railroad cost reimbursements; Licensee pays all taxes/assessments on utility | TECO/Peoples Gas System, Inc., 2916 Katherine Street, Fort Myers, FL 33901 (Attn: Alex Roche, Staff Engineer) | Termination occurs upon end of SGLR–CSXT underlying lease or Licensee default; SGLR may terminate early after notice/cure; Licensee must remove utility and restore ROW upon termination; relocation required if SGLR changes grade/alignment; assignment requires SGLR consent; extensive indemnity and insurance obligations | | Assign per Village ** Original Agr $600 annual pay but 2015 ltr parties agreed TECO buy out all 22 u/g licenses. | ** BUY OUT AGR PROVIDED, SGLR STATES THIS UTILITY NOT INCLUDED IN FLAT SUM PAID TO ELIMINATE ANNUAL PAYMENTS |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 29 | AX 980.65 | Two 12-inch ductile iron force main/irrigation mains encased in a 24-inch steel casing; crossing approximately 3,440 ft south of MP AX 980 on Corkscrew Road at a 90-degree angle; 130-ft ROW width with approx. 130-ft buried crossing | SGLR 0224 / PIP98 065.A GT | License Agreement for Force Main Installation and Occupation | ###### | Licensor: Seminole Gulf Railway, L.P.; Licensee: Gulf Utility Company (assigned to Lee County June 30, 2003) | $850 prep fee; $1,040 annual Occupancy Charge (CPI-adjusted, base year 1994); Licensee pays all construction, maintenance, relocation, supervision/flagging, inspection costs, plus all taxes and assessments; Licensee pays full cost for any SGLR labor, materials, and overhead for work performed | Lee County Utilities, P.O. Box 398, Fort Myers, FL 33902-0398 | Terminates upon end of SGLR's CSXT master lease or Licensee default; SGLR may terminate early with notice; upon termination Licensee must remove utility and restore ROW; relocation required if SGLR changes grade/alignment | | Assign per Village; no revenue no expenses | |
| 30 | AX 980.68 | 12-inch ductile iron potable water main encased in 24-inch steel casing; crossing approx. 3,572 ft south of MP AX 980 on Corkscrew Road; 90-degree crossing; approx. 140 ft buried length within 130-ft ROW | SGLR 0204 / PIP98 068.A GT | License Agreement for Potable Water Main Installation and Occupation | ###### | Licensor: Seminole Gulf Railway, L.P.; Licensee: Gulf Utility Company (later assigned to Lee County effective June 30, 2003) | $1,100 preparation fee; $520 first-year annual Occupancy Charge; $520 annual thereafter (CPI-adjusted, base year 1994); Licensee pays all construction, maintenance, relocation, inspection/flagging, and force-account labor/material costs; Licensee pays all taxes/assessments relating to the installation | Lee County Utilities, P.O. Box 398, Fort Myers, FL 33902-0398 | Terminates upon end of SGLR–CSXT underlying lease or Licensee default; SGLR may terminate early with notice; Licensee must remove pipeline and restore ROW upon termination; relocation required if SGLR changes grade or alignment; assignment requires SGLR consent | | Assign per Village; no revenue no expenses | |
| 31 | AX 981.16 | U/G wireline xing @ Sandy Ln Extension, Estero; sleeve pipe 10\ PVC/HDPE with three 1¼\" SDR-13.5 innerducts for traffic signal and future lighting interconnect; crosses SGLR main line at 70°14'45\"; aprox 140-ft buried length within 140-ft ROW" | SGLR WL98 1.16A GT | License Agreement for Wireline Installation and Occupation | June 6, 2006 (Assignment amended May 20, 2014) | Licensor: Seminole Gulf Railway, L.P.; Licensee: Coconut Point Developers, LLC & Oakbrook Properties, Inc. (assigned to Lee County in 2014) | $3,500 prep fee; $1,680 + tax annual Occupancy Charge (CPI-U adjusted, base year 2004); Licensee pays all construction, maintenance, relocation, inspection/flagging costs at SGLR's published rates; Licensee responsible for all taxes/assessments | Lee County, Board of County Commissioners, P.O. Box 398, Fort Myers, FL 33902-0398 | Terminates upon end of SGLR–CSXT master lease or Licensee default; SGLR may terminate early after notice/cure; Licensee must remove wireline and restore ROW upon termination; relocation required if SGLR alters grade/alignment; assignment allowed only with SGLR consent` | | Assign per Village; Cty owes $1,680 annual occupancy; no expense | |
| 32 | AX 981.16 | Underground 2-inch Schedule 40 PVC traffic-signal interconnect wireline crossing; contains one 2-conductor wire; crosses SGLR main line at Sandy Lane in Estero FL at 79°14'45\; approx. 140-ft buried length within 130-ft ROW" | SGLR 0525 / WL98 1.16A GT | License Agreement for Wireline Installation and Occupation | Original Agr: June 2006; Assign & Amend: 2011 | Licensor: Seminole Gulf Railway, L.P.; Licensee: Coconut Point Developers, LLC & Oakbrook Properties, Inc. (assigned to Lee County via 2011 Agreement) | $3,500 prep/administrative fee; minimum two-day inspection/flagging fee at $762.30/day; annual Occupancy Charge of $1,680+tax (CPI-U adjusted, base year 2004); Licensee responsible for all construction, relocation, maintenance, repair, inspection, and SGLR force-account labor/material costs; Licensee pays taxes/assessments | Lee County, Board of County Commissioners, P.O. Box 398, Fort Myers, FL 33902-0398 | Terminates upon end of SGLR–CSXT master lease or Licensee default; SGLR may terminate after notice and opportunity to cure; Licensee must remove the utility and restore ROW upon termination; relocation required if SGLR alters grade/alignment; assignment requires SGLR consent | | Assign per Village; no revenue, no expenses | |
| 33 | AX 981.16 | Public grade crossing and signalized roadway crossing at Via Coconut Point (formerly Sandy Lane Extension), Estero | SGLR 0484 | License Agreement for Public Grade | Orig License: 11/20/2007; | Licensor: Seminole Gulf Railway, L.P.; Licensees: Lee County (original) and Village | Annual maint fee $3,600 (1/1/2018) w/CPI-U South adjustments (base year 2016); Assignee reimburses add'l signal maint and damage | Village of Estero, 9401 Corkscrew Palms Circle, Estero, FL | License continues until termination of the underlying CSXT lease; SGLR may terminate for default after notice/cure; | | MERGE; Village pays $3,600 annual | |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 34 | AX 981.28 | Drainage facilities in SGLR ROW: one 30\ RCP outfall to swale at ~MP AX 981.28; two 24\" concrete pipes encased in 42\" steel casings xing track at ~MP AX 981.28; one 18\" RCP outfall to swale at ~MP AX 981.23; one 29\"×45\" RCP outfall at ~MP AX 980.89; + equalizer swale & berm 6 442 ft long × ~30 ft wide running parallel w/in ROW from ~MP AX 981.38 (Williams Rd) to ~MP AX 980.41 260 sq ft of ROW occupancy" (Estero River) | SGLR 0456 | License Agreement for ROW Occupation; Drainage Pipe Construction and Maintenance | October 2007 (executed) | Licensor: Seminole Gulf Railway L.P.; Licensee: Lee County | License allows only the drainage pipes and swale/berm shown on Exhibit A (no future tie-ins); Licensee pays all construction maint repair and relocation; and any SGLR force-account labor/materials; Railroad flagging/inspection required and billed to Licensee; Licensee must obtain all permits and is responsible for all taxes/assessments related to the utility | Lee County | License runs with SGLR's CSXT lease; SGLR may require relocation for track changes/sale or may terminate for default after notice/cure; upon termination or abandonment; Licensee must remove facilities and restore property; contractors must provide RPL ($6M agg) + CGL ($5M); WC/EL and sign indemnity | | Assign per Village; no revenue, no expenses | |
| 35 | AX 981.30 | 16-inch PVC reuse water main encased in 30-inch steel casing; jack-and-bore installation under SGLR main line; crossing at Coconut Road at approx. 79° angle; buried length approx. 133 ft within 130-ft ROW | SGLR 0196 / PIP98 1.30.AGT | License Agreement for Water Main Installation and Occupation | ###### | Licensor: Seminole Gulf Railway, L.P.; Licensee: Resource Conservation Systems Inc. (serving Bonita Springs Utilities) | $14,952.50 one-time fee at execution; Licensee pays all SGLR inspection/flagging, construction, relocation, repair, and force-account costs; Licensee must carry RPL insurance $5M, general liability $5M, workers comp $100k/$100k/$500k; Licensee responsible for all taxes/assessments relating to the utility | Resource Conservation Systems Inc., Bonita Bay Properties, Bonita Bay Executive Center, 3451 Bonita Bay Blvd., Suite 212, Bonita Springs, FL 33923 | Agreement terminates with SGLR–CSXT master lease; SGLR may terminate early for default after notice/cure; Licensee must remove utility and restore ROW upon termination; relocation required if SGLR changes grade/alignment or adds tracks; no additional utilities allowed within the licensed area | | Assign per Village; no ongoing fee, no expenses | |
| 36 | AX 981.30 | Public grade crossing at Coconut Road, including use, maintenance, improvement, drainage facilities and signals at MP AX 981.30 | None stated | Public Grade Crossing License Agreement | 4-Sep-01 | Seminole Gulf Railway, L.P. – Licensor; Lee County, Florida – Licensee; CSX Transportation, Inc. – underlying lessor | Annual signal & gate maintenance fee $2,468 (CPI-adjusted annually); County pays full cost of any additional signal work or repairs over $500; Licensor performs all work on rail property at County expense; County responsible for drainage maintenance and clearing vegetation 500 ft each side; contractor insurance: Railroad Protective Liability $5M, General Liability $5M, Auto $1M, WC/EL $100K/$500K | Lee County Government, P.O. Box 398, Fort Myers, FL 33902-0398 | Termination upon SGLR–CSXT lease termination; County responsible for removal upon termination; no assignment without consent; County bears all policing/safety responsibility; Licensor retains paramount use of track | BII 20 (TPL) 15 (Vill) 12 (BS) | This doc came from TC therefore NOT included in the LLAs sent to TOA | duplicate entry in City of BS section because it was shown as BII exception; surveyor to confirm if not affected/title to delete |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 37 | AX 981.30 | U/G fiber optic cable xing @ Coconut Rd, Bonita Springs; installed at approx. 80-degree angle; approx. 130 ft within SGLR ROW; casing is 4\ (1.5\" nominal wall) BIP/Poly resin pipe; cable includes AC 60V/15A and DC 24V circuits | SGLR 0268 / WL98 1.30.A GT | License Agreement for CATV Wireline Installation and Occupation | 6/25/1998 two assignments missisng | Licensor: Seminole Gulf Railway, L.P.; Licensee: Comcast Cablevision of the South, Inc. (2001 references Mediaone assign to ATT, then ATT to Comcast) | $1,400 prep fee; $520 annual Occupancy Charger, CPI-adjusted (base year 1995); minimum flagging fee $1,100 w/addl days @ $550/day; Licensee pays SGLR construction, inspection, relocation, and force-account costs and taxes/assessments | Comcast Cablevision of the South, Inc., 301 Tower Road, Naples, FL 34113 (Attn: Accounts Payable / Lori Partridge) | Terminates with SGLR–CSXT master lease; SGLR may terminate early for default after notice/cure; Licensee must remove wireline and restore ROW upon termination; relocation required if SGLR adjusts grade/alignment; assignment requires SGLR consent (granted in 2001 transfer from AT&T/MediaOne to Comcast) | | Assign per Village EST; $520 annual occupancy fee, no expenses | |
| 38 | AX 981.30 | U/G electric distribution wireline xing at Coconut Rd, Estero; 3-conductor 13.2 kV aluminum cable (1000 kcmil) installed in 6-inch galvanized steel casing; jack-and-bore installation; min cover 48 inches beneath base of rail; approx. 130 ft within SGLR ROW | FPL General Agreement (referenced 8/15/1996) | Authorization for U/G Electric Distribution Wireline Xing; General Agr w FPL 8.15.96 included separately | 10/22/1997 (permit approval letter) | Licensor: Seminole Gulf Railway, L.P.; Licensee: Florida Power & Light Company | Permit fee $299.74; one-time occupancy fee $895.17; flagging billed at actual time plus travel; Licensee reimburses all SGLR labor, inspection, supervision, and construction-related costs; Licensee must provide RPL insurance ($3M/$5M) and general liability ($3M/$5M) per application | Florida Power & Light Company, PO Box 1119, Sarasota, FL 34230-1119 (Attn: West Region Relocation Coordinator) | Authorization issued under FPL–SGLR General Agreement dated 8/15/1996; crossing must follow approved plans; installation requires SGLR flagging; termination/relocation governed by General Agreement terms; no additional utilities allowed unless separately approved | | Assign per Village; no compensation stated | Rec'd: need to provide General Agr w FPL 8.15.96 |
| 39 | AX 981.30 | U/G electric distrib. wireline xing @ Coconut Rd-Estero near MP AX-981.30; 3-conductor 13.2 kV aluminum cable (1000 kcmil) in 6-inch galvanized steel casing; jack-and-bore install w/60 ft of 6-inch steel duct encased in concrete; min cover 48 in below base of rail (42 in outside track) w/in 130 ft SGLR ROW | SGLR 0247 / FPL General Agreement (dated 8/15/1996) | Authorization under General Agr for U/G Electric Distrib Wireline Xing; General Agr w FPL 8.15.96 separately | 10/22/1997 (approval letter) | Licensor: Seminole Gulf Railway, L.P.; Licensee: Florida Power & Light Company | Permit fee $299.74 and one-time occupancy fee $895.17; flagging billed at actual time plus travel; Licensee to provide Railroad Protective Liability and general liability insurance per application; Licensee reimburses all SGLR labor/inspection/supervision and construction-related costs | Florida Power & Light Company, P.O. Box 1119, Sarasota, FL 34230-1119 (Attn: Ken Slack, West Region Relocation Coordinator) | Authorization issued under the 08/15/1996 FPL–SGLR General Agreement; installation must follow approved plans; SGLR flagging required; relocation/termination governed by General Agreement; no additional utilities permitted without separate approval | | Assign per Village; no compensation stated | Rec'd: need to provide General Agr w FPL 8.15.96 |
| 40 | AX 981.30 | Sub-grade fiber optic crossing at or near Coconut Road, Estero; Hotwire Communications underground fiber instal; near Lat N26°23'55\ Long W81°48'14 | CSX 849005 | Facility Encroachment Agr (U/G Fiber) | Effective 12/1/2017 | Licensor: CSX Transportation Inc.; Licensee: Hotwire Communication LLC | n/a | Hotwire Communication 1467 Railhead Blvd Naples FL 34110;Emergency contact per agreement: 239-784-6821 | no termination provision | | Assign per Village; no revenue no expenses | |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 41 | AX 981.30 | Private road crossing construction, improvement, and use for Coconut Road at MP AX 981.30, including roadway, curbs, sidewalks, slopes, fills, drainage improvements, and Type IV crossing signal system | RD981.3AGT | License Agreement (as amended) | 8/11/1997 (amended 3/17/1998) | Seminole Gulf Railway, L.P. – Licensor; Long Bay Partners, LLC – Licensee; CSX Transportation, Inc. – Consenting lessor | $108,200 one-time license fee; $545,830 crossing & signal construction cost (progress payments); $2,500 agreement prep fee; annual signal maintenance fee $2,468 (CPI-adjusted); Company responsible for all SGLR costs, indemnity, insurance, vegetation removal | Long Bay Partners, LLC, Bonita Bay Executive Center, 3451 Bonita Bay Blvd, Suite 202, Bonita Springs, FL 33923-2672 | Private crossing; assignment allowed to Lee County/Community District; public may use as business invitees; obligations for vegetation clearing (500 ft each direction); SGLR may add/remove tracks; termination tied to SGLR lease with CSXT | BII 17 (TPL) 12 (Vill) 11 (BS) | This doc came from TC therefore NOT included in the LLAs sent to TOA | duplicate entry in City of BS section because it was shown as BII exception; surveyor to confirm if not affected/title to delete |
| 42 | AX 981.30 | 16-inch PVC reuse water main encased in 30-inch steel casing; jack-and-bore crossing under SGLR main line at Coconut Road, approx. 79° crossing angle; buried length ~133 ft within 130-ft ROW | SGLR 0257 (PIP981.30.AGT) | License Agreement for Water Main Installation and Occupation | ###### | Licensor: Seminole Gulf Railway, L.P.; Licensee: Resource Conservation Systems, Inc. | $14,952.50 one-time fee at execution; Licensee pays all SGLR force-account labor/materials, inspection/flagging, construction, relocation, and any taxes/assessments; insurance required: RPL $5M and general liability $5M, plus workers' comp | Resource Conservation Systems, Inc., Bonita Bay Properties – Bonita Bay Executive Center, 3451 Bonita Bay Blvd., Suite 212, Bonita Springs, FL 33923 | License terminates with SGLR–CSXT lease; SGLR may terminate for default after notice/cure; Licensee must remove utility and restore ROW upon termination; relocation required for track changes; no additional utilities allowed within the licensed limits | | Assign per Village; no revenue, no expenses | |
| 43 | AX 981.30 | U/G telephone/fiber wireline xing @ Coconut Rd, Estero; line consists of four 4\ conduits inside a 12\" steel sleeve; crosses SGLR Arcadia-Vanderbilt line ~1; 504 ft south of MP AX 981 (at AX 981.30) at approx. 90°; ROW width 130 ft with ~130-ft buried crossing; minimum 48\" cover where not beneath tracks" | SGLR 0243 (authorization under General Agreement) | Authorization Ltr for U/G Telephone Cable Xing (under SGLR–Sprint General Agreement) | 10/23/1997 (authorization); underlying Agr 2/22/1989 missing | Licensor: Seminole Gulf Railway, L.P.; Licensee: Sprint-Florida, Inc. | First-year rental $390.00 plus tax (invoiced); flagging charged at actual time for vehicle and labor plus travel; | Sprint-Florida, Inc., P.O. Box 165000, Mail Stop FLAPKA0311, Altamonte Springs, FL 32716-5000 (Attn: Field Team Administrator, Richard C. Hann) | relocation/termination per General Agreement terms; Licensee to carry AAR Railroad Protective Liability ($3M/$5M) and property damage liability ($3M per accident / $5M aggregate); naming SGLR and CSXT as insureds; 30-day cancellation notice; Licensee reimburses all SGLR costs for inspection/flagging and supervision | | Assign per Village; revenue not verified missing agr | |
| 44 | AX 981.37 | O/H electric distribution xing Williams Rd, Estero; FPL 23 kV primary (3-568 ACAR) with 3/0 neutral; span includes 2 poles (LOC 107 at 2330' south of MP | SGLR 0296 (authorization | Authorization for Overhead Electric Wireline | 7-Jul-99 | Licensor: Seminole Gulf Railway, L.P.; Licensee: Florida Power & Light Company (FPL) | Agreement prep fee $250.00; one-time occupancy fee $856.43; flagging and inspection billed at actual time plus travel; Licensee must carry AAR RPL insurance ($3M/$5M) and | Florida Power & Light Company, P.O. Box 1119, Sarasota, FL 34230-1119 | Authorization subject to 1996 General Agreement; installation must match the approved engineering print; flagging required with 7-day advance | | Assign per Village; | Rec'd: need to provide General Agr w FPL 8.15.96 |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 45 | AX 981.38 | Underground potable water HDPE main crossing at Williams Road, Estero FL; 12-inch HDPE carrier pipe inside 18-inch HDPE casing; installed at approx. 98° to SGLR main line; ROW width 130 ft with buried length ~135 ft; pipeline crosses at MP AX 981.38 | SGLR (PIP981.38.AGT) | License Agreement for Water Main Installation and Occupation | ###### | Licensor: Seminole Gulf Railway, L.P.; Licensee: Bonita Springs Utilities, Inc. | $1,500 application/preparation fee already paid; minimum 2-day flagging/inspection at $577.50/day due at execution; one-time license fee $23,085 plus tax; Licensee pays all SGLR force-account labor, materials, supervision, relocation, and any assessments/taxes; required insurance includes RPL $2M/$6M, CGL $5M, auto $1M, workers comp $100k (with SGLR and CSXT as insureds and waivers of subrogation) | Bonita Springs Utilities, Inc., P.O. Box 2368, Bonita Springs, FL 34133-2368 | Agr terminates upon termination of SGLR's lease with CSXT, and SGLR may also terminate for Licensee default after and 30-day written termination notice. License runs coterminous with SGLR–CSXT lease; terminates early upon default after notice/cure; Licensee must remove utility and restore; relocation required for track alignment changes; no additional utilities permitted within licensed area | | Assign per Village; one time fee pd, no compensation, no costs | |
| 46 | AX 981.38 | Public grade crossing at Williams Road, Lee County (near Estero), approx. 0.67 miles south of MP AX-981.38 on SGLR's Arcadia–Vanderbilt line; crossing to include paved roadway and active warning (flashing lights, gates, bells) per FDOT Stipulation of Parties | CSX 5295 (Grade Crossing Agreement) | Grade Crossing Agreement (Opening, Construction, and Maintenance of Public Crossing) | 4/12/1988; Missing 1989 Assign Cty; 2018 Assign Village | Licensor: Seminole Gulf Railway, L.P.; Licensees: School Board of Lee County and Lee County, Florida | Consideration $835 to SGLR at execution; School Board to deposit $130,675.87 for construction (Type "L" crossing surface $24,510.75; Type III Class III signal installation $106,165.12); annual signal maintenance fee $980 payable each anniversary; School Board/County bear all SGLR force-account, flagging/inspection, engineering, and any surcharges per Federal-Aid Highway Program Manual; SGLR not to be assessed for adjacent improvements | School Board of Lee County, 2055 Central Avenue, Fort Myers, FL 33901 Missing Assignments state Licensee as Village (per village atty) | No termination provision. Construction and maintenance by SGLR at School Board's expense; School Board indemnifies SGLR/CSXT; County to assume signal/crossing maintenance obligations when Williams Road is extended to Corkscrew Road or River Road development reaches two units per lane-mile; SGLR may add or remove tracks with restoration/relocation at School Board's cost; CSXT consent required | | will MERGE per Village pays $3,600 annually, Annual payment will go away at closing, Village still pays maint @ xing | TPL is missing: Requested both assignments from Village |
| 47 | AX 981.38 | Williams Rd grade crossing & automatic signals/gates at SGLR MP AX 981.38 (DOT #627864H) | SGLR 0004 | Assignment & Amendment of Easement (Grade Crossing & Signals) | ###### | Lee County (Assignor); Village of Estero (Assignee); Seminole Gulf Railway, L.P. (SGLR) | Annual signal maintenance fee $3,600 effective 1/1/2018 with CPI-U South annual adjustment; Assignee reimburses addl signal maintenance; app fee reduced to $1,750 (vs. $5,395) | Village of Estero, 9401 Corkscrew Palms Circle, Estero, FL 33928; Kyle Coleman, Asst to Village Mgr, 239-221-5035 | No termination clause | | will MERGE per Village; no revenue no expense | |

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| 1 | AX No | Location | Agr No | Agr Type | Agr Date | Parties to Agr | Payments | Contact information | Termination / Special Provisions | on T | Assign, Merge or Terminate | NOTES |
| 48 | AX 981.38 | Underground 4-inch steel gas main encased in steel casing; enters SGLR ROW at Williams Road at MP AX 981.39 and crosses under track for 131.61 ft; installed per approved TECO construction drawings | SGLR 0355 / PIP98 1.39AGT | License Agreement for Underground Pipe | ###### | Licensor: Seminole Gulf Railway, L.P.; Licensee: TECO / Peoples Gas System, Inc. | $1,500 prep fee; $1,155; 2 day min. inspection/flagging fee; annual occupancy $1,316.10 plus tax (CPI-adjusted using 1982–1984 = 100, South Region); Licensee pays SGLR force-account labor, materials, supervision, relocations, and taxes/assessments; Licensee must carry RPL insurance ($6M per occurrence), CGL $5M, auto $5M, WC/EL $100k/$500k, naming SGLR and CSXT | TECO / Peoples Gas System, Inc., 2916 Katherine Street, Fort Myers, FL 33901 (Attn: Manager of Operations, David Ternes) | License terminates with SGLR–CSXT master lease or for default after notice/cure; Licensee must remove utility and restore ROW at termination; relocations required for track or ROW changes; utility must remain private unless assigned to a CDD (with SGLR consent) | | Assign per Village; $1316.10 annual revenue, no expenses | |
| 49 | AX 981.90 | Culvert install consisting of four (4) precast concrete box culverts, each 4' x 10', with headwalls and paved approaches; crosses SGLR ROW at MP AX 981.90 approximately 2,745 ft south of Williams Road (AX 981.38) at approx. 90° angle within 130-ft ROW | SGLR 0355 / PIP98 1.90.AGT | License Agreement for Culvert Construction and Occupation | 7-Jun-99 | Licensor: Seminole Gulf Railway, L.P.; Licensee: Long Bay Partners LLC | Prep fee $1,400; prepaid lease fee $16,800+tax; SGLR construction/track work fee $72,650; Licensee pays all SGLR force-account costs for labor, materials, equipment, tamping, traffic disruption, train handling; reqd ins AAR RPL $5M (injury & property), CGL $5M, WC/EL $100k min, naming SGLR & CSXT; contractors must sign Exhibit C indemnity | Long Bay Partners LLC, The Brooks of Bonita Springs, 3451 Bonita Bay Blvd., Suite 202, Bonita Springs, FL 34134-4395 | License terminates with SGLR-CSXT master lease or for default after notice/cure; Licensee must remove culverts and restore ROW on termination; relocation required if SGLR changes track alignment; assignment permitted only to Lee County or a CDD under Chapter 190 with SGLR consent | BII 19 (TPL) 14 (vill) | Assign per Village; one time fee pd, no revenue, no costs | |
| 50 | AX 981.98 | Underground potable water main installation consisting of a 10-inch HDPE SDR 11 carrier pipe inside a 16-inch HDPE SDR 13.5 casing; crosses under one SGLR track at an 89-degree angle for a distance of 130 ft qnear Falling Leaf Dr., Estero | SGLR 0479 / PIP98 1.98AGT | License Agreement for Underground Pipe | 7-Feb-06 | Licensor: Seminole Gulf Railway, L.P.; Licensee: Bonita Springs Utilities, Inc. | Prep fee $3,500; inspection/flagging fee $1,524.60 for 2-day minimum; annual occupancy fee $2,827.50+tax inc CPI-U (1982–84=100, base year 2004); Licensee responsible for SGLR force-account labor, materials, supervision, relocations, and assessments/taxes; required insurance RPL $2M/$6M, CGL $5M, auto $1M, WC/EL standard limits, naming SGLR & CSXT | Bonita Springs Utilities, Inc., 11860 E. Terry Street, Bonita Springs, FL 34135 (Attn: Michael J. Liggins, P.E.) | License terminates with SGLR–CSXT master lease or for default after notice/cure; removal and ROW restoration required upon termination; relocations required for grade/alignment changes; contractors must sign Exhibit C indemnity and hold required FRA Roadway Worker Protection credentials | | Assign per Village; $2,827.50 annual occupancy charge; no expenses | |
| 51 | AX 982.22 | Two precast concrete box culverts (each 4' x 7') with headwalls and paved approaches, plus a 2,125-ft equalizer swale and berm on the east side of the railroad; crossing located at MP AX 982.22, approx. 4,425 ft south of Williams Road (AX 981.38), at ~90° angle within a 130-ft ROW | SGLR 0269 / Longbay.agt | License Agreement for Culvert Construction and Occupation | 7-Jul-98 | Licensor: Seminole Gulf Railway, L.P.; Licensee: Long Bay Partners, LLC | Prep fee $1,400;occupancy charge $7,750+tax (CPI-adjusted annually, base year 1998, CPI-U South Region); min flagging fee $2,750 for 5 days, addl days at $550/day; Licensee must pay SGLR force-account labor, materials, overhead, and costs incl track removal/restoration and expenses related to utility construction | Long Bay Partners, LLC (The Brooks of Bonita Springs), 3451 Bonita Bay Blvd., Suite 202, Bonita Springs, FL 34134-4395 | License terminates with SGLR–CSXT lease or for default with notice/cure; Licensee must remove utility and restore ROW upon termination; relocations required for new or adjusted track alignments; assignment allowed only to a community development district under Ch. 190 with SGLR consent; contractors must sign Exhibit C indemnity and maintain req' ins | BII 18(TPL) 13 (Vill) | Assign per Village; $7,750 annual occupancy charge, no expenses | |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 52 | AX 982.22 | Culvert construction and occupation at railroad right of way | N/A | License Agreement | 8-Jul-98 | Licensor: Seminole Gulf Railway, L.P.; Licensee: Long Bay Partners, LLC (transfer requested to The Brooks of Bonita Springs Community Development District I) | Not stated in provided documents | | "No termination clause" | | doc rec'd need provide to village | |
| 53 | AX 982.36 | 20-foot-wide private farm-access roadway crossing located 1,921 ft south of MP AX-982 near Estero, FL; includes Type "L" private road crossing surface and gated approaches at both ROW lines; installed for Sweetwater Ranch to access agricultural land; no wire or utility conflicts involved; Temporary private grade crossing over and across SGLR track and right of way, including construction, use, maintenance, and removal of crossing | SGLR 0220 CSX 619662 (Private Road Crossing Agreement) | License Agreement for Temporary Grade Crossing; Xing Approval SGLR 0220 separate agr; Construction and Maint of Private Xing | 6/18/2005; 1/12/1983 | Licensor: Seaboard System Railroad, Inc. (predecessor to CSX Transportation); Licensee: Sweetwater Ranch (via agent J.S. Crawford) | $50 prep fee; reqd deposit for construction $2,167.00 (Type "L" surface); annual maint charge $216.70 begins on completion of construction; all construction costs at applicant's expense; applicant responsible for approaches, drainage, sight distance, and future maintenance; automatic warning devices, if ever required by law, installed at no cost to the Railroad; Licensee to reimburse Licensor for legal and preparation costs; Annual occupancy fee and annual maintenance fee required but dollar amounts not stated; Licensee responsible for all construction, maintenance, repairs, inspections, insurance, and reimbursement of Licensor costs | Sweetwater Ranch c/o J.S. Crawford, Agent, 6719 Winkler Road, Fort Myers, FL 33907 | Gates must be installed at both ROW lines to prevent unauthorized use; private crossing only for farm access; maintenance charge subject to yearly Railroad review; all track-area work must be performed by railroad forces; crossing may be revoked for misuse or safety issues; "License may be terminated by Licensor for default after notice and cure period; License may be terminated by Licensor at any time with fifteen (15) days' notice; Crossing must be removed and property restored upon termination" | | Assign per Village; Cover ltr referenced annual maint fee $216.70, agr SGLR 0220 rec'd need send Village | |
| 54 | 983 | Synchronization of grade crossing traffic control devices (highway traffic signal interconnection/preemption) at Sandy Lane Extension & Coconut Road, Estero, FL | n/a | License Agr Install facilities | 2006; assigned 2011 | Licensor: Seminole Gulf Railway, Inc.; Licensee: Lee County | 2,612.35 SGLR work estimate (advance); $3,500 license fee (paid); insurance requirements: Railroad Protective $2M/$6M; General Liability $5M; Auto $1M; Workers' Comp (with waiver); cost responsibility for adjustments by initiating party | Lee County, Board of County Commissioners, P.O. Box 398, Fort Myers, FL 33902-0398 | No termination clause; special conditions: sovereign immunity limit per §768.28(5), Fla. Stat.; 72 hour notice before work on railroad property; Roadway Worker Protection Act certification; agreement transferable to Lee County (acknowledged in original) | | Assign per Village; one time fee pd, no revenue, no expenses | |

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| 1 | **AX No** | **Location** | **Agr No** | **Agr Type** | **Agr Date** | **Parties to Agr** | **Payments** | **Contact information** | **Termination / Special Provisions** | **on T** | **Assign, Merge or Terminate** | **NOTES** |
| 55 | AX 982.80 | Signal interconnection and synchronization between SGLR grade crossing warning devices and County highway traffic signals at Sandy Lane Extension & Coconut Road; includes installation of a 2'' conduit with 2-conductor wire, one handhole box, and coordinated pre-emption circuitry between the highway signal controller and SGLR's signal cabinet | Crossing No. 917829T SGLR 0391 | Agr for Synchronization of Grade Xing Traffic Control Devices (w/2011 Assign & Amend) | Original: 6/6/2006; Assign 2018 & Amendment: 2011 | Licensor: Seminole Gulf Railway, L.P.; Licensee: Village of Estero | $3,500 license fee paid to SGLR; Company to pay SGLR $2,612.35 for SGLR installation work (control circuitry, stub-outs, signal interconnection); all construction and relocation costs associated with synchronization borne by the party initiating work; Licensee responsible for all conduit, cabling, traffic-signal equipment, and ongoing maintenance of highway-side systems; all SGLR labor billed separately | Village of Estero | SGLR retains authority over railroad signal equipment; 72-hour notice required before work on ROW; contractors must comply with FRA Roadway Worker Protection Act; insurance required: RPL $2M/$6M, CGL $5M, Auto $1M, WC/EL standard limits with waiver of subrogation; 2011 amendment replaces indemnity clause to incorporate County sovereign-immunity limits under Florida Statute 768.28 | | Will MERGE per Village; Village pays $3,60 annually; At conveyance, Village will no longer be required to pay fee | |
| 56 | | **END ESTERO 983.5 START** | | | | | | | | | | |
| 57 | | **END BONITA 989.3 START** | | | | | | | | | | |
| 58 | | **END COLLIER COUNTY 990.8** | | | | | | | | | | |

Richard Stephens -
Partner / Principal Scientist
S&S Environmental
Consultants, LLC

# Bonita Estero Rail Trail (BERT)- Environmental Investigation Update

July 21, 2026 - Phase I ESA for the Bonita Estero Rail Trail (BERT) Lee and Collier Counties, Florida

September 18, 2026 - Phase II ESA for the Bonita Estero Rail -Trail (BERT) Lee and Collier Counties, Florida

- 180 soil samples from 60 locations
- 69 soil samples from 23 locations in the Village of Estero



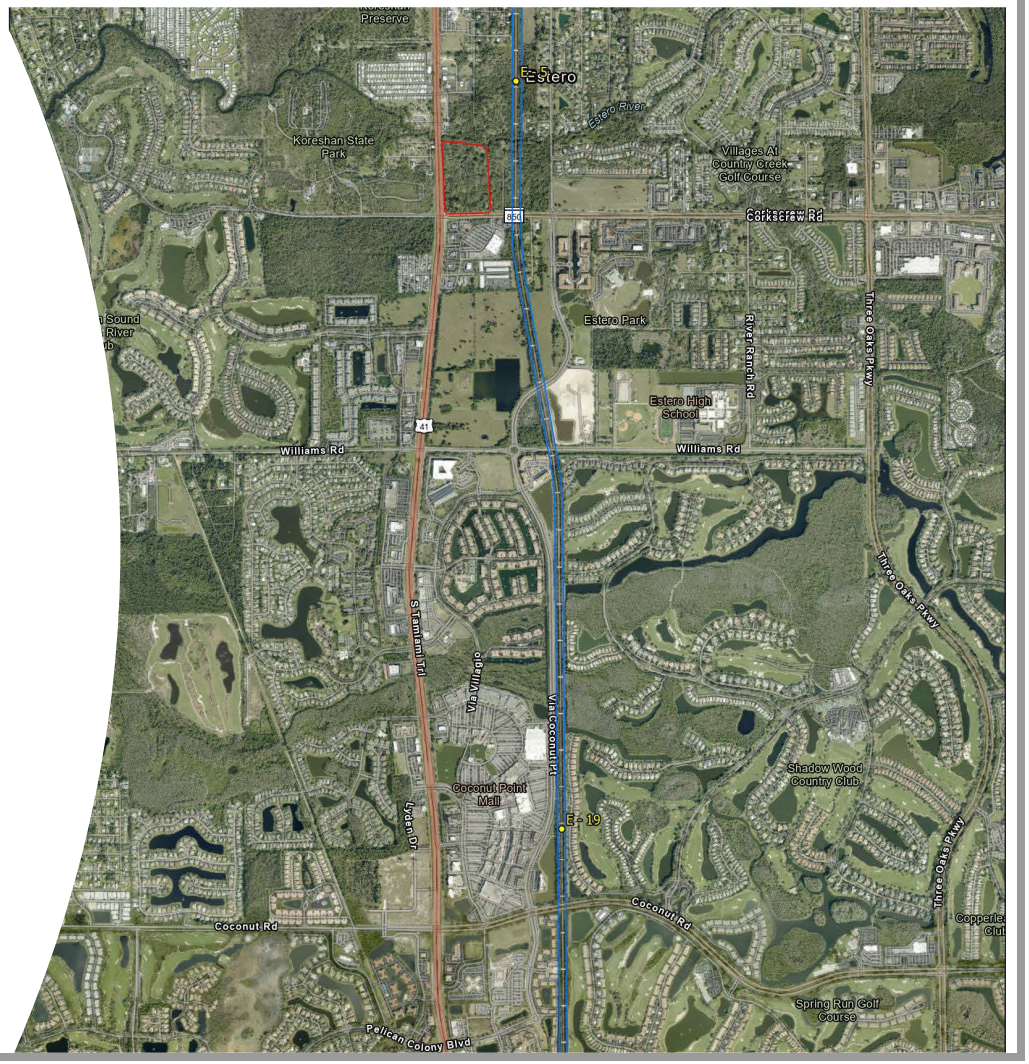
# Soil samples were analyzed for Arsenic, Lead, PAHs, and Total Recoverable Petroleum Hydrocarbons (TRPHs)

Sample results were compared for the FDEP Soil Cleanup Target Levels (SCTLs: 62-777 F.A.C).

- Residential Direct Exposure
- Industrial / Commercial Direct Exposure
- Alternative SCTLs for Recreation Use will be developed

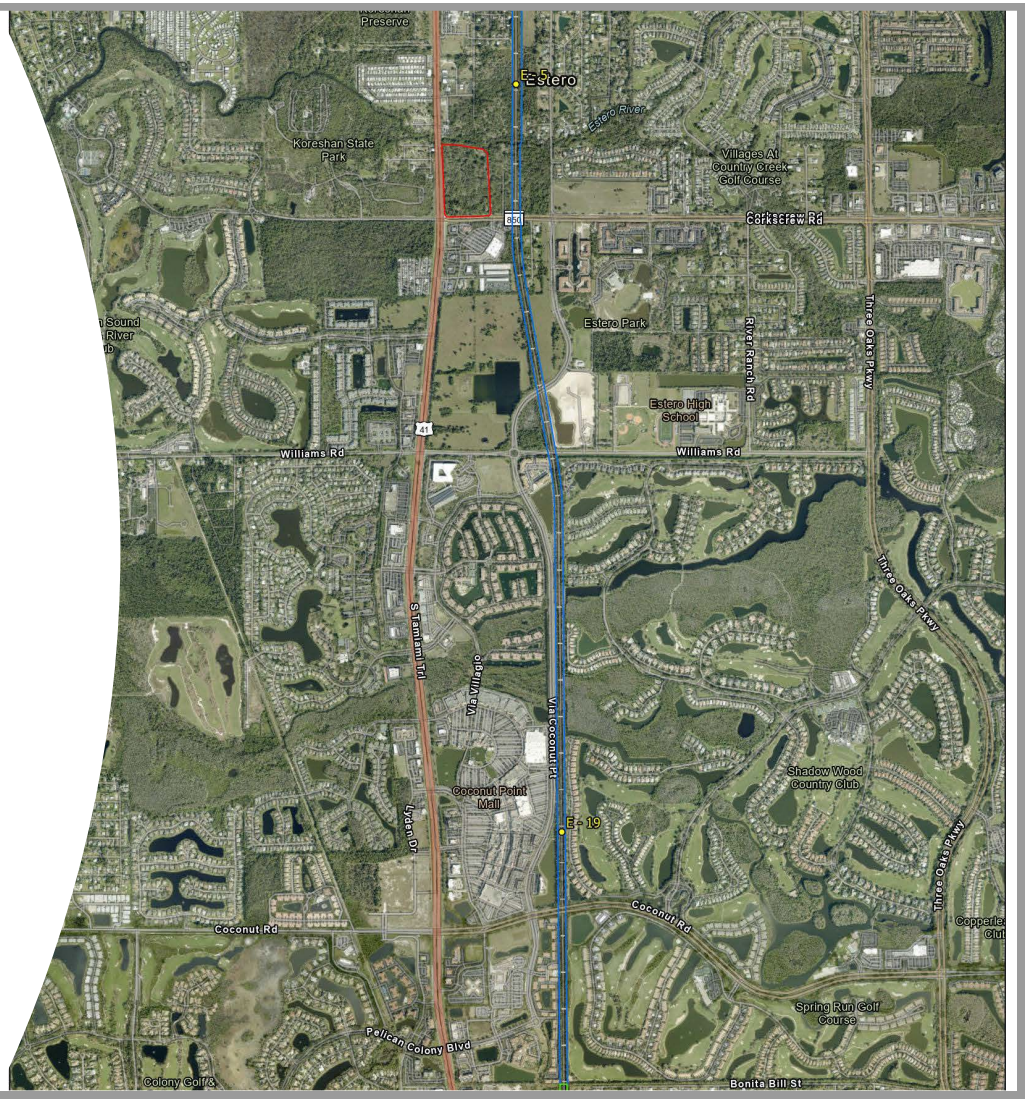
Results:

- No exceedances for Lead and TRPHs
- Two locations exhibited exceedances for Arsenic and PAHs - Supplemental Sampling



# October 6 – 9, 2026 – Supplemental Soil Assessment

- Supplemental Soil assessment at 2 locations
  - Sample step outs
  - Boundary samples
- Background Soils



# October 15, 2026 – Capping and Soil Management Plan

- Engineering Controls:
  - Asphalt/Concrete Cap (Trail Tread)
  - Clean Soil Cap (Shoulders/Flanks)
  - Fencing
- Institutional Controls



# Next Steps

- Submit Data to FDEP and UF (ongoing) for the development of the appropriate ASCTLs.
- Additional sampling (if required by FDEP/UF for development of the ASCTLs)
- Further development of the Soil Capping and Soil Management Plan

# Thank You

ENVIRONMENTAL CONSULTANTS, LLC

# WORKSHOP ITEM SUMMARY SHEET
# VILLAGE COUNCIL MEETING
# October 28, 2026

**Agenda Item:**

Village of Estero Vulnerability Assessment Update

**Background:**

The Village of Estero received a $450,000 CDBG-DR grant from Lee County to prepare a Vulnerability Assessment.

In August 2025 the Village hired APTIM to prepare the assessment.

APTIM completed the project earlier this year. The final reports are available on the Village's website. Links are provided below.

https://estero-fl.gov/wp-content/uploads/2026/09/Estero-Vulnerability-Assessment-Report.pdf

https://estero-fl.gov/wp-content/uploads/2026/09/Estero-Adaptation-Plan.pdf

**Description:**

Village Staff will provide a project update, including the project's findings and recommendations.

The Village's consultant APTIM completed a recorded update that is available on the Village's website.
https://estero-fl.gov/village-of-estero-vulnerability-assessment/

**Financial Impact:**

There is no financial impact associated with this agenda item.

**Prepared by: David Willems, P.E.**

**Attachments:**

1. Presentation

APTIM

# VILLAGE OF ESTERO COMPREHENSIVE VULNERABILITY ASSESSMENT & ADAPTATION PLAN

## Final Presentation

Village of ESTERO



# AGENDA

- Vulnerability Assessment
  - Approach
  - Results: Asset Types at Risk
- Focus Areas
- Adaptation Strategies
- Conclusion and Findings



# VULNERABILITY ASSESSMENT APPROACH



## Data Collection

- *Village infrastructure data*
- *State critical asset inventory*
- *Flood and non-flood hazard scenarios*
- *Two Public Outreach Meetings*



## Exposure Analysis

- *17 Scenarios*
- *% of assets exposed*
- *% of land area exposed*
- *Flood depth by scenario at each asset*



## Sensitivity Analysis

- *Rank assets based on consequence of failure of those assets, depth threshold, and rate of return of each scenario*



## Review of Priority Vulnerable Assets

- *Prioritization*
- *Potential Adaptation Strategies*
- *Identify Focus Areas*

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# ASSET TYPES AT RISK

## CURRENT (100-YR) STORM SURGE



**Roads**

*Max depth*

*9 ft*

*17%*
*impacted*



**Lift Stations**

*Depth*

*6 ft*

*10%*
*impacted*



**Communication Facilities**

*Depth*

*1 ft*

*11%*
*impacted*



**Bridges**

*Depth*

*1 ft*

*10%*
*impacted*



**Bus Stations**

*Depth*

*2 ft*

*6%*
*impacted*

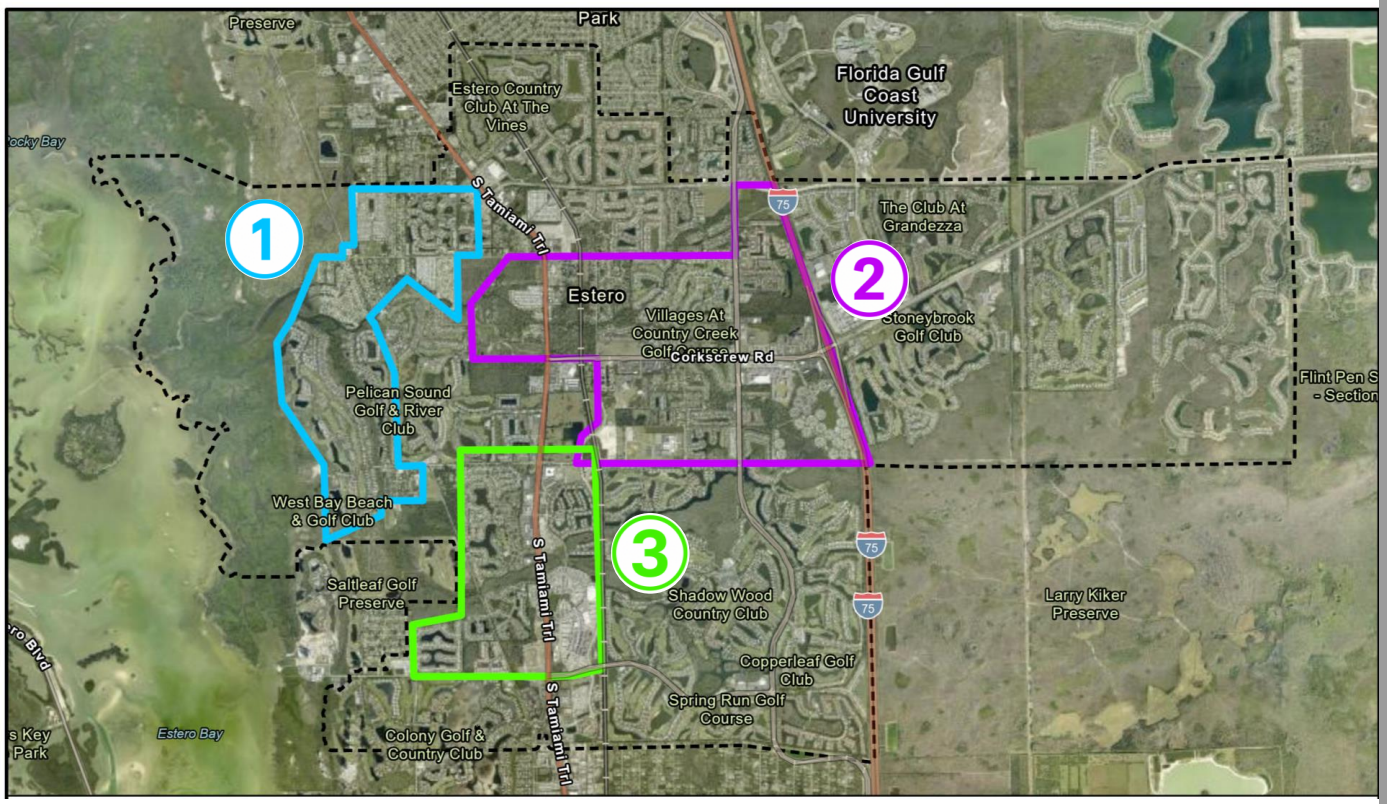
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# FOCUS AREAS

Three focus areas were identified based on large concentration of at-risk assets:

- *Focus Area 1:* ***Estero Bay Front***
- *Focus Area 2:* ***Village Center & Corkscrew Corridor***
- *Focus Area 3:* ***Fountain Lakes & Coconut Point***



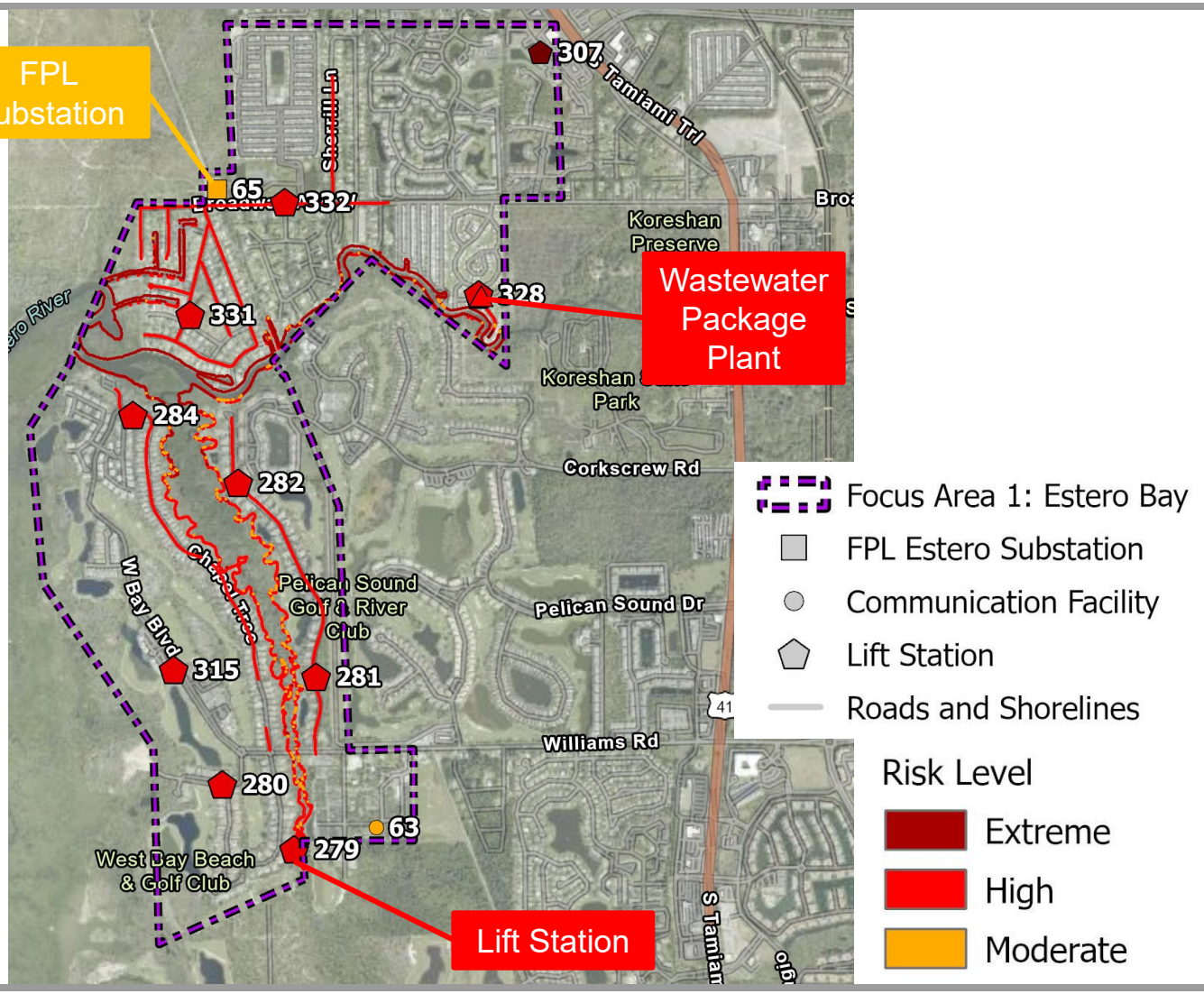

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# FOCUS AREA #1

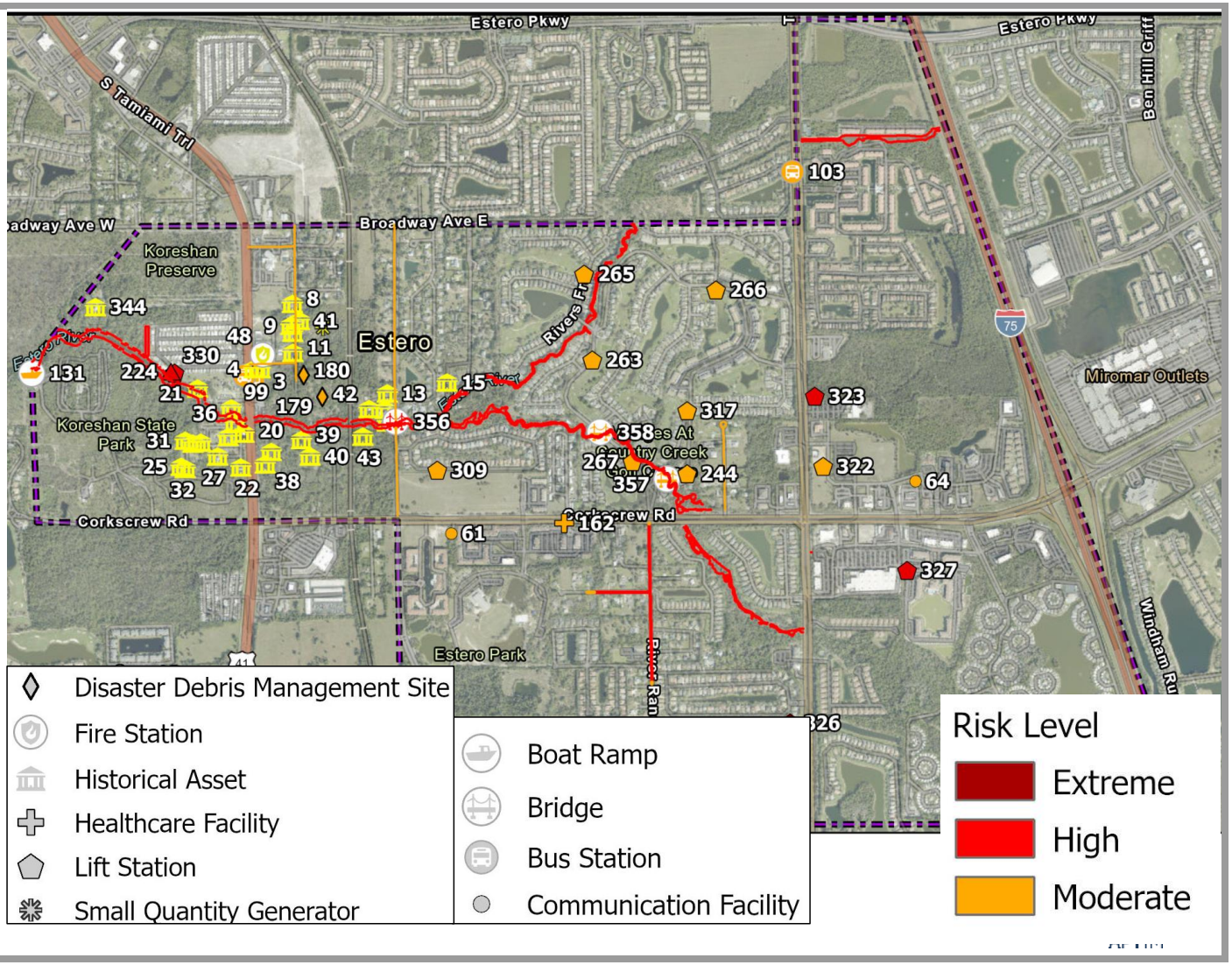
- Mostly residential
- Many parcels in special flood hazard zone or below the BFE
- Hazards of concern: surge& tide

- Vulnerable assets:
  - ✓ Lift stations
  - ✓ Village-owned and private roads
  - ✓ Mobile home parks
  - ✓ Package plants
  - ✓ A cell Tower
  - ✓ FPL Estero substation
  - ✓ Parcels and shorelines along the Estero river



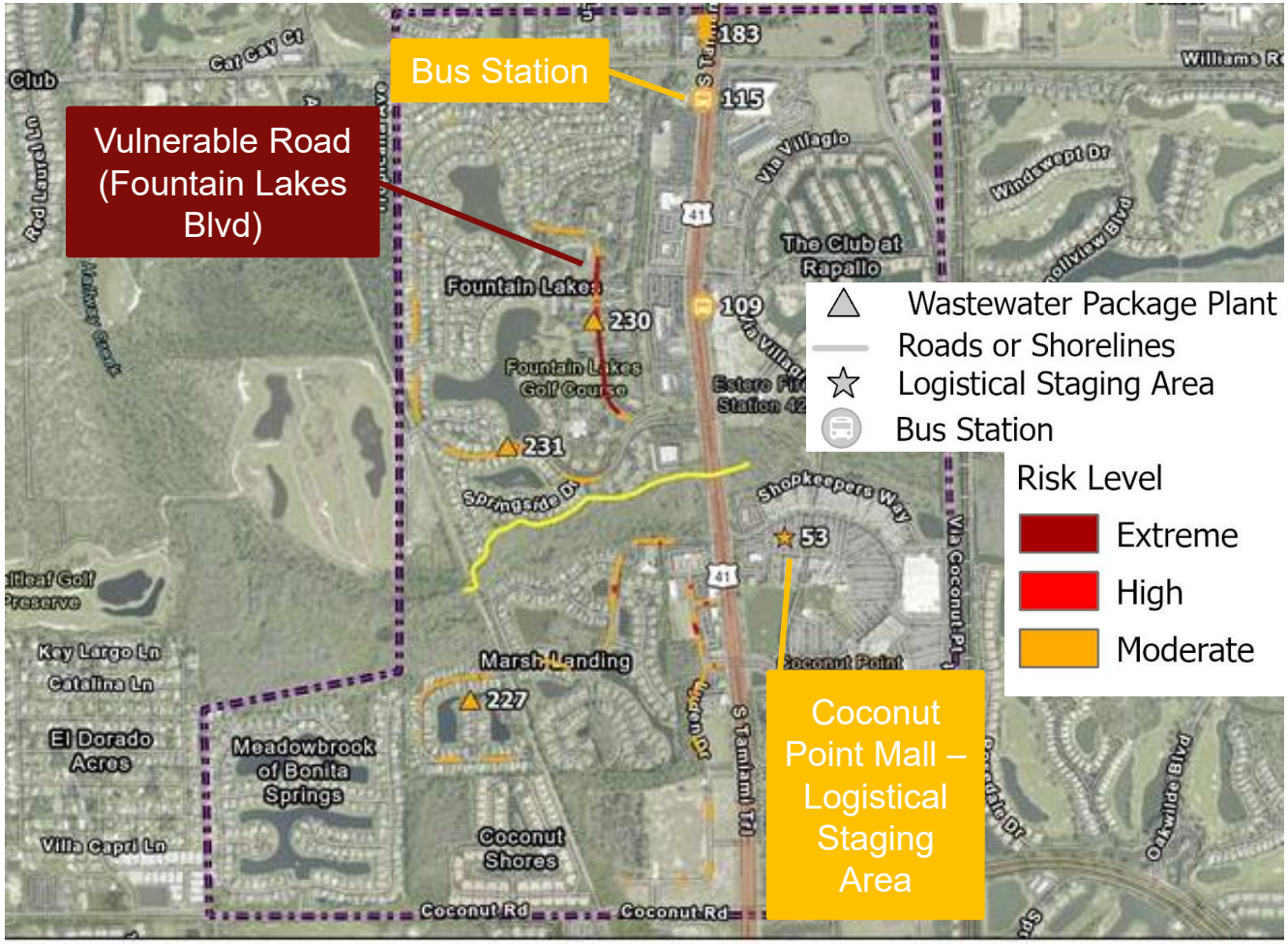
# FOCUS AREA #2

- Central core of the Village
- Vulnerable to both surge and rainfall
- Vulnerable assets:
  - ✓ Historical assets
  - ✓ Lift stations
  - ✓ Package plants
  - ✓ Bus stations
  - ✓ Boat Ramp at Koreshan State Park
  - ✓ Multiple private healthcare facility
  - ✓ Two cell towers
  - ✓ Multiple bridges
  - ✓ Parcels and shorelines along the Estero river.



# FOCUS AREA #3

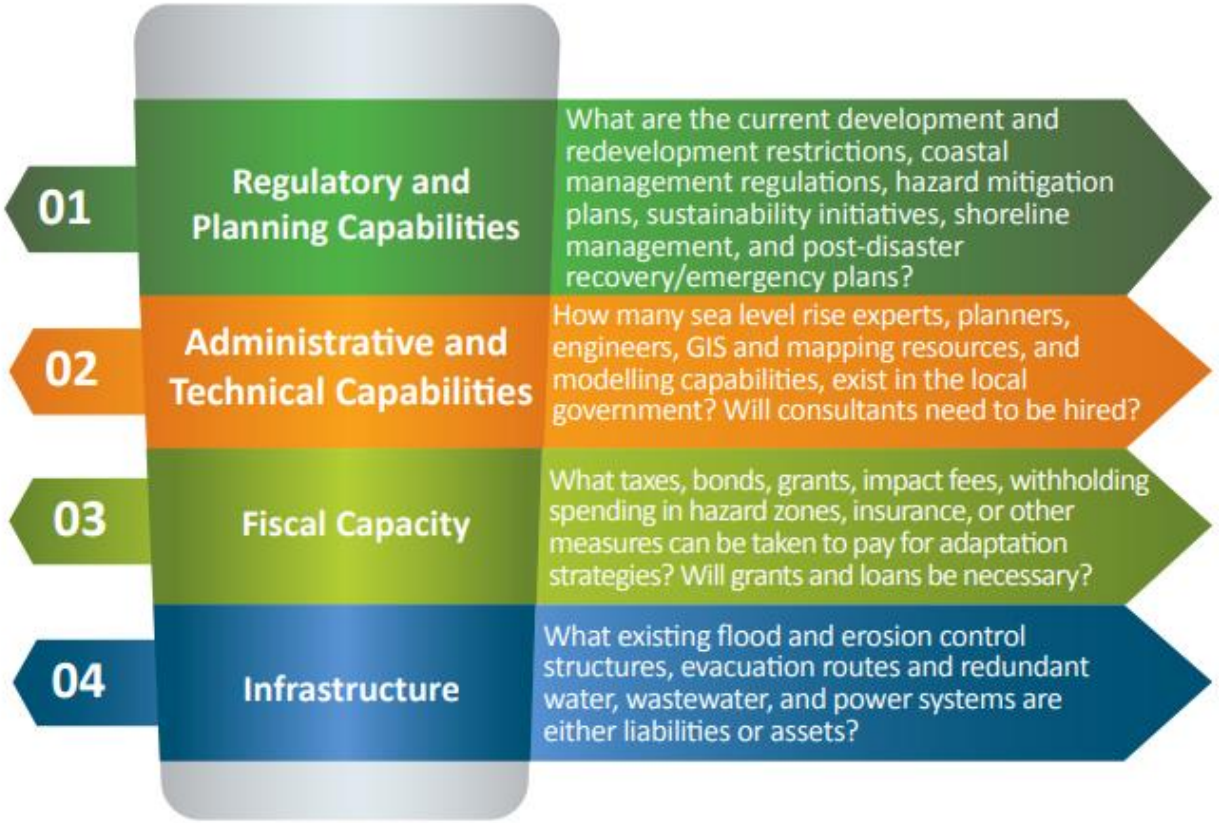
- Mostly residential
- Hazards of concern: Extreme heat, wildfires, rainfall
- Vulnerable assets:
  - ✓ Lift station
  - ✓ Private roads
  - ✓ One control valve
  - ✓ Bus terminals
  - ✓ Coconut Mall, acting as a logistical staging area




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# ADAPTATION PLANNING STEPS




9

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# ONGOING PROJECTS

- Three Oaks Parkway & I-75 (behind the post office):
  - 72 acres acquired
  - 25-acre flood mitigation pond
- Estero River North Branch Creek Restoration
  - Restore hydraulic connection
- Drainage Improvements for Broadway Ave West project
  - Stormwater runoff and overtopping mitigation

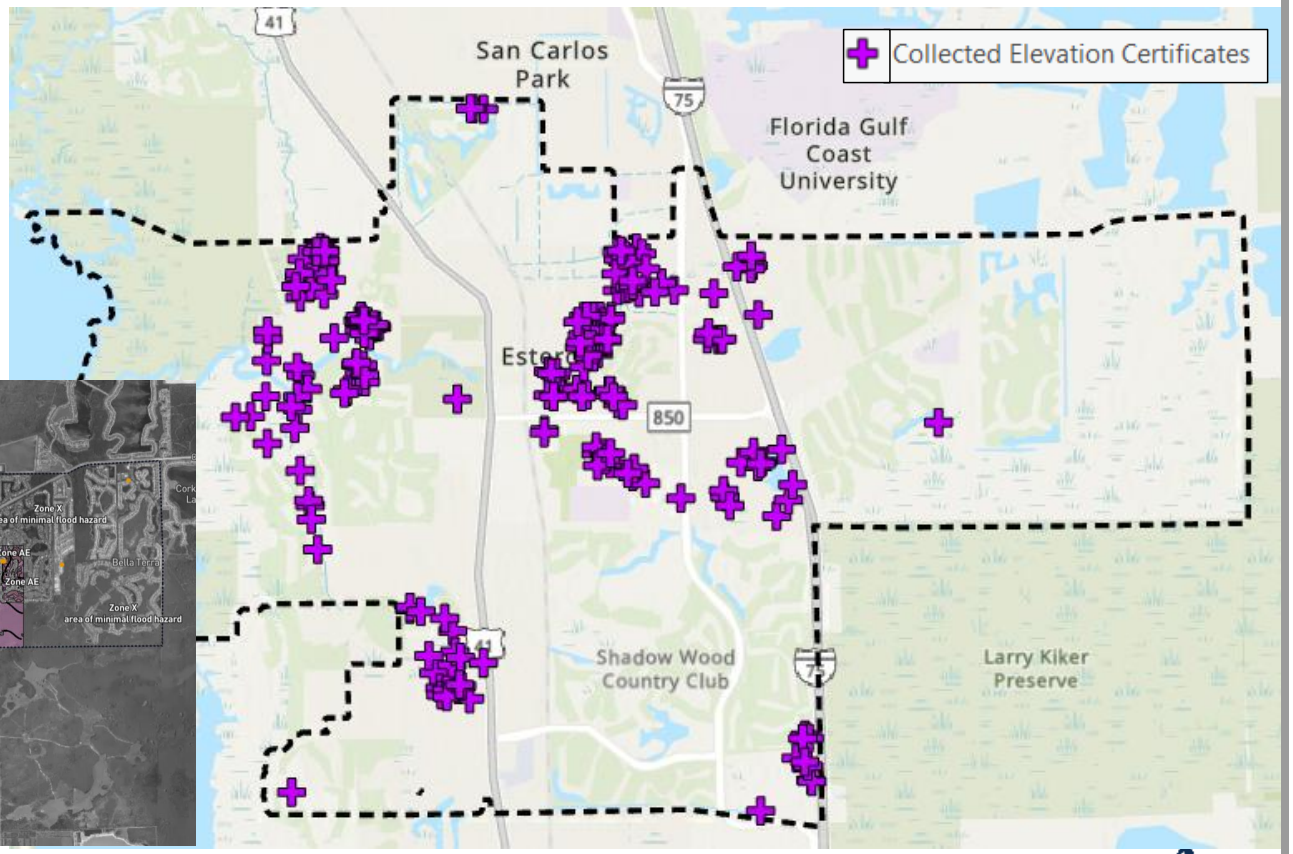


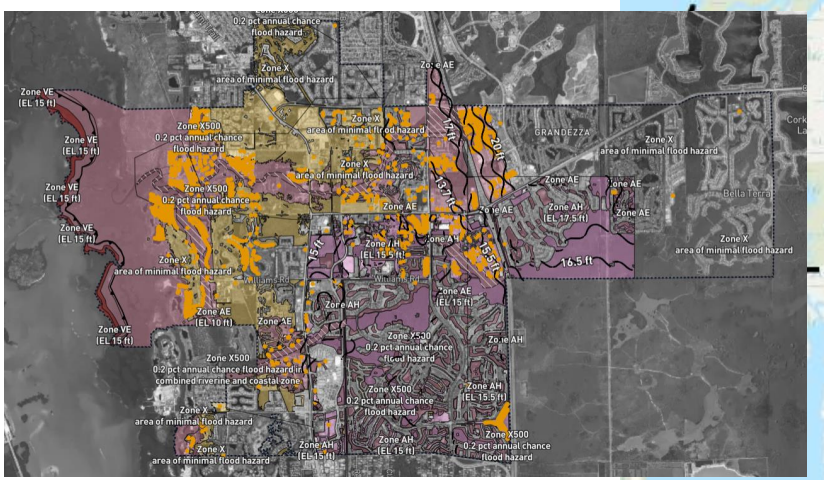


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# ACTIVE FLOODPLAIN MANAGEMENT

- As part of project, total of **237** Elevation Certificates were collected for structures located within the special flood hazard areas



11 https://esterofl.withforerunner.com/explore

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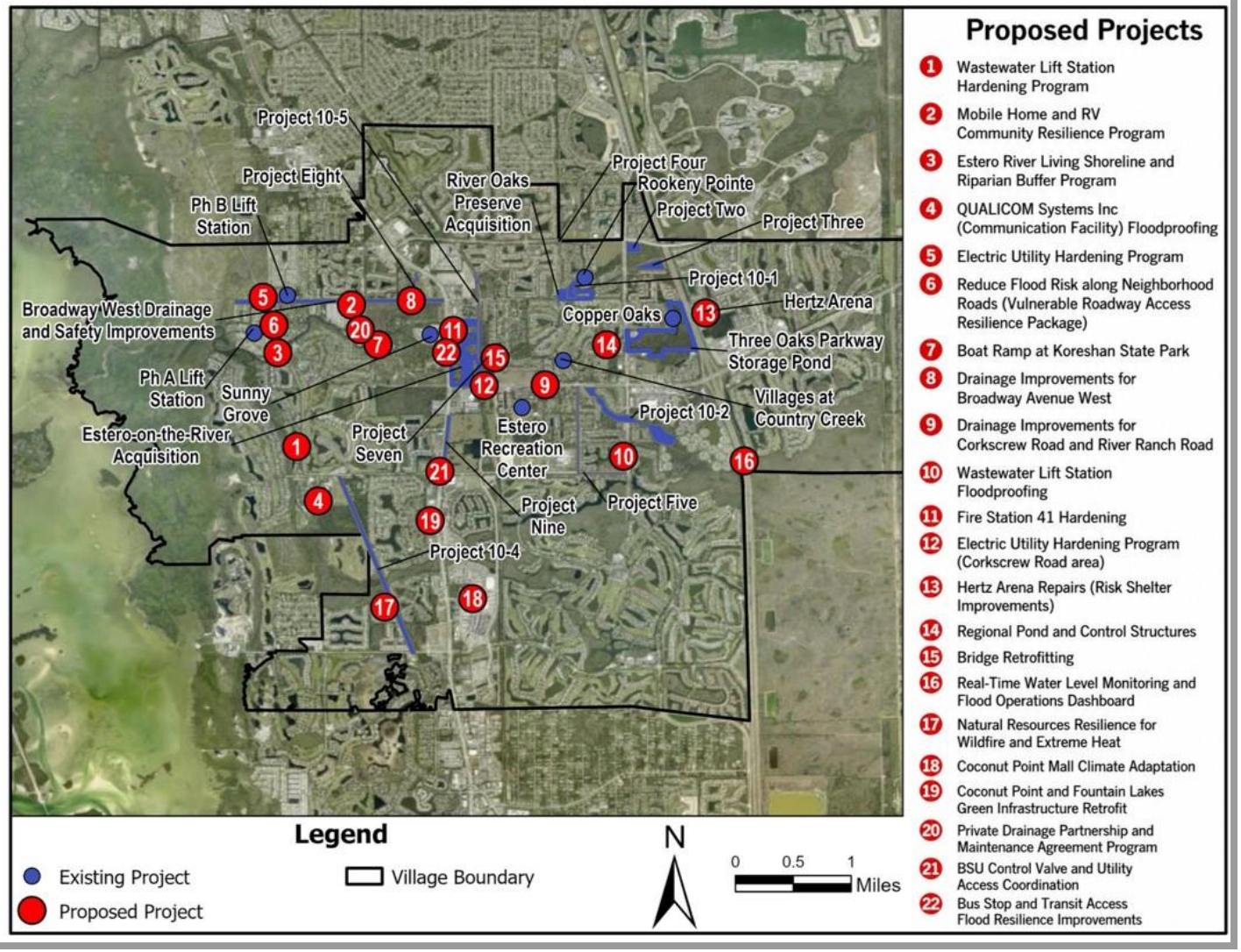
# ADAPTATION STRATEGIES

| Category | Purpose | Examples |
|---|---|---|
| **Protection**  | Reduce flood entry, wave energy, scour, or direct damage. | Floodwalls, sump pumps, debris deflectors, scour reinforcement, berms, living shorelines. |
| **Accommodation**  | Modify assets to function with flooding or recover quickly. | Elevated control panels, elevated pads, flood-resistant materials, floating docks. |
| **Avoidance**  | Guide new development or critical functions away from higher hazard areas. | Shoreline setbacks, overlay policies, revised siting criteria, easements, open space preservation. |
| **Managed relocation or Retreat**  | Move highly vulnerable structures or functions when protection or accommodation is not cost-effective. | Buyouts, land swaps, voluntary relocation, repositioning critical equipment. |

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# EXISTING & PROPOSED PROJECTS




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# RANKED ADAPTATION PROJECTS

| Project ID | Project Title | Public Safety Subtotal | Criticality Subtotal | Feasibility Subtotal | Value Subtotal | Total Score | Rank |
|---|---|---|---|---|---|---|---|
| FA2-P2 | Drainage Improvements for Broadway Avenue West | 26 | 18 | 42 | 14 | **102** | **1** |
| FA2-P4 | Wastewater Lift Station Hardening Program | 32 | 24 | 28 | 14 | **100** | **2** |
| FA2-P8 | Regional Pond and Control Structures | 33 | 6 | 42 | 12 | **95** | **3** |
| FA1-P1 | Wastewater Lift Station Hardening Program | 32 | 24 | 24 | 12 | **94** | **4** |
| FA3-P3 | Coconut Point / Fountain Lakes Transit and Stormwater Green Infrastructure Retrofit | 36 | 12 | 32 | 12 | **94** | **5** |
| FA2-P3 | Drainage Improvements for Corkscrew Road / River Ranch Road | 20 | 18 | 36 | 14 | **90** | **6** |
| FA3-P1 | Natural Resources Resilience for Wildfire and Extreme Heat | 42 | 8 | 20 | 18 | **90** | **7** |

**Higher score = Higher priority**

* Color scale used in this table is not the same as risk levels presented on other slides

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# PROPOSED ADAPTATION PROJECTS

## Focus Area 1




### Focus Area 1 - Project 3

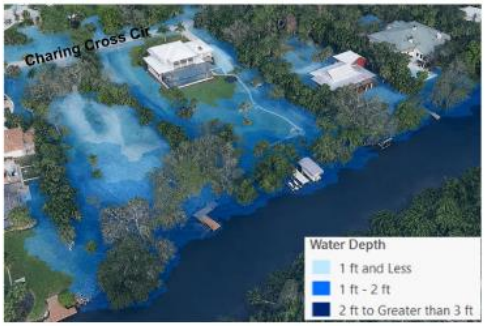
### Estero River Living Shoreline and Riparian Buffer Program

#### Project Description

This project is focused on shorelines, waterfront parcels, and adjacent infrastructure within along the Estero River. The 2026 Vulnerability Assessment identified these shoreline assets as recurring at-risk resources under storm surge, tidal flooding, compound flooding, erosion, and future sea level rise scenarios. These conditions threaten the long-term stability of shorelines and adjacent parcels, and may increase vulnerability of adjacent roads, utilities, natural resources, and waterfront properties.

Approximately **3,100 linear feet of seawall gaps** were identified along the north shore of the Estero River where improvements could help **reduce up to 3 feet of tidal flooding by 2050,** in the waterfront parcels and **nearby roads like Charing Cross Circle**. This project proposes to advance a coordinated nature-based and hybrid shoreline resilience program that may include targeted gap closures, living shoreline treatments, riparian buffer restoration, river dredging, wetland enhancement, and nearshore breakwater evaluation to maintain protection capacity as sea level rises. Project development will require coordination among the Village of Estero, South Florida Water Management District, Lee County, and adjacent property owners and will be supported through conceptual design, permitting evaluation, habitat baseline assessments, cost estimating, and long-term monitoring planning.

#### Projected 2050 Tidal Flooding Conditions




#### Location & Proposed Adaptation




#### Primary Hazard(s)

Tidal flooding, storm surge, erosion, sea level rise

#### Potential Funding Sources

Resilient Florida; NOAA; NFWF; FWC coastal habitat grants; USACE CAP 206; FDEP coastal programs.

#### Implementation Timeline

Short-term | Mid-term | Long-term

#### Asset Owner/ Responsible Entity

Private, Village of Estero can support a private seawall policy

#### Estimated Cost

$ $ $

$7,100,000

#### Priority Rating

- Low
- Medium
- High

#### Alignment with Existing Plans

- Village of Estero Comprehensive Plan
- FEMA Narrative
- South Lee County Watershed Initiative Modeling Report

#### Vulnerability of Assets

Low
Moderate
High
Extreme

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# PROPOSED ADAPTATION PROJECTS

## Focus Area 2




### Focus Area 2 - Project 3

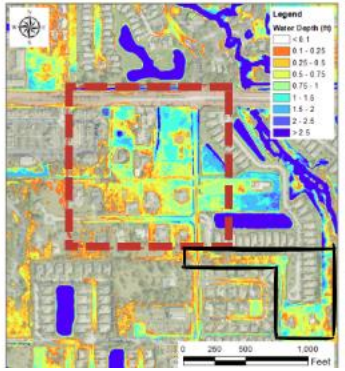
**Drainage Improvements for Corkscrew Road / River Ranch Road**

**Project Description**

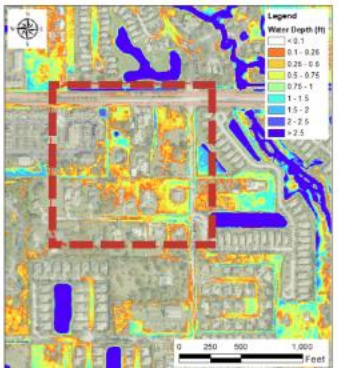
The Corkscrew Road and River Ranch Road intersection is vulnerable to rainfall and compound flooding that can affect roadway access, nearby neighborhoods, utility assets, and emergency response routes. In parallel with the existing River Ranch Road Improvements project, this project recommends advancing backflow prevention from the Estero River during extreme storm conditions. Modeled flooding indicates a potential flow path from the Estero River South Branch through adjacent wetlands (shown in black polygon on the bottom left image), across River Ranch Road, and toward Coralee Avenue; therefore, backflow prevention near the Estero Preserve Run cul-de-sac is recommended. The 2026 Stormwater Modeling Update also showed that increased pipe size and/or additional barrels could provide substantial flood mitigation, supporting further refinement of the existing drainage improvement effort (bottom right image).

The project also aims to evaluate green infrastructure or additional storage where right-of-way, drainage patterns, and adjacent land uses allow. Utility assets near the intersection, including the control box southeast of the intersection, were surveyed and found to have critical electrical components above the 100-year flood elevation; therefore, near-term floodproofing or elevation is not expected to be needed.

**Existing Conditions Rainfall Flooding**



**Reduced Rainfall Flooding with Drainage Improvements**



**Location**




**Primary Hazard(s)**

Rainfall, compound flooding, roadway overtopping

**Potential Funding Sources**

Resilient Florida, FEMA BRIC, FEMA HMGP, FDOT programs

**Implementation Timeline**

Short-term | Mid-term | Long-term

**Asset Owner/ Responsible Entity**

Village of Estero

**Estimated Cost**

$ $ $

$560,000

**Priority Rating**

Low
Medium
High

**Alignment with Existing Plans**

- VA Stormwater report finding
- Village of Estero Stormwater Master Plan
- Estero River, Imperial River, & Springs Creek Storm Assessment Summary Report

**Vulnerability of Assets**

Low
Moderate
High
Extreme

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# PROPOSED ADAPTATION PROJECTS

## Focus Area 3




### Focus Area 3 - Project 1 (Village-Wide)

**Natural Resources Resilience for Wildfire and Extreme Heat**



#### Project Description

This project is a Village-wide strategy with a focus in Focus Area 3, where conservation lands are adjacent to developed areas and urban heat island zones, and where wildfire and heat sensitivity is highest within the Village. The project proposes to support vegetation management, defensible buffer creation, fuel-load reduction, and restoration of disturbed natural areas to reduce wildfire risk while preserving habitat, shade, and cooling benefits.

The project would also encourage replanting and landscape restoration after development and redevelopment, particularly where conservation land edges have been disturbed or fragmented. Native replanting, canopy enhancement, and restoration of buffer areas would help reduce wildfire exposure at the interface between natural lands and developed areas while supporting long-term natural systems health.

Because this project is primarily nature-based and non-structural, implementation would likely involve coordination among the Village, property owners, conservation land managers, fire-rescue partners, and redevelopment applicants. The project can also support broader resilience goals by improving natural resource protection, reducing edge vulnerability, and helping offset heat-related impacts throughout the Village, with initial priority in Focus Area 3.

#### Potential Funding Sources

- FEMA Hazard Mitigation Assistance
- Florida Forest Service wildfire mitigation or community forestry programs
- FDEP or regional conservation / restoration grants
- Lee County / regional resilience or hazard mitigation funding Local CIP funding

#### Proposed Adaptation




#### Primary Hazard(s)

Wildfire and Extreme Heat

#### Priority Rating

- Low
- Medium
- High

#### Implementation Timeline

Short-term | Mid-term | Long-term

#### Estimated Cost

$ $ $

$100,000

#### Alignment with Existing Plans

- 2018 Village of Estero Comprehensive Plan
- 2022 Lee County Joint Local Mitigation Strategy
- 2025 Estero LMS Progress Report
- 2025 Lee County Coastal Flood Adaptation Plan

#### Vulnerability of Assets




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# IMPLEMENTATION SCHEDULE

| Rank | Project | Focus Area | Implementation Window | Funding Recommendation |
|---|---|---|---|---|
| **1** | Drainage Improvements for Broadway Avenue West | 2 | 1–2 years | Advance quickly using Village capital/stormwater funds for design and match; pursue Resilient Florida, FEMA HMGP/BRIC, and EPA CWSRF where eligible. |
| **2** | Wastewater Lift Station Hardening Program | 2 | 1–5 years | Package as a utility resilience project; pursue FEMA HMGP/BRIC/FMA, EPA CWSRF, HUD CDBG-MIT/DR, Resilient Florida, and utility capital budgets. |
| **3** | Regional Pond and Control Structures | 2 | 1–3 years advancement; phased design/construction | Treat as a flagship grant project; pursue Resilient Florida, FEMA HMGP/BRIC, SWFWMD CFI, USACE CAP 205, and local stormwater funds. |
| **4** | Wastewater Lift Station Hardening Program | 1 | 1–2 years for priority verification; phased implementation | Use VA results to coordinate utility-owner implementation; pursue Resilient Florida, FEMA HMGP/BRIC/FMA, EPA CWSRF, HUD CDBG-MIT, and utility budgets. |
| **5** | Coconut Point / Fountain Lakes Transit and Stormwater Green Infrastructure Retrofit | 3 | 5–30 years; begin pilot planning earlier | Phase into pilot segments; pursue Resilient Florida, FEMA HMGP/BRIC, EPA green infrastructure programs, NOAA, FDOT TAP, LeeTran/FTA funds, and private cost share. |

# IMPLEMENTATION SCHEDULE

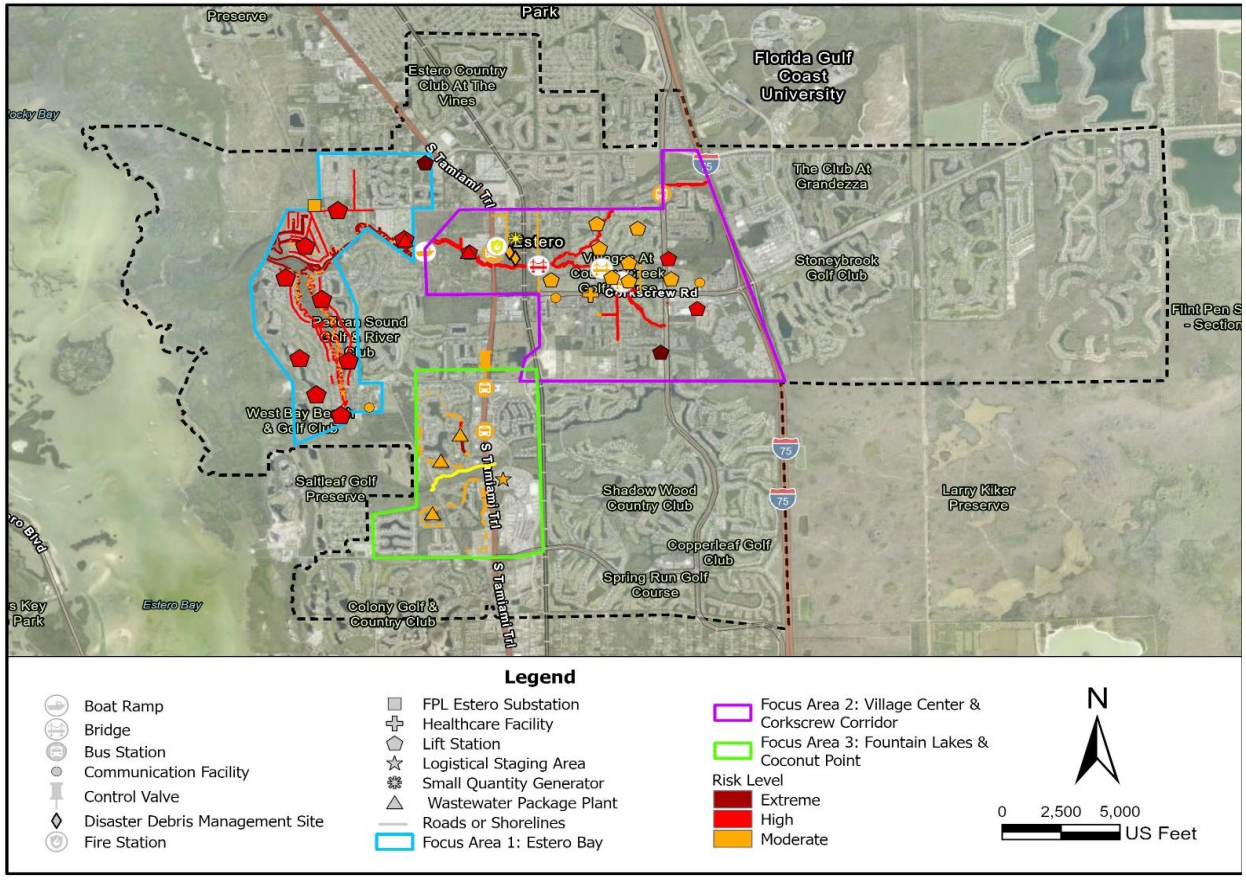
| Rank | Project | Focus Area | Implementation Window | Funding Recommendation |
|---|---|---|---|---|
| **6** | Drainage Improvements for Corkscrew Road / River Ranch Road | 2 | 1–5 years | Advance with stormwater/transportation funds; pursue Resilient Florida, FEMA HMGP/BRIC, FDOT programs, and Village capital/stormwater funds. |
| **7** | Natural Resources Resilience for Wildfire and Extreme Heat | 3 | 1–2 years | Start as a low-cost, high-readiness program; pursue Florida Forest Service, FEMA HMA, FDEP conservation/restoration grants, Lee County resilience funds, and local CIP. |
| **8** | Reduce Flood Risk Along Neighborhood Roads | 1 | 5–30 years; begin survey and ownership coordination earlier | Split into public/private segments; pursue Resilient Florida, FEMA HMGP/BRIC, FDOT programs, HUD CDBG-MIT, local transportation/stormwater funds, and private cost share. |
| **9** | Bridge Retrofitting: Sandy Lane and South Tamiami Trail Bridges over Estero River | 2 | 1–5 years | Begin with hydraulic/structural evaluation; pursue Resilient Florida, FEMA HMGP/BRIC, FDOT/local transportation funds, and USACE where eligible. |
| **10** | Estero River Living Shoreline and Riparian Buffer Program | 1 | 1–5 years for design/permitting; phased implementation | Position as a nature-based resilience package; pursue Resilient Florida, NOAA, NFWF, FWC/FDEP habitat programs, USACE CAP 206, and private shoreline cost share. |

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# BEFORE & AFTER ADAPTATION

**Before Adaptation**

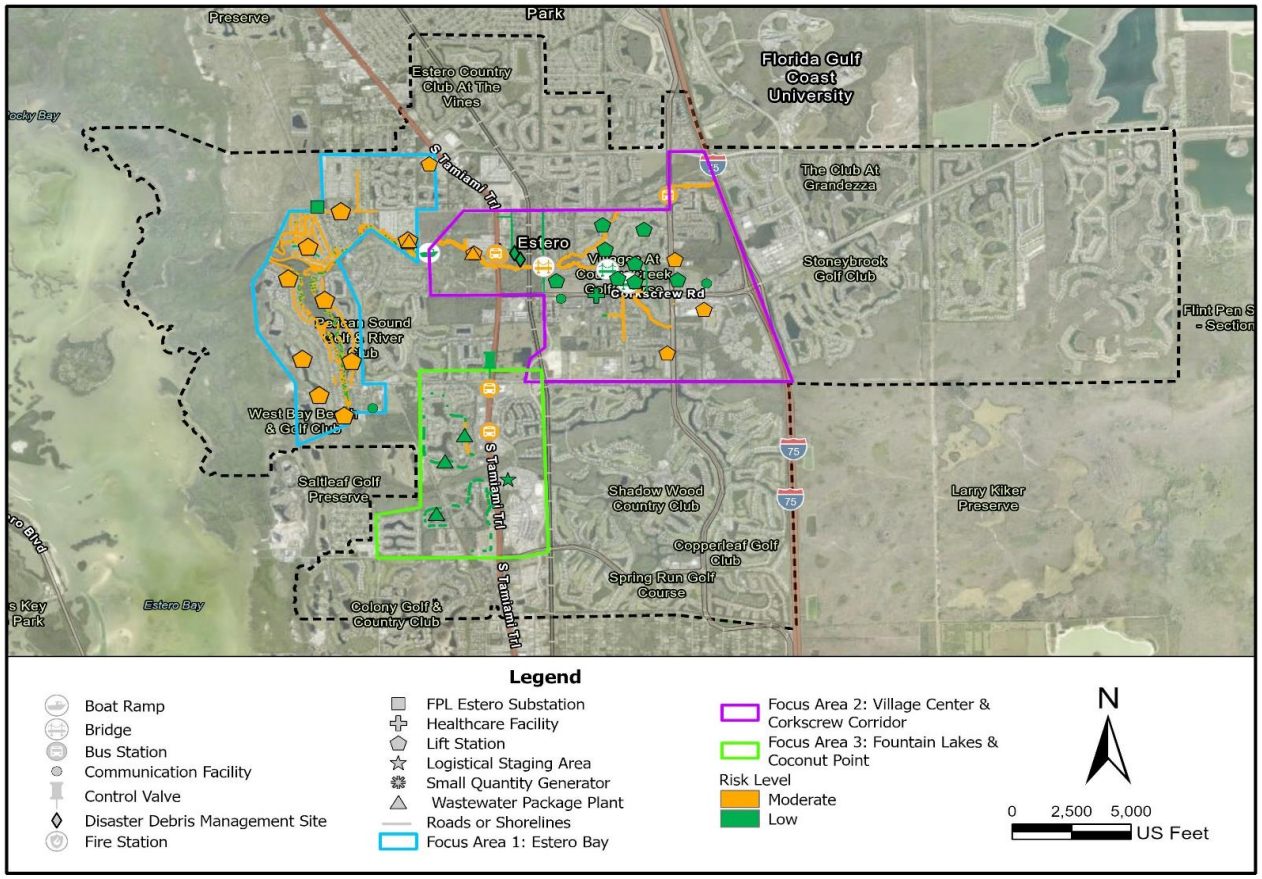





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# BEFORE & AFTER ADAPTATION

**After Adaptation**




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# QUESTIONS

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