

EXHIBIT 10a (FDOT)
BABCOCK MPD - YEAR 2026
LEE COUNTY ROADS IMPACT FEE CALCULATION

Project: Babcock MPD - Year 2026

			100%			45%		
			Adopted			Adopted		
	Size		Fee Rate	/Unit	Amount	Fee Rate	/Unit	Amount
Residential	Single-Family - Detached	980	6,458	/d.u.	6,328,840	2,906	/d.u.	2,847,978
	Multiple Family Building	0	4,517	/d.u.	0	2,033	/d.u.	0
	Duplex/Two-Family/Townhouse	650	4,517	/d.u.	2,936,050	2,033	/d.u.	1,321,223
	Mobile Home / RV Park	0	3,391	/d.u.	0	1,526	/d.u.	0
	Elderly / Disabled Housing	0	2,333	/site	0	1,050	/site	0
	Adult Cong. Living Facility (ACLF)	0	1,369	/d.u.	0	616	/d.u.	0
	Hotel / Motel / Time-share	600	3,745	/room	2,247,000	1,685	/room	1,011,150
Retail	Shopping Center	870,000	7,648	/1,000 s.f. GFA	6,653,760	3,442	/1,000 s.f. GFA	2,994,192
	Bank	0	16,665	/1,000 s.f.	0	7,499	/1,000 s.f.	0
	Car Wash, Self Service	0	3,685	/Stall	0	1,658	/Stall	0
	Convenience Store w/Gas Sales	0	28,228	/1,000 s.f.	0	12,703	/1,000 s.f.	0
	Golf Course (open to public)	0	1,850	/acre	0	833	/acre	0
	Movie Theater	0	16,259	/1,000 s.f.	0	7,317	/1,000 s.f.	0
	Restaurant, Standard	0	14,240	/1,000 s.f.	0	6,408	/1,000 s.f.	0
	Restaurant, Fast Food	0	31,053	/1,000 s.f.	0	13,974	/1,000 s.f.	0
Office	General Office	257,000	5,191	/1,000 s.f.	1,334,087	2,336	/1,000 s.f.	600,339
	Medical Office	43,000	5,191	/1,000 s.f.	223,213	2,336	/1,000 s.f.	100,446
	Hospital	0	5,887	/1,000 s.f.	0	2,649	/1,000 s.f.	0
	Nursing Home	0	3,384	/1,000 s.f.	0	1,523	/1,000 s.f.	0
	Church	0	3,733	/1,000 s.f.	0	1,680	/1,000 s.f.	0
	Day Care Center	0	9,699	/1,000 s.f.	0	4,365	/1,000 s.f.	0
	Elementary / Sec. School (Private)	0	1,838	/1,000 s.f.	0	827	/1,000 s.f.	0
Industrial	Industrial Park or General Industrial	0	4,407	/1,000 s.f.	0	1,983	/1,000 s.f.	0
	Warehouse	0	2,294	/1,000 s.f.	0	1,032	/1,000 s.f.	0
	Warehouse, High-Cube	0	1,083	/1,000 s.f.	0	487	/1,000 s.f.	0
	Mini-Warehouse	0	1,090	/1,000 s.f.	0	491	/1,000 s.f.	0
	Mine	0	0	/Cubic Yard	0	0	/Cubic Yard	0
Total			\$19,722,950			\$8,875,328		

