



Board Meeting Agenda Abstract

Monday, March 9, 2026

Location:

Agenda Item

Roadway Fee-In-Lieu - Arbor Preserve Subdivision - (Poling) - Item 8.H

Item Explanation

The purpose of this agenda item is to consider approval of a Roadway Fee-In-Lieu payment for improvements related to the Arbor Preserve Subdivision Project in the amount of \$199,775.

Staff Comments

The Arbor Preserve Subdivision Project is proposed at 8537 Lake Wheeler Road. As shown on the attached Improvements Map, a Roadway Fee-In-Lieu is required for future improvements along the project frontage of Lake Wheeler Road. The roadway improvements include installing half of the required median along the property frontage of Lake Wheeler Road. The Fee-In-Lieu request is consistent with the Town's CTP.

Section 9-1466 of the Town's Land Development Ordinance (LDO) allows for Roadway Fee-In-Lieu payments when the Engineering Director determines that construction of the required improvements may interfere with future projects or cannot be reasonably completed at the time of development. Town staff has determined that construction of these improvements is not feasible at this time because half of the required median along the property frontage cannot be completed as the builder is responsible for only constructing and funding half the required median per the Town's CTP. The recommended FIL for the median is in addition to the builder's responsibility to construction the drive lane to the Town's CTP cross-section. Accordingly, the developer has agreed to pay a Roadway Fee-In-Lieu of \$199,775 for the deferred improvements.

The design and cost estimate for the Roadway Fee-In-Lieu were prepared by the developer's engineer in accordance with the LDO and include the required 25% contingency as set forth by Town policy. The engineer-certified estimate has been reviewed and approved by the Town's Engineering Director for accuracy and completeness. A copy of the cost estimate is attached. Management and staff recommend accepting the Roadway Fee-In-Lieu payment of \$199,775 and allocating the funds to the Northeast Roadway Fee-In-Lieu District account.

Fiscal Note

Yes

The Roadway Fee-In-Lieu amount of \$199,775 represents the engineering cost estimate for improvements associated with the Arbor Preserve Subdivision Project. This estimate includes a 25% contingency, which is consistent with the Town's Fee-In-Lieu policy. The \$199,775 Fee-In-Lieu will be placed into the Town's Northeast Roadway Fee-In-Lieu District account.

Recommendation

CONSENT AGENDA

MOTION TO: Approve a total of \$199,775 as Fee-In-Lieu payment for roadway improvements associated with the Arbor Preserve Subdivision Project as presented and recommended.

ATTACHMENTS

[Roadway Fee in Lieu District Map](#)

[Roadway FIL Estimate - Arbor Preserve](#)

[Roadway Improvements Map - Arbor Preserve FIL](#)

[Site Plan - Arbor_Preserve](#)