



Board Meeting Agenda Abstract

Monday, May 4, 2026

Location:

Agenda Item

Roadway Fee-In-Lieu - Randall Farms Subdivision Project - (Poling) - Item 8.K

Item Explanation

The purpose of this agenda item is to consider approval of a Roadway Fee-In-Lieu payment for improvements related to Randall Farms Subdivision Project in the amount of \$69,690.

Staff Comments

The Randall Farms Subdivision Project is proposed at 1521 Randall Farm Road. As shown on the attached Improvements Map, a Roadway Fee-In-Lieu is required for future improvements along the project frontage of Sunset Lake 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 construct the drive lane to the Town's CTP cross-section. Accordingly, the developer has agreed to pay a Roadway Fee-In-Lieu of \$69,690 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 \$69,690 and allocating the funds to the Northwest Roadway Fee-In-Lieu District account.

Fiscal Note

Yes

The Roadway Fee-In-Lieu amount of \$69,690 represents the engineering cost estimate for improvements associated with Randall Farms Subdivision Project. This estimate includes a 25% contingency, which is consistent with the Town's Fee-In-Lieu policy. The \$69,690 Fee-In-Lieu will be placed into the Town's Northwest Roadway Fee-In-Lieu District account.

Recommendation

CONSENT AGENDA

MOTION TO: Approve a total of \$69,690 as Fee-In-Lieu payment for roadway improvements associated with the Randall Farms Subdivision Project as presented and recommended.

ATTACHMENTS

[Randall Farms FIL Estimate.pdf](#)

[General Roadway FIL Districts.pdf](#)

[Randall Farms FIL 2026-04-24 E.pdf](#)