Board Meeting
Agenda Abstract

Tuesday, November 17, 2026
Location:

Agenda Item

Roadway Fee-In-Lieu - Vaughan Park Subdivision - (Poling) - Item 8.E

Item Explanation

The purpose of this agenda item is to consider approval of a Roadway Fee-In-Lieu payment for improvements related to the Vaughan Park Subdivision Project in the amount of $122,008.

Staff Comments

The Vaughan Park Subdivision Project is proposed off of Judd Parkway and Wilbon Road. This mixed-use project comprises 87.99 acres and proposes 16 row homes, 17 detached single-family home lots, 62 townhome lots, and 3.8 acres of civic space. Subsequent phases will include multi-family cottages, vertical mixed-use buildings, apartments, and commercial buildings. As shown on the attached Improvements Map, a Roadway Fee-In-Lieu is required to connect the proposed development to existing Burton Street. The deferred improvements include the pavement, sidewalk, and storm drainage necessary to complete the connection to existing Burton Street. The Fee-In-Lieu request is consistent with the Townâ€™s CTP.

In accordance with an October 2024 Development Agreement between the Town and the Developer, the Developer has agreed to pay a $122,008 payment-in-lieu for improvements to complete Burton Street's connection to the subject site.

The design and cost estimate for the Roadway Fee-In-Lieu were prepared by the developerâ€™s engineer in accordance with the LDO and include the required 25% contingency as set forth by Town policy. The Town's Engineering Director reviewed and approved the engineer-certified estimate for accuracy and completeness. A copy of the cost estimate is attached. Management and staff recommend accepting the Roadway Fee-In-Lieu payment of $122,008 and allocating the funds to the Northwest Roadway Fee-In-Lieu District account.

Fiscal Note

Yes
The Roadway Fee-In-Lieu amount of $122,008 represents the engineering cost estimate for improvements associated with the Vaughan Park Subdivision Project. This estimate includes a 25% contingency, which is consistent with the Townâ€™s Fee-In-Lieu policy. The $122,008 Fee-In-Lieu will be placed into the Townâ€™s Northwest Roadway Fee-In-Lieu District

account.

Recommendation

CONSENT AGENDA

MOTION TO: Approve a total of $122,008 as Fee-In-Lieu payment for roadway improvements associated with the Vaughan Park Subdivision Project as presented and recommended.

ATTACHMENTS

General Roadway FIL Districts.pdf
Vaughan Park Roadway FIL Exhibit.pdf
Vaughan Park Roadway FIL Estimate.pdf