

Board of County Commissioners

Agenda Request

Date of Meeting: April 21, 2009

Date Submitted: April 3, 2009

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Cleve Fleming, Public Works Project Director

Subject: Request Board Approval for Final Ownership and Acceptance of
Maintenance of the Roadway Infrastructure within The Gardens of Saralan
Subdivision, Phase1

Statement of Issue:

This agenda item requests Board approval for final ownership and acceptance of maintenance of the roadway infrastructure within The Gardens of Saralan Subdivision, Phase 1.

Background:

On February 5, 2007, the Board approved the final plat for The Gardens of Saralan Subdivision, Phase 1. Pursuant to Section 7-42 of the *Wakulla County Land Development Code*, "All developers are required to warranty all paved roads in subdivisions for two (2) years after that subdivision is approved and recorded in the records of Wakulla County, Florida. For any new improvement that will be dedicated to the County for ownership and maintenance a two-year warrantee is required. When said warrantee expires, the County Road and Bridge Department shall examine said improvement for approval. Any deficiencies found in that review shall be corrected prior to final acceptance of the facility for County maintenance. The developer or homeowner's association shall then petition the County to accept maintenance of the facility."

Analysis:

The asphalt paving for this subdivision was placed by Peavy & Son Construction Company on March 7-8, 2007. The 2 year warranty period for the roadway improvements expired on March 8, 2009. Wakulla County Public Works completed inspection of the roadway improvements and found them to be in compliance with the construction standards of the *Wakulla County Land Development Code*. Currently, roadways within The Gardens of Saralan, Phase 1 do not contain any deficiencies. It should also be noted, that Peavy & Son Construction Company has extended its warranty for an additional year to guarantee the work performed. This warranty is set to expire on March 8, 2010.

In accordance with the provision set forth in the *Wakulla County Land Development Code*, the owner/developer is currently petitioning Wakulla County to accept the maintenance responsibilities of the roadway facilities within The Gardens of Saralan Subdivision, Phase 1 (Attachment #1).

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Options:

1. Approve and accept ownership and maintenance of the roadway infrastructure within The Gardens of Saralan Subdivision, Phase 1.
2. Do not accept ownership and maintenance of the roadway infrastructure within The Gardens of Saralan Subdivision, Phase 1
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Copy of Owner/Developers Petition Letter