



Lakewood Ranch
Community Development Districts
Homeowners' Associations

ADMINISTRATIVE POLICY

NUMBER: CDD5-2012-02	DATE: July 15, 2010
REVISIONS: June 14, 2012	
APPROVED BY/AUTHORITY: Lakewood Ranch Community Development District 5	SIGNATURE:

SUBJECT: Amending the Policy for Maintenance of Concrete and Paver Sidewalks

PURPOSE:

In 2009, the District Board members requested a policy regarding concrete and paver sidewalk maintenance for areas that lie outside of private parcels, but within District boundaries. A policy was presented and items 1 and 2 listed below were adopted. A request was made for further clarification of the policy and items 3 and 4 are provided to the Board at this time. Sidewalks are within the Public Rights of Way, but are maintained by Manatee County. It has been an informal policy for the District to maintain concrete and paver sidewalks that have been brought forth as safety issues. In order to provide a consistent service to the District for maintenance of sidewalks, the policy guidelines below are being proposed. Please keep in mind that these are only guidelines, therefore, variations of each particular item can occur. Each issue must be looked at by a member of Staff familiar with all requirements and addressed on a case-by-case basis.

POLICY:

It is recommend that the District Board accept maintenance responsibilities of neighborhood sidewalks for areas within the gates, in accordance with the terms set forth below.

These are "guidelines"; variations of every case can occur. Each issue must be looked at by a member of Staff familiar with all requirements:

- 1) Candidates for repairs include trip hazards, joint separation of over half an inch (usually from tree root growth or settling sections), and sidewalks or access ramps that do not meet A.D.A. standards.
- 2) The Operations office commonly receives requests for services that are considered aesthetic in nature, such as cracking or light spalling. These are not considered as hazardous or unsafe and are not addressed with a repair. When such repairs are requested by homeowners, the Operations Staff will offer an explanation of our policy and procedures, which includes inspection and appropriate response.

- 3) District Operations shall attempt to notify homeowners before sidewalk repairs are made in front of homes.
- 4) Sidewalks damaged as a result of homeowners' actions are the responsibility of homeowners for repair.

The District is not responsible for maintaining driveways for private lots, including areas where sidewalk crosses drive and driveway apron.

LAKEWOOD RANCH DISTRICT 5 EXECUTIVE SUMMARY

SUBMIT DATE

SUBMITTED BY

BOARD MEETING DATE

6/14/2012

Ryan Helse

6/14/2012

ISSUE:

Amendment policy for maintenance of concrete and paver sidewalks in District 5

BACKGROUND:

In 2009, the District Board members of 2 & 5 requested a policy regarding concrete and paver sidewalk maintenance for areas that lie outside of private parcels, but within District boundaries. A policy was presented and items 1 & 2 listed below were adopted. A request was made for further clarification of the policy and items 3 & 4 are provided to the Board for their review and adoption. Sidewalks are within the Public Rights of Way, but are not maintained by Manatee County. It has been an informal policy for the District to maintain concrete and paver sidewalks that have been brought forth as safety issues. In order to provide a consistent service to the District for maintenance of sidewalks the policy guidelines below are being proposed. Please keep in mind that these are only "GUIDELINES", therefore, variations of each particular item can occur. Each issue must be looked at by a member of staff familiar with all requirements and addressed on a case-by-case basis.

- 1) Candidates for repairs: Trip hazards, joint separation of over a half of an inch (usually from tree root growth or settling sections), and sidewalks or access ramps that do not meet A.D.A. standards.
- 2) The Operations office commonly receives requests for services that are considered aesthetic in nature such as cracking or light spalling. These are not considered as hazardous or unsafe and are not addressed with a repair. When such repairs are requested by homeowners, the Operations staff will offer an explanation of our policy and procedures, which includes inspection and appropriate response.
- 3) District Operations shall attempt to notify homeowners before sidewalk repairs are made in front of homes.
- 4) Sidewalks damaged as a result of homeowners' actions are the responsibility of homeowners for repair.

BUDGET IMPACT:

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APPROVALS:

Submitters Approval	Manager Approval	Attorney Approval	Finance Approval
	<i>RH</i>		

RECOMMENDATION:

Recommend the Board accept amended maintenance responsibilities of concrete and paver sidewalks for areas within gates in accordance with terms set forth in background.

MOTION:

<p><i>TL</i></p> <hr style="width: 80%; margin: 0 auto;"/> <p>MADE</p>	<p><i>DE</i></p> <hr style="width: 80%; margin: 0 auto;"/> <p>SECOND</p>	<p><i>✓ 4-0</i></p> <hr style="width: 80%; margin: 0 auto;"/> <p>Approved Denied</p>
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