



Legislation Text

File #: 11819, **Version:** 1

TITLE

Lease Agreement for Entrance Sign on County Right-of-Way With Suncoast Landing Homeowners Association, Inc., for Suncoast Landing Subdivision Located in Brooksville

BRIEF OVERVIEW

Attached for the Board's review and consideration is a Lease Agreement for an entrance sign on County right-of-way (ROW) located at 71 Lookout Boulevard, Brooksville, Florida, with Suncoast Landing Homeowners Association, Inc. (Lessee). The Lessee desires to enter into a Lease Agreement for the specific purpose of constructing, erecting, and maintaining an entrance sign to the subdivision, and for no other purpose. A draft concept sign sketch is included as Exhibit A to this Agreement.

The Lessee has agreed to pay a one-time non-refundable administration fee of five hundred dollars (\$500.00) for costs incurred in the administration of the Agreement. In lieu of rent, and in accordance with the Agreement for Decorative Plantings and Landscape Maintenance, a copy of which is attached for the Board's information, the Lessee will construct and assume maintenance of the sign, landscaping, and other improvements adjacent to and on County ROW, and will ensure the premises are maintained in good and/or better condition.

The term of the Lease Agreement shall be in effect for a period of twenty (20) years, with the right to renew the term for an additional twenty (20) years, provided the Lessee is not in default on any terms and conditions of the agreement and provides at least six (6) months' notice of intent to exercise the renewal term option.

Section 24.4(5) of the Hernando County Ordinance details the requirements for the installation of signs within County ROW. One of the requirements is for such Lease Agreement to obtain the Board's approval for the proposed signage. The ROW Utilization Permit and Agreement for Decorative Plantings and Landscape Maintenance will be issued upon the Board's approval of the Lease Agreement.

FINANCIAL IMPACT

Revenue accounts:

1011-3449001 (\$100.00) Transportation Trust Fund - Fees - Right-of-Way Permits

1011-3413001 (\$500.00) Transportation Trust Fund - Administrative Fees

LEGAL NOTE

The Lease Agreement has been reviewed for form and legal sufficiency by the County Attorney's Office. The Board is authorized to act on this matter pursuant to Chapter 125.01, Florida Statutes, and Section 24-4, Hernando County Code of Ordinances.

RECOMMENDATION

It is recommended the Board approve and authorize the Chairman's signature on the attached Lease Agreement for Entrance Sign on County Right-of-Way with Suncoast Landing Homeowners Association, Inc.