

Staff Report

Subject: Final Plat Approval (Second District)
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: January 17, 2023
Item Description: Clay Price, of Simcoe Investment Group, LLC, requests final plat approval of Bluejay Commons, phase 1, which consists of 39 lots. Map # 432 Parcel # 48

Summary Recommendation:

Staff have reviewed the final plat, and inspected the roads, water, sewer, reuse, and stormwater infrastructure identified in the warranty deed, and recommend approval.

Executive Summary/Background:

- Simcoe's contractors have installed roads, water, reuse, sewer, and stormwater infrastructure for phase 1. In order to sell the 39 lots of phase 1 for home construction, the final plat must be approved, and the roads, water, reuse, sewer and stormwater infrastructure accepted by the Board of Commissioners.
- EOM inspected the right of way and all public utilities located within the right of way of phase 1, and recommend approval.
- Staff reviewed the final plat and checklist. All documents are in order, and consistent with zoning, plans, and plats approved previously.
- EOM reviewed the bond recommendation, and approved the bond for \$161,206.38 which is 10% of the total cost of reuse, water, sewer, and storm drainage infrastructure and paving in phase 1.
- The County Attorney reviewed and approved the warranty deed.

Alternatives for Commission to Consider

- 1 - Approve the final plat for Bluejay Commons, ph 1, and accept the roads, water, reuse, sewer, and stormwater infrastructure identified in the warranty deed.
- 2 – Take no action

Recommended Alternative: Alternative 1

Other Alternatives: N/A

Department Review: Development Services; EOM; County Attorney

Funding Source: No new funding requested.

Attachments:

1. Final Plat Submittal Form & Checklist
2. Final Plat for Bluejay Commons, ph 1
3. Warranty Deed
4. Bond