

Staff Report

Subject: Final Plat Approval
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: January 18, 2022
Item Description: Richard Flanders, of New Horizon Development, requests approval of the final plat for Buckingham Plantation, ph 2B

Summary Recommendation:

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

Executive Summary/Background:

- New Horizon Development contractors have built roads, water, sewer, and stormwater infrastructure for phase 2B. In order to sell the 51 lots of phase 2B for home construction, the final plat must be approved, and the roads, water, sewer and stormwater infrastructure accepted by the Board of Commissioners.
- Sidewalks are specifically excluded from the property conveyed in the deed.
- EOM inspected the right of way and all public utilities located within the right of way of phase 2B, and recommend approval.
- Staff reviewed the final plat and checklist. All documents are in order, and consistent with zoning, plans, and plats approved previously.
- The County Engineer reviewed the bond recommendation, and approved the bond for \$85,564,67 which is 10% of the total cost of water, sewer, and storm drainage infrastructure and paving in phase 2B.
- The County Attorney reviewed and approved the warranty deed.

Alternatives for Commission to Consider

1 - Approve the final plat for Buckingham Plantation, ph 2B, and accept the roads, water, 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 for Buckingham Plantation, ph 2B
2. Final Plat Submittal Form & Checklist
3. Bond
4. Warranty Deed