

## Staff Report

**Subject:** Final Plat Approval  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** January 18, 2022  
**Item Description:** Clay Price for Simcoe Investment Group, LLC, requests approval of the final plat for Emerald Plantation ph 3

### Summary Recommendation:

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

### Executive Summary/Background:

- Simcoe Investments Group's contractors have built roads, water, and stormwater infrastructure for phase 3. In order to sell the 16 lots of phase 3 for home construction, the final plat must be approved, and the roads, water and stormwater infrastructure accepted by the Board of Commissioners.
- Sidewalks are specifically excluded from the property conveyed in the deed; ownership of the sidewalks is assigned to the HOA on the final plat.
- EOM & the County Engineer inspected the right of way and all public utilities located within the right of way of phase 3, 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 \$20,054, which is 10% of the total cost of water distribution and storm drainage infrastructure and paving in phase 3.
- The County Attorney reviewed and approved the warranty deed.

### Alternatives for Commission to Consider

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