

## Staff Report

**Subject:** Final Plat Approval (Second District)  
**Author:** Chelsie Fernald, Planner  
**Department:** Development Services  
**Meeting Date:** March 21, 2023  
**Item Description:** Clay Price, of Simcoe Investment Group, LLC, requests final plat approval of Bluejay Commons, Phase 2, which consists of 85 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 2. In order to sell the 85 lots of phase 2 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 2, 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 \$84,221.13 which is 10% of the total cost of reuse, water, sewer, and storm drainage infrastructure and paving in phase 2.
- The County Attorney reviewed and approved the warranty deed.

### Alternatives for Commission to Consider

- 1 - Approve the final plat for Bluejay Commons, ph 2, 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 2
3. Warranty Deed
4. Bond