



**Bay County Board of County Commissioners
Agenda Item Summary**

Latitude at Watersound Area 1 Phase 9 Plat Approval

DEPARTMENT MAKING REQUEST/NAME:

Public Works

Keith Bryant, Chief Infrastructure Officer

MEETING DATE:

November 05, 2024

REQUESTED MOTION/ACTION:

Board approve the final plat for Latitude at Watersound Area I Phase 9 and authorize staff to record the development performance bonds with the clerk of court.

AGENDA

Regular Agenda

BUDGETED ITEM?

BUDGET ACTION:

FINANCIAL IMPACT SUMMARY
STATEMENT:

BACKGROUND:

Mr. Brian Cale, VP of LMWS, LLC and Bridget Precise of St. Joe Timberland Co. (the owners) are requesting final approval for the plat of Latitude at Watersound Area I Phase 9. The subdivision has 288 residential lots with 1.78 miles of private roadway and 0.78 mile of public roadway (West Bay Pkwy. Segment 6), 8 public drainage easements, and a public lift station dedicated to Bay County. Within the subdivision, access and drainage easements, stormwater facilities, and landscape open areas are private with non-exclusive easements for access and maintenance of water and sewer utilities dedicated to Bay County (**Exhibits 1 and 2**).

The development was reviewed and approved by Planning and Zoning on June 6, 2024 and May 5, 2024 respectively. The subdivision plat is in compliance with requirements of Chapter 177.071, Florida Statutes and Bay County regulations. The developer has provided a \$11,358,780.68 performance bond for the public road (West Bay Pkwy) and drainage improvements (**Exhibit 3A**) and a \$11,460,254.58 performance bond for the private road, drainage, water, and sewer improvements (**Exhibit 3B**).

ATTACHMENTS:

Description

Type

Site Map
Performance Bond for Road
Performance Bond for Drainage

Exhibits 1 and 2
Exhibit 3A
Exhibit 3B