

**CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT**

MEETING DATE: 09/02/25	AGENDA ITEM: 4.O. DS - Floreo at Teravalis Development Unit 2 Master Final Plat
DATE PREPARED: 08/28/25	DISTRICT NO.: District 4
STAFF LIAISON: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on a Master Final Plat titled "Master Plat for Floreo at Teravalis - Development Unit 2" located north of the northwest corner of Sun Valley Parkway and Teravalis Parkway.

SUMMARY

PROJECT DESCRIPTION:

Joshua Robinson of Colliers Engineering and Design, on behalf of property owner Trillium Land Company, LLC, is requesting approval of a Master Final Plat for Floreo at Teravalis Development Unit 2, Case No. PLZS-24-0039. The Master Final Plat spans 355.49 acres comprised of 14 parcels totaling 333.77 acres and right-of-way dedication totaling 21.72 acres. The Master Final Plat is consistent with the Floreo Village 2 Preliminary Plat, Case No. PLZS-23-0028, approved on February 11, 2025 .

The applicant has obtained a Certificate of Assured Water Supply from the Department of Water Resources, as required by A.R.S. Section 9-463.01(I). A Final Plat is used to divide land into lots or parcels, delineate property boundaries, describe and dedicate applicable rights-of-way and easements, and is recorded with the Maricopa County Recorder's office to create an official record of a subdivision, required for the sale of subdivided lots. Each parcel within the Master Final Plat will subsequently require its own future final plat to create individual lots for sale.

BENEFITS:

Approval and recordation of the plat will create additional parcels to accommodate development of single-family homes and allow for the developer to complete additional infrastructure improvements.

FINANCIAL IMPACT STATEMENT:

See Planning Items Financial Impact Statement

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZS-24-0039 Floreo at Teravalis Development Unit 2 - Vicinity Map.pdf](#)
[PLZS-24-0039 Floreo at Teravalis Development Unit 2 - Project Narrative.pdf](#)
[PLZS-24-0039 Floreo at Teravalis Development Unit 2 - Master Plat.pdf](#)
[PLZS-24-0039 Floreo at Teravalis Development Unit 2 - CAWS.pdf](#)