

STAFF REPORT

Planning & Zoning Commission: May 9, 2005
Planning & Zoning Commission: August 8, 2005
Planning & Zoning Commission: September 12, 2005

APPLICANT: Mark Maconi Development **FILE NUMBER:** P-05-07(C)
PURPOSE: Conditional Plat approval for Cedar Woods
GENERAL LOCATION: Approximately 1 mile north of Powell Road, lying west of Cedar Lane
LEGAL DESCRIPTION: A portion of Section 6, Township 23 East, Range 20 South, Hernando County, FL
ZONING: AR
FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 38

The applicant is requesting conditional plat approval for Cedar Woods. This development consists of 55 54 single family lots (minimum of 1 acre lots) on approximately 82 acres located approximate 1 mile north of Powell Road, lying west of Cedar Lane.

The roads within the project will be private. The conditional plat has been revised to indicates proposed road access connection to Cedar Lane to the east, ~~and~~ to the proposed Cedar Trails development to the south; ~~however, and no~~ road right-of-way access connections ~~are proposed~~ to Winding Creek Drive to the east and Falls Hollow Drive to the west ~~as required by the Subdivision Ordinance; however, the developer has indicated that he wants to provide the road right-of-way connection to Cedar Trails development (to the south) only.~~ The Planning Department feels that if the P&Z approves the southern access only, the developer should be required to provide an emergency access to Falls Hollow Drive or Winding Creek Drive, as determined by the County Engineer and Fire Services, until the southern access is completed to Cedar Lane in order to provide two access points for the subdivision. The conditional plat indicates additional road right-of-way shall be provided along the eastern boundary of the project providing 40' from the existing centerline of Cedar Lane. The applicant has proposed to install an entrance gate near Cedar Lane.

Water and sewer services will be provided by individual wells and septic systems on each lot.

The applicant proposes to minimize clearing on the lots and has proposed a landscaped buffer within the back portion of the lots. This issue will be reviewed during construction drawing approval for the project and will result in the creation of conservation easements to ensure compliance.

~~The applicant has proposed to create DRA easements on some of the proposed lots. The Planning Department has concerns with this concept. Lots may not be able to meet setback requirements (since residential construction is not permitted within this easement), or have enough land area to meet Health Department regulations for well and septic on each lot. Furthermore, maintenance of these DRAs on private property could create problems between the homeowners and Homeowner's Association.~~

~~The Engineering Department has indicated that DRAs should be provided as tracts and not on the lots. Further, the department has concerns over the road curvature standards.~~

The Geotechnical analysis report and tree survey provided do not address all the items for approval; however, these documents normally are provided and must be approved during the construction drawing review phase.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards with conditions

The petitioner has submitted a revised narrative and conditional plat which addresses previous comments from staff and the P&Z. The staff has made some modifications to our previous report and recommendation which are indicated by underline and ~~strikethrough~~".

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission to approve the conditional plat of Cedar Woods with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The applicant must conform to Hernando County Facility Design Guidelines.
3. ~~The applicant shall provide additional road right-of-way access connections to Winding Creek Drive to the east and Falls Hollow Drive to the west.~~
4. The applicant must meet ~~road curvature standards intersecting road right-of-way~~ intersection radius standards for intersecting road rights-of-way.

4. The applicant shall indicate proposed lot grading design concepts to be used for new construction on the residential lots.
5. ~~The applicant must design DRAs as tracts on the conditional plat. This area cannot be used for lot area.~~
6. ~~The applicant must designate the use on tracts not numbered.~~
7. ~~The applicant shall clarify the purpose of the natural vegetative buffer on the conditional plat or remove it.~~
8. ~~The applicant must indicate on the conditional plat a 5' access reservation strip on lots adjacent to Cedar Lane.~~
9. ~~The applicant shall indicate compliance with the Landscape Ordinance pertaining to providing a treed lined roadway on the conditional plat.~~
5. Construction of the entrance gate road improvements must conform to Hernando County Facility Design Guidelines.
6. The developer must connect the main road through Cedar Woods to the main road through Cedar Trails that must be completed at the time of the connection, or provide an emergency access to Falls Hollow Drive or Winding Creek Drive, as determined by the County Engineer and Fire Services, until the southern access through Cedar Trails is completed.
407. The applicant must submit a revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.

P&Z ACTION:

On May 9, 2005, the Planning and Zoning Commission voted 5-0 to postpone consideration of this petition for a future agenda and no further action was taken.

On August 8, 2005, the Planning and Zoning Commission voted 3-2 to postpone hearing the petition until their September 12, 2005 meeting at 10:00 a.m.

On September 12, 2005, the Planning and Zoning Commission voted 5-0 to approve the conditional plat of Cedar Woods subject to the following modified conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The applicant must conform to Hernando County Facility Design Guidelines.
3. The applicant must meet road right-of-way intersection radius standards for intersecting road rights-of-way.
4. The applicant shall indicate proposed lot grading design concepts to be used for new construction on the residential lots.
5. Construction of the entrance gate road improvements must conform to Hernando County Facility Design Guidelines.
6. The developer must connect the main road through Cedar Woods to the main road through Cedar Trails that must be completed at the time of the connection, and an emergency access to Falls Hollow Drive.
7. The applicant must submit a revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.