

**STAFF REPORT**

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

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**APPLICANT:** Mark Maconi Development **FILE NUMBER:** P-05-08(C)

**PURPOSE:** Conditional Plat approval for Cedar Trails

**GENERAL**

**LOCATION:** Approximately 1/2 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.

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**LETTERS:** FOR: 0 AGAINST: 32  
PETITION AGAINST: 1 with 12 signatures

The applicant is requesting conditional plat approval for Cedar Trails. This development consists of ~~67~~ 68 single family lots (minimum 1 acre lots) on approximately 105 acres located approximately 1/2 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 Woods development to the north; ~~however, and no~~ road right-of-way access connections ~~are proposed~~ to the south and west boundaries ~~as required by the Subdivision Regulations; however, the developer~~ has indicated that he wants to provide the road right-of-way connection to Cedar Woods development (to the north) only. The Planning Department feels that if the P&Z will not require road access connections to the south and/or west, Cedar Woods improvements must be complete at the time the northern access for Cedar Trails is to connect, providing 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 resulting in 40' of right-of-way from the existing centerline of Cedar Lane. The applicant has proposed to install an entrance gate near Cedar Lane.

~~The applicant has indicated a discontinuous natural vegetative landscape buffer on some lots and not others. The applicant should clarify the purpose and intent of this buffer.~~

The Engineering Department has indicated that the conditional plat will be required to address their latest comments regarding roadway curvatures; however, the plat otherwise appears to meet standards.

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

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

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. ~~A tree survey has not been provided at the time of this report. Compliance with the Landscape Ordinance for tree removal is normally reviewed 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 ~~striketrough~~".

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Cedar Trails 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 indicate on the conditional plat a 5' access reservation strip along Cedar Lane on lots adjacent to Cedar Lane.~~
4. ~~The applicant shall provide additional road right-of-way access connections to the south and west boundaries.~~
53. The applicant must meet ~~road curvature standards~~ road right-of-way radius intersection 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.
6. ~~The applicant shall clarify the purpose of the natural vegetative buffer on the conditional plat or remove it.~~
7. ~~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 gates road improvements must conform to Hernando County Facility Design Guidelines.
6. The developer must connect the main road through Cedar Trails to the main road through Cedar Woods that must be completed at the time of the connection.
87. 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 Trails subject to the following unmodified 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 radius intersection 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 gates road improvements must conform to Hernando County Facility Design Guidelines.
6. The developer must connect the main road through Cedar Trails to the main road through Cedar Woods that must be completed at the time of the connection.
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.