

**STAFF REPORT**

Planning & Zoning Commission: June 13, 2005  
Planning & Zoning Commission: September 12, 2005

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**APPLICANT:** Alex Nomikos **FILE NUMBER:** P-05-19(C)

**PURPOSE:** Conditional Plat approval for Jeff Buchan Estates

**GENERAL**

**LOCATION:** Lying 250' east of Gondolier Road, 200' south of Chamber Court, 350' north of Elwood Road, and west side of Progress Energy right-of-way

**LEGAL**

**DESCRIPTION:** A portion of Section 9, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(SF)

**FILE STATUS:** All requirements have been completed.

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**LETTERS:** FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Jeff Buchan Estates. This development consists of 93 single family lots on 34.91 acres.

The roads within the project are to be public. The conditional plat shows an east access connection at the northern portion of the project. This proposed road access location will not benefit inter connection of roads as the parcel of land to the east (Sand Ridge Phase 2) does not have an access connection to the west. An east access connection further south along the east boundary could provide an inter connect to an undeveloped parcel to the east, which is just south of Sand Ridge Phase 2.

The applicant has provided the county Engineering Department with the traffic analysis report. Their summary was that additional Elgin Boulevard volumes (traffic) generated by this project will require further discussion on the project impact on the existing Elgin Boulevard infrastructure as well as any mitigating measures required by the Planning Department.

Central water and sewer systems will be served by the county.

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

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Jeff Buchan Estates 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 conditional plat shall indicate all easement locations and types.
3. The conditional plat shall show road right-of-way access connection to the east at the southern portion of the east boundary line (south of Sand Ridge).
4. The conditional plat shall reference trees lining the road in accordance with the Landscape ordinance.
5. In order to secure concurrency and mitigate the possible impacts of the project's traffic on Elgin Boulevard infrastructure, the developer must provide additional traffic information acceptable to the County detailing capacity or enter into a Developer's Agreement with the County prior to Construction Drawing approval.
6. Roadways must to meet 30 MPH horizontal curvature unless the County Engineer approves an administrative variance..
7. The applicant must conform to Hernando County Facility Design Guidelines.
8. The applicant must provide additional tree survey data and indicate required mitigation data in accordance to the Landscape Ordinance, or provide the additional tree data to comply with the tree ordinance during the subdivision construction drawing review phase.
9. The conditional plat shall indicate the Florida Power Corp. right-of-way as Progress Energy right-of-way.
10. 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:**

The Planning and Zoning Commission voted 2-1 to approve the conditional plat of Cedar Woods 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 conditional plat shall indicate all easement locations and types.
3. The conditional plat shall show road right-of-way access connection to the east at the southern portion of the east boundary line (south of Sand Ridge).
4. The conditional plat shall reference trees lining the road in accordance with the Landscape ordinance.
5. In order to secure concurrency and mitigate the possible impacts of the project's traffic on Elgin Boulevard infrastructure, the developer must provide additional traffic information acceptable to the County detailing capacity or enter into a Developer's Agreement with the County prior to Construction Drawing approval.
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7. The applicant must conform to Hernando County Facility Design Guidelines.
8. The applicant must provide additional tree survey data and indicate required mitigation data in accordance to the Landscape Ordinance, or provide the additional tree data to comply with the tree ordinance during the subdivision construction drawing review phase.
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