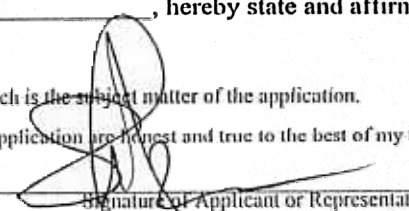
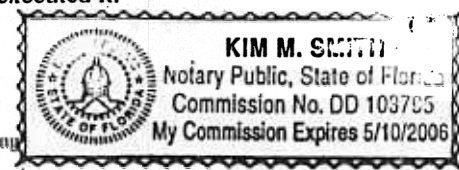


HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a PDP Zoning Classification

Date: _____

Print or Type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

APPLICANT: DelGallo Company, Steve DelGallo	
Mailing Address:	21 East Garden Street, #200, Pensacola, Florida 32501
Daytime Phone: 850-469-8199 x101	FAX No.: 850-433-6521
REPRESENTATIVE: Michael J. Gaylor, P.E.	
Mailing Address:	400 Douglas Avenue, Suite C, Dunedin, Florida 34698
Daytime Phone: 727-785-8844	FAX No.: 727-736-2953
PUBLIC CONTACT PERSON: Michael J. Gaylor, P.E.	
Daytime Phone: 727-785-8844	FAX No.: 727-736-2953
CONDUCT AT PUBLIC HEARINGS:	
Will Expert Witness be utilized during the public hearings? YES	
Please indicate how much additional time will be required during the public hearing (see instruction sheet):	
Legal Description: Write below the complete legal description of the property. Include Section, Township and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.	
Please see attached.	
SEC <u>32</u> TWP <u>22 (S)</u> RANGE <u>21 (E)</u>	
Size of Area Covered by Application: 118.94 acres	
Highway & Street Boundaries: Interstate 75 and State Road 50	
Current Zoning Classification: PDP	
PDP Zoning Classification Desired: PDP	
Has a public hearing been held on this property within the past twelve months? NO	
ACKNOWLEDGMENT	
This acknowledgment must be signed in the presence of a Notary Public.	
I, <u>Steve DelGallo</u> , hereby state and affirm that I have read the instructions for filing this application and that:	
<input type="checkbox"/> I am the owner of the property covered under this application. <input checked="" type="checkbox"/> I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application.	
All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.	
 Signature of Applicant or Representative	
STATE OF FLORIDA	COUNTY OF <u>HERNANDO</u> <u>ESCAMBIA</u>
On this the <u>18</u> day of <u>Dec</u> , 20 <u>03</u> , before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Steve O. DelGallo</u> and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.	
WITNESS my hand and official seal.	
Notary Signature	
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, <input type="checkbox"/> presented the following identification:	KIM M. SMITH Notary Public, State of Florida Commission No. DD 103765 My Commission Expires 5/10/2006
NOTARY SEAL & COMMISSION EXPIRATION:	

Narrative Description Master Plan Sherman Hills Development

Sherman Hills, LLC. through Gaylor Engineering is submitting herewith for consideration a master plan for the Sherman Hills development. The specific request is to provide for the development of 452 single family lots on the remaining 119 acres of the original 175 acres of development property surrounding the Sherman Hills Golf Course. Specifically the lots are broken into 262 50 foot by 100 foot lots with a specific request for a 5 foot sideyard setback and for 190 80 foot by 100 foot lots with a side setback of 7 ½ feet.

The Sherman Hills development overall is a 175 acre property surrounding the Sherman Hills Golf Course. The property is located east of I 75 and north of State Road 50 and has been historically known as Ridge Manor West. Over the years the area has developed in various phases including the fact that the golf course is developed under separate ownership and is now an operational facility. There remains 119 acres as shown in the master plan that is currently owned by Sherman Hills, LLC. and is proposed for a development of 452 single family lots. It is noted that this master plan is revised from that originally approved in 1997. At that point in time the request was for 55 foot and 75 foot lots and also for the development of 40 single family attached units along the southern edge of the development. Current plans are for single family development only. It is also noted that the existing recreational facility that is now constructed will be that facility for all of the balance of the development as proposed.

The master plan indicates the development of single family lots around the existing golf course. Road networks as originally proposed will be the actual plan of development and no changes are requested. Road rights of way will be 60 feet in width for collector roads and 50 feet in width for local roads. Current Hernando County design specifications will be utilized throughout. Drainage will be contained within the development itself even though the original development of the property envisioned all drainage from the lots being accommodated on the golf course. Phase 1 has been developed in this manner and the balance of the development will be the same.

Civil Engineering
Land Planning
Recycling Systems
Ethanol Plants
Process Engineering

400 Douglas Avenue • Suite C • Dunedin, FL 34698
(727) 785-8844 FAX (727) 736-2953
E-Mail: gaylorimg@tampabay.rr.com

22 January 2003



Mr. Christopher Mettler
Government Center/Administrative Building
Hernando County Planning Department
20 North Main Street, Room 262
Brooksville, Florida 34601-2828

Re: Sherman Hills Master Plan Revisions

Dear Mr. Mettler:

In accordance with your request we are forwarding herewith 21 copies of the revised master plan with changes made as requested. Additionally, we are forwarding herewith a check in the amount of \$486.43 to complete the fees owed. It is my understanding that we will be allowed to pick up the advertising signs and be able to post them by Sunday, January 25th. Please note that the cul-de-sac shown on the southwesterly portion of the property is 728 feet which does exceed your requirement of a maximum of 600 feet. Please note, however, that the entire project lies around the boundaries of an existing golf course. The original development included lots and golf course in the master plan. The golf course property became separate ownership and is constructed. We, therefore, have no opportunity to develop the property other than to provide for one roadway. Please also note that the width of the property does not allow for two roads or a turn around other than a cul-de-sac.

It is our understanding that this information will complete your files and allow us to proceed towards a hearing in February. If you do need further information please contact us and we will forward it immediately.

Very truly yours,

A handwritten signature in cursive script that reads 'Michael J. Gaylor'.

MICHAEL J. GAYLOR, P.E.

MJG/hjh
cc: Steve DelGallo, 850-433-6521

*(Supplement)
Include w/narrative.*

The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.

JAN 23 2004

SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

SITE DATA TABLE

PH 1: 432 433 21 0000 0000 0000
KEY NO.: 01313888

ADDRESS OF SUBJECT PROPERTY: SHERMAN HILLS
METROPOLITAN: HERNANDO COUNTY
PROJECT LOCATION: NORTH OF STATE RD 80 EAST OF INTERSTATE 75

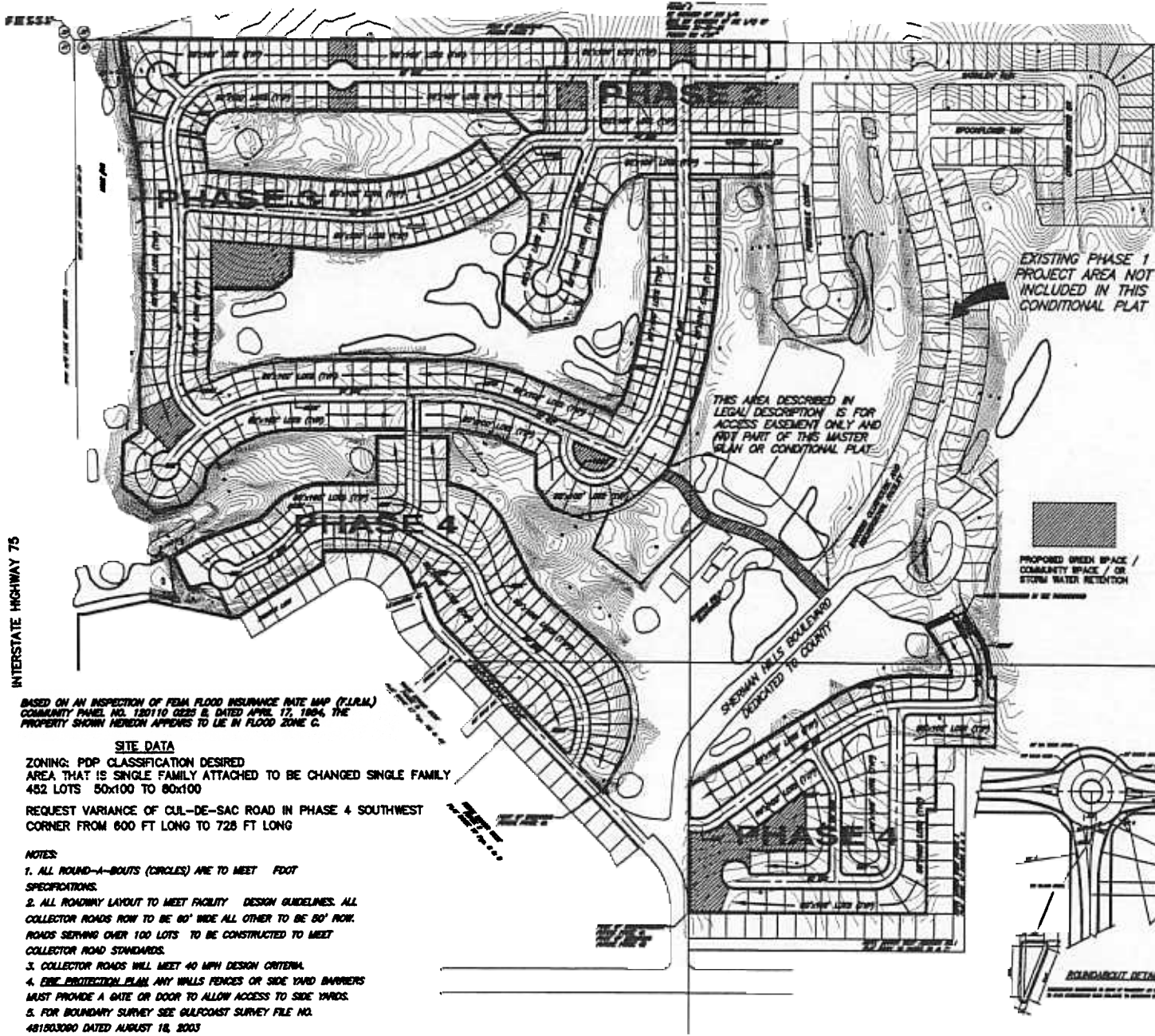
PROPOSED USE: PDP
LAND USE PLAN DESIGNATION: RESIDENTIAL
CURRENT LAND USE: WRIGHT

PROPOSED PHASE 2				
LOT SIZE	NO. LOTS THIS PHASE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
50x100	80	35	30	5
80x100	51	35	30	7.5
TOTAL LOTS THIS PHASE	131			

PHASE 3				
LOT SIZE	NO. LOTS THIS PHASE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
80x100	123	35	30	5
80x100	62	35	30	7.5
TOTAL LOTS THIS PHASE	174			

PHASE 3				
LOT SIZE	NO. LOTS THIS PHASE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
50x100	80	35	30	5
80x100	87	35	30	7.5
TOTAL LOTS THIS PHASE	147			

LOT SIZE	TOTAL LOTS
50x100	282
80x100	190
TOTAL LOTS	482



INTERSTATE HIGHWAY 75

BASED ON AN INSPECTION OF FIRM FLOOD INSURANCE RATE MAP (FLIRM) COMMUNITY PANEL NO. 180110 0225 B DATED APRIL 17, 1994, THE PROPERTY SHOWN HEREIN APPEARS TO LIE IN FLOOD ZONE C.

SITE DATA

ZONING: PDP CLASSIFICATION DESIRED
AREA THAT IS SINGLE FAMILY ATTACHED TO BE CHANGED SINGLE FAMILY
452 LOTS 50x100 TO 80x100

REQUEST VARIANCE OF CUL-DE-SAC ROAD IN PHASE 4 SOUTHWEST
CORNER FROM 600 FT LONG TO 728 FT LONG

- NOTES:
1. ALL ROUND-A-BOUTS (CIRCLES) ARE TO MEET FOOT SPECIFICATIONS.
 2. ALL ROADWAY LAYOUT TO MEET FACILITY DESIGN GUIDELINES. ALL COLLECTOR ROADS ROW TO BE 60' WIDE ALL OTHER TO BE 80' ROW. ROADS SERVING OVER 100 LOTS TO BE CONSTRUCTED TO MEET COLLECTOR ROAD STANDARDS.
 3. COLLECTOR ROADS WILL MEET 40 MPH DESIGN CRITERIA.
 4. ERM PROTECTION PLAN ANY WALLS FENCES OR SIDE YARD BARRIERS MUST PROVIDE A GATE OR DOOR TO ALLOW ACCESS TO SIDE YARDS.
 5. FOR BOUNDARY SURVEY SEE GULFCAST SURVEY FILE NO. 48100300 DATED AUGUST 18, 2003

DATE	12/20/03	SHEET	1 OF 1
PROJECT No.	03042	TITLE	
MASTER PLAN			

SHERMAN HILLS
Gaylor Engineering

40 DOUGLASS AVENUE, SUITE C
HERNANDO COUNTY, FLORIDA 34426
PH: (813) 793-9944 FAX: (813) 793-9944