



12 S. MAIN STREET, BROOKSVILLE, FL 34601
352-593-4255
www.procivil360.com

March 27, 2025

Ms. Michelle Miller
Hernando County Planning Dept
Providence Road
Brooksville, FL 34601

Re: Oak Hill Estates

Dear Ms. Miller,

As per our previous conversation, the Owners have failed to begin construction prior to the expiration date. There are several reasons of course, but we won't delve into all of them.

I can tell you, they are, and have been actively pursuing a sale of the lots to a National Builder, but have failed to strike a deal. They are currently in negotiations with Maronda Homes, and this transaction appears to be on the horizon. Maronda has contacted our office regarding some changes they would like to see in the plans.

None of these changes are considered major, and have no effect on any land outside the boundaries of this project. The request in summary, is to review the grading of certain lots with the approved proposed floor elevations. Our office is presently performing these revisions to the plans.

Maronda is in their due diligence period, and one of the outstanding items is the expiration of the construction plan approval.

We are formally requesting an extension of the beginning date of construction to be Jan 10, 2026. We would hope to be under construction prior to that date, but want to extend beyond the expected time, to avoid the approval expiring again.

If you would be so kind to please give this your consideration, we would be most gracious.
Thanks as always.

Sincerely,

A handwritten signature in black ink that reads "Alan K. Garman".

Alan K. Garman,
Manager

encl: Approval letter dated: 01/19/24



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DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

1653 Blaise Drive | BROOKSVILLE, FLORIDA 34601

P 352.754.4057 www.HernandoCounty.us

January 19, 2024

ProCivil 360
12 South Main Street
Brooksville, FL 34601

Re: Construction Drawings for Oak Hill Estates

Dear Mr. Bengé,

The construction drawings for Oak Hill Estates Subdivision have been reviewed and approved. Construction may commence pursuant to the approved plans and specifications and the **following conditions.**

Mitigation of specimen and majestic trees on lots cannot be met by the 3" caliber trees planted on the lots for the landscaping requirements. Please include the required mitigation DBH and proposed plantings in the landscape plan.

Start of construction must occur within 12 months of the date of this letter and must be completed within 18 months. **Approved copies of all required permits from other agencies must be provided to the Zoning Department prior to clearing and commencement of the associated work shown on these construction drawings. The approvals required include but are not limited to NPDES, FWC permits with burrow survey, FWC final After-Action Report and state acceptance email is required to be submitted prior to development.**

Prior to any site clearing, site work and/or building construction for subdivision improvements including infrastructure and other improvements (i.e., buffer fences, subdivision walls/signs, retaining walls, fountains, gates, guardhouses, irrigation systems) the Developer or contractor must contact the Zoning and Building Department to obtain the required authorizations or permit(s) and provide contractor information. A copy of this approval letter will be needed to assist in securing permits and other required applications from the Building Department.

Permit applications for new home construction or commercial buildings cannot be submitted to the Building Dept. for individual lots until the Zoning Dept. has received copies of the recorded Final Plat. Individual lots must have key numbers assigned by the Property Appraiser's Office to each platted lot. These key numbers must then be active in the Building Dept. computer system.

Prior to beginning construction, a right-of-way use permit must be obtained from the Department of Public Works; furthermore, the project engineer shall set up a preconstruction conference with the County Utilities (if water/sewer is requested), Public Works Department and Development Department. During the conference, the engineer should establish a schedule and sequence of inspections to be conducted by those departments during construction.



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Any required testing will be accomplished by an independent and certified testing laboratory, approved by the County Engineer. Testing shall be accomplished in accordance with the County's Testing and Certification Schedule (II-01) of the Hernando County Facility Design Guidelines.

Prior to beginning construction and any gopher tortoise relocation, a gopher tortoise burrow survey and Florida Fish and Wildlife Commission (FWC) permit must be issued and forwarded to the County. Proof of relocation, including an after-action report and FWC acceptance email is required prior to any site alteration or development.

If you intend to plat this subdivision prior to completion of improvements, a performance bond will be required. The amount of the performance bond is equal to 100 percent of cost of constructing improvements.

Once all required improvements are completed, a maintenance security must be posted for an eighteen (18) month period from the date established by the County to ensure the integrity of the improvements. In addition, the developer shall submit written request for the inspection of all required improvements covered by the maintenance security at least sixty (60) days prior to the expiration date of the security. Final inspections shall be requested by the project engineer upon completion of the improvements and submission to the County of as-built drawings, test results, and certification of completion.

Please do not hesitate to contact this office should you have any questions.

Sincerely,

Alaina Kidd

Digitally signed by Alaina Kidd
Date: 2024.01.19 16:04:00
-05'00'

Alaina Kidd
Planner II