



**May 5, 2026**

Hernando County Planning Department  
1653 Blaise Drive  
Brooksville, FL 34601

Via Email: Michelle Miller – [mlmiller@co.hernando.fl.us](mailto:mlmiller@co.hernando.fl.us)

**Re: Emerald Creek Phase 1 and Phase 2**

**Phase 1 Construction Plans No. 1475812**  
**Phase 2 Conditional Plat No. 1490027**

Dear Michelle,

On behalf of the Owner, please accept this letter as a formal request for time extensions associated with the above-referenced approvals.

**Phase 1 – Construction Plans (Permit No. 1475812):** The current completion deadline for construction is September 3, 2026. We respectfully request a twelve (12) month extension of the construction completion date to allow for completion of the project. Progress on the project was delayed due to a title/closing issue with the property owner, which has since been resolved as documented in the attached Summary Judgment dated April 28, 2026.

**Phase 2 – Conditional Plat (No. 1490027):** Due to the same circumstances, substantial progress has not yet been achieved for the Phase 2 Conditional Plat, and the one-year substantial performance period is set to expire on June 9, 2026. We respectfully request a six (6) month extension of the substantial performance deadline. Phase 2 construction plans are anticipated to be submitted prior to December 31, 2026.

These requests are consistent with the original approval conditions and are necessary to allow for orderly completion of the project in accordance with approved plans and applicable requirements. There are no proposed changes to the approved design or scope.

Please let us know if any additional documentation or coordination is required to process these requests. We appreciate your consideration.

Sincerely,

Ford Manuel  
Coastal Engineering.