



**DEVELOPMENT SERVICES**  
PLANNING AND ZONING DIVISION

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June 23, 2026

Northwest Land, LLC  
18125 Wayne Road  
Odessa, Florida 33556

Coastal Engineering Associates, Inc.  
966 Candlelight Boulevard  
Brooksville, Florida 34601

Re: Emerald Creek Subdivision Construction Drawing and Conditional Plat Extension Approvals

On March 3, 2025, the Construction Drawings for Emerald Creek Phase 1 were approved (Application No. 1475812). The petitioner's request to extend the completion of construction to September 3, 2027, is approved.

Additionally, the petitioner's request to extend the substantial performance deadline for Emerald Creek Phase 2 Conditional Plat (Application No. 1490027) from June 9, 2026 to December 31, 2026 is approved.

If you have any questions, please contact Michelle Miller, Planning Manager, at [MLMiller@hernandocounty.us](mailto:MLMiller@hernandocounty.us).

Sincerely,

Jerry Campbell, Chairman  
Hernando County Board of County Commissioners

