



## DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

1653 Blaise Drive | BROOKSVILLE, FLORIDA 34601

P 352.754.4057 [www.HernandoCounty.us](http://www.HernandoCounty.us)

March 3, 2025

Coastal Engineering Associates, Inc.  
Brian Malmberg  
966 Candlelight Blvd.  
Brooksville, FL 34601

Re: Construction Drawings for Emerald Creek phase 1 #1475812.

Dear Mr. Malmberg,

The construction drawings for Emerald Creek Phase 1 Subdivision have been reviewed and approved. Construction may commence pursuant to the approved plans and specifications and the **following conditions**.

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.

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,

**Nichole Street**

Digitally signed by Nichole  
Street  
Date: 2025.03.03 15:28:04  
-05'00'

Nichole Street  
Subdivision Planner I

