



HERNANDO COUNTY  
DEVELOPMENT DEPARTMENT  
COMMERCIAL ZONING  
789 Providence Blvd.  
Brooksville, Fl 34601  
(352) 754-4096

CONTROL NO: 1215568, 1220013-17  
PROJECT : Regent Oaks Bldgs A-F  
Reviewed by: Terri Stokes  
Title: Site Plan Review Coordinator, I  
Department: Development  
Phone No: (352) 754-4096

Site/Bldg  
Review

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May 15, 2008

Please provide comments necessary for compliance with all codes and ordinances.

1. No comments.

**HERNANDO COUNTY  
DEVELOPMENT DEPARTMENT  
COMMERCIAL ZONING  
789 Providence Blvd.  
Brooksville, Fl 34601  
(352) 754-4050**

**CONTROL NO: 1215568**

**PROJECT: Regent Oaks**

Reviewed by: Chris Linsbeck  
Title: Zoning / Landscape Inspector  
Department: Development  
Phone No: (352) 754-4050  
Date: May 15, 2008

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Necessary for compliance with Hernando County Landscape Ordinance, Chapter 10, Article II:

1. The irrigation plan that has been submitted does not meet the irrigation requirements of the landscape ordinance. The landscape plan is approved as is, however, when the irrigation permit application is submitted; please provide a plan meeting the low volume irrigation minimums and spacing requirements.

## Terry Stokes

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**From:** Dennis Dulin  
**Sent:** Monday, May 12, 2008 2:41 PM  
**To:** Terry Stokes  
**Subject:** Regent Oaks, 1215568, etc.

Terri,

It appears that the applicant has responded satisfactorily to the comments for:

- A. 1215568
- B. 1220013
- C. 1220014
- D. 1220015
- E. 1220016
- F. 1220017

These 6 buildings should be ready for final review.

Dennis D.

**HERNANDO COUNTY FIRE RESCUE  
OFFICE OF THE FIRE MARSHAL  
352-540-6405-352-754-4919  
Richard M. Tincher  
Plan Review Deficiency Statement**

Date: 05/07/08  
1220016, And 1220017

permit Application #: 1215568, 1220013, 1220014, 1220015, and

**PROJECT: Regent Oaks Buildings A, B, C, D, E, F Re-submittal**

**COMMENTS:**

**Construction Plans:**

Approve as Re-submitted, no further comments at this time

**Site Plans:**

Comments: Approved as Re-submitted, no further comments at this time

**HERNANDO COUNTY UTILITIES DEPARTMENT**  
**CODE COMPLIANCE REVIEW COMMENTS**

Comments Presented: May 15, 2008

Code Compliance Review Session: N/A

Agenda: #N/A CCR: #1215568-Bld A; #1220013-Bld B; #1220014-Bld C; #1220015-Bld D; #1220016-Bld E; 1220017-Bld F Parcel Key #1354055 Review Type: Site/ Bldg. Utilities: Water & Sewer
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Project Name: Regent Oaks Bldg A, B, C, D, E, & F- Comments #2  
Project Location: 16304 Flight Path Drive, Spring Hill, Florida  
Engineer: Mitchell Van Beek, P.E., Wagner Construction Co. LLC Office: (352) 728-2221

HCUD Reviewer: Scott Rimby, Permitting & Development Review Coordinator  
Department: Hernando County Utilities Department, 21030 Cortez Blvd., Brooksville, FL 34601  
Office: (352) 754-4757 Fax: (352) 754-4485 E-Mail: [srimby@hernandocounty.us](mailto:srimby@hernandocounty.us)

**HCUD COMMENTS #2**

I. HCUD shall delay the Building Permit Approval Process until the applicable HCUD Utilities Service Connection, Hook-Up & Deposit Fees are paid & HCUD Service Contract is signed.

II. Plans Review Comments:

A. The "Approved for Construction" Utility Plan Sheet 9 Shall:

1. Utility note J was not revised correctly, the comment made was to be added to the existing note. To correct this issue and to add additional clarifying notes, HCUD will place a label with the follow information on the Utility Plan sheet 9 of 22:
  - a. The Hernando County Utilities Department (HCUD) shall not own, operate, or maintain the on-site water and sewer utilities installed outside of utility easements or the county right of way. HCUD shall only own and maintain the water meters.
  - b. Proposed manholes #2 and #3 shall only have "Sewer" and the date cast in their lids, no reference to HCUD shall be made. The lid for manhole #1 shall be cast to HCUD specifications.
  - c. Prior to constructing the northern entrance road the contractor must provide to HCUD a plan addressing what will happen if the existing sewer force main is broken during construction. HCUD will not require replacement of the utility plan unless other Department's comments require new plans.

2. Provide a copy of the Property Owners Association documents stating all properties are required to participate in the association and that onsite utility will be owned and maintained by the association.

III. The "Certificate of Occupancy" approval shall be delayed until the following requirements are met:

- A. Installation and acceptable inspection of a Reduced Pressure Zone-Backflow Prevention Assembly (RPZ-BPA) for potable, irrigation, and/or fire services,
  1. USC (University of Southern California) Certified,
  2. Installed and tested by a licensed plumber and
  3. Inspected and approved by HCUD Inspector Robert Haber at (352) 754-4158.
- B. Submit a completed and approved contributed asset form.
- C. Submit (2) sets of 24"x36" As-Built Drawings and (2) sets of AutoCAD as-built CD's.
- D. Submit bacteriological and pressure test, as required.

HERNANDO COUNTY  
OFFICE OF THE COUNTY ENGINEER  
**STAFF REVIEW OF DEVELOPMENT PROPOSALS**

TO: Donna Singer  
Commercial Development Coordinator

FROM: Christopher S. Wert, P.E.  
Engineering Services Coordinator

DATE: May 15, 2008

SUBJECT: Regent Oaks (aka Premier Properties) #1215568

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**ENGINEERING COMMENTS:**

1. Provide sidewalk from all buildings to the right of way, show connections to existing sidewalks.
2. Previous comment, lacks pavement cut restoration detail. The detail provided does not meet standards.
3. Traffic Access Analysis is pending review which might generate additional comments.

**Provide a narrative response to all comments addressing their resolution.**

If you have any questions, please contact our office at 754-4062.

CSW:crr

Cc: file