

From: [Planning Resource Object](#)
To: [Michelle Miller](#); [Victoria Via](#)
Subject: FW: H2545 - Dire Wolf
Date: Tuesday, January 6, 2026 3:57:03 PM

From: hohoajimnevens@gmail.com <hohoajimnevens@gmail.com>
Sent: Tuesday, January 6, 2026 2:57 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: H2545 - Dire Wolf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm Jim Nevens, a director and treasurer of Hernando Oaks Master Association, Inc., the homeowners' association of the Hernando Oaks development and the owner of all the common areas and roads within Hernando Oaks, including Grand Entrada Boulevard.

Please be advised that the HOA will seek party status and equal footing in H2545 (Dire Wolf) at the P&Z hearing scheduled for 1/12/26 as an aggrieved party under the principles of Renard v Dade County. We will also be represented by counsel.

I would appreciate being informed directly of any issues you foresee in this regard at the earliest opportunity.

I'm also requesting an advance meeting with an appropriate representative of the Planning / Zoning Department to discuss, in detail, some of the aspects of the H2525 proposal. This week Thursday or Friday is preferred. Please confirm the arrangements directly with me.

I also want to ensure that you are aware of the HOA's management company and registered agent for any official communications involving Hernando Oaks or its HOA. Not having been directly advised of this zoning proposal is troubling. The contact information is:

Hernando Oaks Master Association, Inc
C/O Qualified Property Management, Inc.
5901 US Hwy 19, Suite 7Q
New Port Richey, FL 34652
727-869-9700

Please call if there are any questions or issues.

Thank you.

Jim Nevens

813-395-4854

hohoajimnevens@gmail.com