

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☒ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 07/24/2025

File No. H-25-45 Official Date Stamp:

RECEIVED

AUG 06 2025

Hernando County Development Services
Zoning Division

APPLICANT NAME: Dire Wolf Holdings, LLC

Address: 16479 Runway Drive

City: Brooksville

State: FL

Zip: 34604

Phone: (954) 778-1898 Email: jeff@paragondvco.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 9606 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00381027, 00381072, 00472517, 01456837
2. SECTION 08, TOWNSHIP 23S, RANGE 19E
3. Current zoning classification: CPDP with PDP(SF), PDP(GC) and PDP(SU)
4. Desired zoning classification: CPDP with PDP(SF), PDP(GC) and PDP(SU)
5. Size of area covered by application: 64.9 acres
6. Highway and street boundaries: Grand Entrada Blvd and Broad Street
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed:)

PROPERTY OWNER AFFIDAVIT

I, Virgil D. Pizer as Manager of Dire Wolf Holdings LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☐ I am the owner of the property and am making this application OR

☒ I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates, Inc.

and (representative, if applicable):

to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4 day of August, 2025, by Virgil D. Pizer who is personally known to me or produced as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Seal/Stamp

DIRE WOLF HOLDINGS, LLC
KEY NOS. 381027, 381072, 472517 and 1456837
MASTER PLAN REVISION & REZONING NARRATIVE
AUGUST 2025

General

The subject property, consisting of approximately 64 acres, is located west of US 41/Broad Street and north of Grand Entrada Boulevard in Section 8, Township 23 South, Range 19 East, Hernando County, Florida. The Hernando County Property Appraiser (HCPA) identifies the property as Key Nos. 381027, 371072, 472517 and 1456837. Refer to Figure 1 for the project location.



Figure 1. Dire Wolf Holdings, LLC Location Map

The property's Zoning designation is C-PDP (Combined Planned Development Project). Refer to Figure 2 for the project area Zoning Map.

The property's Future Land Use (FLU) Map indicates that the subject property is in a Residential designation. Refer to Figure 3 for the project area FLU Map.



Figure 2. Dire Wolf Holdings, LLC Current Zoning Map



Figure 3. Dire Wolf Holdings, LLC FLU Map

Zoning surrounding the subject property consists of:

North: AG

South: CPDP and Planned Development Project (Special Use) Drainage (PDP (SU) DRA)

East: US 41/Broad Street Right-of-Way

West: CPDP,

Project Request

The applicant is requesting to modify and update the master plan for Dire Wolf (Parcel Key Nos. 381027, 371072, 472517 and 1456837). Their current zoning (CPDP) Combined Planned Development Project with PDP Single-family (SF) and PDP (GHC) will be retained along with the maximum residential density of 155 SF detached homes. The only change in entitlements being requested is an increase in the commercial from 8 acres to 10 acres. The application is consistent with the Hernando County Comprehensive Plan.

Existing Approved Project Description

The assembled property is located immediately east of the Hernando Oaks community and includes a parcel previously identified as a "village center" within the original Hernando Oaks master plan. Since portions of that parcel contain the lowest elevations and are designated within the 100 year floodplain, it will be utilized primarily for drainage retention, floodplain mitigation and commercial parcels along US 41. As presently approved, the great majority of homes will be clustered on the northern parcels and buffered from the existing homes in Hernando Oaks. Two residential points of access were approved. The northern full access will be from US 41 at an existing full median cut (with left turn lanes) across from Pine Cabin Road. This access will be configured in a manner that will also allow future access for an undeveloped property to the north not owned by the applicant. The second full access will come from Grand Entrada Boulevard at the existing paved access road on the north side of the round-a-bout located approximately 400 feet east of the Hernando Oaks gated entrance. These two access points will be connected by an approved reverse frontage road, consistent with the zoning approval and County regulations. Commercial lot access points were approved at northeastern end of Grand Entrada (1) and US 41 (2). Both access points to Grand Entrada were approved in the Hernando Oaks zoning master plan and the presently approved Dire Wolf master plan and the access aprons from Grand Entrada were constructed with the original road.

The single family residences (40' & 50' wide lots) wind around existing natural features on the property. The retention of wetlands and incorporation of floodplain mitigation areas will place a significant portion of the property in open space. A centrally-located recreational center, which incorporates one of those features is provided for. While no existing Hernando Oaks residential lots abut the boundaries of this proposed project, a 20 foot wide natural buffer was established where there is close proximity. The Hernando County Utilities Department (HCUD) has potable water mains and wastewater transmission lines in the area, with wastewater being treated at the Airport WWTP.

Proposed Modification to the Zoning Master Plan

The only modification being proposed to the zoning master plan is for a reconfiguration of the commercial parcels along US 41 and a slight increase in the commercial from 8 acres (60,000 building sf) to 10 acres (80,000 building sf.) The reconfiguration allows for the southern commercial to be aligned with US 41 and stretched to the north to accommodate a proposed direct access to that roadway. A direct U 41 access

would reduce the impact of the commercial parcels on the Grand Entrada. All other aspects of the approved zoning master plan will remain as presently approved.

Building Setbacks & Buffers

Perimeter

East – (from US 41) 75' – (deviation from 125' previously approved)

Side - 20'

Rear - 20'

Residential

Front - 25'

Side - 5' (deviation from 10' previously approved)

Rear - 15' (deviation from 20' previously approved)

Minimum lot size would be 4,800 s.f. (deviation from 6,000 s.f.) - previously approved

Commercial

Front (from US 41): 75' (deviation from 125' previously approved)

Side: 10'

Rear 15'

Rear From Frontage Road: 35'

Buffers: The buffer tracts indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and opacity consistent with county standard

Master Plan

Refer to the attached rezoning master plan included with this submittal.

Draft of Protective Covenants

A homeowners' association will be formed to maintain common areas.

Preliminary Engineering Report

Topography

Topography on the property slopes north to south with the highest elevation of 97' on the north and a lowest elevation of 74' on the south. Accordingly, the majority of the drainage retention areas are placed along the southern portion of the project. Topographic mapping is provided on the zoning master plan.

FEMA Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 0193D, effective date February 2, 2012. According to the FEMA FIRM, the property contains both Flood Zone Areas A and AE with base elevations of 77.6' on the south and 93.5' on the north. Both Zone A and AE are special flood hazard areas subject to inundation by the 1% annual chance flood. Refer to Figure 4 for the project FEMA floodplain map.

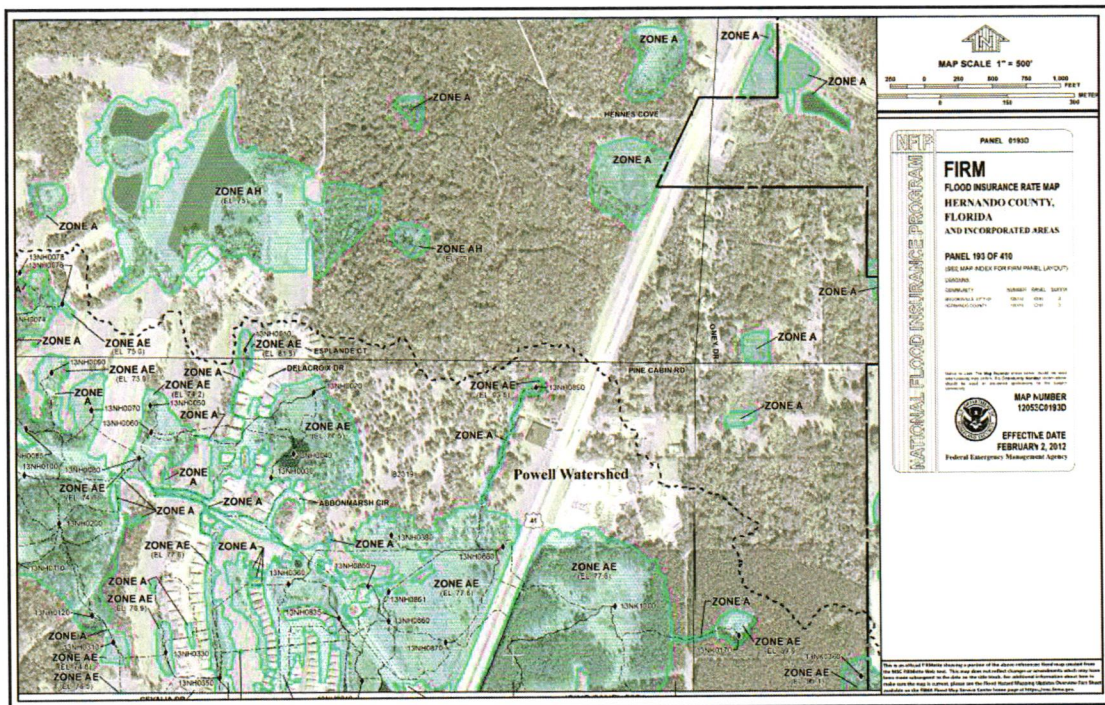


Figure 4 FEMA Floodplain Map

Environmental

A preliminary environmental site visit was conducted. The results of the site visit are listed below:

- The subject property consists of a mixture of open land with an assemblage of large specimen and majestic trees (northern portion of project area); and an area which is heavily forested (southern portion of project area).
- The project area contains a few jurisdictional isolated freshwater marshes and some other surface water features, including water conveyance swales/ditches.
- During the preliminary site visit no state or federally listed species were detected; however, wetland dependent listed avian species may periodically visit the freshwater wetlands for foraging.

Soils

The subject property consists of five soil types including Nobleton fine sand, 0 to 5 percent slopes (53.4%); Micanopy loamy fine sand, 2 to 5 percent slopes (27.2%), Blythe loamy fine sand, 2 to 5 percent slopes (13.6%), and Flemington fine sandy loam, 2 to 5 percent slopes (5.8%). Refer to Figure 5 for the project soils map.



Figure 4. Dire Wolf Holdings, LLC Soils Map

Adequate Access Analysis

Two primary points of access are approved. The northern access will be from US 41 at an existing full median cut (with left turn lanes) across from Pine Cabin Road. This access will be configured in a manner that will also allow future access for an undeveloped property to the north not owned by the applicant. The second entrance/exit will come from Grand Entrada Boulevard at the existing paved access road on the north side of the round-a-bout located 400 feet east of the Hernando Oaks gated entrance. The 6-laned US 41 has an excellent level of service.

Utilities

The proposed project lies within the Hernando County Utilities service area, with available potable water and sanitary sewer in close proximity. The existing water system can provide adequate flow to the site for domestic and fire demands. A Utility System Analysis Report will be provided in subsequent development phases.

Previous Development Approval

Parcel Key Number 01456837 was part of the original Hernando Oaks PDP and subsequent modification.



August 6, 2025

Greg Watkins
Hernando County Utility Department
15365 Cortez Blvd.
Brooksville, FL 34613

RE: Response to Request for Additional Information

Project Name: Winding Oaks Subdivision phase 1&2
Application No.: W22-06

Greg,

This letter is in response to County comments relating to the project referenced above. Enclosed for Staff review are the following items:

- **Corrected Application**
- **Phase 1&2 Record Drawings**
- **Authorization Letter**
- **Phase 1&2 BacT's**
- **Phase 1&2 pressure test**

Please note that County comments have been restated below and an explanation of our response has been provided in italics.

HCUD has reviewed the submitted FDEP water clearance packet submitted on 6/18/25 for the project above and have the following comments:

A. Bacteriological Sample Reports:

1. The bacteriological sample point plans and bacteriological sample point report does not meet HCUD specification 3.13 and FDEP requirements. Since a sample point and bacteriological sampling report for the end of the water mains at station marker 9+80 on Cherry Bark Road, stub out to the north of the intersection of Cherry Bark Road & Shumard Lane, and the stub out to the north of intersection of Cheery Bark Road & Grace Road were not submitted for phase 1 clearance, all the bacteriological sample points shown with 3 additional sample points shown at the phase line between phase 1 and phase 2, would need to be taken on 2 consecutive days per the FDEP rules. If phase 1 and phase 2 will request clearance at the same time as 1 packet, the entire water system and every bacteriological sample point shown on the original sampling plan would need to be resampled per AWWA C651-14.5.1. and FAC 62-555.340.

Response: BacT's for 2 consecutive day for phase 1 & 2

B. Revise the Water Construction Clearance Application FDEP Form 62-555.900(9) as follows:

1. Part III.A.: Provide an "original" wetted signature with date.

Response: Application has wetted original signature with date

C. Revise the Request for Letter of Release to Place Water Supply System into Service Exhibit W6 as follows:

1. The PWS Clearance application reference a partial water clearance for phase 1 however, the W6 form checked the system completed to the fullest extent of the approved plans. Revise as necessary.

Response: Corrected

HCUD has reviewed the submitted FDEP water clearance packet submittals for the project above and have the following comments:

A. Bacteriological Sample Reports:

1. The bacteriological sampling report cannot be used since it shows samples taken on 4 different days. All the bacteriological sample points shown would need to be taken on 2 consecutive days per the FDEP rules, the entire system and every bacteriological sample point would need to be resampled per AWWA C651-14.5.1. and FAC 62-555.340. HCUD will require the entire system to be resampled on 2 consecutive days before clearance can be requested.

Response: Submitting phase 1 only

B. Revise the Water Construction Clearance Application FDEP Form 62-555.900(9) as follows:

1. Part I.E.: Contact Person's E-Mail Address: Replace rpatel@co.hernando.us with rpatel@co.hernando.fl.us.

Response: corrected

2. Part I.F.: Contact Person's E-Mail Address: Replace rpatel@co.hernando.us with rpatel@co.hernando.fl.us

Response: Complete

1. Part II.: Complete this section by listing all deviations from the original plan set or label N/A.

Response: Complete

2. Part III.A.: Provide an "original" wetted signature with the date signed. The project permittee on the first page is Gerald Cyr, however the permittee on the third page is Michael Patrick Green. Provide a letter of authorization stating Mr. Green can sign as an authorized person.

Response: Complete see letter of authorization with submittal

C. As-Built Record Drawings:

1. The following comment will not hold up the FDEP potable water system clearance. Show the connection of the 8-inch water main to the 16-inch x 8-inch tapping saddle and gate valve. Show the survey point data for this connection.

Response: complete

We trust that the information provided will adequately address County comments and allow approval of the associated permit. Please contact me at your convenience if there are any additional questions concerning this project.

Sincerely,

Deanne Leto

Permit Coordinator

Coastal Engineering Associates, Inc.