



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026
Board of County Commissioners: March 3, 2026

APPLICANT: Dire Wolf Holdings, LLC

FILE NUMBER: H-25-45

REQUEST: Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations

GENERAL LOCATION: Northwest corner of Grand Entrada Boulevard and Broad Street (US Hwy 41)

PARCEL KEY NUMBER(S): 00381072, 00472517, 01456837, 00381027

APPLICANT'S REQUEST

The petitioner is requesting to modify and reestablish the Master Plan for the Dire Wolf development. The existing zoning of CPDP (Combined Planned Development Project), consisting of PDP(SF)Planned Development Project (Single Family), PDP(GC) Planned Development Project (General Commercial), and PDP(SU) Planned Development Project (Special Use) with deviations, will be retained. The maximum residential density of 155 single-family detached dwelling units will also remain unchanged.

The petitioner is proposing an increase in the commercial acreage from 8 acres (60,000 square feet) to 10 acres (80,000 square feet). The original Master Plan was approved in 2022 under Rezoning File H-25-45; however, no development activity has occurred on the site to date.

While the applicant has indicated that no additional modifications are being proposed, staff has identified changes to the building setbacks and buffer areas that differ from those approved under Rezoning File H-21-75. These differences will be addressed in the Land Use Review section of this report.

SITE CHARACTERISTICS

Site Size	64.9 acres
Surrounding Zoning; Land Uses	North: Agricultural; Undeveloped South: PDP(SF)/m PDP(SU); Hernando Oaks East: PDP(HHC), AG; Undeveloped, Trucking Company West: PDP(SF) PDP(SU); Hernando Oaks
Current Zoning:	CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with deviations
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

Hernando County Utilities (HCUD) does not currently provide water or wastewater service to the subject properties. Wastewater service is available; however, water capacity may be limited. HCUD has no objection to the proposed Master Plan revision increasing the commercial area from eight (8) acres to ten (10) acres, subject to a utility capacity analysis and required connection to the central water and sewer systems at the time of vertical construction.

ENGINEERING REVIEW

The subject property is located at the northwest corner of Grand Entrada Boulevard and Broad Street (US Highway 41). The County Engineer has reviewed the petitioner's request and provides the following comments:

- A Traffic Access Analysis is required, along with a Signal Analysis for the project's driveway on Broad Street and for Grand Entrada Boulevard at Broad Street.
- The primary access roadway functions as a frontage road and shall be constructed to frontage road standards, including a sidewalk.
- The driveway and roadway design shall comply with Hernando County standards.

LAND USE REVIEW

Residential Land Use Review. The petitioner is proposing the following setbacks, lot sizes and lot widths for each residential lot:

Residential Building Setbacks, Lot Width and Lot Sizes:

- Front: 25'
- Side: 5' (Previously approved deviation from 10')
- Rear: 15' (Previously approved deviation from 20')
- Minimum lot size interior: 4,800 square feet (Previously approved deviation from 6,000 square feet)
- Minimum lot width: 40' (Previously approved deviation from 60')

Comments: The petitioner has indicated specific locations for individual lots based on proposed lot size. The subdivision shall be designed with the following lot locational criteria:

- Minimum lot size (interior): 4,800 square feet
- Minimum lot size (exterior): 6,000 square feet

Buffers:

The petitioner must provide buffers for the residential area as indicated on the master plan and enhance natural buffers where necessary to 80% opacity where the proposed project is adjacent to Hernando Oaks. A 30' wide buffer at 80% opacity shall be provided along the west property line along that portion where proposed lots are adjacent to the property line.

Comments: If approved, the petitioner must provide buffers for the residential area as indicated on the master plan and enhance natural buffers where necessary to 80% opacity where the proposed project is adjacent to Hernando Oaks. Additionally, a 10' wide buffer at 80% opacity must be provided along the north property line along that portion where proposed lots are adjacent to the property line.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has proposed two points of access into the development from the planned frontage road; one located along the southern boundary and another along the northern boundary of the site.

Treed Boulevard Entrance

County LDRs require that new single-family developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has not indicated the use of a treed roadway/access way for the proposed development. If approved, a treed roadway/access way shall be provided starting on the northern must entrance of the development.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has not identified acreage set aside as natural vegetation for the subject development. If the master plan is approved, the petitioner shall be required to set aside 2.1 acres as natural vegetation; the proposed perimeter buffers can count toward this requirement.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Commercial Land Use Review

Perimeter Building Setbacks:

- East (US Hwy 41): 75' (Previously approved deviation from 125')
- North: 20'
- South: 35'
- West: 35'

Comments: The petitioner is requesting deviations to reduce the required building setbacks from thirty-five (35) feet to twenty (20) feet along both the side (south) and rear (west) property boundaries. However, pursuant to the Board of County Commissioners' approval of Rezoning File H-21-75, Planning staff recommends maintaining the originally approved thirty-five (35) foot setbacks along the south and west perimeters of the site.

It should be noted that the existing northernmost commercial tract, formerly occupied by Gateway Furniture, contains an existing building with an approximate setback of thirty (30) feet, which will remain unchanged.

Internal Setbacks:

- East/Front: 75' (Previously approved deviation from 125')
- Side: 20'
- South: 35'

Comments: The petitioner is requesting commercial setback deviations for the side and rear of the proposed commercial lots. The proposed master plan as shown, does not warrant building setback deviations. If approved, the petitioner must meet the minimum commercial requirements for the side (20') and rear (35') building setbacks.

Buffers

If approved the commercial outparcels must meet the minimum commercial buffering standards as required by the County LDR's.

Lighting

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential use to the north.

Parking

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use and 0.5 parking spaces per seat for fast-food restaurants.

Comment: The petitioner shall meet the minimum parking requirements of the County Land Development Regulations.

Residential Protection Standards:

According to Hernando County LDRs, the following residential protection standards apply:

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.

- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

Comment: There are proposed homes near the proposed commercial outparcels. Potential loading/unloading areas, drive-up windows and ordering boxes must be directed away from the residentially zoned parcels and meet the minimum Residential Protection Standard distances.

Landscape

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

COMPREHENSIVE PLAN REVIEW

The subject site is in the Residential land use designation and is characterized predominately by residential uses to the west (Hernando Oaks) and large agricultural tracts to the north.

Future Land Use Map

Strategy 1.04A(3): The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the

proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Comments: The subject property is within the Residential Future Land Use Classification. Compatible lot sizes within the Hernando Oaks Subdivision and closest to the proposed project are 50' lots. The petitioner has indicated that the predominate product type for the proposed development is 50' lots. The proposed 40' lots will be located interior to the project and only border the proposed frontage road.

FINDINGS OF FACT

The request for a Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations is appropriate based on the following conclusions:

- The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend approval of the petitioner's request for a Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations, and the following performance conditions:

- 4- The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
- 2- A comprehensive floral and wildlife (faunal) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
- 3- The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
- 4- The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
- 5- The developer shall provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if subsurface karst features are present.
- 6- A substantial portion of the site is located within the buffer area of known archaeological sites. Due to the potential presence of archaeological sites, an archaeological survey shall be completed prior to submittal of construction drawings.
- 7- The petitioner shall provide the Southwest Florida Water Management District (SWFWMD) jurisdictional delineation lines for the on-site wetland areas to be retained. These areas shall be incorporated into all future site designs and plats.
- 8- The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of vertical construction.

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9. A Traffic Access Analysis is required. The Traffic Access Analysis shall be required to include a queuing analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
40. A frontage road across the entire frontage of US Highway 41 shall be required per Hernando County Ordinance.
44. Interconnectivity shall be provided for all commercial parcels.
42. The petitioner shall provide a treed boulevard for the residential subdivision along the reverse frontage road, with trees located outside the right-of-way.
43. The project shall comply with all applicable County and FDOT access management and design criteria for the existing full median opening at Pine Cabin Road and U.S. Highway 41 (Broad Street)
44. The petitioner shall preserve and/or replant the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required buffers, open space and drainage areas.
45. The single-family area is approved with the following land uses and minimum development standards:
- Front: 25'
 - Side: 5' (Previously approved deviation from 10')
 - Rear: 15' (Previously approved deviation from 20')
 - Minimum lot size: 4,800 sf (Previously approved deviation from 6,000 square feet)
 - Minimum lot width: 40' (Previously approved deviation from 60')
 - Minimum lot size (interior): 4,800 square feet (Previously approved deviation from 6,000 square feet)
 - Minimum lot size (exterior): 6,000 square feet
 - Maximum Height: 35'
 - The maximum permitted development intensity shall not exceed 155 single-family detached dwelling units.
46. The petitioner shall provide and maintain the required buffers adjacent to residential areas as depicted on the approved Master Plan. Where existing vegetation does not achieve 80% opacity, the petitioner shall enhance and/or supplement the buffer to meet the required opacity, including along areas adjacent to Hernando Oaks.
- A 15-foot vegetative buffer achieving 80% opacity shall be installed along Grand Entrada Boulevard in front of the single-family portion of the development, where shown on the Master Plan.

- A 20-foot landscaped buffer shall be installed along Grand Entrada Boulevard adjacent to the commercial parcel, where shown on the Master Plan.

~~47.~~ Commercial - Minimum Perimeter Setbacks:

- US Hwy 41: 75' (Previously approved deviation from 125')
- North: 20'
- South: 35'
- West: 35'

~~48.~~ Commercial - Internal Setbacks

- Front: 75' (Previously approved deviation from 125')
- Side: 20'
- South: 35'

The building setbacks for the existing commercial building formerly known as Gateway Furniture will remain at approximately 30'.

- ~~49.~~ The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.

- ~~20.~~ The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

- ~~24.~~ The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.

- ~~22.~~ The project has large areas of floodplain. Floodplain mitigation will be required to preserve the volume of the floodplain. A certificate of "no net rise" will be required.

- ~~23.~~ The petitioner has identified 2.5 acres as neighborhood park for the subject development. The proposed size exceeds the minimum requirements. If the master plan is approved, the petitioner shall provide the neighborhood park as indicated on the master plan.

- ~~24.~~ The subdivision entrance improvements currently on the site will be preserved by the developer.

- ~~25.~~ The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt from County staff of the BOCC approval action report. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On January 12, 2026, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations, and the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A comprehensive floral and wildlife (faunal) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. The developer shall provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if subsurface karst features are present.
6. A substantial portion of the site is located within the buffer area of known archaeological sites. Due to the potential presence of archaeological sites, an archaeological survey shall be completed prior to submittal of construction drawings.
7. The petitioner shall provide the Southwest Florida Water Management District (SWFWMD) jurisdictional delineation lines for the on-site wetland areas to be retained. These areas shall be incorporated into all future site designs and plats.
8. The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of vertical construction.
9. A Traffic Access Analysis is required. The Traffic Access Analysis shall be required to include a queuing analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
10. A frontage road across the entire frontage of US Highway 41 shall be required per Hernando County Ordinance.

11. Interconnectivity shall be provided for all commercial parcels.
12. The petitioner shall provide a treed boulevard for the residential subdivision along the reverse frontage road, with trees located outside the right-of-way.
13. The project shall comply with all applicable County and FDOT access management and design criteria for the existing full median opening at Pine Cabin Road and U.S. Highway 41 (Broad Street)
14. The petitioner shall preserve and/or replant the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required buffers, open space and drainage areas.
15. The single-family area is approved with the following land uses and minimum development standards:
 - Front: 25'
 - Side: 5' (Previously approved deviation from 10')
 - Rear: 15' (Previously approved deviation from 20')
 - Minimum lot size: 4,800 sf (Previously approved deviation from 6,000 square feet)
 - Minimum lot width: 40' (Previously approved deviation from 60')
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 - Minimum lot size (exterior): 6,000 square feet
 - Maximum Height: 35'
 - The maximum permitted development intensity shall not exceed 155 single-family detached dwelling units.
16. The petitioner shall provide and maintain the required buffers adjacent to residential areas as depicted on the approved Master Plan. Where existing vegetation does not achieve 80% opacity, the petitioner shall enhance and/or supplement the buffer to meet the required opacity, including along areas adjacent to Hernando Oaks.
 - A 15-foot vegetative buffer achieving 80% opacity shall be installed along Grand Entrada Boulevard in front of the single-family portion of the development, where shown on the Master Plan.
 - A 20-foot landscaped buffer shall be installed along Grand Entrada Boulevard adjacent to the commercial parcel, where shown on the Master Plan.
17. Commercial - Minimum Perimeter Setbacks:

- US Hwy 41: 75' (Previously approved deviation from 125')
- North: 20'
- South: 35'
- West: 35'

18. Commercial - Internal Setbacks

- Front: 75' (Previously approved deviation from 125')
- Side: 20'
- South: 35'

The building setbacks for the existing commercial building formerly known as Gateway Furniture will remain at approximately 30'.

19. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
20. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
21. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
22. The project has large areas of floodplain. Floodplain mitigation will be required to preserve the volume of the floodplain. A certificate of "no net rise" will be required.
23. The petitioner has identified 2.5 acres as neighborhood park for the subject development. The proposed size exceeds the minimum requirements. If the master plan is approved, the petitioner shall provide the neighborhood park as indicated on the master plan.
24. The subdivision entrance improvements currently on the site will be preserved by the developer.
25. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt from County staff of the BOCC approval action report. Failure to submit the revised plan will result in no further development permits being issued.