

BOARD OF COUNTY COMMISSIONERS ACTION

On September 2, 2025, the Board of County Commissioners voted 4-1 to adopt a resolution approving the petitioner's request to Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County as well as other applicable agencies, meeting all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. At the time of site development, the jurisdictional wetland line shall be set. A 25-foot vegetated buffer shall be placed along the perimeter of the wetland in accordance with all Southwest Florida Water Management District regulations and shall be shown on all civil site plans for the subject site.
3. The petitioner shall be required to comply with all federal, state, and local environmental regulations.
4. The petitioner shall be required to submit a utility capacity analysis and connect to the central water and wastewater systems at the time of development.
5. The applicant shall coordinate with the County Engineer in the design of the entrance road from SR 50 to ensure that access issues (existing and future) are addressed, including a possible future frontage road to the east and possibly west. Any change of land use from the proposed public facility will require a rezoning application and consideration of cross access or frontage road to the west,
6. A Traffic Access Analysis will be required. Any improvements identified will be the responsibility of the developer to install.
7. The petitioner shall coordinate with the Florida Department of Transportation to determine the applicable access management and drainage permits required for the project.
8. At the time of development, the petitioner shall be required to meet all commercial site development requirements.
9. Minimum Setbacks and Building Height:
 - Front: 125'
 - Side: 35'
 - Rear: 50'
 - Building Height: 45'
10. The following buffers shall be placed within the development:
 - A 5-foot vegetative buffer along S.R. 50 (Cortez Blvd) that meets the requirements of the Community Appearance ordinance for commercial projects.
 - A 5-foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects.

- All other perimeter buffers will consist of 10-foot-wide buffer consisting of natural vegetation supplemented with landscaping where needed.
11. Screening of outdoor storage from SR 50 shall be achieved by a combination of a setback (125' from SR 50) and opaque fencing a minimum height of five (5) feet and maximum of eight (8) feet. The required buffer shall be considered adequate screening to the west, south and east of the property.
 12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site preventing any light spillage onto neighboring properties.
 13. The petitioner shall provide a master plan in compliance with all the performance conditions within 30 days of receipt of the Board of County commissioner's approval memo. Failure to submit the revised plan will result in no further development permits being issued.