

**P&Z RECOMMENDATION:**

On May 9, 2022, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Public Service Facility Overlay District for a Communication Tower with the following 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. The tower is approved up to a maximum of 160' in height.
3. The proposed tower shall be constructed to support a minimum of four (4) total users.
4. The petitioner must provide the name and phone number of the contact person for the facility on a sign posted on the gate, fence, or access point to the site; whichever is most adjacent to the public access.
5. The compound shall be enclosed with a 6' chain-link fence with slats. Landscaping shall be provided along that portion facing the existing building and where natural vegetation cannot be utilized.
6. The tower shall be designed in such a way to contain a potential tower failure within the compound.
7. The petitioner shall pave the driveway apron to the property line and obtain the necessary permits. The gravel driveway to the compound area shall be a minimum width of fifteen (15) feet.
8. The Public Service Facility Overlay District for a tower shall expire within two (2) years of the zoning approval if substantial performance to initiate construction of the tower has not commenced.
9. A Gopher tortoise burrow survey shall be conducted. The burrow survey shall be conducted by a qualified professional prior to clearing or development activities and shall comply with all applicable FWC regulations.
10. The communication tower shall be camouflaged as a monopine.