



Hernando County

Board of County Commissioners

John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

Land Use Meeting

Agenda

Tuesday, June 2, 2026 - 9:00 A.M.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT MARYELLEN WAITE, RISK MANAGEMENT MANAGER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 540-6289. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

If a person decides to appeal any quasi-judicial decision made by the Hernando County Board of County Commissioners with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Public comment will be permitted during each agenda item to which Section 286.0114, Florida Statutes applies. Comment will be limited to matters on the meeting agenda time allotted for each speaker will be limited to three (3) minutes.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 A.M., AND ALL ITEMS CAN BE HEARD ANYTIME THEREAFTER.

UPCOMING MEETINGS:

The Board of County Commissioners' next regular meeting is scheduled for Tuesday, June 9, 2026, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

B. APPROVAL OF AGENDA (Limited to Board and Staff)

C. CORRESPONDENCE TO NOTE

[17524](#) Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on May 11, 2026

Attachments: [P&Z Special Exception Use Permit Actions of 05.11.2026](#)

D. PUBLIC HEARINGS

- * Entry of Proof of Publication into the Record
- * Poll Commissioners for Ex Parte Communications
- * Administer Oath to All Persons Intending to Speak
- * Adoption of Agenda Backup Materials into Evidence

DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO

BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY

STANDARD

1. [17506](#) Master Plan Revision Petition Submitted by Wal-Mart Stores East, L.P., for Property Located on Commercial Way (H2609)

Attachments: [Staff Report](#)
[Revised Application Packet](#)
[Site Plan](#)
[Certificate of Assistant Secretary](#)
[Environmental Site Assessment](#)
[Notice of Intended Agency Action - Approval](#)
[Drainage Connection Permit](#)
[Traffic Impact Analysis](#)
[Petitioner Presentation](#)
[Maps](#)
[Approval Resolution](#)

2. [17421](#) Request Submitted by Neighboring Property Owners for Appeal of Administrative Official's Variance Granted to Sunrise to Sunset Island Life, LLC, for Property Located at 10541 Pine Island Drive

Attachments: [Staff Report](#)
[Application](#)
[Narrative](#)
[Quit Claim Deed](#)
[Neighbors Denials](#)
[Owner Affidavit](#)
[Sunbiz](#)
[Survey](#)
[Notice of Public Hearing](#)
[Approval Resolution](#)
[Denial Resolution](#)

LEGISLATIVE (BOARD SITTING AS THE LOCAL PLANNING AGENCY / BOARD OF COUNTY COMMISSIONERS)

3. [17504](#) First Public Hearing to Consider Ordinance Amending Hernando County Code to Impose Moratorium on Processing Applications for Development Orders and Development Permits for Data Centers for Period Up to 365 Days, Unless Extended or Terminated: Enacting Temporary Moratorium on Data Centers

Attachments: [Proposed Ordinance Imposing Temporary Moratorium for Data Centers](#)

4. [17498](#) Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Adequate Public Facilities and Facility/Service Demand Calculations for Potable Water and Wastewater Treatment

Attachments: [Proposed Ordinance Revising Facility Service Demand Calculations-Potable Water and Wasterwater Resolution No. 2024-155](#)

E. DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO

1. [17521](#) Petition Submitted by Melanie Langworthy f/k/a Melanie A. Foster, Trustee of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23, 2002, for Hardship Relief From Subdivision Regulations for Property Located on Buczak Road

Attachments: [Class D Subdivision Appeal - Petition for Relief from Hardship Narrative](#)
[Staff Report](#)
[Denial Letter - 04272026](#)
[Class D Subdivision Department of Public Works Clearance Form](#)
[Warranty Deed](#)
[Deed to Trustee](#)
[Property Split Tax Clearance Form](#)
[Notarized Acknowledgment](#)
[Survey](#)
[Maps](#)
[Denial Resolution](#)
[Approval Resolution](#)

2. [17513](#) Petition Submitted by Violet S. Kelley, Trustee of The Violet S. Kelley Trust u/d/t Dated February 24, 2010, for Hardship Relief from Subdivision Regulations for Property Located on Cortez Boulevard

Attachments: [Class D Subdivision Appeal: Petition for Relief from Hardship Staff Report](#)
[Application](#)
[Class D Subdivision Department of Public Works Clearance Form](#)
[Property Split Tax Clearance Form](#)
[Denial Letter - 042726](#)
[Proof of Ownership](#)
[Declaration of Trust](#)
[DOT Approval](#)
[Survey](#)
[Maps](#)
[Denial Resolution](#)
[Approval Resolution](#)

F. PUBLIC WORKS DIRECTOR SCOTT HERRING

[17494](#) Transfer Agreement With The School Board of Hernando County, Florida and Encroachment Agreement With Duke Energy Florida, LLC, for Explorer Boulevard Realignment Project to Provide Additional Queueing and School Bus Parking for Explorer K-8 School

Attachments: [Transfer Agreement With School Board of Hernando County Exhibit C - Encroachment Agreement](#)
[Exhibit D - Duke Letter of Acceptance and Approved Construction Plans](#)
[Master Plan - Somerset Bay](#)
[Explorer Boulevard Maps](#)
[New Explorer Boulevard Alignment](#)

G. BOARD OF COUNTY COMMISSIONERS

1. Commissioner Ryan Amsler
2. Commissioner Brian Hawkins
3. Commissioner Steve Champion
4. Commissioner John Allocco
5. Chairman Jerry Campbell
6. County Attorney Jon Jouben
7. Deputy County Administrator Toni Brady
8. County Administrator Jeffrey Rogers

H. ADJOURNMENT