



Hernando County Board of County Commissioners

Land Use Meeting

Minutes

June 2, 2026

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, June 2, 2026, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Jerry Campbell	Chairman
Ryan Amsler	Vice Chairman
Steve Champion	Second Vice Chairman
John Allocco	Commissioner
Brian Hawkins	Commissioner
Omar DePablo	Development Services Director
Scott Herring	Public Works Director
Jon Jouben	County Attorney
Michelle Miller	Planning Manager
Brad Smith	Utilities Director
Nienke Osinga	Deputy Clerk
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CORRESPONDENCE TO NOTE

Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on May 11, 2026

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Chairman Campbell and Comms. Amsler, Champion, Allocco and Hawkins announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion

To approve.

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

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

There was no public input.

Comm. Amsler made the following Motion:

Motion

To approve the staff recommendation.

Comm. Champion seconded the Motion.

Comm. Amsler revised his Motion as follows:

Revised Motion

To approve the staff recommendation with Modified Performance Condition No. 7 to read, utilizing the frontage road for fuel supply (Resolution No. 2026-108).

RESULT: ADOPTED
MOVER: Ryan Amsler
SECONDER: Steve Champion
AYES: Campbell, Amsler, Champion, Allocco and Hawkins

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

The Board accepted public input on this matter.

Motion

To approve the variance request (Resolution No. 2026-109).

RESULT: ADOPTED
MOVER: Brian Hawkins
SECONDER: Ryan Amsler
AYES: Campbell, Amsler, Champion, Allocco and Hawkins

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

The Board accepted public input on this matter.

Comm. Amsler made the following Motion:

Motion

To approve the staff recommendation.

Comm. Champion seconded the Motion.

The Board accepted public input on this matter.

Comm. Champion temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

The Motion died for lack of a vote.

There was Board consensus to direct the staff to proceed with scheduling the second public hearing to be heard as soon as possible by the Board.

RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:10 a.m.

Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Adequate Public Facilities and Facility/Service Demand Calculations for Potable Water and Wastewater Treatment

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Ordinance No. 2026-14).

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO

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

Motion

To approve the staff recommendation (Resolution No. 2026-110).

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

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

Comm. Hawkins made the following Motion:

Motion

To approve with that condition.

Comm. Champion seconded the Motion.

Comm. Hawkins clarified his Motion as follows:

Clarification to Motion

To approve the separation with the condition to merge into the parcel south of it (Resolution No. 2026-111).

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

PUBLIC WORKS DIRECTOR SCOTT HERRING

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

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	John Allocco
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 11:55 p.m.