



September 2, 2025

Hernando County Board of County Commissioners

Hernando County Case No.: H-25-14

Project Name: WREC – West Hernando District Office

Property Owner: Greater Tampa Bay Area Council, Inc. Boy Scouts of America

Introduction

Project Team

Cliff Manuel, P.E., President

Don Lacey, Planning Director

Betsey Jolley, AICP, Planning Manager

Coastal Engineering Associates, Inc.

966 Candlelight Drive

Brooksville, FL 34601

Applicant/Property Owner

Michael Butler, CEO

Greater Tampa Bay Area Council, Inc.,

Boy Scouts of America

Legal Counsel

W. Campbell McLean, Esq.

GrayRobinson, P.A.

101 E. Kennedy Blvd, Ste, 4000

Tampa, FL 33602



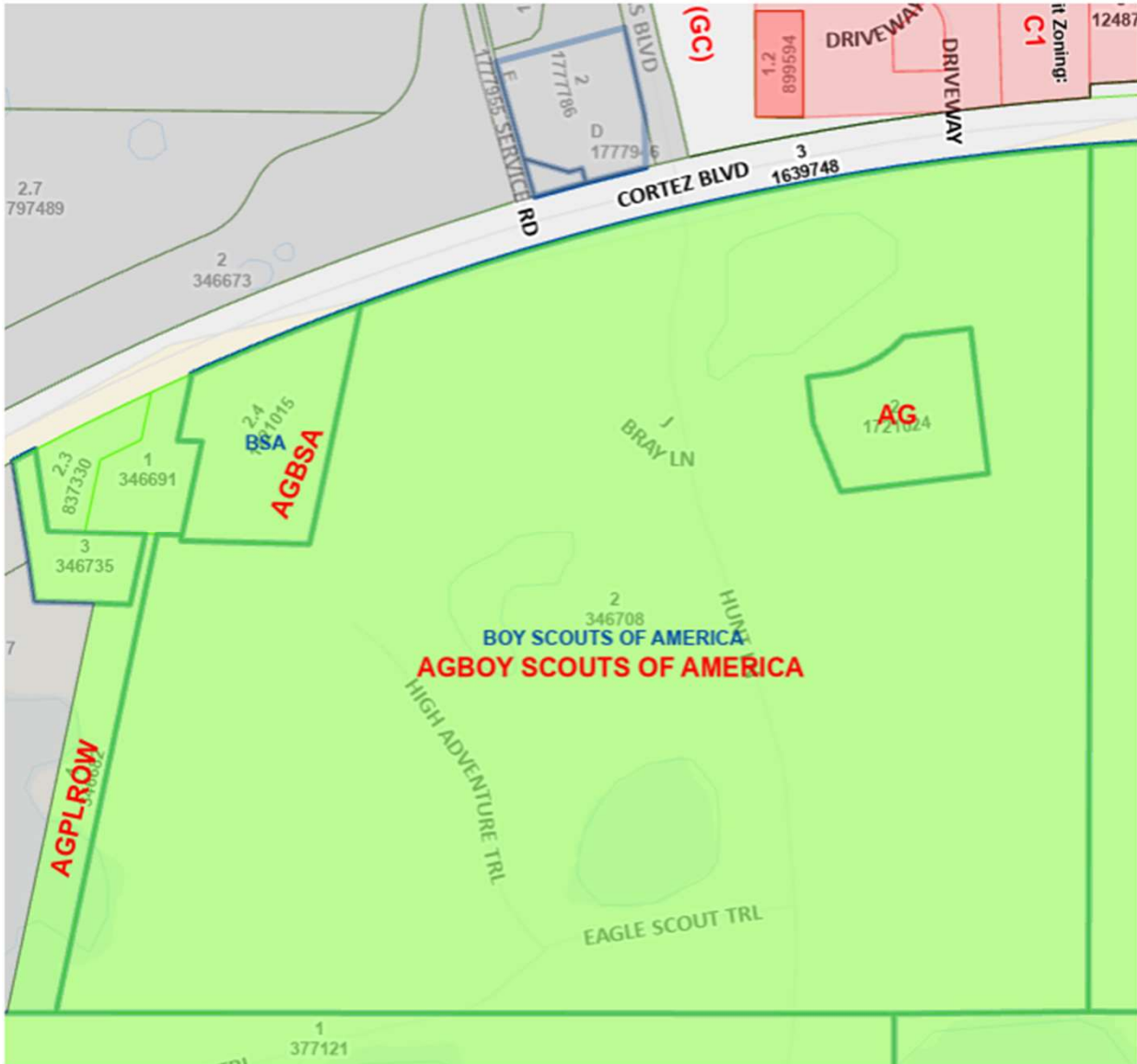
Application Overview

Request:	Establish Public Service Facility Overlay District (PSFOD) for Electric Utility Operations Center
Site Area:	52 Acres M.O.L.
Existing Zoning:	Agricultural (AG)
Existing FLU:	Recreation
Uses Proposed:	Western Operations Center for Withlacoochee River Electric Cooperative (WREC)

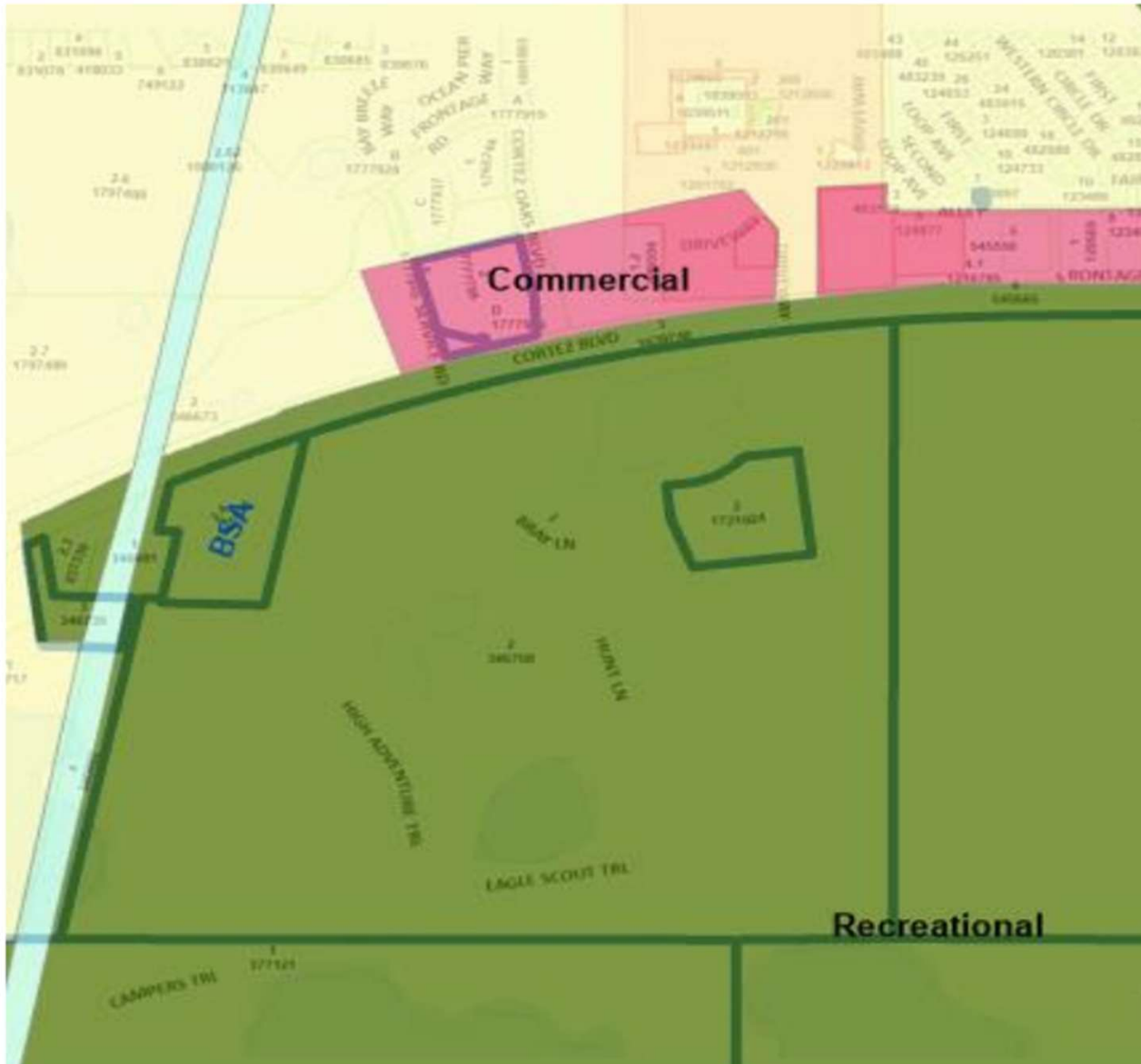
Staff and P&Z Recommends Approval with Conditions



ZONING MAP



FUTURE LAND USE



KEY FACTS

- Family members of Larry Die Polder's Estate (**not the Boy Scouts**) challenged gifting of Sand Hill Scout Reservation lands to the Boy Scouts
- As part of estate settlement, Larry Die Polder's son and Personal Representative of Die Polder Estate conveyed **fee simple** title to the Boy Scouts in 1979 & 1981.
 - **Conveyances were free and clear from restrictions of Larry Die Polder's 1977 Will**
- To clear up any implied title discrepancy, Boy Scouts filed a Quiet Title Action in 2023 and ultimately fee simple ownership was confirmed by Final Judgment executed on January 12, 2024
- WREC project site comprises **±52 acres of Overall ±1,251-acre Property**
- Builds on **existing BSA & WREC partnership** for **Storm Restoration Staging** on BSA Property and adds additional storm staging areas within proposed WREC
- Public Service Facility Overlay District (PSFOD) **permitted in all Comp Plan** categories
- WREC Western Operations Center is a **necessity for electrical needs of the Public**



WREC Storm Restoration Staging Area



Storm Restoration Event



SAND HILL SCOUT RESERVATION BENEFITS

- WREC Sale will provide **Critically Needed Funding for Capital Improvements** to Sand Hill Scout Reservation Active Scouting Area

(±727 acres of ±1,251-acre Overall Property)

Partial List of Needed Improvements:

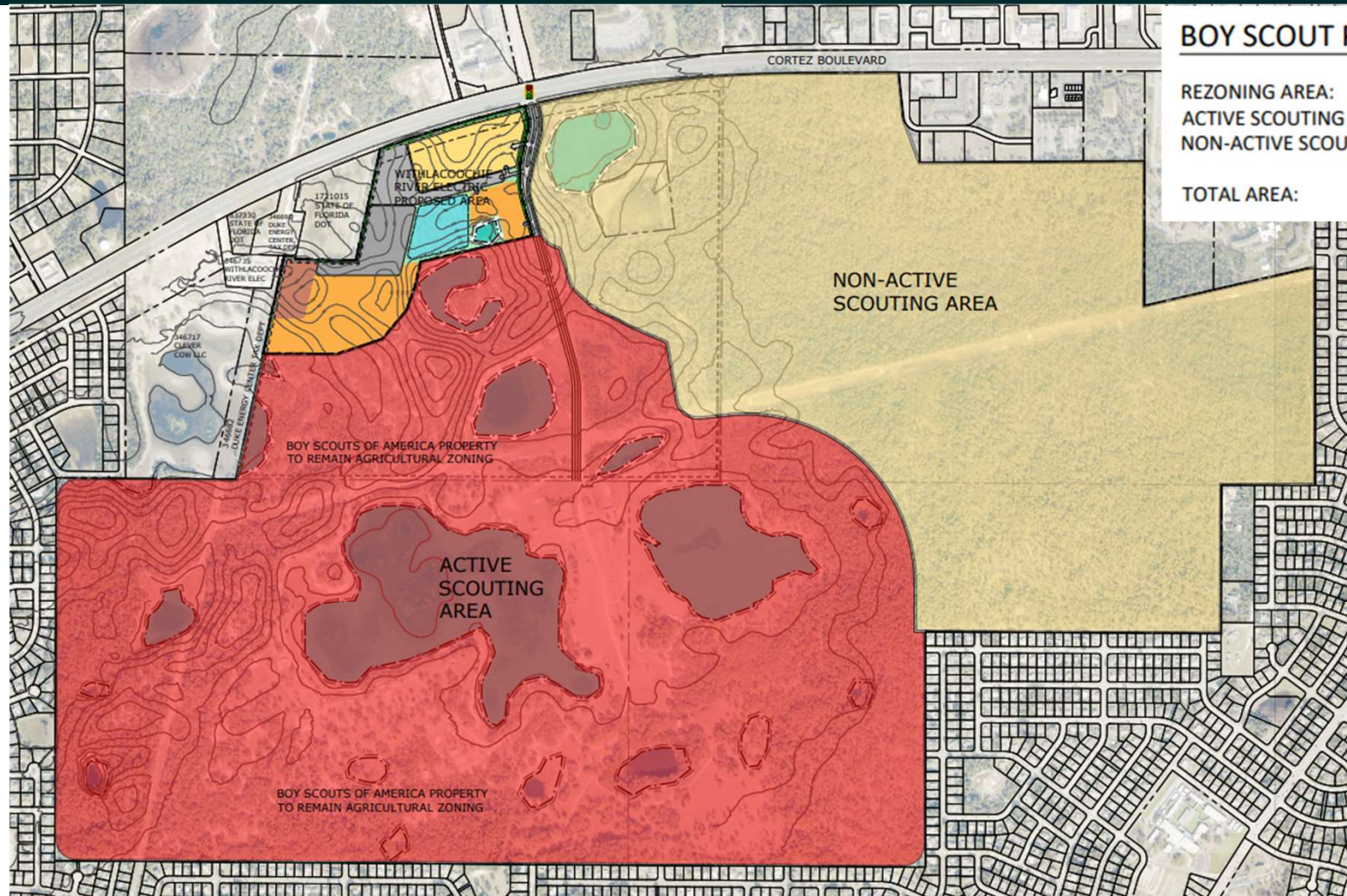
- Centralized Camp Shower/Bathroom Facilities
- Facilities to meet Youth Protection Guidelines
- New Ranger Residence and Maintenance Facility
- New Climbing Tower and Ropes Challenge Course
- Expansion of Shooting Sports Facilities for Cub Scout BB's Range/Archery
- Equipment Replacement - Tractors, Kitchen, HVAC, Roofs, etc.
- Several small Program Pavilions



Aerial of Subject Property



Aerial of Overall Property












BOY SCOUT PROPERTY BREAKDOWN:

REZONING AREA:	52 AC. M.O.L.
ACTIVE SCOUTING AREA:	727 AC M.O.L.
NON-ACTIVE SCOUTING AREA:	472 AC M.O.L.
TOTAL AREA:	1,251 AC. M.O.L.

Proposed Master Plan

LEGEND

-  BUILDING AND PARKING AREA
-  PAVED STORAGE AREA
-  GRAVEL STORAGE AREA
-  WREC SUBSTATION
-  EMERGENCY STAGING AREA
-  FEMA 100 YR. FLOODPLAIN
-  WETLANDS (APPROXIMATE)
-  LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
-  RETENTION POND AREA

BUILDING INFORMATION:

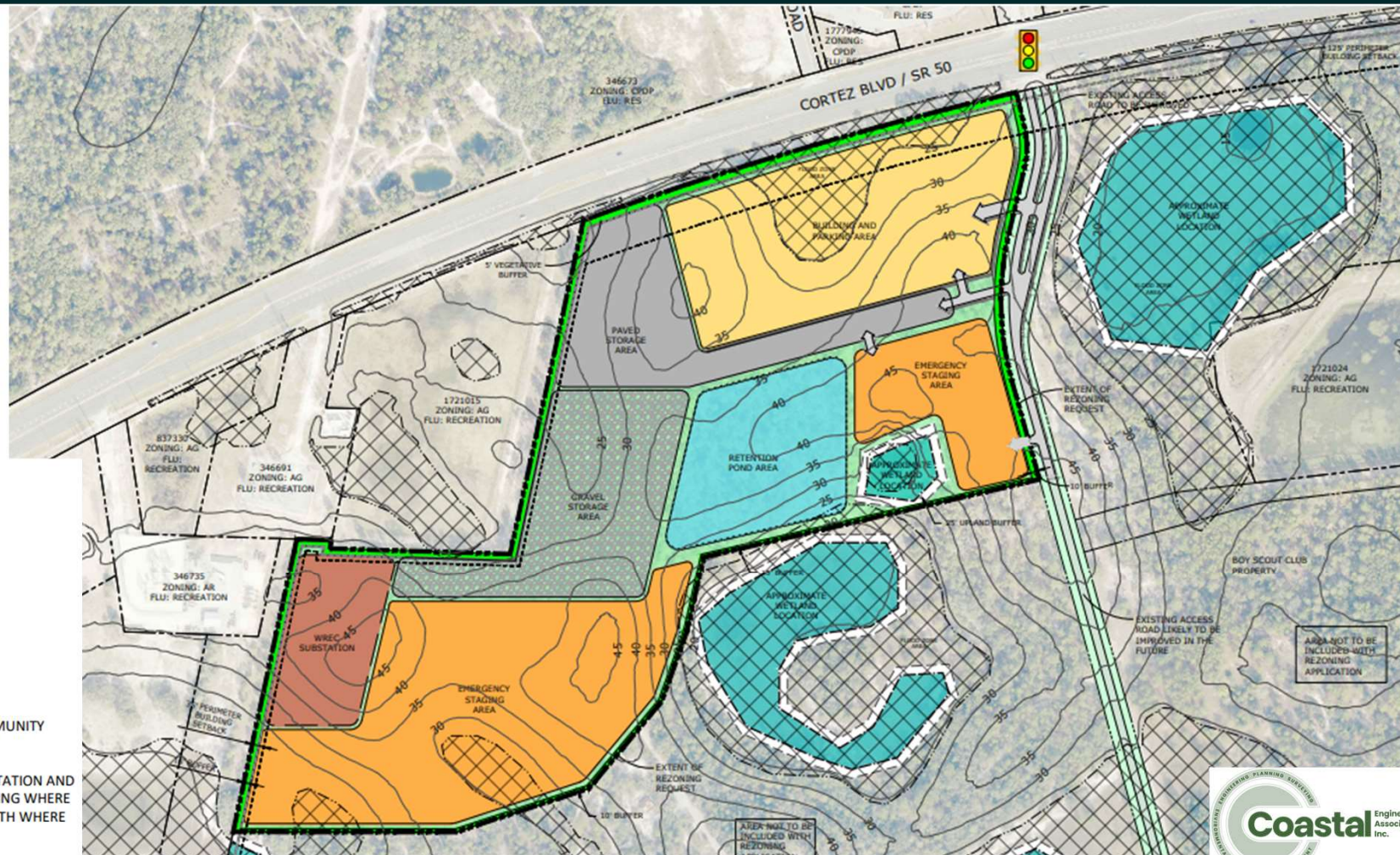
MAXIMUM BUILDING HEIGHT: 45'
MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

PERIMETER SETBACKS:

NORTH: 125'
EAST: 35'
WEST: 35'
SOUTH: 50'

PROPOSED BUFFERS:

NORTH (CORTEZ BLVD) & PARKING LOT:
5' VEGETATIVE BUFFER PER COMMUNITY APPEARANCE ORDINANCE.
EAST, WEST & SOUTH:
10' BUFFER WITH NATURAL VEGETATION AND SUPPLEMENTED WITH LANDSCAPING WHERE NEEDED, EXCEPT ALONG THE SOUTH WHERE ADJACENT TO WETLANDS.



Sand Hill Scout Reservation Map



CONCLUSION

- The Boy Scouts are vested with Fee Simple Title to sell to WREC
- WREC Western District Office would be on **±52 ac. of Overall ±1,251-ac.** Property and include additional Storm Restoration Staging areas
- Rezoning for **Public Use** to serve Growing Electrical Needs **of the Public**
- **PSFOD permitted in all Comp Plan FLU Categories**
- WREC Sale would fund **Critically Needed Improvements** to Sand Hill Scout Reservation needed to sustain the Boy Scouts Camp for Future Generations



Questions?



1977 AERIAL



CURRENT AERIAL

