

# HERNANDO COUNTY ZONING AMENDMENT PETITION



## Application to Change a Zoning Classification

### Application request (check one):

- Rezoning ☐ Standard ☐ PDP  
Master Plan ☐ New ☐ Revised  
PSFOD ☐ Communication Tower ☒ Other  
**PRINT OR TYPE ALL INFORMATION**

Date: 02/24/2025

File No. \_\_\_\_\_ Official Date Stamp:

H-25-14

**APPLICANT NAME:** Greater Tampa Bay Area Council Inc. Boy Scouts of America

Address: 13228 N Central Ave

City: Tampa

State: FL

Zip: 33612

Phone: 813-872-2691

Email: Mike.Butler@scouting.org

Property owner's name: (if not the applicant)

### REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: Permits@coastal-engineering.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00346708
2. SECTION 31, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG (Agriculture)
4. Desired zoning classification: PSF (Public Service Facility Overlay)
5. Size of area covered by application: 52
6. Highway and street boundaries: Cortez Boulevard (SR 50) and Cortez Oaks Boulevard
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: \_\_\_\_\_)

### PROPERTY OWNER AFFIDAVIT

I, Greater Tampa Bay Area Council Inc. Boy Scouts of America, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☒ I am the owner of the property and am making this application OR

☐ I am the owner of the property and am authorizing (applicant):

and (representative, if applicable):

to submit an application for the described property.

*Michael Butler*

Signature of Property Owner

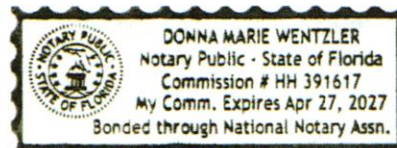
STATE OF FLORIDA

COUNTY OF HERNANDO Hillsborough

The foregoing instrument was acknowledged before me this 6 day of March, 2025, by Michael Butler who is personally known to me or produced as identification.

*Donna Marie Wentzler*

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp



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Date: 02/24/2025

File No. H2513 Official Date Stamp:



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Contact Name: \_\_\_\_\_

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☒ I am the owner of the property and am making this application **OR**

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and (representative, if applicable): \_\_\_\_\_

to submit an application for the described property.

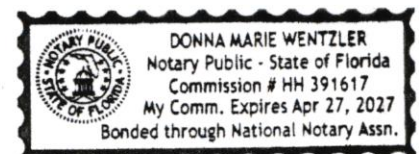
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF ~~HERNANDO~~ Hillsborough

The foregoing instrument was acknowledged before me this 25 day of February, 2025, by Michael Butler who is personally known to me or produced \_\_\_\_\_ as identification.

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

**Zoning Application Narrative**  
**Gulf Ridge Council, Inc. Property**  
**Parcel Key 346708**

**General**

The subject site consists of approximately 52 acres and is located on the south side of Cortez Boulevard (SR 50) opposite Cortez Oaks Subdivision. The property is a portion of Parcel Key 346708 as identified by the Hernando County Property Appraiser. See Figure 1 for the site aerial and property location.



**Figure 1-General Location Aerial**



## Current Zoning and Land Use

The current zoning on the site is AG (Agriculture). Please refer to Figure 2 for the current site zoning.

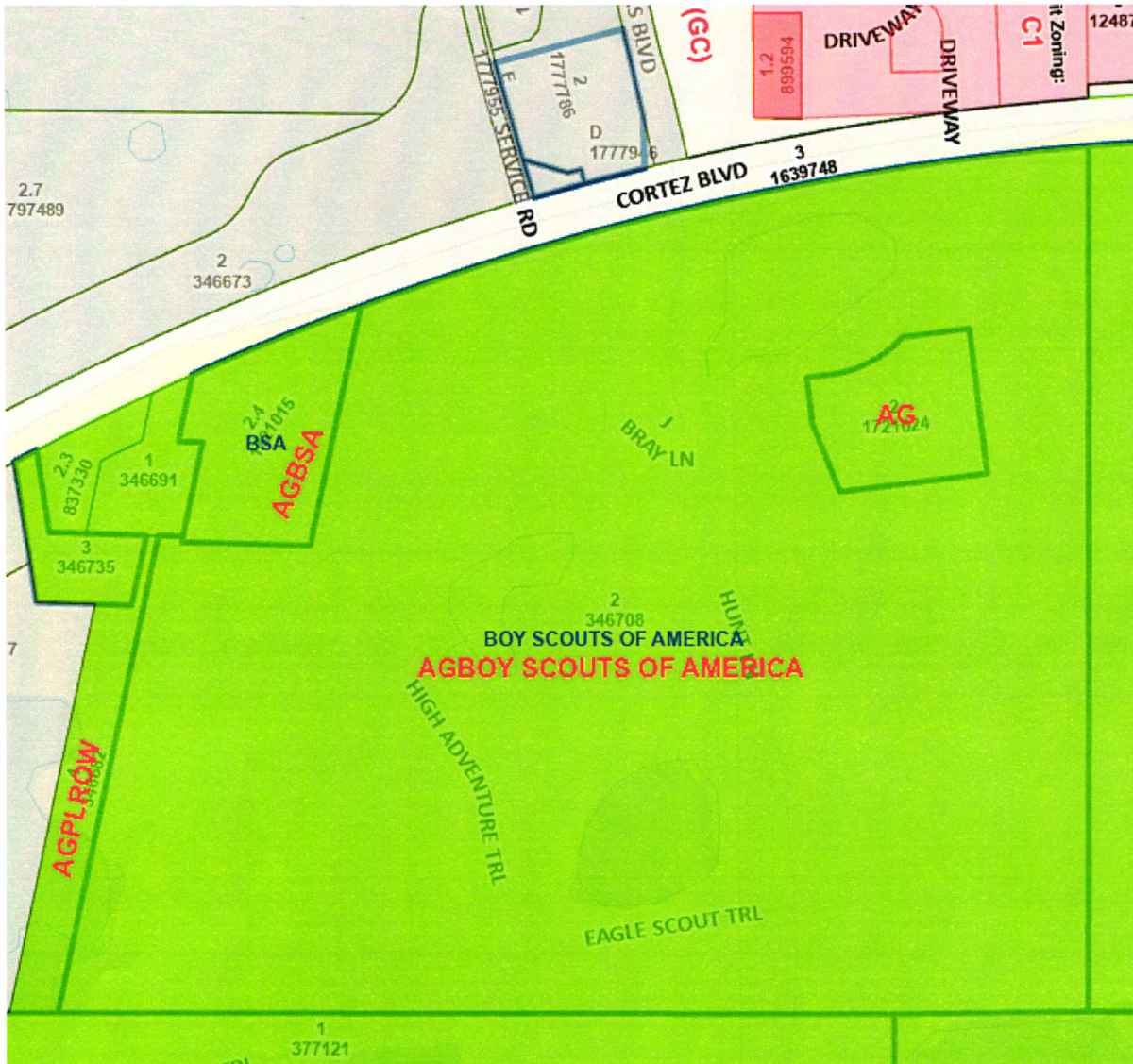


Figure 2-Curent Zoning



The current land use designation on the site is Recreation. Please refer to Figure 3 for the current land use designation on the site.

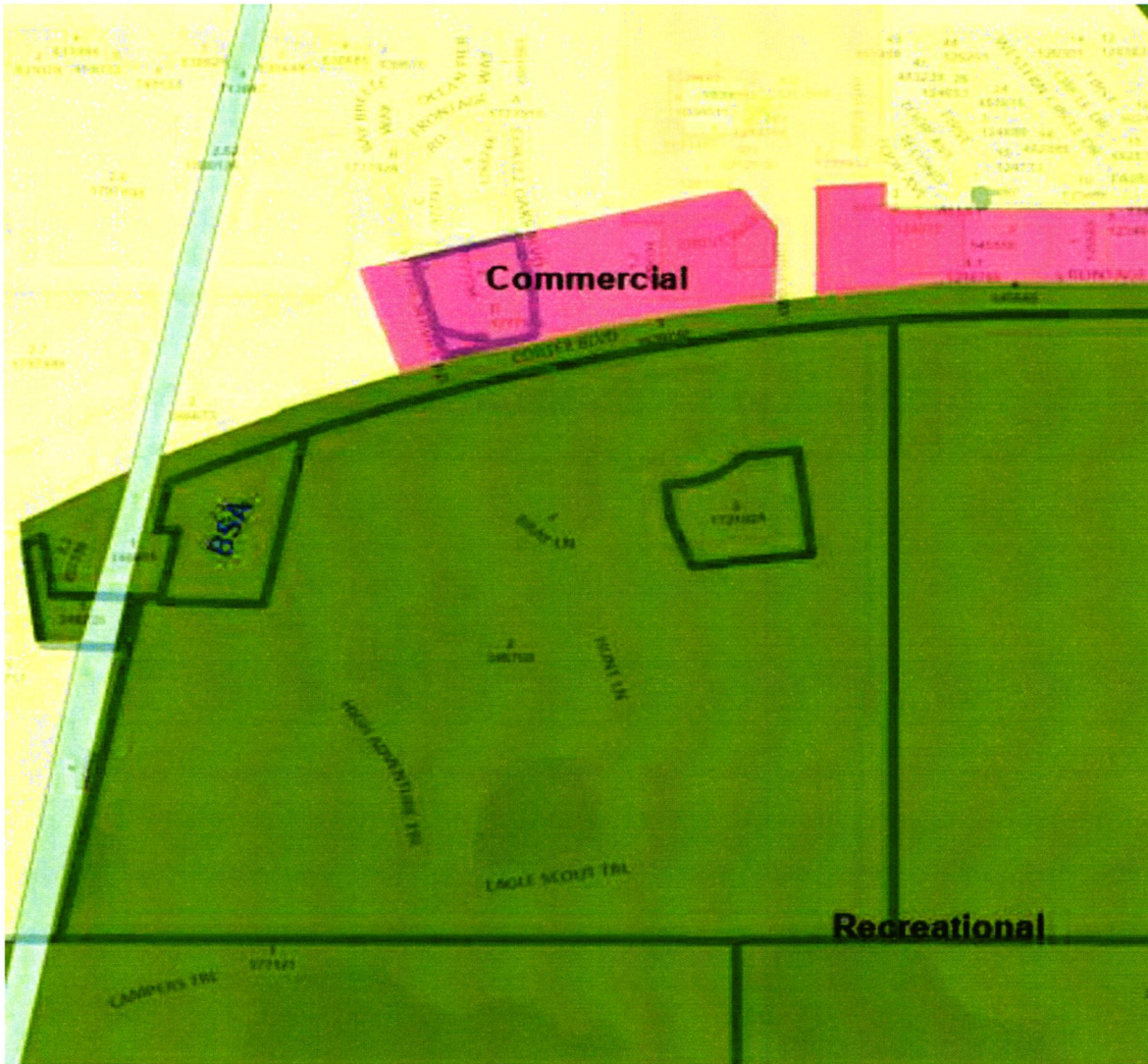


Figure 3-Current Land Use

The surrounding zoning, land use and property use is depicted by the following table.

Direction	Zoning	Future Land Use	Property Use
North	CPDP (Combined Planned Development), Commercial and Office (C-1, CDP/OP, C-3)	Commercial; Residential	Waterford Residential, Congregate Care, medical, Oak Hill Hospital
South	AG (Agriculture)	Recreation	Boy Scout Reservation
East	AG (Agriculture)	Recreation	Boy Scout Reservation
West	PDP/MF (Planned Development/Multi-Family), Public Facility	Public Facility; Residential	Power line right of way, vacant

## Request

The request is to change the present zoning from Agriculture (AG) to Public Service Facility Overlay (PSF) to allow a full array of facilities associated with a western county operations center for the Withlacoochee River Electric Cooperative (WREC). The PSF District is designed to allow for, and includes, public service uses and structures consistent with the PSF Approval and may be placed over any underlying zoning district. Uses anticipated on the proposed WREC site will include office, customer service, customer & employee parking, equipment parking, warehouse, a transportation & equipment shop, fuel island and indoor and outdoor storage for equipment and material. A portion of the site will be used as a staging area for emergencies such as hurricanes. Also noted on the proposed master plan is a future substation at the western end of the property, adjacent to the power line easement. While zoning approval for the substation is not required, the proposed site is shown on the master plan for informational purposes.

The property is appropriate for the proposed development in that is located along a major arterial roadway (SR 50), adjacent to a major powerline corridor, has soils conducive for construction and DRAs, has adjacent County sewer and water facilities and will have its primary access at a signalized intersection (SR 50 and Cortez Oaks Blvd.). Direct access to SR 50 from the property is not envisioned and a landscape buffer is proposed along the road frontage. Environmental features along the southern boundary of the site will be

buffered appropriately. There are no adjacent residential developments. The Boy Scout Camp will continue to operate as usual and will share access to the signalized intersection.

### **Consistency with the Comprehensive Plan**

The request is consistent with the following Goals, Objectives and Policies of the Hernando County 2040 Plan.

#### *Future land Use Element*

*Objective 1.04K:* The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

*Strategy 1.04K(1):* Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

*Strategy 1.04K(2):* The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

#### *Analysis:*

The proposed use of the property is for a minor public facility use which is allowed in any Future Land Use Category. Minor public facilities include public service buildings and uses which are not regional in nature and are intended to serve the local community. A private utility (WREC) office, customer service and related logistics facility is consistent with the standard classification of a minor public service facility.

### **Dimensional Standards and Buffers**

Article IV, Section 11.B.1 (PSF Public Service Facility Overlay) of Appendix A requires that no building or use with a PSF Overlay be located within 50 feet of the property line of an adjoining parcel containing a residence or residentially zoned parcel. The proposed site meets this requirement as there are no abutting residential uses or zoning.

Article IV, Section 11.D (PSF Public Service Facility Overlay) of Appendix A requires that the development meet the dimension and area regulations of the underlying zoning district in

addition to the criteria stated above. The site is zoned AG (Agriculture and will meet the required dimensional regulations of that district.

Setbacks

Front: 125 feet (SR 50)

Sides: 35 feet

Rear: 50 feet

Building Height: 45 feet

Buffers and Screening

Areas used for outdoor storage will be permanently screened from adjoining properties by a wall, fence and/or approved enclosure. The approved screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at planting.

The buffers shall consist of the following:

- A five (5) foot vegetative buffer along SR 50 that meets the requirements of the Community Appearance ordinance for commercial projects which states “A vegetative buffer at least five (5) feet in width shall abut the street right-of-way/pavements for at least half of the street right-of-way frontage. If only installed planting areas are used, the vegetative buffer shall include a hedge of shrubs with a minimum height of eighteen (18) inches at time of planting. Shrubs shall be appropriately spaced according to growth needed of the species for the hedge to attain eighty (80) percent opacity within twelve (12) months of planting.”
- A five (5) foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects which states in part “the vegetative buffer shall include plants with a minimum height of eighteen (18) inches at time of planting... and a five-foot-wide landscape strip consisting of one (1) tree that is three-inch minimum caliper every twenty-five (25) linear feet.”
- Perimeter buffers will consist of 10 foot wide buffer consisting of natural vegetation supplemented with landscaping where needed.



## Deviations

Article IV, Section 11.D (PSF Public Service Facility Overlay) of Appendix A states in part that "Any reduction of the minimum dimension and area regulations or other development standards ... must be specifically enumerated in the application and would require the approval of a deviation by the board of county commissioners." No deviations are requested in conjunction with this application.

## Site Characteristics

### *Topography*

Topography ranges from a high of 30 feet NAVD in the southeastern boundary of the property to 41 feet NAVD. The topography on the site is indicated by Figure 4.

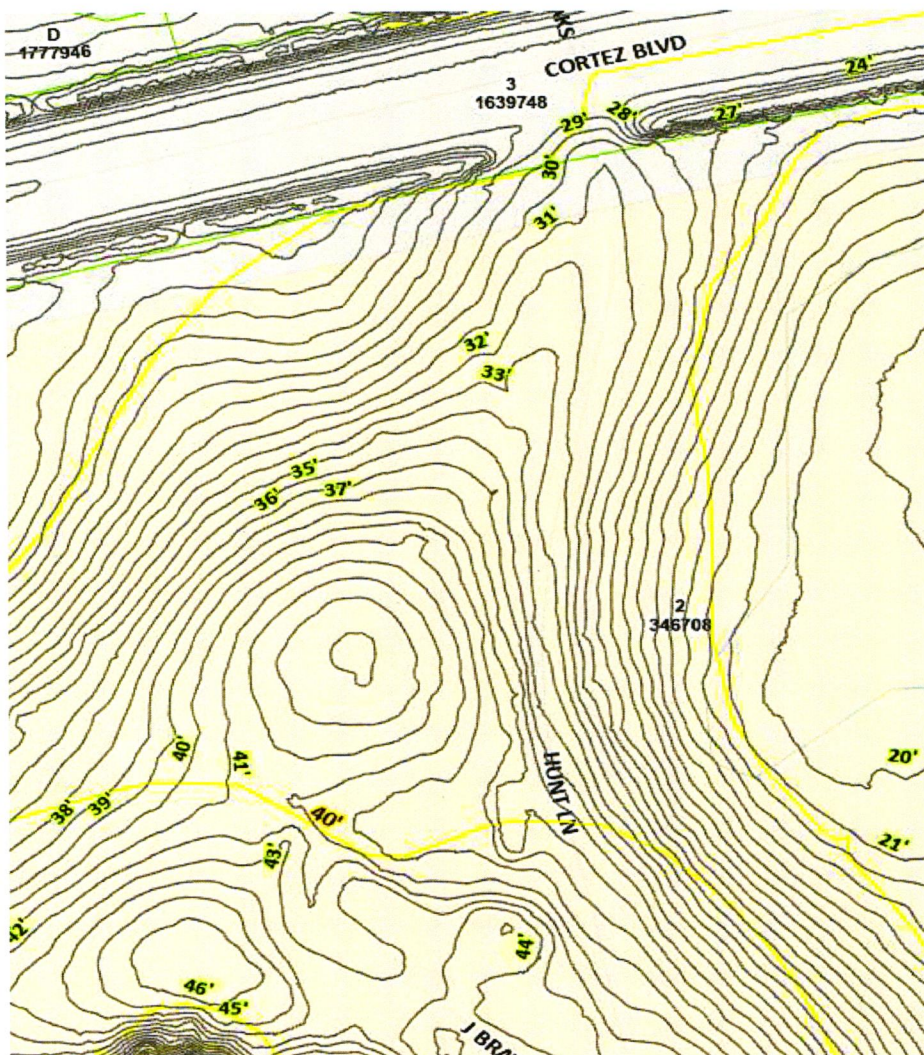


Figure 4-Topography



## Floodplain

Portions of the larger parcel key are located in a FEMA Zone AE as indicated by FEMA Panel 12053C0166D. See Figure 5 for the flood zone information.

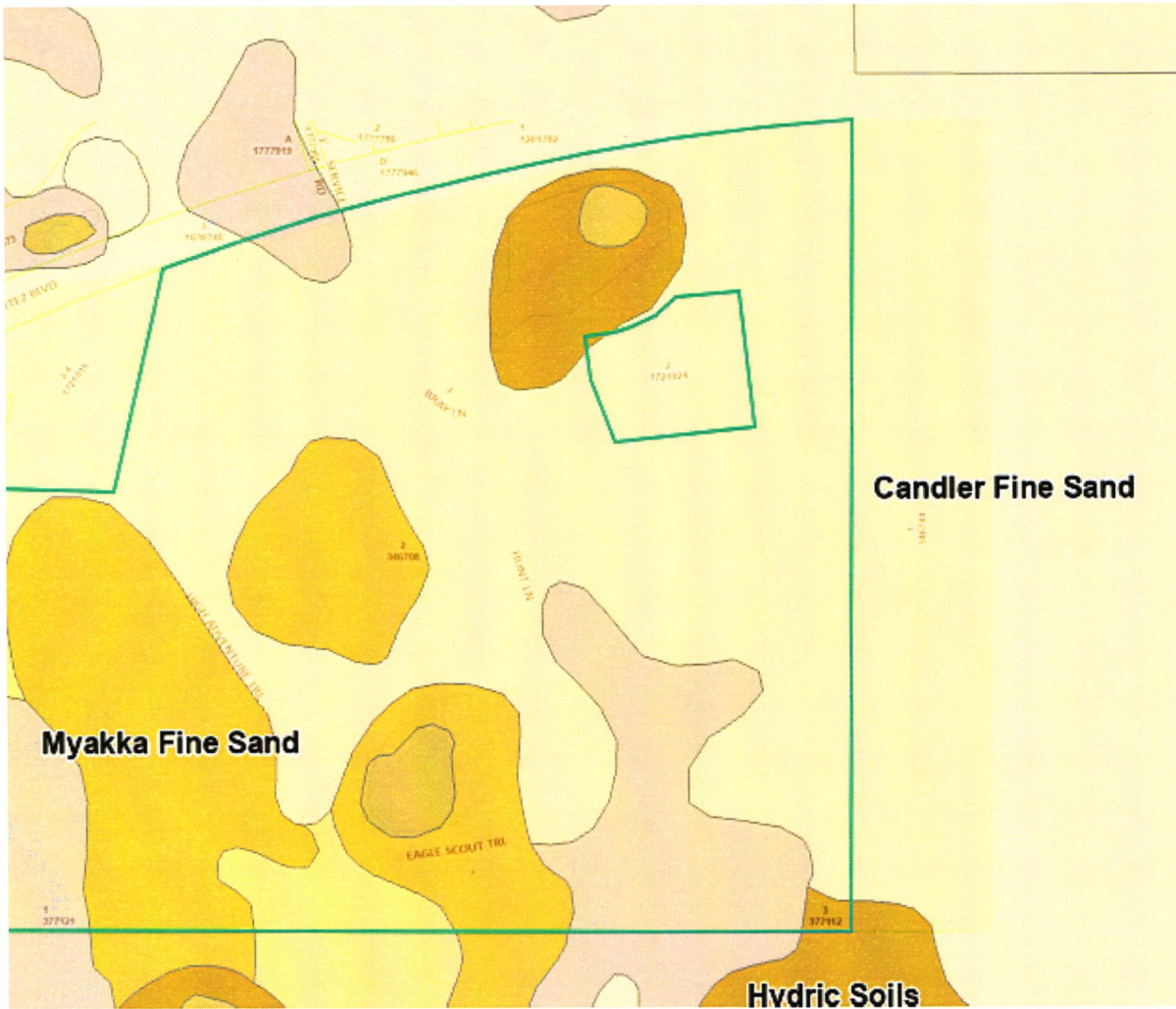


Figure 5-Floodplain



## **Soils**

The site contains Myakka Fine Sand, Candler Fine Sand and Blichton Loamy Fine Sand soil types. See Figure 6 for the soil types located on the site.



**Figure 6-Soil Types**

## **Environmental**

A preliminary environmental site visit was conducted on March 3, 2025. The following is a brief summary:

- The subject property is moderately forested with an assemblage of turkey oak, sand live oak, slash pine and long-leaf pine trees.
- The groundcover contains leaf litter, pine straw and various vine species.

- Gopher tortoise burrows were detected; however, their density is low.
- No other state or federally listed species were detected.
- A jurisdictional wetland (karst sink) is located on the southern portion of the site.

All federal, state and local permitting requirements will be complied with.

### **Adequate Access**

The site has access to SR 50, a multilane arterial roadway with an adequate level of service. Access will utilize the existing access to the Boy Scout Reservation (Hunt Lane) which aligns with a traffic signal at Cortez Oaks Boulevard. A transportation and/or access analysis will be provided as required by the County Engineer at the time of site development.

### **Public Facilities**

**Water and Sewer:** The site will be served by the Hernando County Utilities, which has potable water and sewer facilities in close proximity. The developer will conduct a utility capacity analysis as required at the time of site development.

**Solid Waste:** The site will be served by Hernando County.

**Police and Fire:** The site is served by the Hernando County Sheriff's Office for police protection and Hernando for fire/rescue service by Station 12.

**Drainage:** The site will comply with the requirements of the Southwest Florida Water Management District for stormwater and flood prevention.

### **Concurrency**

A Certificate of Concurrency will be required at the time development review. The following facilities will be reviewed for adequate capacity:

- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste Disposal
- Transportation (roadways)

At this time, it is anticipated that adequate capacity will be available to support the project.



Figure 7-Zoning Master Plan

