

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
MAILING OF NOTICE

I, Concetta Cook, hereby certify that I did mail a notice of the May 21, 2025 Public Inquiry Workshop, at least ten days prior to said workshop, to property owners of every parcel of land within 1000 feet in any direction from the property in accordance with the listing provided by the Hernando County Property Appraiser's Office. A copy of the mailed notice and property owner list is attached herewith.

Concetta Cook
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 7th day of May, 2025,
by Concetta Cook who is ☒ personally known to me
or ☐ produced N/A as identification.

WITNESS my hand and official seal at Hernando County, Florida

Lindsay N. Ollier
Signature of Notary Public



LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

Notary Seal/Stamp

7020 1290 0001 5239 9442

11463 CORTEZ BLVD LLC
C/O AURO PROPERTY MANAGEMENT LLC
5327 COMMERCIAL WAY STE C113
SPRING HILL FL 34606

7020 1290 0001 5239 9459

BARN HOLDINGS INC
C/O MAHMOOD AKEL, M.D.
13932 BASSINGTHORPE DR
SPRING HILL FL 34609-2164

7021 0350 0000 6986 9222

BROWNING JOAN
7331 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

7021 0350 0000 6986 9215

CARR PENNY M
4020 CRIMSON CT APT 205
INDIAN LAND SC 29707-8050

7021 0350 0000 6986 9192

CARR PENNY M
3444 HIGH MESA DR
DALLAS TX 75234-7942

7021 0350 0000 6986 8379

CLEVER COW LLC
13210 SPRING HILL DR
SPRING HILL FL 34609-5064

7021 0350 0000 6986 8324

COOK ALAN R, MCGOWAN ARLENE
7378 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

7021 0350 0000 6986 8287

DOHERTY MARIA
9002 BONNET WAY
WEEKI WACHEE FL 34613-5131

7021 0350 0000 6986 8263

DUKE ENERGY CENTER, TAX DEPT-
DEC41B
PO BOX 37996
CHARLOTTE NC 28237-7996

7021 0350 0000 6986 8270

FATHER SONS & DAUGHTERS LLC, CHRIST
CHARITY FOR KIDS INC
12416 ARSLAN LN
SPRING HILL FL 34609

7021 0350 0000 6986 8294

GRABOWSKI DANIEL L, GRABOWSKI
IRENE A, GRABOWSKI DOUGLAS M
7366 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

7021 0350 0000 6986 8317

GULF RIDGE COUNCIL INC
BOY SCOUTS OF AMERICA
13228 N CENTRAL AVE
TAMPA FL 33612-3462

7020 1290 0001 5239 9312

HATHAWAY CINDIE
7385 SECOND LOOP AVE
BROOKSVILLE FL 34613-7302

7020 1290 0001 5239 9329

HCA HEALTH SERVICES OF FL INC
C/O DUCHARME, MCMILLEN &
ASSOCIATES
PO BOX 80610
INDIANAPOLIS IN 46280-0610

7020 1290 0001 5239 9336

HERNANDO HEALTH CARE PROPERTIES LLC
1800 N WABASH RD STE 300
MARION IN 46952-1300

7020 1290 0001 5239 9343

HIGH POINT COMM PROP OWNERS
8008 BALTIC ST
BROOKSVILLE FL 34613-5528

7020 1290 0001 5239 9350

HOLM DEBORAH
7337 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

7021 0350 0000 6987 5995

JAGIELLO HELEN P
473 RIVERSIDE DR
WYANDOTTE MI 48192-2631

7021 0350 0000 6987 6008

OAK HILL LAND LLC
18125 WAYNE RD
ODESSA FL 33556-4723

7021 0350 0000 6987 6015

OAK HILL SENIOR LIVING PROPERTY
OWNERS ASSOC INC
1800 N WABASH RD STE 300
MARION IN 46952-1300

7021 0350 0000 6987 6022

PALER STEPHEN C TTEE
7372 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

7021 0350 0000 6987 6039

PHILLIPS RANDY, PHILLIPS SANDRA
7343 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

7021 0350 0000 6987 6046

STATE OF FLORIDA DOT
11201 N MCKINLEY DR
TAMPA FL 33612-6456

7021 0350 0000 6987 6053

STEPHENS GEORGE EMERY LIFE
ESTATE,
STEPHENS LINDA F LIFE ESTATE
7356 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

7021 0350 0000 6987 6060

SURGICARE OF BROOKSVILLE LLC
C/O DUCHARME, MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS IN 46280-0610

7021 0350 0000 6987 6077

SWANUR LLC
20809 LAKE VIENNA DR
LAND O LAKES FL 34638-8322

7021 0350 0000 6987 6084

SZYDLOWSKI WALTER J JR MD
6475 SUGAR TREE DR
WEEKI WACHEE FL 34607-2517

9589 0710 5270 0009 7433 49

THOMPSON ED, THOMPSON DANIELLE
7363 SECOND LOOP AVE
BROOKSVILLE FL 34613-7302

9589 0710 5270 0009 7433 56

WITHLACOOCHIE RIVER ELEC
COOPERATIVE INC
PO BOX 278
DADE CITY FL 33526-0278

9589 0710 5270 0009 7433 63

WORKMAN ROBERT, SHEARS BARBARA
100 CHESTNUT ST W
GREENUP KY 41144-1079

7020 1290 0001 5239 9442

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11463 CORTEZ BLVD LLC
 C/O AURO PROPERTY MANAGEMENT LLC
 5327 COMMERCIAL WAY STE C113
 SPRING HILL FL 34606

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Postage \$0.73

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BARN HOLDINGS INC
 C/O MAHMOOD AKEL, M.D.
 13932 BASSINGTHORPE DR
 SPRING HILL FL 34609-2164

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Postage \$0.73

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CARR PENNY M
 4020 CRIMSON CT APT 205
 INDIAN LAND SC 29707-8050

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$5.58

CARR PENNY M
 3444 HIGH MESA DR
 DALLAS TX 75234-7942

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Postage \$0.73

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CLEVER COW LLC
 13210 SPRING HILL DR
 SPRING HILL FL 34609-5064

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$5.58

COOK ALAN R, MCGOWAN ARLEN
7378 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

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☐ Certified Mail Restricted Delivery \$0.00

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☐ Adult Signature Restricted Delivery \$0.00

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DUKE ENERGY CENTER, TAX DEPT-
DEC41B
PO BOX 37996
CHARLOTTE NC 28237-7996

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Postage \$0.73

\$5.58

GRABOWSKI DANIEL L, GRABOWSKI
IRENE A, GRABOWSKI DOUGLAS
7366 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$5.58

DOHERTY MARIA
9002 BONNET WAY
WEEKI WACHEE FL 34613-5131

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7021 0350 0000 6986 8270

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$5.58

FATHER SONS & DAUGHTERS LLC, CHRIST
CHARITY FOR KIDS INC
12416 ARSLAN LN
SPRING HILL FL 34609

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7021 0350 0000 6986 8317

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$5.58

GULF RIDGE COUNCILING
BOY SCOUTS OF AMERICA
13228 N CENTRAL AVE
TAMPA FL 33612-3462

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Postage \$0.73

\$5.58

HATHAWAY CINDIE
7385 SECOND LOOP AVE
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

\$5.58

HERNANDO HEALTH CARE PROPERTIES LLC
1800 N WABASH RD STE 300
MARION IN 46952-1300

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

\$5.58

HOLM DEBORAH
7337 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

\$5.58

HCA HEALTH SERVICES OF FL INC
C/O DUCHARME, MCMILLEN &
ASSOCIATES
PO BOX 80610
INDIANAPOLIS IN 46280-0610

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

\$5.58

HIGH POINT COMM PROP OWNERS
8008 BALTIC ST
BROOKSVILLE FL 34613-5528

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

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JAGIELLO HELEN P
473 RIVERSIDE DR
WYANDOTTE MI 48192-2631

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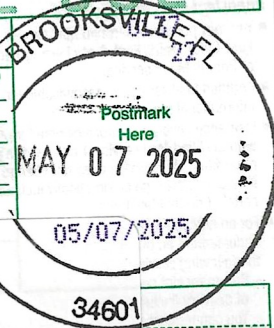
Odessa, FL 33556

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$5.58

OAK HILL LAND LLC
18125 WAYNE RD
ODESSA FL 33556-4723



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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$5.58

OAK HILL SENIOR LIVING PROPERTY
OWNERS ASSOC INC
1800 N WABASH RD STE 300
MARION IN 46952-1300



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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PALER STEPHEN C TTEE
7372 SECOND LOOP AVE
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PHILLIPS RANDY, PHILLIPS SANDRA
7343 FIRST LOOP AVE
BROOKSVILLE FL 34613-7348



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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

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STATE OF FLORIDA DOT
11201 N MCKINLEY DR 34601
TAMPA FL 33612-6456



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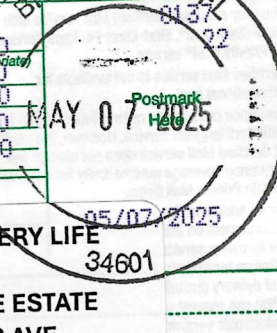
Brooksville, FL 34613

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

\$5.58

STEPHENS GEORGE EMERY LIFE
ESTATE,
STEPHENS LINDA F LIFE ESTATE
7356 SECOND LOOP AVE
BROOKSVILLE FL 34613-7301



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 6987 6060

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Indianapolis, IN 46280

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

To: \$5.58
Surgicare of Brooksville LLC
C/O DUCHARME, MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS IN 46280-0610

Postmark Here
MAY 07 2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®.

Land O Lakes, FL 34638

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

To: \$5.58
SWANUR LLC
20809 LAKE VIENNA DR
LAND O LAKES FL 34638-8322

Postmark Here
MAY 07 2025

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Spring Hill, FL 34607

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

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SZYDLOWSKI WALTER J JR MD
6475 SUGAR TREE DR
WEEKI WACHEE FL 34607-2517

Postmark Here
MAY 07 2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0009 7433 49

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Certified Mail Fee \$4.85

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☐ Adult Signature Restricted Delivery	\$0.00

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To: \$5.58
THOMPSON ED, THOMPSON DANIELLE
7363 SECOND LOOP AVE
BROOKSVILLE FL 34613-7302

Postmark Here
MAY 07 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0009 7433 56

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

DaDe City, FL 33526

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

To: \$5.58
WILHACOCHEE RIVER ELEC
COOPERATIVE INC
PO BOX 278
DADE CITY FL 33526-0278

Postmark Here
MAY 07 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0009 7433 63

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For delivery information, visit our website at www.usps.com®.

Greenup, KY 41144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

To: \$5.58
WORKMAN ROBERT, SHEARS BARBARA
100 CHESTNUT ST W
GREENUP KY 41144-1079

Postmark Here
MAY 07 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter WORKSHOP was published in said newspaper by print in the issues of 05/11/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

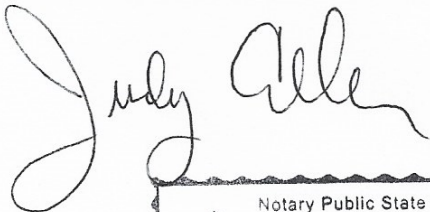
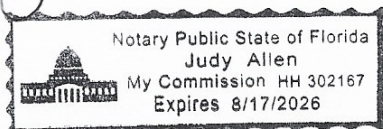
Signature of Affiant

Sworn to and subscribed before me this 05/11/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____


**NOTICE OF PUBLIC INFORMATION WORKSHOP**

A Public Information Workshop will be held as indicated below to discuss a rezoning application made to Hernando County.

DATE/TIME: May 21, 2025 - 5:30pm

LOCATION: Sand Hill Scout Reservation,
Greater Tampa Bay Area Council
Boy Scouts of America
11210 Cortez Boulevard
Brooksville, FL 34613

APPLICANT: Greater Tampa Bay Area Council, Inc. - Boy Scouts of America
REQUEST: 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).

GENERAL LOCATION: South side of Cortez Boulevard (SR 50) opposite Cortez Oaks Subdivision

PROPERTY SIZE: 52 acres**PARCEL IDENTIFICATION NUMBER:** R31 422 18 0000 0020 0000

Interested parties will be given the opportunity to hear about the rezoning application, be given the opportunity to ask questions and provide meaningful input.

The application may be reviewed by interested parties at the Hernando County Planning Department, located at 1653 Blaise Drive, Brooksville, Florida during normal business hours.

Interested parties may also contact Ronald Pianta at Coastal Engineering for information or to provide written comments by calling (754) 289-1452 or emailing rpianta@coastal-engineering.com.
MAY 11, 2025

37121

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
CITIZEN SIGN-IN SHEET
EXECUTIVE SUMMARY

This affidavit attests that the attached **original** citizen sign-in sheet is an official record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. All exhibits displayed at the workshop are included.

File Number: H-25-14

Applicant Name: Greater Tampa Bay Area Council, Inc. - Boy Scouts of America

Public Inquiry Workshop Date: May 21, 2025

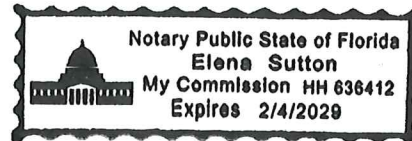
Concetta Cook
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 22nd day of May, 2025, by Concetta Cook who is ☒ personally known to me or ☐ produced _____ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Elena Sutton
Signature of Notary Public



Notary Seal/Stamp

H-25-14 GREATER TAMPA BAY AREA COUNCIL, INC - BOY SCOUTS OF AMERICA

NEIGHBORHOOD MEETING - MAY 21, 2025, 5:30PM

SAND HILL SCOUT RESERVATION, GREATER TAMPA BAY AREA COUNCIL
 BOY SCOUTS OF AMERICA
 11210 CORTEZ BOULEVARD
 BROOKSVILLE, FL 34613

NO	NAME	PHONE	EMAIL
1	Phillip Welch	727-510-2956	Phillip@welch.cc
2	Betsy Hoast	727-692-4289	BHOAST59@AOL.COM
3	Travis Johnston	727-487-4961	travisjohnston@hotmail.com
4	Jeant Tony Albano	352-596-7435	cjalbano@tampabay.rr.com
5	Jon + Lynn Hunter	727-641-8564	lynn821@hotmail.com
6	Vusuf El-Shihibi	727-645-9602	Elshihibi1790@gmail.com
7	Taylor Briggs	727-902-2786	TBR TGG ID@yahoo.com
8	Aga Moore	352-247-9314	aga.moore24@gmail.com
9	Emmy & Nancy Alexsuk	352-585-6240	nolexsuk@gmail.com
10	Eric Cupps	813-546-4252	Eric.Cupps@gmail.com
11			
12			
13			

H-25-14 GREATER TAMPA BAY AREA COUNCIL, INC - BOY SCOUTS OF AMERICA
Neighborhood Meeting - May 21, 2025, 5:30pm

Name: Phillip Welch Phone#: 727-510-2956 Email: phillipwelch@yahoo.com

Comments: I feel that although this project would have minimal impact to the surrounding property, I still disagree with the Boy Scouts selling property that had restrictions by the benefactor who donated it. The intent was clearly stated that it should never be used for commercial purposes and be donated back to the county if the Boy Scouts no longer desired to use the property. The inevitable reality is it will slowly be sold off, starting with this 52 acres and then move to continue to sell other pieces of property. This directly goes against the clear expectation of the will.

H-25-14 GREATER TAMPA BAY AREA COUNCIL, INC - BOY SCOUTS OF AMERICA
Neighborhood Meeting - May 21, 2025, 5:30pm

352

Name: Christina J. Albano Phone#: 5967435 Email: cjalbano@tampabay.rr.com

Comments: After All the studies are ~~done~~ done and if Planning
and Zoning passes this it will be very helpful to
Hernando County to have a Large enough place
for Out of State Trucks etc. that come to help
us during the Hurricanes.

H-25-14 GREATER TAMPA BAY AREA COUNCIL, INC - BOY SCOUTS OF AMERICA
Neighborhood Meeting - May 21, 2025, 5:30pm

Name: Eric Cupps Phone#: 813 546-4252 Email: EricCupps@gmail.com

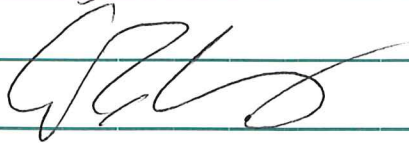
Comments: I represent a Facebook group that has been
advocating against the sale of any Scout Property.
Our rally in September of 24 had well over
half a million impressions. online, in Print and Broadcast
media.

Although the Scouts found a way to open
the deed to the property, I assure you there are
at least enough citizens, former scouts, current scouts
and neighbors who oppose any development.

I speak for these people.

I'm available for any conversations that would
be warranted.

Regards,



Eric Cupps