

RESOLUTION NUMBER 2026-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) will be conducting a duly advertised public hearing on **Tuesday, August 4, 2026**, to consider the requested dimensional variance on the specified parcel(s) in Hernando County, Florida, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

APPLICANT: Francisco Jose Fortes and Lily Del Rosario Zapata

FILE NUMBER: 1513335

GENERAL

LOCATION: 9302 Smooth Bark Ct., Weeki Wachee, FL 34613

LEGAL

DESCRIPTION: WOODLAND WATERS PH 6 LOTS 71 & 72
Parcel ID# R18 222 18 4326 0000 0720

PARCEL KEY: 1701420

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow an additional detached garage with a metal roof measuring 2,400 square feet in size on their 2.40-acre property zoned PDP-Single Family. The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article VIII, Section 1K of the Hernando County Code of Ordinances.

FINDINGS

OF FACT: ALL of the facts and conditions presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the requested dimensional variance to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE does conform** with the following prerequisites set forth in Appendix A, Article V, Section 3A, Hernando County Code of Ordinances:
 - (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - (b) That the special conditions and circumstances do not result from the actions of the applicant.
 - (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.
 - (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.
 - (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
2. The requested **DIMENSIONAL VARIANCE is consistent** with the County's adopted Comprehensive Plan and land development regulations.

**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The requested **DIMENSIONAL VARIANCE is consistent** with the County's adopted Comprehensive Plan and land development regulations, subject to all conditions made a part of the public hearing

in this matter and which conditions are incorporated herein by reference.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **APPROVES** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2026.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office