



DEPARTMENT OF DEVELOPMENT SERVICES
ZONING DIVISION

1653 Blaise Drive • BROOKSVILLE, FLORIDA 34601
P 352.754.4048 • W www.HernandoCounty.us

*****You are receiving this notice because you own property located within 500 feet of property owned by the below-named applicant.*****

Date: May 29, 2026

**NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1513335**

This is to inform you that the Zoning Division has received a petition from:

**Name: Francisco Fortes and Lily Del Rosario Zapata
Location of Property: 9302 Smooth Bark Ct. Weeki Wachee FL 34613**

The petitioner is requesting approval to allow for an additional detached garage with a metal roof in a planned development zone area. It is the intent of the Administrative Official to approve the requested variance fifteen (15) calendar days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response **must** be received in writing by this department no later than fifteen (15) calendar days from the date of this letter. Please fill in the form (see reverse side) and return it to our office along with any additional data supporting your objection to this petition.

If no request for review is filed within fifteen (15) calendar days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 4:30 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Should a hearing be necessary, a notice will be mailed at least ten (10) calendar days before the hearing to all property owners within 250 feet in any direction from the property lines of the land in question and should be published in a newspaper of general circulation within the County no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the Board of County Commissioners. The Board will approve or deny the request for the petition.

If you have any questions regarding this matter, please feel free to contact the **Zoning Division at (352) 754-4048, ext. 29013.**

Sincerely,

Omar

DePablo

Omar DePablo
Development Services Director

Digitally signed by
Omar DePablo
Date: 2026.05.26
14:28:37 -04'00'

****See reverse side for optional Public Hearing Form****



DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

1653 BLAISE DRIVE * BROOKSVILLE, FLORIDA 34601
P 352.754.4057 * F 352.754.4420 * W www.HernandoCounty.us

REQUEST FOR REVIEW OF VARIANCE DECISION

**APPLICATION FOR PUBLIC HEARING
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

**THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON
AT THE PUBLIC HEARING.**

Date: _____

Variance File No.: 1513335 Petitioner Name: Francisco Fortes

1. Your name (please print) Carey Boone

Mailing Address 9483 Bear Paw CT

City Weeki Wachee Zip 34613 Phone# 225 241-3613

2. State your reasons for requesting a review of the variance decision:

Not per HOA guidelines

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. **YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.**

SIGNATURE: _____

to that set forth as exhibit "C" attached here to, and by this reference incorporated herein.

7. The ARC may disapprove, or require modification to, any plans or specifications, submitted as part of a Request Form for any reason and upon any basis, including, but not limited to, purely aesthetic considerations.
8. The Lots are situated so as to provide the greatest view, privacy, use of natural topography, and preservation of natural vegetation for each Lot or Unit. These factors dictate the flexibility to insure that the location of each structure will provide the maximum amount of view and breeze and to insure that structures will be properly located with regard to the location of large trees and other similar considerations. Therefore, the Declaration reserves to the ARC the right to control absolutely and solely the precise location of any house, dwelling, or other structure to be constructed upon any Lot within the limitations of Hernando County specifications.
9. The ARC will strictly limit the exterior appearance of any structures so that only those designs which truly fit the development atmosphere and character will be approved.
10. The minimum size residential unit shall be two thousand (2000) square feet, exclusive of garages, porches, lanais, and breezeways. No carports shall be allowed and all units must have an enclosed garage capable of accommodating a minimum of two (2) cars (See Paragraph #1 of the Declaration)
11. Detached Garages must be constructed on premises and must be of the same type, design, construction, materials and color as the residence. Detached garages must be a minimum of 10 feet from any other structure on the lot and must be approved by the ARC.
12. The construction of homes must be completed within six (6) months of commencement. In the event that an unavoidable delay of construction occurs, a request for an extension of the building period must be submitted to the ARC, stating the reason for the delay and the anticipated completion date. The ARC will respond within a ten (10) day period to the request.
13. No structure shall be more than two and one-half (2-1/2) stories in height from the finished ground floor elevation. No more than one single family dwelling shall be placed on any lot (See Paragraph 1 of the Declaration)
14. All utilities within the Properties, whether within street rights-of-way or within utility easement, shall be installed and maintained underground, unless approval for above ground installation is first obtained from the ARC and such installation and approval is not inconsistent with applicable ordinances.

- 15 Workshops, sheds, utility buildings or any other structures on the lot must be a minimum of 10 feet from any other structure and must be of the same type, design, and color as the residence or, at a minimum compatible with the surroundings or the residence, and must be approved by the ARC. Any utility building on a lot large enough to house a car will be considered a garage and is subject to the standards and setbacks thereof.
- 16 All driveways must be of Concrete or Paver construction. If pavers are used, a base minimum of 4 to 6 inches is required with a minimum paver thickness of 2 3/8 inch. Driveways shall be installed, constructed and maintained in an aesthetically compatible manner to the character of the development. Any changes to the driveway must be approved by the Architectural Review Committee.
- 17 No living trees larger than three (3") inches in diameter shall be cut down or removed from the Properties other than those standing within an area to be cleared or excavated for the erection of a building and accessory improvements thereon without the prior written consent of the ARC.
- 18 No residence building shall be moved onto any lot in the subdivision. No residence shall be constructed on any lot of materials other than masonry, acceptable metals, or wood that meets or exceeds the State and or County building code requirements for residential building construction. (see Paragraph 14 of Declaration).
- 19 Exterior finishes of structures shall consist of cement block, brick, stone materials or wood or any combination of these materials. All cement block exterior walls shall be covered with stucco or any of the foregoing materials or combination thereof as approved by the ARC. All materials used on exteriors must be painted primarily with muted colors or treated with a high quality material such as stains or powder coating.
- 20 Roofs shall be constructed of a high quality material such as clay or cement tile, asphalt shingles or asphalt dimensional shingles. Metal Roofs must meet specific standards for Wind, Fire, Structural Load Capacity, and Corrosion resistance, as detailed under the Florida Building code pertaining to metal roofs. Gravel roofs, 3 tab shingle roofs, or any other roof of inferior material will not be permitted.
- 21 No AC/Heating Units may be mounted through windows or walls unless approved by the ARC in its sole discretion.
- 22 No walls are permitted. With the exception of hedges, no fence or other dividing instrumentality over four (4') feet in height measured from the ground on which it stands shall be constructed or maintained on any lot and shall not be of masonry or opaque chain link construction, (except that privacy fences within 8' of swimming pools

ARC Updated Guidelines
Woodland Waters Home Owners Association

WHEREAS the Declaration of Covenants, Conditions and Restrictions of Woodland Waters Phase I, as recorded in the Public Records of Hernando County, Florida, O.R 759, PG

1691-1698 inclusive, states in paragraph 2. "Design and construction plans for new homes, additions to existing homes or other structures to be located on lots shall be submitted to the Architectural Review Committee of the HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC., a Corporation Not for Pecuniary Profit, for review and approval following the Architectural Review Committee Guidelines of the ASSOCIATION." and,

WHEREAS Article VII, Section 1, paragraph (f) of the BY-LAWS OF HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC empowers the Board of Directors of the ASSOCIATION to appoint an Architectural Review Committee with the authority to "review and approve the design, plans, and specifications for the construction of new homes, additions to existing homes, or other structures to be located on the lot" and further states that "The Architectural Review Committee shall be governed by the Architectural Review Committee Guidelines as approved by the Board of Directors, and may be amended as needed, from time to time, by the Board of Directors, and WHEREAS the Board of Directors of the HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC. wish to ensure harmony of design, to protect and preserve the aesthetics and value of properties in Woodland Waters, and to promote and preserve the health, safety, and general welfare of the owners and enhance the desirability of Woodland Waters as a residential community,

NOW THEREFORE these Architectural Review Committee Guidelines, hereinafter referred to as "Guidelines," shall be adopted and the Architectural Review Committee shall be hereinafter referred to as the "ARC".

GUIDELINES

1. Designs, plans, and specifications for the construction of new homes, additions to existing homes, or other structures to be located on the lot or for the rebuilding, repair, or reconstruction of structures, in the event of destruction by fire or other casualty, must be submitted to the ARC prior to commencement of construction of said structure accompanied by a form substantially similar to the Request Form labeled Exhibit "A" and attached hereto. The nature, kind, shape, dimensions, materials, exterior colors, and location of the improvements or alteration on the lot must be clearly shown on the plans and specifications.
2. The ARC shall have ten (10) days in which to review, approve, reject, or

recommend modifications to the plans. In the event that the ARC rejects or modifies the plans, the owner or its representative may re-submit amended plans, and the ARC must render a decision on the re-submitted plans within ten (10) days. The ARC shall notify the owner, or its representative, of its approval conditional approval, or disapproval on a form labeled Exhibit "B" (ARC Approval Form) or Exhibit "C" (ARC Rejection) and attached hereto.

3. Should the ARC fail to act on the amended plans upon re-submittal within the specified ten (10) day period, the homeowner may proceed to construct the structure without ARC approval. The ARC must hold a duly noticed meeting (with prior 48 hours posting) for any decision made by the ARC. A statement must accompany such rejection or modification, clearly outlining the reasons for the ARC's actions, which reasons shall comply with the standards of the American Institute of Architects and the Architectural Review Committee Guidelines. If requested, and if possible, the ARC shall make reasonable efforts to assist the applicant so that acceptable plans can be prepared and re-submitted for approval (See Paragraph #2 of the Declaration). The owner or its representative has the right to appeal any denial by the ARC to the Woodland Waters Homeowners Association Board of Directors. Any appeal must be in writing and must be received by the Woodland Waters BOD within 20 calendar days of receipt of the ARC denial.
4. Upon approval, or qualified approval, by the ARC of a properly submitted Request Form, it shall:
 - (a) Provide written notification to the applicant,
 - (b) Set forth in the notification, modifications, qualifications, or conditions, if any,
 - (c) File a copy of the approved plans (together with any qualifications or conditions) in the ARC permanent records, and,
 - (d) Upon request by the applicant, provide the applicant with a copy of such plans bearing a notation of such approval or qualified approval.

ARC approval is final. The notifications referred to in this Section and in Section 4 below shall be in a form substantially similar to that set forth as Exhibit "B" attached hereto and by this reference incorporated herein.

5. In the event the ARC disapproves of any properly submitted Request Form, it shall so notify the applicant in writing together with a statement of the grounds upon which the action was based. If requested, and if possible, the ARC shall make reasonable efforts to assist and advise the applicant so that acceptable plans can be prepared and re-submitted for approval.
6. Upon written request of any owner, mortgagee, or any other person reasonable, having a right to the information requested, the ARC shall cause to be issued, where appropriate, a certificate of compliance, the form of which shall be substantially similar

and spas may be constructed to a height of six (6') feet and may be opaque), and shall be constructed in an aesthetically compatible manner subject to the approval of the ARC (see Paragraph 7 of the Declaration).

- 23 The ARC reserves onto itself the right to amend, change or add to these Guidelines, subject to the approval of the Board of Directors.
- 24 In the event of a conflict between these Guidelines and the Declaration of Covenants, Conditions, and Restrictions of Woodland Waters, the Declaration shall prevail.
- 25 All correspondence to the ARC including but not limited to any ARC request submittal of application for construction approval, shall be submitted to:

ARC of Woodland Waters
10246 Woodland Waters Blvd
Weeki Wachee FL 34613
352-592-5007
woodlandwaters.arc@gmail.com

ARC Updated Guidelines approved unanimously by the Woodland Waters HOA board of Directors at a duly noticed meeting on August 14th. 2025.

_____ Date _____

Ed Butler
President HOA of Woodland Waters