

Homeowners

Association of

Woodland Waters, Inc.



Hernando County
Planning and Zoning

1653 Blaise Drive
Brooksville FL 34601

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

July 7th, 2026

Re: Variance request for,
Application number 1513335 Key number 1701420
Francisco Fortes
9302 Smooth Bark Ct
Weeki Wachee FL 34613

On October 14th 2025 an Architectural Request Form (ARC) was sent by Francesco Fortes and received by the ARC of the Woodland Waters Home Owners Association seeking approval of a 40 foot by 60 foot detached structure on Lot 71 on the property at 9302 Smooth Bark Ct. Weeki Wachee.

The application was denied for the following reasons.

- 1) The structure exceeds the number of buildings allowed on one parcel per Hernando County regulations.
- 2) The proposed detached structure exceeded the four hundred (400) square feet size.
- 3) Is against the ARC guidelines for detached garages.
- 4) A 40x60 foot metal building does not fit in the single lot homes in Woodland Waters.

On October 27th, 2025 An updated request for a variance was sent to the Hernando County Planning and Zoning department. That application indicated on item 8 that an affidavit from the HOA was attached. We know of no such affidavit.

On page two where the requested Homeowners Association information was requested, that section was left blank.

On page three the applicant has checked the line that says

" The requested variance will not be detrimental to the development pattern in the neighborhood"

Note that this line was checked off after the ARC of Woodland Waters denied this request.

Subsequently, the HOA contacted the builder hired to install the "Garage". We were told that the 40x60 foot "Garage" is actually a 40x60 foot metal structure. As per the variance request, this 40x60 metal structure would be surrounded by a 12 foot concrete apron.

On January 26th. 2026, the HOA signed an affidavit stating that the HOA has been contacted as per Hernando County Board of County Commissioner Policy Number 37-01.

This affidavit only confirms that the HOA has been contacted. It does not indicate in any way that the HOA has approved, or intends to approve any or all variances sought by Francisco Fortes. It also does not; in any way contradict or reverse the ARC denial issued by the ARC of Woodland Waters dated October 14th. 2026.

On November 7th 2025 an updated variance request was filed with the County. This included the necessary affidavits from the HOA that indicated that the HOA was contacted and is aware of the Variance request. Again the variance request indicated that "The requested variance will not be detrimental to the development pattern in the neighborhood".

On April 6th 2026 the variance was subsequently denied by the Planning and Zoning department.

On April 6th. 2026 the Planning and Zoning dept. received an "Decision Appeal" from the homeowner at 9302 Smooth Bark Ct. The basis for the appeal was that:

- 1) The plan for the separate garage was included in the original building plans.
- 2) Denying the appeal would create an hardship
- 3) There are other properties in the community that have 2 additional garages or structure on their properties.

The HOA respectively disagrees.

- 1) The original building plans and subsequent permits could not have included 2 separate structures on the combined lot as that would have been against current County building codes.
- 2) While there are a number of combined lots in Woodland Waters there are no other properties in Woodland Waters with more than one detached structure on the same single or combined lot.

The HOA of Woodland Waters strongly opposed this variance for the following reasons.

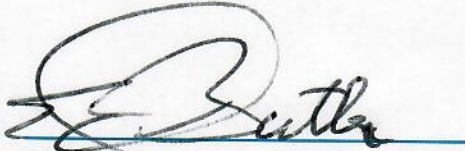
- 1) The ARC has properly denied the application for a 40x60 foot metal garage or structure.

The ARC of Woodland Waters specifically states that any:

"Detached garage must be constructed on premises and must be of the same type, design, construction, materials and color as the residence. Detached garages must be approved by the Woodland Waters ARC."

- 2) The proposed detached metal structure is 40x60 foot and surrounded by a 12 foot concrete apron. A structure of this size and scope is not only against the ARC guidelines, it is also not consistent with the values nor is it compatible with the residential focus of Woodland Waters. If a metal structure of this size and associated concrete apron is allowed then it could be used as a precursor to a warehouse, a manufacturing site or a business location outside of the scope of our HOA documents.

- 3) Finally, approving this variance could potentially be used as leverage against the HOA Covenants, Conditions and Restrictions (CC&R's) that, if successful, could lead to the destruction of the very fabric of Woodland Waters as a residential only subdivision.
- 4) The HOA of Woodland Waters strongly requests that the Hernando County Planning and Zoning department unequivocal deny this variance request.

A handwritten signature in black ink, appearing to read "Ed Butler", is written over a horizontal blue line.

Ed Butler

President. The HOA of Woodland Waters