



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: April 17, 2026

**NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1519777**

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

Name: Kipp & Michelle Gotfraind

Location of Property: 3206 Gulf Coast Dr. Hernando Beach, FL 34607

The petitioner is requesting approval to allow for a building height increase from 38' to 42'7 11/16 for a new home within the flood zone AE. 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

Digitally signed
by Omar DePablo
Date: 2026.04.15
08:40:19 -04'00'

Omar DePablo
Development Services Director

****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: 4/21/25

Variance File No.: 1519777 Petitioner Name: KIPP + MICHELLE GOTFRAND

1. Your name (please print) WILLIAM HARRIMAN

Mailing Address 3226 GULF COAST DR

City HERNANDO BCH Zip 34607 Phone# 352-650-1866

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

See Attached

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: William Harriman

Formal Objection Letter

Height Variance Request – 3206 Gulf Coast Drive

Citing Hernando County Land Development Code (LDC)

To: Hernando County Planning & Zoning Board

Re: Opposition to Variance Request – 3206 Gulf Coast Drive

Variance Requested: Increase maximum height from **38 ft** to **42 ft 7 in**

Dear Members of the Board,

I am submitting this letter in opposition to the height variance requested for **3206 Gulf Coast Drive**. The applicant seeks approval for a structure rising **42 feet 7 inches**, which exceeds the **38-foot maximum height** established by the Hernando County Land Development Code.

This request fails to meet the mandatory criteria for granting a variance under the **Hernando County LDC, Section 10-5 (Variance Review Standards)**. My objections are outlined below, with direct reference to the applicable code provisions.

1. Failure to Meet the Hardship Standard (LDC §10-5(A))

The LDC requires the applicant to demonstrate a “**special condition or circumstance peculiar to the land, structure, or building involved**” that creates a hardship not shared by other properties.

No such condition exists at 3206 Gulf Coast Drive. The lot is typical of others in the neighborhood, and nothing prevents full development within the 38-foot height limit. A desire for additional height, enhanced views, or architectural preference does **not** constitute a hardship under §10-5(A).

2. Hardship Is Self-Created (LDC §10-5(B))

The LDC explicitly prohibits granting a variance when the hardship is “**self-created by the applicant**.”

Any difficulty arises solely from the applicant’s chosen design, roof pitch, or structural massing. The applicant could comply with the code through reasonable design modifications. Because the hardship is self-inflicted, §10-5(B) requires denial.

3. Variance Is Not the Minimum Necessary (LDC §10-5(D))

The LDC requires that a variance be the **“minimum variance that will make possible the reasonable use of the land.”**

A nearly **5-foot** height increase is excessive and unnecessary. The applicant has not demonstrated why alternative design solutions—such as lowering roof pitch, adjusting mechanical placement, or modifying architectural elements—cannot achieve compliance. This request clearly violates §10-5(D).

4. Detrimental Impact on Neighboring Properties (LDC §10-5(C))

Under §10-5(C), a variance may not be granted if it would **“be injurious to the neighborhood or otherwise detrimental to the public welfare.”**

A structure of this height will:

- Increase shadowing on adjacent homes
- Reduce privacy due to elevated sightlines
- Create visual massing inconsistent with surrounding structures
- Potentially reduce neighboring property values

These impacts are precisely what the height limit is intended to prevent.

5. Violation of Zoning Intent and Uniformity (LDC §10-5(E))

Section 10-5(E) requires that a variance **“not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.”**

Approving a structure nearly 5 feet over the height limit would:

- Undermine the uniform application of the zoning code
- Set a precedent for incremental height increases
- Encourage future applicants to exceed established limits

This would erode the character and intent of the district.

6. Reasonable Use Exists Without a Variance (LDC §10-5(A)(3))

The LDC states that a variance may only be granted if strict application of the code "would deprive the applicant of rights commonly enjoyed by other properties."

The applicant retains full, reasonable use of the property under the 38-foot limit. No deprivation exists, and therefore the variance must be denied.

Conclusion

Based on the clear requirements of **Hernando County LDC §10-5**, the applicant has not met the legal burden necessary for approval. The request is excessive, self-created, and detrimental to neighboring properties and the broader community.

For these reasons, I respectfully request that the Board **deny the height variance request** for 3206 Gulf Coast Drive.

Sincerely,

William Harriman

3226 Gulf Coast Drive

Hernando Beach, FL 34607

William@customsignsandgraphix.com

