



STAFF REPORT

HEARINGS: Board of County Commissioners: August 4, 2026

APPLICANT: Kipp and Michele Gotfraind

FILE NUMBER: 1519777

REQUEST: Variance Appeal

GENERAL LOCATION: North of Gulf Coast Dr. Approximately 4,585 Feet from Shoal Line Blvd.

PARCEL KEY NUMBER: 164155

APPLICANT'S REQUEST

The petitioner is requesting approval to increase the building height from 38' to 42' 7-11/16 to build a new home in. This parcel is in flood zone CAE.

SITE CHARACTERISTICS

Site Size	10,050 Square Feet
Surrounding Zoning.	
Land Uses	North: R1B Residential
	South: R1B Residential
	East: R1B Residential
	West: R1B Residential
Current Zoning:	R1B Residential
Future Land Use	
Map Designation:	R1B Residential

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners determine whether a hardship exists; if such a determination is made, the Board of County Commissioners may approve the request for a reduction in the front and rear setbacks with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The proposed Single-Family Home shall meet home setbacks of R1B Residential Zone:
 - Front: 20'
 - Left Side: 10'
 - Right side: 10'
 - Rear: 15'