



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026

APPLICANT: Julie Vadell and Sabato Del Pozzo

FILE NUMBER: SE-26-02

PURPOSE: Special Exception Use Permit for Family Mausoleum

GENERAL LOCATION: North side of Rester Drive at the intersection of Kindlewood Trail

PARCEL KEY NUMBER: 973520

APPLICANT'S REQUEST:

The petitioner is requesting approval of a Special Exception Use Permit to allow the construction of a Family Mausoleum on their property. This request is made to honor and preserve the petitioner's family bond and legacy. The proposed mausoleum would serve as a dedicated place where family members may gather, reflect, and maintain a lasting connection across generations.

SITE CHARACTERISTICS:

Site Size	5 Acres
Surrounding Zoning; Land Uses	North: Agriculture; Developed South: ROW/Agriculture; Right of way / Developed East: Agriculture; Developed West: Agriculture; Developed
Current Zoning:	Agricultural
Future Land Use Map Designation:	Agricultural

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objections to the special exemption to allow a Mausoleum on the property

ENGINEERING REVIEW:

The subject property is on the North side of Restor Road. Department Of Public Works has no objections to the proposed use of a mausoleum.

LAND USE REVIEW:

Existing Building Setbacks:

- Front: 75'
- Side: 35'
- Rear: 50'

Buffers:

- Rear 20'
- Sides 20'

Comments: The adjacent properties are zoned AG/ Agricultural. Due to residential standards, staff recommends a 20-foot landscape buffer. While the adjacent parcels are not residentially zoned, there are residential homes on the parcels surrounding the subject site.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map. The area is characterized by Rural uses.

Comments: The proposed family mausoleum is consistent with the Hernando County Comprehensive Plan's Rural Future Land Use objectives to retain and promote agricultural activities and preserve rural character, as the use is low intensity, accessory in nature, and compatible with long-range land use goals for rural/agricultural areas.

FINDINGS OF FACT:

A Special Exception Use Permit for a Family Mausoleum is allowed by right in all zoning districts. The proposed use is consistent with the Hernando County Comprehensive Plan and is compatible with surrounding land uses, as it is a low-intensity, accessory use that does not adversely impact the character of the area.

1. The mausoleum shall be constructed in compliance with Florida Statutes Chapter 497 and in accordance with the Florida Building Code, as applicable.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners' associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for Family Mausoleum, with the following performance conditions:

1. The petitioner must 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 petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. Building Setbacks

Front:	75'
Side:	35'
Rear:	50'
4. Buffers

Rear Buffer	20'
Sides	20'
5. The mausoleum shall be constructed in compliance with Florida Statutes Chapter 497 and in accordance with the Florida Building Code, as applicable.