

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

Rezoning ☒ Standard ☒ PDP
 Master Plan ☒ New ☐ Revised
 PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

File No: H-44 Official Date Stamp:
H-24-77

Date: 09/04/2025

APPLICANT NAME:

Address: 9801 Compass Point Way
 City: Tampa State: FL Zip: 33615
 Phone: 727-307-6008 Email: matt.kodsi@yahoo.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: ARL Design Group, LLC
 Address: 8209 State Road 52
 City: Hudson State: FL Zip: 34667
 Phone: 727-468-1002 Email: Rick@arldesign.net

HOME OWNERS ASSOCIATION: ☐ Yes ☐ No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 62345, 634353, & 634406
2. SECTION 1, TOWNSHIP 21, RANGE 17
3. Current zoning classification: R1C
4. Desired zoning classification: PDP(GHC) for Mixed-Use
5. Size of area covered by application: 2.00 AC
6. Highway and street boundaries: West side of Commercial Way (U.S. Highway 19) approximately 0.14 miles south of Zebrafinch Avenue
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: none)

PROPERTY OWNER AFFIDAVIT

I, Medhat Kodsi, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

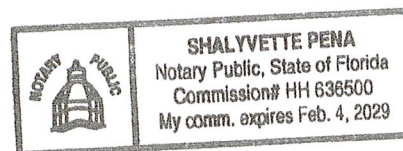
- ☐ I am the owner of the property and am making this application **OR**
☒ I am the owner of the property and am authorizing (applicant): Medkat Kodsi
 and (representative, if applicable): Richard J. Marcel w/ ARL Design Group, LLC
 to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4th day of September, 20 25, by Medhat Kodsi who is personally known to me or produced Div license as identification.

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp