

RESOLUTION NO. 2026 - 026

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Medhat Kodsi

FILE NUMBER: H-24-77

REQUEST: Rezoning from R1-C/(Residential) to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations

GENERAL

LOCATION: East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue

PARCEL KEY

NUMBERS: 62345, 634353, 634406

REQUEST: Rezoning from R1-C/(Residential) to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS

OF FACT:

ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

ADOPTED IN REGULAR SESSION THE 3rd DAY OF February 2026.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: *Douglas A. Chorvat, Jr.*
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller



By: *Jerry Campbell*
Jerry Campbell
Chairman

Approved as to Form and Legal Sufficiency
By: *Natasha López Perez*
County Attorney's Office