

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

Date: 12/17/2025

File No. _____ Official Date Stamp:

APPLICANT NAME: Medhat Kodsi

Address: 9801 Compass Point Drive

City: Tampa

State: FL

Zip: 33615

Phone: 727-307-6008

Email: matt.kodsi@yahoo.com

Property owner's name: (if not the applicant) Medhat Kodsi

REPRESENTATIVE/CONTACT NAME:

Company Name: ARL Design Group, LLC

Address: 8209 State Road 52

City: Hudson

State: FL

Zip: 34667

Phone: 727-488-1002

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 AND PDP (MF)
5. Size of area covered by application: 2.00 AC
6. Highway and street boundaries: East Side of Commercial Way (U.S. Highway 19) Approximately 0.14 miles South of Zebra Finch 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: _____)

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): Medhat Kodsi and (representative, if applicable): Richard Marcel w/ ARL Design Group to submit an application for the described property.

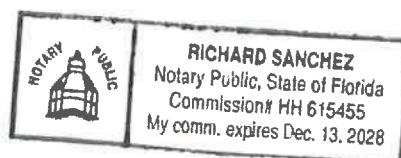
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO Pasco

The foregoing instrument was acknowledged before me this 19 day of December, 20 25, by
Medhat Kodsi who is personally known to me or produced _____ as identification.

Signature of Notary Public

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



Notary Seal/Stamp