

# 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

Phone: 727-307-6008

Email: matt.kodsi@yahoo.com

State: FL

Zip: 33615

**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

Phone: 727-488-1002

Email: rick@arldesign.net

State: FL

Zip: 34667

**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 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: \_\_\_\_\_)

### PROPERTY OWNER AFFIDIVAT

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.

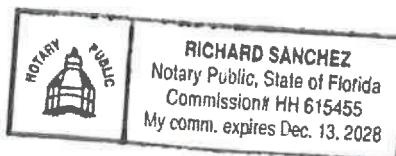
Signature of Property Owner

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