



CITY COUNCIL AGENDA

Oldsmar Council Chamber
101 State Street West
Oldsmar, Florida

City Council:

Katie Gannon, Mayor
Steve Graber, Vice Mayor
Cyndi Olmstead, Council Member
Sean Swauger, Council Member
Valerie Tatarzewski, Council Member

Felicia Donnelly, City Manager
Kristin Garcia, City Clerk
Thomas J. Trask, City Attorney

Mission Statement: The City of Oldsmar delivers fiscally responsible, dependable services that foster an exemplary quality of life honoring our unique history and character.

Date: **Tuesday, June 2, 2026**

Time: **7:00 PM**

Notice is hereby given that the Oldsmar City Council will hold a Council Meeting for the following purpose(s):

MEETING CALLED TO ORDER - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG

OPEN FORUM Each speaker will be recognized once and will be limited to a five (5) minute presentation on any subject that is not scheduled for a **PUBLIC HEARING**. The Open Forum will conclude at 7:30 p.m. If any speaker has not been heard at the conclusion of the 30-minute Open Forum, the Mayor may announce a continuance and they will be given an opportunity to speak at the end of the Council meeting.

If you would like a member of the City staff to follow up on a comment or question made at the meeting, you may fill out a comment card with your contact information and give it to the City Clerk. Comment cards are available at the back table in the Council Chambers. Completing a comment card is not mandatory.

COMMUNITY MINUTE

APPROVAL OF ADDITION OF NEW AGENDA ITEM (15) **APPROVED**

AWARDS AND RECOGNITION

1. Presentation of the Cigna 2025 Gold Level Healthy Workforce Designation Award

Packet Page 6

COMMUNITY REDEVELOPMENT AGENCY

CONSENT DOCKET

2. Consider approval of minutes of May 12, 2026, Council Budget Work Session Meeting **APPROVED**
Packet Page 7
3. Consider approval of minutes of May 19, 2026, Council Meeting **APPROVED**
Packet Page 9
4. Consider appointing Jillian Watson to the Alternate Member vacant position on the Parks and Recreation Advisory Board **APPROVED**
Packet Page 15
5. Consider appointment of Jim Mascarenhas as a regular member of the Parks and Recreation Advisory Board to fill an unexpired term expiring January 16, 2028 **APPROVED**
Packet Page 20
6. Consider reappointment of alternate member Randy Collinsworth to the Board of Adjustment **APPROVED**
Packet Page 23
7. Consider reappointment of alternate member Sandra Kahn to the Board of Adjustment **APPROVED**
Packet Page 27
8. Consider a request for a proclamation designating July 2026 as Parks and Recreation Month in the City of Oldsmar **APPROVED**
Packet Page 31
9. Consider approval of the purchase of building security enhancements (Confidential Agenda Item) **APPROVED**
Packet Page 33

CITY OF OLDSMAR

10. Forward Pinellas Presentation
Packet Page 35

CITY ATTORNEY

11. **PUBLIC HEARING** and First Reading of Ordinance 2026-08 regarding the operation of golf carts on park roads and within park parking lots
PASSED
Packet Page 36
12. **PUBLIC HEARING** and Second Reading of Ordinance 2026-07 modifying the Industrial Planned Development Plan (IPD) at 4021 Tampa Road to allow limited manufacturing within a portion of the existing building (Quasi-Judicial) **ADOPTED**
Packet Page 48
13. Consider adopting Resolution 2026-14, prescribing the ballot language for the August 18, 2026 Municipal Special Election for position of Council Member for Seat Three **ADOPTED**
Packet Page 103

CITY MANAGER

14. Consider adopting Resolution 2026-09, revising the budget for Fiscal Year 2025/2026 **ADOPTED**
Packet Page 119

CITY CLERK

15. Schedule Operating Budget Work Session (New Agenda Item) **WORK SESSION SCHEDULED FOR TUESDAY, JULY 28 AT 6 PM**
Packet Page 124

CITY COUNCIL

16. Consider appointments of Auditor Selection Committee Members **TRACY LESTER, LES TYLER, AND COUNCIL MEMBER SEAN SWAUGER WERE APPOINTED**
Packet Page 125
17. Consider request to excuse the absence of Council Member Olmstead from the May 19, 2026, Council Meeting **APPROVED**
Packet Page 127
18. Council Comments
Packet Page 128
19. Consider approval of tentative agenda for the June 16, 2026, Council Meeting **APPROVED**
Packet Page 129

NOTICES

- Any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk's office: telephone (813) 749-1115, email kgarcia@myoldsmar.com, or operator assistance (800) 955-8770.
- Video recordings and minutes of the meetings are available online at www.myoldsmar.com.
- To appeal any decision made by the Board, Agency or Council with respect to any matter discussed at such meeting or hearing, the person making the appeal will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to Florida Statute 286.0105. The City does not provide verbatim transcripts. Arrangements to obtain a verbatim transcript should be made in advance with an outside agency, such as a court reporter.
- For Open Forum and Public Hearings, personal computers and files cannot be connected to the network due to security protocols. 10 printed copies of material are preferred to cover the Mayor, Council Members, Charter Officials, and the record. To display a hard copy on the monitors, please contact the City Clerk's office the day before the meeting so that we can test the projection equipment.

PUBLIC HEARING PROCEDURE

- A) City Attorney reads ordinance.
- B) City Manager's remarks.
- C) Staff Presentation (optional).
- D) Applicant's Presentation.
- E) Mayor opens Public Hearing.
- F) Public Hearing (Proponents, Opponents).
- G) Mayor closes Public Hearing.
- H) Applicant's Closing Statement (if desired).
- I) Motion is made.
- J) Second is made.
- K) Council discussion.
- L) Council roll call vote.
- M) City Clerk records and announces the results.

SUBSCRIPTIONS

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DOCUMENT ACCESSIBILITY STATEMENT

The City of Oldsmar is committed to making our meeting information accessible to all audiences. If there are changes we can make for easier use, or if you encounter material you cannot access, please contact the City Clerk so that we may provide a reasonable alternative way to access or obtain the information you are seeking. We endeavor to provide requested material within three to five business days of receiving the request. To contact the City Clerk, call 813-749-1115, email kgarcia@oldsmarfl.gov, or write to Kristin Garcia, City Clerk, Oldsmar City Hall, 100 State Street West, Oldsmar, Florida 34677.

INVOCATIONS

Citizens wishing to provide an invocation at a regular Council Meeting need to contact the City Clerk no later than two weeks before the meeting.

CONTACTING CITY COUNCIL

Citizens can reach City Council in the following ways:

- Email to CouncilMembers@Oldsmarfl.gov
- Mail or drop off information at Council Members, 100 State Street West, Oldsmar FL 34677
- Leave Message at (813) 749-1115

Comments received outside the meeting will not be read into the minutes, but will be delivered to all Council Members for their attention.

COMMUNITY ENGAGEMENT

Each agenda item has its own Community Engagement Goal. Following is a list of those goals:

Inform: To provide the public with balanced and objective information to assist them in understanding a situation,

alternatives, opportunities, and solutions.

Consult: To obtain public feedback on analysis, alternatives and decisions. An example is City Council making decisions as representatives of the people.

Involve: To work diligently with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered. Examples include open houses and surveys.

Collaborate: To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution. Examples include charter and ordinance review committees, public art selection committees, and advisory board recommendations.

Empower: To place final decision-making in the hands of the public. An example is offering a charter question to the electors.



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: Felicia Donnelly, City Manager

FROM: Michelle Roy, Director of Human Resources

DATE: June 2, 2026

AIR #: AIR-3922

SUBJECT: Presentation of the Cigna 2025 Gold Level Healthy Workforce Designation Award

BACKGROUND

The Cigna Healthy Workforce Designation recognizes organizations that provide strong support for the overall well-being of their employees. This is the third year in a row that the City of Oldsmar has received the recognition and the second year in a row we were recognized on the gold level. Michelle Roy, Director of Human Resources is here to present the award.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Inform



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3919

SUBJECT: Consider approval of minutes of May 12, 2026, Council Budget Work Session Meeting

BACKGROUND

Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. They include the location, time, and duration of the meeting; identification of attending Council Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. A summary of discussions and additional details may be included to provide context.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Approve minutes of May 12, 2026, Council Budget Work Session Meeting.

ATTACHMENTS

[CITY COUNCIL WORK SESSION - 12 May 2026 - Minutes \(PDF\)](#)



MINUTES
CITY COUNCIL Work Session
Oldsmar Council Chamber
Tuesday, May 12, 2026

COUNCIL PRESENT: Mayor Katie Gannon
Vice Mayor Steve Graber
Council Member Cyndi Olmstead
Council Member Sean Swauger
Council Member Valerie Tatarzewski

COUNCIL ABSENT: None

MEETING CALLED TO ORDER - 6:00 PM

PLEDGE OF ALLEGIANCE TO THE FLAG

OPEN FORUM

None

- 1) Proposed Capital Improvement Program FY 2027-2031

City Manager Felicia Donnelly and staff provided a PowerPoint Presentation on the Capital Improvement Budget Program for Fiscal Years 2027-2031 and responded to questions by the Council.

ADJOURNMENT - 7:41 PM

Kristin Garcia, City Clerk



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3740

SUBJECT: Consider approval of minutes of May 19, 2026, Council Meeting

BACKGROUND

Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. They include the location, time, and duration of the meeting; identification of attending Council Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. A summary of discussions and additional details may be included to provide context.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Approve minutes of May 19, 2026, Council Meeting.

ATTACHMENTS

[CITY COUNCIL - 19 May 2026 - Minutes \(PDF\)](#)



**MINUTES
CITY COUNCIL Meeting
Oldsmar Council Chamber
Tuesday, May 19, 2026**

COUNCIL PRESENT: Mayor Katie Gannon
Vice Mayor Steve Graber
Council Member Sean Swauger
Council Member Valerie Tatarzewski

COUNCIL ABSENT: Council Member Cyndi Olmstead

MEETING CALLED TO ORDER - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG

OPEN FORUM

Chris Bohr, Oldsmar Little League Bats
Jillian Watson and her son Cole, 3132 Douglas Road W., Oldsmar
Amber Stephens, 318 Lafayette Boulevard, Oldsmar
Jessica Villafana, 407 Tangerine Drive, Oldsmar
Sharon Edwards, Life is a Donation Foundation
Rhonda Coy, 317 Country Club Drive, Oldsmar
Nicole Mackin, Oldsmar Cares

COMMUNITY MINUTE

Community Minute was presented by City Clerk Kristin Garcia.

APPROVAL OF ADDITION OF NEW AGENDA ITEMS

AWARDS AND RECOGNITION

- 1) Certificate of Recognition Presentation to Future Leaders Program Participant Rylee Hill

Mayor Gannon presented the Certificate to Rylee Hill.

COMMUNITY REDEVELOPMENT AGENCY

CONSENT DOCKET

- 2) Consider approval of minutes of May 5, 2026, Council Meeting

This item was approved as part of the Consent Docket.

- 3) Consider approving payment to legal counsel for April 2026 legal services

This item was approved as part of the Consent Docket.

- 4) Consider appointment of Amber Stephens as a regular member of the Planning Board to fill an unexpired term expiring on July 18, 2026

This item was approved as part of the Consent Docket.

Vice Mayor Graber made a motion to approve the Consent Docket. The motion was seconded by Council Member Tatarzewski and passed unanimously.

CITY OF OLDSMAR

- 5) Presentation and Proclamation for EMS Week

Vice Mayor Graber presented a proclamation to Fire Chief Jason Schwabe and Fire Marshal Brian Ludeker, Oldsmar Fire Rescue. Fire Chief Schwabe gave a PowerPoint presentation on the EMS Week and Oldsmar Fire Rescue.

CITY ATTORNEY

- 6) PUBLIC HEARING and First Reading of Ordinance 2026-07 modifying the Industrial Planned Development Plan (IPD) at 4021 Tampa Road to allow limited manufacturing within a portion of the existing building

City Attorney Trask read the ordinance by title only. In response to a question by the City Attorney, the Council Members indicated that they would accept and treat a memorandum included in the agenda packet along with other attachments as evidence heard on the matter, in lieu of a presentation on the item. Tatiana Childress, Planning and Redevelopment Director noted that said presentation was given at the last Council meeting and offered to answer any questions.

Vice Mayor Graber moved to approve the first reading of the ordinance, and Council Member Swauger seconded. On a roll call vote of 4-0, Council Members Swauger, Tatarzewski, Vice Mayor Graber, and Mayor Gannon voted unanimously in favor of the motion.

- 7) Consider adopting Resolution 2026-10 revising the Charitable Donation Policy

City Attorney Trask read the Resolution by title only. City Clerk Garcia provided information regarding the item. Council Member Tatarzewski made a motion to adopt the Resolution. The motion was seconded by Council Member Swauger and carried unanimously.

- 8) Consider adoption of Resolution 2026-11 establishing an Auditor Selection

Committee in compliance with Section 218.391, Florida Statutes

The City Attorney read the Resolution by title only and advised the Council regarding the committee member appointment process, noting that Council Members should be prepared to present their appointment recommendations at the next meeting. Vice Mayor Graber made a motion to adopt the Resolution. The motion was seconded by Council Member Tatarzewski and carried unanimously.

CITY MANAGER

- 9) Consider accepting presentation of findings and recommendations from the Classification and Compensation Study conducted by Evergreen Solutions, LLC and authorize City staff to work with Evergreen on implementing the outcomes of the study

City Manager Donnelly provided information regarding the item. Mark Holcombe of Evergreen Solutions, LLC, delivered a PowerPoint presentation and responded to questions by the Council Members. Council Member Tatarzewski moved to approve the item. The motion was seconded by Vice Mayor Graber and passed unanimously.

- 10) Presentation of Final Stormwater Master Plan

Public Works Department Director Andrew Greenwood provided information regarding the item. Tracy Dayton of Jones Edmunds delivered a PowerPoint presentation.

Following discussion, Council reached a consensus on Plan 4 as presented, which included a one-time 37% increase to the stormwater utility fee and yearly increases based on the Consumer Price Index to fully fund the projects identified in the Stormwater Master Plan through 2041.

- 11) Consider approving amendment to the Solid Waste collection franchise agreement with Coastal Waste & Recycling, Inc.

City Manager Donnelly provided information regarding the item. Vice Mayor Graber moved to approve the item. The motion was seconded by Council Member Tatarzewski and passed unanimously.

- 12) Approve the USA BMX National Championship Series Event agreement with the American Bicycle Association to host the USA BMX Gator Nationals October 23-25, 2026

City Manager Donnelly provided information regarding the item. Council Member Swauger moved to approve the item. The motion was seconded by Vice Mayor Graber and passed unanimously.

- 13) Consider approving an agreement for the use of a portion of Bicentennial Park with Oldsmar Organic Community Garden, Inc.

City Manager Donnelly provided information regarding the item. Council

Member Tatarzewski moved to approve the item. The motion was seconded by Vice Mayor Graber and passed unanimously.

- 14)** Consider the approval of an agreement for the use of recreation facilities with Oldsmar Youth Soccer Association, Inc.

City Manager Donnelly provided information regarding the item. Vice Mayor Graber moved to approve the item. The motion was seconded by Council Member Swauger and passed unanimously.

- 15)** Consider the approval of an agreement for the use of recreation facilities with Palm Harbor Youth Football Association, Inc.

City Manager Donnelly provided information regarding the item. Council Member Tatarzewski moved to approve the item. The motion was seconded by Vice Mayor Graber and passed unanimously.

- 16)** Consider authorizing the City Attorney to draft a revision to Section 66-100 of the Code of Ordinances regarding the operation of golf carts on park roads and within park parking lots

Earlier in the meeting, Mayor Gannon requested that the Rules be suspended to hear Item 16 following Item 8. Vice Mayor Graber made a motion to suspend the Rules. The motion was seconded by Council Member Tatarzewski and carried unanimously.

City Manager Donnelly provided information on the item. Council Member Tatarzewski made a motion to authorize the City Attorney to draft the revision. The motion was seconded by Vice Mayor Graber and passed unanimously.

Council Member Swauger made a motion to return to the Rules. The motion was seconded by Council Member Tatarzewski and carried unanimously.

CITY CLERK

CITY COUNCIL

- 17)** Council Comments

The Mayor and Council provided comments.

- 18)** Consider approval of tentative agenda for the June 2, 2026, Council Meeting

Vice Mayor Graber moved to approve the tentative agenda for the June 2, 2026, Council Meeting with the following amendments:

- Revise the Auditor Selection Committee item title to “Consider Appointments of Auditor Selection Committee Members”; and
- Add an item to consider a request to excuse the absence of Council Member Olmstead from the May 19, 2026, meeting.

The motion was seconded by Council Member Tatarzewski and carried unanimously.

ADJOURNMENT - 9:32 PM

Kristin Garcia, City Clerk



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3918

SUBJECT: Consider appointing Jillian Watson to the Alternate Member vacant position on the Parks and Recreation Advisory Board

BACKGROUND

The Parks and Recreation Advisory Board has an Alternate Member vacancy due to Alternate Member Jim Mascarenhas moving into the regular member position on the Board. Jim Mascarenhas' alternate member term would have expired on February 20, 2028.

At the May 11, 2026, Parks and Recreation Advisory Board meeting, the Board selected Jillian Watson from four applicants and recommended her to fill the vacancy.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Involve

ADVISORY BOARD RECOMMENDATION

At the May 11, 2026, Parks and Recreation Advisory Board meeting, the Board selected Jillian Watson from four applicants and recommended her to fill the vacancy.

RECOMMENDED MOTION

Appoint Jillian Watson to the Alternate Member vacant position on the Parks and Recreation Advisory Board.

ATTACHMENTS

[PRAB Roster 5-2026 \(PDF\)](#)

[Application - Watson \(PDF\)](#)

PARKS AND RECREATION ADVISORY BOARD

Name	Email	Phone/Address	Term Expiration	Alternate (A)	Notes
Vacant			16-Jan-28		
Amber Stephens, Chair (until 11/2027)	amber.e.stephens@gmail.com	(719) 231-3373 318 Lafayette Blvd.	7-Jan-27		(Appointed 3/3/2020, reappointed 1/3/2023, reappointed 1/7/25 through 1/7/27)
Holly Graziadio	holly.graziadio@gmail.com	727-656-4381 730 Wellington Ct.	7-Jan-27		Appointed on 11/18/25 through 9/20/27 after Tina Marie moved up to regular term to fill S. Phillips unexpired term; moved up to regular on 3/3/26
Pam Aromola, Vice-Chair (until 11/2027)	paromola1@gmail.com	(727) 748-3164 37 Emerald Bay Dr.	16-Jan-28		(Appointed 9/7/21 as alternate, full member 12/6/22, reappointed 1/16/24, 1/6/26)
Dave Beinart	davebeinart@gmail.com	(727) 244-0314 1810 Hibiscus Ct. S.	7-Jan-27		(Appointed as alternate 2/21/2022; full member 1/2/24, reappointed 1/7/25 through 1/7/27)
Tina Marie Richardson	tinamariestotalimage@yahoo.com	813-728-5553 507 Federal St.	5-Mar-28		(Appointed as an Alt. member 5/21/24, reappointed 9/10/25; appointed 10/21/25 as Regular Member to fill unexpired term expiring 3/5/26, reappointed on 3/5/26 through 3/5/28.
Brandon Ghee	gheebk@gmail.com	910-578-8289 501 Oakwood Blvd.	16-Jan-28		(Appointed as an Alternate member on 2/18/2025 to fill D. Royer's alternate member term through 2/20/26; appointed on 1/20/26 to regular member position upon Donna Royer's resignation, through 1-16-28)
Jim Mascarenhas	jimmascarenhas@hotmail.com	321-368-8400 2001 Hudson Ct.	20-Feb-28	A	Appointed on 2/17/26 as Alternate for term ending 2-20-28
Vacant			20-Sep-27	A	

Masinovsky, Jenny

From: noreply@civicplus.com
Sent: Sunday, August 31, 2025 6:20 PM
To: Vitraelli, Debb; Garcia, Kristin; Masinovsky, Jenny
Subject: Online Form Submission #10133 for Board / Committee Volunteer Application Form

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City Of Oldsmar's MyOldsmar.com Domain. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Board / Committee Volunteer Application Form

PLEASE NOTE:

All board and committee members, with exception of Public Art Advisory Board, must reside in the City of Oldsmar.

Choose the boards you are most interested in:	Parks & Recreation Advisory Board
Name	Jillian Watson
Email	Jilliann.Watson@gmail.com
Address	132 Douglas rd w unit a
City	Oldsmar
State	FL
Zip	34677
Cell Phone Number	7274335455
Alternative Phone Number	<i>Field not completed.</i>
Fax	<i>Field not completed.</i>
Organization	<i>Field not completed.</i>
Are you an Oldsmar resident?	Yes

Will you be able to make
evening meetings as
required?

Yes

*VETERANS BOARD
APPLICANTS - UPLOAD
DD214

Field not completed.

Please list any relevant
skills or training.

I'm a teacher and a mother who uses all rec services.

Please list any other
information you feel is
relevant to your
appointment.

I love Oldsmar and want to make it the best place for our
residents!

Email not displaying correctly? [View it in your browser.](#)





**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3927

SUBJECT: Consider appointment of Jim Mascarenhas as a regular member of the Parks and Recreation Advisory Board to fill an unexpired term expiring January 16, 2028

BACKGROUND

There is a regular member vacancy on the Parks and Recreation Advisory Board due to the resignation of Suda Yantiss-Colon, whose term would have expired on January 16, 2028. Per Resolution 2025-21, Board Appointment Policy, the alternate member with the longest tenure will be given priority for consideration. Jim Mascarenhas is currently the only alternate member of the Board and expressed interest in serving as a regular member.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Approve appointment of Jim Mascarenhas as a regular member of the Parks and Recreation Advisory Board to fill an unexpired term expiring January 16, 2028.

ATTACHMENTS

[PRAB Roster 5-2026 \(PDF\)](#)

[PRAB Attendance 2026 \(PDF\)](#)

PARKS AND RECREATION ADVISORY BOARD

Name	Email	Phone/Address	Term Expiration	Alternate (A)	Notes
Vacant			16-Jan-28		
Amber Stephens, Chair (until 11/2027)	amber.e.stephens@gmail.com	(719) 231-3373 318 Lafayette Blvd.	7-Jan-27		(Appointed 3/3/2020, reappointed 1/3/2023, reappointed 1/7/25 through 1/7/27)
Holly Graziadio	holly.graziadio@gmail.com	727-656-4381 730 Wellington Ct.	7-Jan-27		Appointed on 11/18/25 through 9/20/27 after Tina Marie moved up to regular term to fill S. Phillips unexpired term; moved up to regular on 3/3/26
Pam Aromola, Vice-Chair (until 11/2027)	paromola1@gmail.com	(727) 748-3164 37 Emerald Bay Dr.	16-Jan-28		(Appointed 9/7/21 as alternate, full member 12/6/22, reappointed 1/16/24, 1/6/26)
Dave Beinart	davebeinart@gmail.com	(727) 244-0314 1810 Hibiscus Ct. S.	7-Jan-27		(Appointed as alternate 2/21/2022; full member 1/2/24, reappointed 1/7/25 through 1/7/27)
Tina Marie Richardson	tinamariestotalimage@yahoo.com	813-728-5553 507 Federal St.	5-Mar-28		(Appointed as an Alt. member 5/21/24, reappointed 9/10/25; appointed 10/21/25 as Regular Member to fill unexpired term expiring 3/5/26, reappointed on 3/5/26 through 3/5/28.
Brandon Ghee	gheebk@gmail.com	910-578-8289 501 Oakwood Blvd.	16-Jan-28		(Appointed as an Alternate member on 2/18/2025 to fill D. Royer's alternate member term through 2/20/26; appointed on 1/20/26 to regular member position upon Donna Royer's resignation, through 1-16-28)
Jim Mascarenhas	jimmascarenhas@hotmail.com	321-368-8400 2001 Hudson Ct.	20-Feb-28	A	Appointed on 2/17/26 as Alternate for term ending 2-20-28
Vacant			20-Sep-27	A	

PARKS AND RECREATION ADVISORY BOARD MEMBERS	2026 MEETING ATTENDANCE			
	February 9	May 11	August 10	November 9
Amber Stephens	Present	Present		
Pam Aromola	Present	Present		
David Beinart	Present	Present		
Holly Graziadio (appointed as Regular Member 3/3/2026)	n/a	Present		
Brandon Ghee	Present	Present		
Tina Marie Richardson	Present	Present		
Suda Yantiss Colon (resigned 5/11/2026)	Present	n/a		
Holly Graziadio (appointed as Alternate 11/2025)	Present (dais)	n/a		
Jim Mascarenhas (appointed as Alternate 2/17/26)	n/a	Present - dais		



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3895

SUBJECT: Consider reappointment of alternate member Randy Collinsworth to the Board of Adjustment

BACKGROUND

The current term for Board Member Collinsworth expires on June 20, 2026. He has expressed interest in being reappointed for the next 3-year term, expiring on June 20, 2029.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Approve reappointment of Randy Collinsworth to the Board of Adjustment.

ATTACHMENTS

[BOA 2026 Attendance \(PDF\)](#)

[BOA 2025 Attendance \(PDF\)](#)

[BOA Roster 2026 \(PDF\)](#)

BOARD OF ADJUSTMENT MEMBERS	2026 MEETING ATTENDANCE											
	JANUARY (NO MEETING)	FEBRUARY (NO MEETING)	MARCH (NO MEETING)	APRIL (NO MEETING)	MAY (NO MEETING)	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Marc Brill, Chair	-----	-----	-----	-----	-----							
Frank Chicollo	-----	-----	-----	-----	-----							
Matt Clarke	-----	-----	-----	-----	-----							
Cleveland Smith	-----	-----	-----	-----	-----							
Howard Steffensmeier	-----	-----	-----	-----	-----							
Randy Collinsworth (Alternate)	-----	-----	-----	-----	-----							
Sandi Kahn (Alternate)	-----	-----	-----	-----	-----							

BOARD OF ADJUSTMENT MEMBERS	2025 MEETING ATTENDANCE											
	JANUARY	FEBRUARY	MARCH (NO MEETING)	APRIL	May (NO MEETING)	JUNE (NO MEETING)	JULY (NO MEETING)	AUGUST (NO MEETING)	SEPTEMBER (NO MEETING)	OCTOBER (NO MEETING)	NOVEMBER (NO MEETING)	DECEMBER (NO MEETING)
Marc Brill, Chair	Present	Present	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
Frank Chicollo	Present	Present	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
Matt Clarke	Absent(excused)	Present	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
Cleveland Smith	Present	Absent(excused)	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
Howard Steffensmeier	Present	Present	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
(Alternate, appointed 4/15/25)	n/a	n/a	n/a	(present in audience)	-----	-----	-----	-----	-----	-----	-----	-----
Sandi Kahn (Alternate)	(present in audience)	-----	-----	(present in audience)	-----	-----	-----	-----	-----	-----	-----	-----
Sean Swauger (Alternate, resigned 3/2025)	Present (dais)	Present (dais)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

BOARD OF ADJUSTMENT

Name	Email	Phone/Address	Term Expiration	Alternate (A)	Notes
Marc Brill, Chair	OAB707@aol.com	813-390-8828 707 Satinleaf Avenue Oldsmar, FL 34677	7/15/2028		(Appointed June 1996); reappointment 7/19/22, last reappointment 7/15/25
Frank Chicollo, Vice-Chair	davdso.fc@gmail.com	(727) 410-3257 (Cell) (727) 781-8838 (H) 598 Canal Way Oldsmar, FL 34677	7/20/2027		Appointed 2002; reappointment 7/20/21; reappt. On 6/18/24 for 3 yrs thru 7/20/27
Cleveland Smith	manny2manny@yahoo.com	813-532-5281 (813) 562-2447(Cell) (813) 891-6832 (H) 568 Lake Cypress Circle Oldsmar, FL 34677	7/15/2028		Appointed 2008 as Alternate; 2010 as regular member; reappointment 7/19/22, last reappointment 7/15/25
Matt Clarke	mattclarke@tampabay.rr.com	(727) 364-8707 501 Pine Avenue South	7/7/2027		(Appointed 8/5/2020 as alternate, regular member 4/20/2021; reaptd 6/18/24 for 3 yrs thru 7/7/27)
Howard Steffensmeier	hsteffensmeier@yahoo.com	(813) 842-4351 816 Christina Circle	7/15/2028		(Appointed 8/2020 as alternate, reappointed 6/20/2023, appointed as regular member on 5/7/24 to fill unexpired term of David Enos, expiring 7/7/25, reappointed 7/15/25)
Randy Collinsworth	randy.karen1007@gmail.com	(727) 543-0741 122 Dolphin Dr S	6/20/2026	A	(Appointed 4/15/25 as alternate to fill unexpired term of S. Swauger expiring 6/20/26))
Sandi Kahn	sandikahn@yahoo.com	561-309-5623 414 Evergreen Drive	6/20/2026	A	(Appointed 6/4/24 as alternate to fill unexpired term of H. Steffensmeier, expiring 6/20/26)

5-member board
2 alternate members
3 year terms for both
regular and alternate
members)



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3915

SUBJECT: Consider reappointment of alternate member Sandra Kahn to the Board of Adjustment

BACKGROUND

The current term for Board Member Kahn expires on June 20, 2026. She has expressed interest in being reappointed for the next 3-year term, expiring on June 20, 2029.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Approve reappointment of Sandra Kahn to the Board of Adjustment.

ATTACHMENTS

[BOA 2026 Attendance \(PDF\)](#)

[BOA 2025 Attendance \(PDF\)](#)

[BOA Roster 2026 \(PDF\)](#)

BOARD OF ADJUSTMENT MEMBERS	2026 MEETING ATTENDANCE											
	JANUARY (NO MEETING)	FEBRUARY (NO MEETING)	MARCH (NO MEETING)	APRIL (NO MEETING)	MAY (NO MEETING)	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Marc Brill, Chair	-----	-----	-----	-----	-----							
Frank Chicollo	-----	-----	-----	-----	-----							
Matt Clarke	-----	-----	-----	-----	-----							
Cleveland Smith	-----	-----	-----	-----	-----							
Howard Steffensmeier	-----	-----	-----	-----	-----							
Randy Collinsworth (Alternate)	-----	-----	-----	-----	-----							
Sandi Kahn (Alternate)	-----	-----	-----	-----	-----							

BOARD OF ADJUSTMENT MEMBERS	2025 MEETING ATTENDANCE											
	JANUARY	FEBRUARY	MARCH (NO MEETING)	APRIL	May (NO MEETING)	JUNE (NO MEETING)	JULY (NO MEETING)	AUGUST (NO MEETING)	SEPTEMBER (NO MEETING)	OCTOBER (NO MEETING)	NOVEMBER (NO MEETING)	DECEMBER (NO MEETING)
Marc Brill, Chair	Present	Present	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
Frank Chicollo	Present	Present	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
Matt Clarke	Absent(excused)	Present	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
Cleveland Smith	Present	Absent(excused)	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
Howard Steffensmeier	Present	Present	-----	Present	-----	-----	-----	-----	-----	-----	-----	-----
(Alternate, appointed 4/15/25)	n/a	n/a	n/a	(present in audience)	-----	-----	-----	-----	-----	-----	-----	-----
Sandi Kahn (Alternate)	(present in audience)	-----	-----	(present in audience)	-----	-----	-----	-----	-----	-----	-----	-----
Sean Swauger (Alternate, resigned 3/2025)	Present (dais)	Present (dais)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

BOARD OF ADJUSTMENT

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Frank Chicollo, Vice-Chair	davdso.fc@gmail.com	(727) 410-3257 (Cell) (727) 781-8838 (H) 598 Canal Way Oldsmar, FL 34677	7/20/2027		Appointed 2002; reappointment 7/20/21; reappt. On 6/18/24 for 3 yrs thru 7/20/27
Cleveland Smith	manny2manny@yahoo.com	813-532-5281 (813) 562-2447(Cell) (813) 891-6832 (H) 568 Lake Cypress Circle Oldsmar, FL 34677	7/15/2028		Appointed 2008 as Alternate; 2010 as regular member; reappointment 7/19/22, last reappointment 7/15/25
Matt Clarke	mattclarke@tampabay.rr.com	(727) 364-8707 501 Pine Avenue South	7/7/2027		(Appointed 8/5/2020 as alternate, regular member 4/20/2021; reaptd 6/18/24 for 3 yrs thru 7/7/27)
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Randy Collinsworth	randy.karen1007@gmail.com	(727) 543-0741 122 Dolphin Dr S	6/20/2026	A	(Appointed 4/15/25 as alternate to fill unexpired term of S. Swauger expiring 6/20/26))
Sandi Kahn	sandikahn@yahoo.com	561-309-5623 414 Evergreen Drive	6/20/2026	A	(Appointed 6/4/24 as alternate to fill unexpired term of H. Steffensmeier, expiring 6/20/26)

5-member board
2 alternate members
3 year terms for both
regular and alternate
members)



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3924

SUBJECT: Consider a request for a proclamation designating July 2026 as Parks and Recreation Month in the City of Oldsmar

BACKGROUND

Parks and Recreation Month Proclamation designating the July as Parks and Recreation Month in the City of Oldsmar. In accordance with the Ceremonial Items Policy adopted by Resolution 2026-04, the request has been added to the consent agenda for consideration prior to the presentation. If approved, the proclamation will be presented at the June 16, 2026, City Council meeting.

STRATEGIC GOAL

Public Safety (Law Enforcement, Fire/EMS, Emergency Operations, Cyber Security)

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Approve request for a proclamation designating July 2026 as Parks and Recreation Month in the City of Oldsmar.

ATTACHMENTS

[Parks and Recreation Month Proclamation \(PDF\)](#)

City Council
Oldsmar, Florida

Proclamation

PARKS AND RECREATION MONTH

Whereas, parks and recreation are integral to the quality of life, health, and well-being of communities throughout the nation, including the City of Oldsmar; and

Whereas, Oldsmar's parks, trails, recreation facilities, and programs provide opportunities for physical activity, outdoor recreation, and social connection that support healthy lifestyles, mental and physical well-being, and lifelong learning for residents of all ages and abilities; and

Whereas, parks and natural spaces strengthen community resilience, preserve the ecological beauty of our city, and serve as essential infrastructure in the face of natural disasters and climate challenges; and

Whereas, parks and recreation contribute to the economic vitality of the community by supporting tourism, increasing property values, attracting businesses, and enhancing the overall attractiveness of the City of Oldsmar; and

Whereas, the U.S. House of Representatives has designated July as Parks and Recreation Month, and the 2026 theme, "The Power Of," highlights the power of connection, play, community, nature, belonging, and well-being in strengthening communities and bringing people together; and

Whereas, the City of Oldsmar recognizes and appreciates the dedication of parks and recreation professionals and volunteers who work to ensure safe, accessible, and welcoming parks, facilities, and programs for all.



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: Felicia Donnelly, City Manager

FROM: Cindy Nenno, Director of Administrative Services

DATE: June 2, 2026

AIR #: AIR-3626

SUBJECT: Consider approval of the purchase of building security enhancements
(Confidential Agenda Item)

BACKGROUND

This agreement is confidential under Florida Statute 119.0725 as it relates to critical infrastructure and cybersecurity.

STRATEGIC GOAL

Quality of Place (Infrastructure, Transportation, Parks and Recreation)

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Approve purchase of building security enhancements (Confidential Agenda Item).

ATTACHMENTS

[Confidential Agenda Item Cover Page \(PDF\)](#)



CITY OF OLDSMAR, FLORIDA

AIR-3626
June 2, 2026

NOTICE OF CONFIDENTIAL AGENDA ITEM

The agenda documents associated with AIR-3626 contain information which has been made confidential and is exempt from disclosure by Florida Statute § 119.0725(2).

Should any person wish to review the redacted documents a copy may be inspected or obtained from the City Clerk at: records@myoldsmar.com; (813) 749-1100; or Oldsmar City Clerk, ATTN: Public Records Request, 100 State Street West, Oldsmar, Florida 34677.



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3908

SUBJECT: Forward Pinellas Presentation

BACKGROUND

Presentation by Forward Pinellas Principal Planner Nousheen Rahman on the Local Agency Grants Program and the upcoming call for projects. The presentation will also provide an update on current initiatives, including the potential merger of the metropolitan planning organizations serving Pasco County, Pinellas County, and Hillsborough County.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Inform



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: Felicia Donnelly, City Manager

FROM: Chip Potts, Director of Parks and Recreation

DATE: June 2, 2026

AIR #: AIR-3920

SUBJECT: PUBLIC HEARING and First Reading of Ordinance 2026-08 regarding the operation of golf carts on park roads and within park parking lots

BACKGROUND

In April 2023, the City Council approved Ordinance 2023-01 amending Article IV, Chapter 66 of the Code of Ordinances to provide for the use of golf carts on city streets.

City Staff has reviewed the existing code regarding the use of golf carts as it relates to park roads and park parking lots. The current Code, Chapter 66, Article I, Section 66-100, does not permit the operation of such vehicles within parks, including park roads and parking lots. The proposed revision to the existing code will permit the operation of golf carts on park roads and within park parking lots, while still prohibiting their operation on sidewalks, multi-use trails, and all other park areas.

STRATEGIC GOAL

Quality of Place (Infrastructure, Transportation, Parks and Recreation)

COMMUNITY ENGAGEMENT

Involve

RECOMMENDED MOTION

Pass the First Reading of Ordinance 2026-08 regarding the operation of golf carts on park roads and within park parking lots.

ATTACHMENTS

[Ord 2026-08 \(Golf Carts Within Parks\) \(PDF\)](#)

[Ord 2026-008 \(Golf Carts Within Parks\) - BUSINESS IMPACT ESTIMATE \(PDF\)](#)
[CITY OF OLDSMAR 89877-1 PROOF 1 \(PDF\)](#)

ORDINANCE 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OLDSMAR AMENDING SECTION 66-100 OF ARTICLE IV (USE OF GOLF CARTS UPON CITY STREETS) OF CHAPTER 66 (TRAFFIC AND VEHICLES) OF THE CODE OF ORDINANCES OF THE CITY OF OLDSMAR TO AUTHORIZE GOLF CARTS TO BE OPERATED ON PARK ROADS AND IN DESIGNATED PARKING AREAS WITHIN PARKS AS WELL AS ON ATHLETIC FIELDS AS PERMITTED IN USE AGREEMENTS WHEN EXPRESSLY APPROVED BY THE CITY MANAGER; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, City staff has reviewed Chapter 66 of the City's Code of Ordinances and has recommended to City Council an amendment to expand the area in which golf carts may operate; and

WHEREAS, the recommendations of City staff have been found meritorious by City Council; and

WHEREAS, City Council has received input from the public at two public hearings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That Section 66-100 of Article IV (Use of Golf Carts Upon City Streets) of Chapter 66 (Traffic and Vehicles) of the City's Code of Ordinances is hereby amended to read as follows:

Sec. 66-100. - Use of golf carts on city streets.

It shall be lawful for a person to operate a golf cart, as defined by F.S. § 320.01(22), on city streets within the boundaries of the City of Oldsmar, unless otherwise prohibited. Golf cart operation is prohibited on the following streets:

Mears Industrial Park:

- Avon Street
- Bayview Boulevard (Between Tampa Road and State Road 580)

- Derek Lane
- Marlborough Street
- Mears Boulevard
- Mt. Vernon Street
- Myrtle Lane
- Pinckney Street
- Pine Avenue (Between Marlborough Street and Tampa Road)
- Scarlet Boulevard
- Sellers Lane

Cypress Lakes Industrial Park:

- Brooker Creek Boulevard
- Burbank Road
- Commerce Boulevard
- Douglas Road (East of Commerce Boulevard)
- Dunbar Avenue
- Dunbar Court
- Roberts Road
- Stevens Avenue
- Tower Drive
- Vollmer Avenue

Streets with a Speed Limit greater than 25 mph, including, but not limited to:

- Commerce Boulevard
- Douglas Road (East of Commerce Boulevard)
- Pine Avenue (Between Forest Road and Forest Lakes Boulevard)
- St. Petersburg Drive (Between State Road 580 and East Dartmouth Avenue)

No such golf cart shall be operated on any other portion of the right-of-way of city, county or state roads except the paved portion of the right-of-way of said street and designated parking lots. There shall be no operation of golf carts on sidewalks,

parks or other portions of city lands, except that golf carts may be operated on park roads and in designated parking areas within parks. Golf cart operation shall remain prohibited on sidewalks, multi-use trails, athletic fields and all other park areas not expressly permitted herein, including the Oldsmar Trail and spurs or extensions thereof, rights-of-way or city streets except as specifically designated herein, and public golf courses and private lands allowing such use. Golf carts may be allowed during special events in city parks, or on athletic fields as permitted in Use Agreements when expressly approved by the city manager.

All use of golf carts on city streets shall be in strict accordance with F.S. § 316.212 or any amendments thereto or any other provisions of Florida Statutes regulating the use of golf carts on public streets. All persons operating a golf cart on city streets must comply with all other applicable traffic laws regarding the operation of such a vehicle. Nothing herein shall relieve the operator of a golf cart from compliance with all laws and ordinances otherwise pertaining to the operation of a vehicle.

Section 2. For purposes of codification of any existing section of the Oldsmar Code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 4. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 5. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Oldsmar contained in Section 1 of this Ordinance as provided for herein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. This Ordinance shall become effective immediately upon its final passage and adoption.

PASSED ON FIRST READING: _____.

PASSED ON SECOND READING AND ADOPTED: _____.

Katherine A. Gannon, Mayor
City of Oldsmar

ATTEST:

Kristin Garcia, CMC
City Clerk
City of Oldsmar

APPROVED AS TO FORM:

Thomas J. Trask, B.C.S.
City Attorney
City of Oldsmar

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OLDSMAR AMENDING SECTION 66-100 OF ARTICLE IV (USE OF GOLF CARTS UPON CITY STREETS) OF CHAPTER 66 (TRAFFIC AND VEHICLES) OF THE CODE OF ORDINANCES OF THE CITY OF OLDSMAR TO AUTHORIZE GOLF CARTS TO BE OPERATED ON PARK ROADS AND IN DESIGNATED PARKING AREAS WITHIN PARKS AS WELL AS ON ATHLETIC FIELDS AS PERMITTED IN USE AGREEMENTS WHEN EXPRESSLY APPROVED BY THE CITY MANAGER; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Oldsmar is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Oldsmar is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as

¹ See Section 166.041(4)(c), Florida Statutes.

authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Oldsmar hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): The public purpose of Ordinance 2026-08 is the following:

In April 2023, the City Council approved Ordinance 2023-01 amending Article IV, Chapter 66 of the Code of Ordinances to provide for the use of golf carts on city streets.

City Staff has reviewed the existing code regarding the use of golf carts as it relates to park roads and park parking lots. The current Code, Chapter 66, Article I, Section 66-100, does not permit the operation of such vehicles within parks, including park roads and parking lots.

The proposed revision to the existing code will permit the use of golf carts on park roads and within park parking lots to provide for their safe operation, and for the safety of park patrons, while still prohibiting golf cart operation on sidewalks, multi-use trails, and all other park areas.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Oldsmar, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Oldsmar's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):

None

Tampa Bay Times

tampabay.com

Ad Proof

5/15/2026

<u>Ad Order Number</u>	<u>Customer</u>	<u>Payor Customer</u>	<u>PO Number</u>
89877	CITY OF OLDSMAR	CITY OF OLDSMAR	
<u>Sales Rep.</u>	<u>Customer Account</u>	<u>Payor Account</u>	<u>Ordered By</u>
Jill Harrison	TB85950	TB85950	Kristin Garcia
<u>Order Taker</u>	<u>Customer Address</u>	<u>Payor Address</u>	<u>Customer Fax</u>
JHARRISON	100 State St W Oldsmar, FL 34677-3655	100 State St W Oldsmar, FL 34677-3655	
<u>Order Source</u>	<u>Customer Phone</u>	<u>Payor Phone</u>	<u>Customer Email</u>
	8137491116	8137491116	jmasinovsky@oldsmarfl.gov

<u>Tearsheets</u>	<u>Affidavits</u>				
0	1				
<u>Invoice Text</u>	<u>Ad Order Notes</u>				
ORDINANCE 2026-08					
<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$425.98	\$0.00	\$427.98		\$0.00	\$427.98

Component 1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>	
89877	c	2 x50 Lines	None	
<u>External Ad Number</u>		<u>Pickup</u>		
<u>Start Date</u>	<u>Stop Date</u>	<u>Publication</u>	<u>Placement</u>	<u>Position</u>
06/03/2026	06/03/2026	Baylink Pinellas tampabay.com	Legals	Legal-CLS 2 col
<u>Run Date</u>	<u>Publication</u>	<u>Placement</u>	<u>Position</u>	
06/03/2026	Baylink Pinellas	Legals	Legal-CLS 2 col	
<u>WYSIWYG Content</u>				

NOTICE OF PUBLIC HEARING CITY OF OLDSMAR, FLORIDA

In accordance with the City of Oldsmar Code of Ordinances and Florida Statute Sec. 166.041(3)(a):

Notice is hereby given that the City Council of the City of Oldsmar will conduct a public hearing on proposed Ordinance 2026-08 on Tuesday, June 16, 2026, at 7:00 p.m. in Council Chamber located at 101 State Street West, Oldsmar, Florida. Following the Public Hearing, the Council will consider the second and final reading of the following ordinance, described below by title only.

ORDINANCE 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OLDSMAR AMENDING SECTION 66-100 OF ARTICLE IV (USE OF GOLF CARTS UPON CITY STREETS) OF CHAPTER 66 (TRAFFIC AND VEHICLES) OF THE CODE OF ORDINANCES OF THE CITY OF OLDSMAR TO AUTHORIZE GOLF CARTS TO BE OPERATED ON PARK ROADS AND IN DESIGNATED PARKING AREAS WITHIN PARKS AS WELL AS ON ATHLETIC FIELDS AS PERMITTED IN USE AGREEMENTS WHEN EXPRESSLY APPROVED BY THE CITY MANAGER; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

All interested parties may appear at the Council Meeting/Public Hearing and be heard with respect to the proposed ordinance.

The proposed ordinance and background materials are available at the City Clerk's Office, City Hall, 100 State Street, Oldsmar, Florida 34677, Monday through Friday, 8:00 AM to 4:30 PM.

Persons are advised that if they decide to appeal any decision made at the Council Meeting/Public Hearings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made. Verbatim transcripts are not provided by the City. Arrangements should be made with an outside agency, i.e., court reporter, in advance to obtain a verbatim transcript.

In accordance with Florida Statute 286.26, any person with a disability

in accordance with Florida Statute 200.20, any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk's office at telephone number 813-749-1115 or operator assistance at 800-955-8770.

*Kristin Garcia, CMC, City Clerk
City of Oldsmar, Florida*

Date of publication: June 3, 2026

(89877h)



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: Felicia Donnelly, City Manager

FROM: Tatiana Childress, Director of Planning & Redevelopment

DATE: June 2, 2026

AIR #: AIR-3932

SUBJECT: PUBLIC HEARING and Second Reading of Ordinance 2026-07 modifying the Industrial Planned Development Plan (IPD) at 4021 Tampa Road to allow limited manufacturing within a portion of the existing building (Quasi-Judicial)

BACKGROUND

The City has received a request to amend an approved Industrial Planned Development (IPD) located at 4021 Tampa Road (former Progressive Insurance building). The applicant proposes to convert approximately 13,400 square feet of the existing 16,562-square-foot office building from general office use to limited manufacturing within the approved IPD.

The proposed amendment constitutes a substantial change pursuant to Section 5.9.4.14 of the Land Development Code, as it modifies the character and intensity of the originally approved IPD plan. As such, the request requires City Council approval through the adoption of an amended ordinance and updated site plan.

Staff finds the proposed use to be compatible with surrounding development and consistent with the Comprehensive Plan. The limited manufacturing activity will be fully contained within the existing enclosed structure and is supported by adequate buffering, parking, access, and infrastructure. Based on these findings, staff recommends approval.

STRATEGIC GOAL

Economic Development

COMMUNITY ENGAGEMENT

Involve

RECOMMENDED MOTION

Adopt Ordinance 2026-07 approving a modification to the Industrial Planned Development (IPD) Plan for 4021 Tampa Road, to allow a limited manufacturing use (13,400 square feet) within a portion of the existing 16,562-square-foot building, in addition to the previously approved office/general use (3,162 square feet).

ATTACHMENTS

[MA26-01 4021 Tampa Rd Staff Memo \(PDF\)](#)

[Ord 2026-07 4021 Tampa Rd IPD \(PDF\)](#)

[Ord 2026-07 \(IPD\) - BUSINESS IMPACT ESTIMATE \(PDF\)](#)

[CITY OF OLDSMAR 89735-1 SIGNED AFFIDAVIT \(PDF\)](#)

MEMORANDUM

TO: Felicia Donelly, City Manager

FROM: Tatiana Childress, Planning & Redevelopment Director

DATE: May 05, 2026

SUBJECT: Industrial Planned Development (IPD) Plan Amendment – 4021 Tampa Road (Limited Manufacturing Use)

CASE NO.: MA26-01

APPLICANT: Milt Boggs, President/Princeton Precision Group

LOCATION: 4021 Tampa Road

PROJECT LOCATION

REQUEST: The City has received a request for an Industrial Planned Development (IPD) Plan Amendment for the property located at 4021 Tampa Road. The applicant proposes to convert 13,400 square feet of an existing 16,562-square-foot office building to a limited manufacturing use, while retaining 3,162 square feet for general office use, showroom, and corporate office functions, within the IPD zoning district.

BACKGROUND: The property at 4021 Tampa Road was developed as part of the Industrial Planned Development (IPD) Master Plan (Ordinance 2005-05). The subject property includes an existing 16,562-square-foot office building, formerly occupied by Progressive Insurance Company, and is permitted for Office General uses only under Ordinance 2005-05 and the associated approved Master Plan. The applicant, Princeton Precision Group—a manufacturer of precision tooling for the aerospace industry—proposes to convert approximately 13,400 square feet of the existing building to limited manufacturing use, representing a deviation from the originally approved IPD Master Plan.

DISCUSSION: Pursuant to Section 5.9.4.14 of the Land Development Code, the proposed modifications to convert 13,400 square feet of an existing 16,562-square-foot office building to limited manufacturing use, while retaining 3,162 square feet for general office, showroom, and corporate functions within the IPD zoning district, constitute a substantial change, as the alteration changes the character and intensity of the originally approved Industrial Planned Development (IPD) plan. As such, City Council approval is required through an updated ordinance and site plan.

In addition, an Industrial Development Report (IDR) is required pursuant to Section 14.3 of the Land Development Code for any new manufacturing use within the C-3, M-2, or IPD zoning districts. The IDR is intended to evaluate potential wastewater impacts, hazardous materials, and any operations that may present fire, environmental, or public health and safety concerns.

The applicant submitted a Minor Amendment to the IPD, which staff reviewed in conjunction with the IDR. The IDR report for Princeton Precision Group at 4021 Tampa Road demonstrates compliance with Section 14.3 by identifying the proposed limited manufacturing operations and confirming that impacts are minimal. The proposed use is a clean, enclosed precision manufacturing operation supporting aerospace and advanced industries, with no industrial wastewater discharge and limited hazardous materials stored in compliance with fire code requirements and approved containment standards.

Existing utilities are adequate, with only minor upgrades anticipated, and all fire protection and alarm systems will be modified to meet current code requirements. The project anticipates approximately 40 employees and limited delivery activity, with traffic impacts expected to be lower than the prior automotive inspection use.

All manufacturing activities will occur entirely within the enclosed building, significantly reducing potential impacts related to noise, emissions, and external environmental effects. Based on these factors, the proposed use is consistent with the intent of the IPD district and satisfies the IDR requirements by ensuring no adverse impacts to wastewater systems, public infrastructure, or public health and safety.

Although the request constitutes a substantial change, the limited manufacturing use is consistent with the IPD district's intent to accommodate controlled industrial uses within a planned campus-like setting. The proposed use is not anticipated to adversely affect public health, safety, or welfare and reflects a reasonable response to the continued decline in demand for traditional office space.

The amended site plan will maintain existing landscaping and buffering, provide adequate parking, and ensure safe access from Tampa Road, including an upgraded dumpster enclosure. Staff finds the proposed use compatible with surrounding development and consistent with the City's Comprehensive Plan. Adequate infrastructure is available, concurrency requirements are met, and the site maintains appropriate setbacks, buffering, and safe vehicular and pedestrian circulation.

RECOMMENDATION:

Based on the determination that this modification constitutes a substantial change, and upon review of the Minor Amendment application and IDR report, staff recommends approval of the proposed amendment. Staff further recommends that the City Attorney prepare an ordinance to amend the Industrial Planned Development (IPD) Plan for 4021 Tampa Road to allow limited manufacturing use within a portion of the existing building, in addition to the previously approved office/general use.

Attachments:

- Industrial Development Report (IDR)
- Minor Amendment Application and supporting documents
- Industrial User Survey
- Concurrency Test Statement

AERIAL PHOTOGRAPH



PROPOSED SITE PLAN





Oldsmar Technical Review Committee

4/20/2026

**Re: Industrial Development Report
Princeton Precision Group
4021 Tampa Road**

**Project Summary:**

This 5 Acre site located at 4021 Tampa Road is currently vacant office and auto inspection for Progressive Insurance. Princeton Precision Group plans to renovate the facility to house office and light-manufacturing use. The following report outlines some of the general requirements of this manufacturing use.

Company History

Princeton Precision Group (PPG) is a technologically advanced manufacturing company that operates in three states and four divisions. Supporting OEM'S in the Aerospace and Defense, Industrial Gas Turbine, Outer Space, Medical and Commercial industries. Services include engineering support of complex tooling designs, RAM, and Wire Electrical Discharge Machining (EDM), 3-9 axis CNC Milling, CNC turning, CNC Grinding, Waterjet, Wax Services in the casting process, metal additive manufacturing and inspection services. These capabilities support the manufacturing of components

that can be found in commercial and military aircraft engines; land, water, and air-based laser systems; power generation equipment; ground and air-based deterrents and commercial applications for medical systems.

Our business success is derived from the pursuit of constant advancement. Maintaining innovative technologies, implementing new capabilities, and reimagining processes to minimize cost and quality barriers. Our strategy has allowed us to retain and manufacture legacy programs as well as supporting the latest next generation concepts.

Over our more than 29-year history, PPG's dedication to supporting customer requirements has positioned the organization for its growth. Expanding in its services, capacities, and technologies. This customer-focused philosophy has allowed the organization to both preserve and expand its customer base. Providing manufacturing solutions for over 90 customers and for all major original equipment manufacturers.

Utility Requirements

Water and Sewer – No upgrade required, as we will utilize existing restrooms and have minor renovations to break room and coffee areas. No industrial discharge.

Electric – The existing electrical service may be upgraded in the future to support machining needs. Princeton is currently evaluating the required electrical service site and will submit an upgrade for electrical permits.

Gas – No existing gas service to building.

Fire Protection – Existing building sprinkler system will be modified for the new use. Certified sprinkler contractor will submit for sprinkler permit.

Fire Alarm – Existing Fire alarm system will be modified for new use. Certified Fire alarm installer will submit for fire alarm permit.

Traffic Considerations

The existing use was an Auto Insurance inspection site, with heavy customer traffic. By comparison, the proposed use will accommodate 40 employees with occasional box truck traffic. Deliveries are handled by an overhead door on the north side of building. We have striped off 8 parking spaces to accommodate a loading zone for these box trucks, while not blocking regular drive traffic.

Number of Employees

Princeton anticipates approximately 40 employees onsite.

Wastewater Treatment

There is no manufacturing wastewater discharge based on our use.

Onsite materials

Owner will provide a complete list and MSDS sheets for all hazardous or flammable materials on site. Any flammable materials are stored in cabinets and are below the allowable amount permitted for this use per fire code.

Dumpster and Outdoor areas

The existing dumpster pad will be upgraded to include a new 6' tall masonry wall meeting the new ordinance. Additionally, we have proposed a privacy fence area under one of the carports. This will house an exterior air compressor.



CITY OF OLDSMAR
 100 State Street West
 Oldsmar, Florida 34677-3655
 (813) 749-1100
 Email: Planreddev@myoldsmar.com
 Website: www.myoldsmar.com

Date Received		
Application No.		
Fee Received	By	
Receipt No.		

APPLICATION FOR MINOR or MAJOR AMENDMENTS

NOTICE TO APPLICANT

1. Processing will not be started, and the application will not be officially accepted until all the following items have been completed.
 The applicant or his/her authorized representative must be present at any requested meeting and any requested public hearing considering the application and it is the duty of the applicant or his/her authorized representative to obtain the time, date, and place of all public hearings and/or meetings at the Office of the City Clerk. Failure to appear shall be sufficient cause to deny the request due to lack of evidence.
2. **Electronic Plan Submittal:** Please submit an electronic disc (CD) in PDF format containing the application, attachments and all plans. In addition, submit four (4) paper copies of the same. (Additional copies may be requested.)
 - A. APPLICATION:** The application must be complete and accompanied by the filing fee which is non-refundable, engineering fees if applicable, must also be paid at the time of submittal.
 FEE: \$350.00. Time extension \$175.
 - B. SITE PLAN:** Folded, signed and sealed.
 - C. CONTIGUOUS LAND STATEMENT:** State as to whether or not the owner applicant has a proprietary interest, or in any way has other contractual interest in any land which is contiguous to the land which is the subject of this request. If so, also attach a legal description of the property and identify as "Additional Land Holdings in the Area". State the interest in such land.
 - D. CERTIFICATE OF OWNERSHIP:** Submit a certificate from a duly licensed title or abstract company or a licensed attorney-at-law showing that the owner is the present titleholder of record. **(WARRANTY DEEDS, TITLE INSURANCE DOCUMENTS, TAX RECEIPTS, ETC., ARE NOT ACCEPTABLE AS PROOF OF OWNERSHIP)**
 - E. CERTIFICATE FROM OWNER OF RECORD:** Certificate from the owner of record that the applicant has the authority to submit this application if the applicant is not the property owner.
 - F. LIST OF SURROUNDING PROPERTY OWNERS WITHIN 200' ON MAILING LABELS:** This may be obtained from the Pinellas County Property Appraisers Office.
 - G. LEGAL DESCRIPTION OF THE PROPERTY:** Please include this with the application.
 - H. CERTIFIED BOUNDARY SURVEY OF THE PROPERTY:** Survey must be current, within the last 12 months, and sealed.

APPLICANT/OWNER INFORMATION

Applicant Name	MILT BOGGS - PRESIDENT	Telephone No.	440-479-5073
Applicant Mailing Address	13601 McCormick Dr, Tampa, FL 33626	E-mail	miltboggs@ppgcorp.com
		FAX No.	NA
Owner Name	PRINCETON PRECISION GROUP	Telephone No.	440-479-5073
Owner Mailing Address	13601 McCormick Dr, Tampa, FL 33626	E-mail	miltboggs@ppgcorp.com
		FAX No.	

PROPERTY INFORMATION

Present Zoning **Industrial Planned Development** Property Size in Acres **5**

Property Street Address **4021 Tampa Road**

Legal Description **See attached Survey**

Provide a general description (Address, number of units, density, land area and type of commercial or industrial uses proposed)

Princeton Precision Group plans to occupy this existing 16,5625sf industrial building for use as a light industrial office and machine shop. Tampa produces precision tooling for the Aerospace Industry. Raw materials and completed products are generally small and will be received and delivered from the North overhead door.

Projected date of build-out: **December 2026** Projected completed date of each phase

Provide a specific description of the minor amendment action requested.

Princeton Precision Group seeks approval to to modify the IPD from business use to Business and Manufacturing use.

CERTIFICATION

I HEREBY CERTIFY that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the use of the subject property.

Date

04/24/2026

Milt Boggs,
President

Digitally signed by Milt Boggs,
President
DN: cn=Milt Boggs, President,
c=US
Date: 2026.04.24 12:55:49 -04'00'

Signature of owner or owner's authorized representative

Print Form

Reset Form

Contiguous Land Statement

Check statement that applies:

☐ The owner has a proprietary or contractual interest in any land which is contiguous to the land subject to this request. If so, also attach a legal description of the property and identify as "Additional land Holding in the Area". State the interest in said land

or

☒ The owner does not have propriety or contractual interest in any land which is subject to this request.

Owner Name Milt Boggs - Princeton Group

Subject Property Street Address 4021 Tampa Road

Property Parcel ID # 24-28-16-61520-000-0050

Milt Boggs
President

Digitally signed by Milt Boggs,
President
DN: cn=Milt Boggs, President,
c=US
Date: 2026.04.24 14:39:18 -04'00'

Signature of Owner/Agent/Owner's Representative

CONCURRENCY TEST STATEMENT

This checklist, as found in the City of Oldsmar Land Development Code section 11.2.2, is to be completed and submitted as part of the site plan application.

1. A legal description of the site proposed to be developed along with a map identifying the site in relationship to the city.

See attached Survey with legal description. Attached packet includes site plan of existing property.

2. A narrative description of the proposed development identifying the type of development and all land uses proposed within the site.

Princeton Precision Group plans to occupy the existing building and renovate for use as manufacturing and R&D. Princeton designs and manufactures aerospace products. The only exterior modification to the building will be a new overhead door in an existing opening.

3. Identification of all roadways adjacent to the site by name, pavement width, functional classification, jurisdiction, current capacity and existing LOS.

Site plan indicates existing roadways. No increase in traffic to site. Princeton will have up to 40 employees with only occasional box-truck deliveries and shipments. This is a significantly lower use than the previous use as a insurance claims center.

4. Projected average daily traffic (ADT) and peak hour traffic generated by the proposed development and the traffic distribution on the existing roadways.

Traffic study was not conducted, as there will be significantly less traffic than the previous use.

5. Projected potable water demand generated by the proposed development and identification of the service provider.

No change to potable water demand. All restrooms are existing, and building will only have 40 occupants. The proposed manufacturing does not use any potable water for the process.

6. Projected wastewater demand generated by the proposed development and identification of the service provider.

No change to wastewater demand. No industrial wastewater discharge.

7. Projected solid waste generation and identification of the service provider.

Weekly or twice per month service of a standard 3 yard commercial dumpster. Although the service provider has not been identified, I anticipate it being serviced by Republic Services as this is the current company that services Tampa Bay Machining. Our other business in the area.

8. Description of the storm water management system for the proposed development. This description shall include the drainage basin in which the proposed project is located, method of treatment, system drainage parameters, and location of outfall.

No change to site pavement or site stormwater design. This is an interior-only project.

9. Identification of required park and recreation facilities, if any and method of providing said facilities.

Not applicable.

10. A development schedule identifying the proposed date for the start of construction and the date of project completion.

The building is under the design-phase now with an architect. Princeton will plan to start construction in the summer of 2026 and complete before the end of December 2026.

[Print Form](#)[Reset Form](#)

PROGRESSIVE CASUALTY INSURANCE COMPANY
CERTIFIED COPY OF EXECUTIVE COMMITTEE RESOLUTIONS

Location: 4021 Tampa Road, Oldsmar, FL 34677

RESOLVED, that the Officers of the Company, see attached Exhibit A, are hereby authorized and empowered, in connection with the Company's acquisition, development, sale, leasing, subleasing, sale and lease back, ownership, financing, mortgaging, management and/ or operation of real property, and in the name and on behalf of the Company, to: (i) execute and deliver all agreements, documents, certificates and other instruments, including, without limitation, purchase agreements, option agreements, deeds, easements, access agreements, utility applications and agreements, escrow agreements, affidavits, mortgages, security agreements, financing statements, leases, subleases, lease guarantees, architect agreements, construction agreements, management agreements, contractor agreements, service agreements, broker agreements, consulting agreements, subordination agreements, estoppel certificates, or the like, each to be in form and substance acceptable to the person executing; (ii) pay all related taxes, fees, costs and expenses; and (iii) do and perform all such other acts and things as may be necessary or advisable in connection with the foregoing or any other real estate transaction involving the Company.

I, Christina L. Crews, do hereby certify that I am the duly elected, qualified and acting Assistant Secretary of Progressive Casualty Insurance Company, an Ohio corporation ("Company"); that I have custody of the official records of Company; and that the foregoing is a true, correct, and complete copy of the resolutions duly adopted on the 23rd day of November, 2020, by the unanimous consent of the Executive Committee of Company in a written action approved and signed as specified in §1701.63 of the Ohio General Corporation Law; and that said resolutions are valid, binding, and have, pursuant to the Code of Regulations of Company and the Ohio General Corporation Law, the full force and effect as if passed by the entire Board of Directors of Company, and have not been amended, modified or rescinded, and are in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand as such Assistant Secretary and affixed the seal of Company on the 10th day of April, 2026.

SEAL


 Christina L. Crews, Assistant Secretary

EXHIBIT A

**PROGRESSIVE CASUALTY INSURANCE COMPANY
LIST OF OFFICERS**

Chairman	- Charles E. Conover
President	- James D. Williams
Secretary	- Peter J. Albert
Treasurer	- Maureen M. Spooner
Asst. Treasurer	- Mark J. Halpin
Asst. Secretary	- Christina L. Crews
Vice President	- Michelle C. Cavell
Vice President	- Albert G. Pless
Vice President	- Michael V. Esposito
Vice President	- Heather M. Murray
Vice President	- Timothy P. Radigan
Vice President	- Peter J. Albert
Vice President	- James E. Glenn, Jr.
Vice President	- Lynn N. Major
Vice President	- Carrie F. Radivoyevitch
Vice President	- Steven A Broz
Vice President	- Charles E. Conover
Vice President	- Kiara C. Berglund
Vice President	- Andrew J. Quigg
Vice President	- Cory W. Fischer
Vice President	- Matthew H. Downing
Vice President	- John C. Jones
Vice President	- Neil Lenane
Vice President	- Sean O. Freeman
Vice President	- Heather E. Day
Vice President	- Vida Ziedonis
Vice President	- Todd L. Brackett
Vice President	- James C. Curtis
Vice President	- William Clawson
Vice President	- Jochen G. Shunter
Vice President	- Rhanchelle M. Garmon
Vice President	- Jeffrey W. Hannon
Vice President	- Michelle L. Smith
Vice President	- John M. Carros
Vice President	- Daniel J. Witalec
Vice President	- Robin D. England
Vice President	- Maribel Pumarejo
Vice President	- Suzanne C. Trihas
Vice President	- Matthew E. Marko
Asst. Vice President	- Ann C. Strasser
Asst. Vice President	- Christopher Humlicek
Asst. Vice President	- Jennifer E. Mineo
Asst. Vice President	- Kelly D. Crowe
Asst. Vice President	- Manishi Bhatt
Asst. Vice President	- Eddy F. Piliang
Asst. Vice President	- Edward J. Kleppel
Asst. Vice President	- Marion T. Allums
Asst. Vice President	- James J. Aldom
Asst. Vice President	- Kaleaf S. James
Asst. Vice President	- Evan M. Jarvis
Asst. Vice President	- Mark E. O'Brien

THE LAW OFFICE OF

MICHAEL J. PALERMO, P.A.

April 15, 2026

VIA ELECTRONIC MAIL ONLY: tchildress@oldsmarfl.gov

City of Oldsmar
Attn: Tatiana Childress, Redevelopment Director
100 State Street West
Oldsmar, FL 34677-55

Re: 4021 Tampa Road, Oldsmar, FL 34677

Dear Tatiana:

Based upon my personal knowledge and review of the Pinellas County Property Appraiser's records and the attached Title Commitment prepared by First American Title Insurance Company, I certify that the below described parcel is owned by Progressive Casualty Insurance Company, an Ohio corporation:

Lot 5, Block O, NORTH TAMPA SHORES CENTER, according to the plat thereof as recorded in Plat Book 133, Page 53, of the Public Records of Pinellas County, Florida, more commonly referred to as 4021 Tampa Road, Oldsmar, FL 34677

If you have any questions or need further information, please contact me at (813) 629-3181. Thank you for your consideration in this matter.

Sincerely,

Michael J. Palermo
FL Bar No. 107859

Cc: Ken Bevington, III - kpbevington@ppgcorp.com
Milt Boggs - miltboggs@ppgcorp.com



First American

**ALTA Commitment for Title Insurance
Florida Modified - 2021 v. 01.00 (07-01-2021)**

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First American Title Insurance Company National Commercial Services
 Issuing Office: 950 Main Avenue, Ste 450, Cleveland, OH 44113
 Issuing Office's ALTA® Registry ID: 1005190
 Loan ID Number:
 Commitment Number: NCS-1302084-CLE
 Issuing Office File Number: NCS-1302084-CLE
 Property Address: 4021 Tampa Road, Oldsmar, FL 34677
 Revision Number:

SCHEDULE A

1. Commitment Date: March 31, 2026 at 7:30 AM
2. Policy to be issued: Proposed Amount of Insurance:
 - a. ALTA® Standard Owner's Policy \$4,000,000.00
 (with Florida modifications)

 Proposed Insured: Princeton Precision Group, Inc., a Delaware corporation
 The estate or interest to be insured: See Item 3 below
 - b. ALTA® Standard Loan Policy \$
 (with Florida modifications)

 Proposed Insured:
 The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:

 Fee Simple
4. The Title is, [at the Commitment Date, vested in:](#)

 Progressive Casualty Insurance Company, an Ohio corporation
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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First American

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First American Title Insurance Company

By:

Authorized Signatory

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Form 50139912 (8-4-22)

Page 2 of 17



First American

**ALTA Commitment for Title Insurance
Florida Modified - 2021 v. 01.00 (07-01-2021)**

Commitment No. NCS-1302084-CLE

EXHIBIT A

The Land referred to herein below is situated in the County of Pinellas, State of Florida, and is described as follows:

Lot 5, Block O, NORTH TAMPA SHORES CENTER, according to the plat thereof as recorded in Plat Book [133, Page 53](#), of the Public Records of Pinellas County, Florida.

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**ALTA Commitment for Title Insurance
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Commitment No. NCS-1302084-CLE

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - (a) Warranty Deed conveying the land from Progressive Casualty Insurance Company, an Ohio corporation, to Princeton Precision Group, Inc., a Delaware corporation. In connection with said deed, we will further require:
 - 1) Certified copy of a Board of Directors resolution setting forth the terms, conditions and consideration for which the corporation is authorized to convey its property. The resolution must further identify the officers authorized to execute the deed and other closing documents on behalf of the corporation;
 - 2) Certified incumbency certificate showing the identity of the officers authorized to execute the conveyance on behalf of the corporation, together with examples of their signatures;
 - 3) The corporation must have been formed as of February 22, 2006, the date the corporation acquired title to the land;
 - 4) Certificate from the Secretary of State of said corporation's current good standing;
 - 5) If the property constitutes all or substantially all of the corporation's assets and the sale is not in the usual and regular course of the corporation's business, the Company shall further require shareholder approval for the transaction obtained in compliance with the procedure set out in §607.1202, F.S.; and
 - 6) The Company reserves the right to make such further requirements as it deems necessary after reviewing any of the documentation required above.
5. Proof of payment of any Property Owners' Association liens and/or assessments.

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before

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**ALTA Commitment for Title Insurance
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execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

6. The actual value of the estate or interest to be insured must be disclosed to the Company and, subject to approval by the Company, entered as the amount of the Policy to be issued.
7. Pay any and all taxes and/or assessments, levied and assessed against the Land, that are due and payable.

Note: 2025 Real Estate taxes are PAID, in the gross amount of : \$41,538.03, under Tax Parcel I.D. No.: 24-28-16-61520-000-0050

8. Survey prepared by a Florida registered land surveyor; dated no more than 90 days prior to the closing date of subject transaction; certified to the proposed insured(s), First American Title Insurance Company, and all other parties in interest; meeting the minimum standards for all land surveys as set forth in Chapter 472.027, Florida Statutes or in Chapter 21 HH 6, Florida Administrative Code. The Company reserves the right to make such additional requirements and/or to modify the legal description (shown on Schedule A herein), as it may deem necessary.
9. Satisfactory evidence of payment of any municipal liens or assessments for public improvements or assessments, as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas systems supplying the lands described herein. A municipal lien search will need to be ordered and will take 10 to 15 business days to complete. Suggested vendors are:

Abramowitz Tax & Lien Service, Inc.
816 South Military Trail
Deerfield Beach, FL 33442
Phone: (954) 480-6529

American Lien & Estoppel Services, LLC
6413 Congress Avenue, Ste 130
Boca Raton, FL 33487
Phone: (561) 922-5305

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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10. Note: Items 1, 2, 3, 4, 5 and 6 of Schedule B, Section 2 of the Commitment, will be deleted from any policies issued pursuant thereto upon our review and acceptance of a survey acceptable to the Company, certified in accordance with Florida Statutes, or such other proof as may be acceptable to the Company, relating to any rights, interests or claims affecting the land which a correct survey would disclose, and an Affidavit of Possession and No Liens in accordance with Florida Statutes, and the Company's review of the potential exposure for construction liens. The Company reserves the right to include exceptions from coverage relating to matters disclosed by the survey or other proof, the Affidavit, or discovered in the Company's review of the potential exposure for construction liens, and to make such additional requirements as it may deem necessary.
11. Note: The Company reserves the right to make additional requirements as it may deem necessary.

FLORIDA RECORDING FEES:

Recording Fees: \$10.00 for the first page / \$8.50 each additional page
PLUS e-filing fee of \$4.00 per document
PLUS \$1.00 indexing fee for each name over 4

Deed Transfer Tax (called Documentary Stamp Tax): \$.70 per \$100 (rounded up to the nearest \$100)

for all FL counties EXCEPT Miami-Dade where the rate for all property except single family residences is \$10.50/\$1000 (rounded to the nearest \$100)

Mortgage Tax: Comprised of 2 taxes: Documentary Stamp Tax PLUS Intangible Tax
Documentary Stamp Tax: \$.35/\$100 (rounded up to the nearest \$100)
Intangible Tax: \$2.00/\$1000

In the case of taxes on Mortgage Modifications or Assumptions, please contact the assigned FL Underwriter.

FLORIDA RECORDING STANDARDS:

Margins - First Page: Leave 3" x 3" right hand top margin blank; place name and address of preparer and return-to address in left hand 3"; all other margins: 1"

Margins - Add'l Pages: 1"

Paper Size: Either 8.5" x 11" or 8.5" x 14"

Tax Parcel No.: Must be present on the face of all deeds.

Signatures: Names must be legibly printed, typed or stamped immediately beneath the signatures.

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Addresses: The post office address of Grantor and Grantee must be legibly printed, typed or stamped within the document.

Witnesses: Two (2) witnesses are required on all conveyances of an interest in land.
EFFECTIVE JANUARY 1, 2024, THE FLORIDA STATUTES REQUIRE BOTH THE NAME AND ADDRESS FOR ALL WITNESSES BE LEGIBLY PRINTED, TYPED OR STAMPED ON DOCUMENTS BEING SUBMITTED FOR RECORDING. NOTE: SOME CLERKS HAVE INDICATED THEY WILL NOT ACCEPT A PO BOX SO A PHYSICAL ADDRESS IS PREFERRED.

Preparer/Return-to: The name, title and address of the person who prepared the document must be legibly printed, typed or stamped after the words "This document prepared by:" Also include a return-to address on the first page.

NOTE: Florida Statutes, Sections 692.201-692.205, "Conveyances to Foreign Entities" (the "Statute"), effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. Pursuant to such Statute, at the time of purchase of real property in Florida, each Buyer must provide an Affidavit that the proposed Insured is not a foreign principal from a foreign country of concern that is restricted from acquiring the Land set forth on Schedule A. In compliance with the statute, Florida Real Estate Commission adopted Rule 61J2-10.200, F.A.C., which established the approved forms for such Affidavits (one for natural persons and one for entities). These affidavits will be provided upon request. Any loss or damage incurred as a result of a violation of this Statute is excluded from coverage under the terms of a title insurance policy. Further, the Company will not knowingly close or insure a transaction that violates this Statute.

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Commitment No. NCS-1302084-CLE

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners, without right of entry.
8. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

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10. Matters shown on the Plat of Revised Map of Oldsmar, recorded in Plat [Book 7, Page 6](#); as affected by Certification of The Clerk of The Circuit Court recorded in [Book 18545, Page 1454](#) of Official Records.
11. Matters shown on the Plat of North Tampa Shores Center, recorded in Plat [Book 133, Page 53](#).
12. Easement, granted from Fischbach Properties, Inc., a New York corporation to Tampa Electric Company, a Florida corporation, recorded in [Book 5876, Page 1089](#) of Official Records; as affected by Subordination of Utility Interests recorded in [Book 7632, Page 2041](#) of Official Records.
13. Easement, granted from Fischbach Properties, Inc., a Delaware corporation to Tampa Electric Company, a Florida corporation, recorded in [Book 5876, Page 1090](#) of Official Records; as affected by Subordination of Utility Interests recorded in [Book 7632, Page 2050](#) of Official Records; as affected by Subordination of Utility Interests recorded in [Book 8386, Page 1177](#) of Official Records; as affected by Subordination of Utility Interests recorded in [Book 8386, Page 1181](#) of Official Records; as affected by Subordination of Utility Interests recorded in [Book 8386, Page 1185](#) of Official Records; as affected by Subordination of Utility Interests recorded in [Book 8386, Page 1189](#) of Official Records; as affected by Subordination of Utility Interests recorded in [Book 8730, Page 1066](#) of Official Records.
14. The terms, provisions, and conditions contained in that certain Stipulated Order of Taking, recorded in [Book 8913, Page 1036](#) of Official Records.
15. Terms and conditions of the Cross-Easement Agreement between 580 Industrial, Ltd., a Florida limited partnership and Heath and Company, L.L.C., a Nevada limited liability company, successor by merger to Heath Acquisition Company, a Delaware limited liability company recorded in [Book 10288, Page 663](#) of Official Records.
16. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in [Book 14757, Page 2219](#) of Official Records; as affected by Amended and Restated Declaration of Covenants, Restrictions and Easements recorded in [Book 15291, Page 1164](#) of Official Records; as affected by Transfer and Assignment recorded in [Book 16509, Page 289](#) of Official Records; as affected by Reallocation by Declarant under Amended and Restated Declaration of Covenants, Restrictions and Easements recorded in [Book 16509, Page 294](#) of Official Records , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
17. That certain unrecorded lease, by and between North Tampa Shores Center, LLC, a Florida limited liability company, Lessor, and Cold Stone Creamery, Inc. an Arizona corporation, Lessee, as evidenced by that certain Memorandum of Lease, recorded in [Book 15443, Page 950](#) of Official Records.

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18. Terms and conditions of the Reciprocal Easement Agreement with Covenants, Conditions and Restrictions between 580 Center LLC, a Florida limited liability company, its successors and/or assigns and Oldsmar City recorded in [Book 20385, Page 212](#) of Official Records.

Note: All of the recording information contained herein refers to the Public Records of Pinellas County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

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Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707 (claims.nic@firstam.com).

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. PST Monday through Friday.

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REISSUE CREDIT NOTICE

Issued by

First American Title Insurance Company

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on:

REFINANCE TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to your First American issuing agent conducting your settlement prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.

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**ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;

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- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or

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- oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. ARBITRATION**
The Policy contains an arbitration clause as follows:
- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
 - b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*
 - c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by

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**ALTA Commitment for Title Insurance
Florida Modified - 2021 v. 01.00 (07-01-2021)**

rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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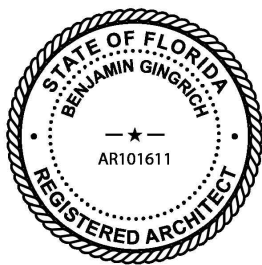
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Form 50139912 (8-4-22)

Page 17 of 17

PROJECT NARRATIVE

THIS 5 ACRE SITE LOCATED ON 4021 TAMPA ROAD, WHICH IS CURRENTLY CURRENTLY COMMERCIAL AUTO AND OFFICE. PRINCETON PRECISION GROUP WILL OCCUPY THE EXISTING 16,562SF SPACE BUILDING, WITH MINOR EXTERIOR MODIFICATIONS. WE ARE SEEKING APPROVAL FOR THIS LIGHT MANUFACTURING USE.

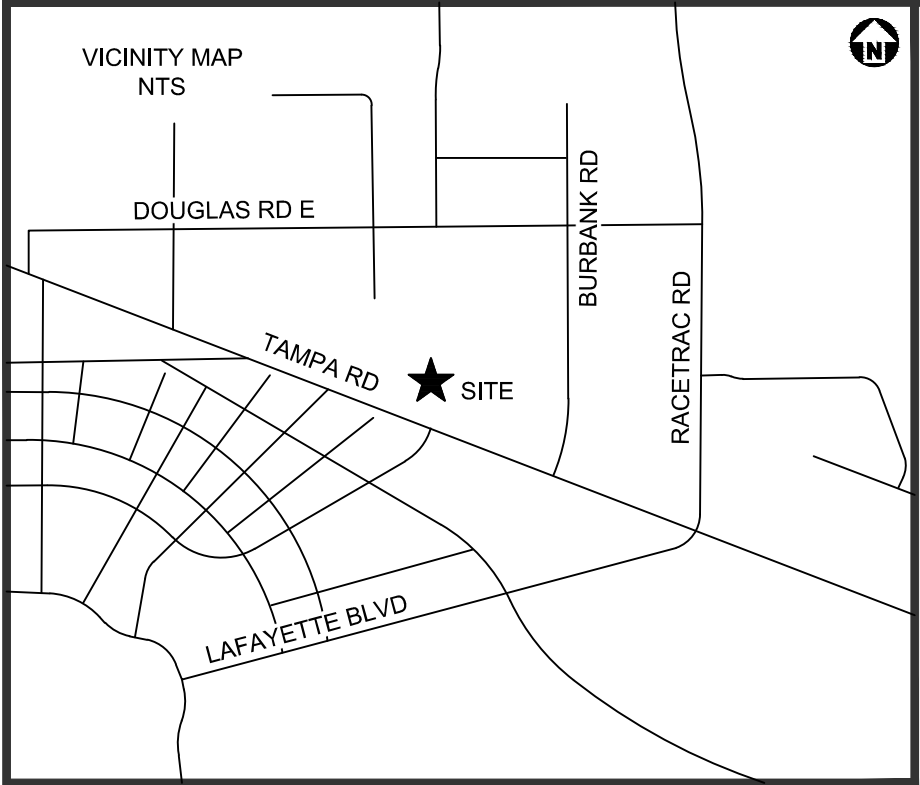


Ben Gingrich



- SHEET INDEX
- 1. TITLE SHEET
 - 2. EXISTING SITE SURVEY
 - 3. PROPOSED SITE PLAN
 - 4. EXISTING LANDSCAPE PLAN - TO BE MAINTAINED





GENERAL NOTES

- 1.) THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A BOUNDARY SURVEY.
- 2.) BEARINGS AND STATE PLANE COORDINATES ARE BASED FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK FLORIDA-WEST NAD83(2011). THE BASIS OF BEARING IS BASED ON TE SOUTHERN RIGHT OF WAY OF THE RAILROAD AND THE NORTH LINE OF LOT 5 AS BEING N 89°21'21"E
- 3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
- 4.) FLOOD NOTE: THIS PROPERTY IS LOCATED IN ZONE " AE (L 11) AS DEFINED BY FEMA F.I.R.M. COMMUNITY NUMBER 120250. PANELS 0091 AND 0092. SURFEX H. MAP NUMBER 12103C0091H AND 12103C0092H. MAP REVISED AUGUST 24, 2021. FLOOD ZONES SHOWN HEREON ARE SHOWN PER GIS LOCATIONS.
- 5.) REFERENCES: ORB 14953, PAGE 1372 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
TAX PARCEL 24-28-16-61520-000-0050 PER PINELLAS COUNTY PROPERTY APPRAISER
- 6.) THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. STATUS OF SHOWN EASEMENTS IS UNKNOWN WITHOUT THE BENEFIT OF A TITLE REPORT. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- 7.) RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN PROGRESSIVE CASUALTY INSURANCE CO.
- 8.) NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS.
- 9.) THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 54-17.052. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 10.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 11.) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 12.) NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE SURVEYOR.
- 13.) PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 14.) IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- 15.) UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
- 16.) FIELD WORK WAS COMPLETE ON 4/06/2026.
- 17.) PROPERTY MAY BE SUBJECT TO EASEMENTS LISTED IN ORB 5876, PG 1089 & ORB 5876, PG 1090. THE EASEMENTS ARE BLANKET IN NATURE AND THEIR LOCATION CANNOT BE DETERMINED BY THE DOCUMENTS.

LEGAL DESCRIPTION- PER DEED ORB 14953, PAGE 1372

A portion of Blocks "N" and "O" and a portion of a 60' wide vacated right-of-way lying between Blocks "N" and "O", revised Map of Oldsmar, as per map or plat thereof, recorded in Plat Book 7, page 6, of the Public Records of Pinellas County, Florida, described as follows:
For a point of reference, commence at the Northeast corner of Block "O", revised Map of Oldsmar and run thence along the North line of Block "O", S 89°12'50" W, a distance of 773.87 feet to the Point of Beginning;
Thence from said Point of Beginning, the following eleven (11) courses: 1) leaving said North line of Block "O", S 35°20'57" W, a distance of 827.89 feet to the Northerly right-of-way line of State Road No. 584 — Memorial Highway; thence along said right-of-way line, course numbers 2 through 4: 2) N 68°57'43" W, a distance of 44.29 feet; thence 3) N 21°02'17" E, a distance of 7.00 feet; thence 4) N 68°57'43" W, a distance of 26.13 feet; thence leaving said right-of-way line, 5) N 34°00'36" E, a distance of 73.04 feet; thence 6) N 21°02'51" E, a distance of 78.61 feet; thence 7) N 20°51'27" W, a distance of 14.32 feet, to a point of curve; 8) along the arc of a curve to the left, concave to the Southwest having a radius of 100.00 feet, delta = 48°06'19", arc length = 83.96 feet, chord bearing: N 44°54'36" W, chord length = 81.52 feet, to a point of tangency; thence 9) N 68°57'46" W, a distance of 91.67 feet; thence 10) N 05°30'39" E, a distance of 399.37 feet; thence 11) N 89°12'50" E, a distance of 583.01 feet; to the aforementioned Point of Beginning.

NOTE:

THE ABOVE DEED PROCEEDED THE LOT BEING PLATTED AS LOT 5, NORTH TAMPA SHORES CENTER AS RECORDED IN PLAT BOOK 133, PAGE 53 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION- AS SURVEYED

A PARCEL OF LAND BEING LOT 5 NORTH TAMPA SHORES CENTER AS RECORDED IN PLAT BOOK 133, PAGE 53 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 35°29'47" WEST ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF LOT 6, LOT 6 AND TRACT "A-2" OF PLAT BOOK 143, PAGE 48 AS RECORDED IN THE AFORESAID LAND RECORDS AS ONE LINE FOR 828.08 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF STATE ROAD 580 (TAMPA ROAD); THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 68°49'14" WEST FOR 44.43 FEET; (2) NORTH 21°37'41" EAST FOR 7.00 FEET; (3) NORTH 68°56'14" WEST FOR 26.13 FEET TO INTERSECT THE EAST LINE OF LOT 1, OF THE AFORESAID PLAT BOOK 133, PAGE 53; THENCE ALONG THE SAID EAST AND NORTH LINES OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 34°09'43" EAST FOR 73.18 FEET; (2) NORTH 21°11'08" EAST FOR 78.61 FEET; (3) NORTH 20°43'10" WEST FOR 14.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 48°06'14", AN ARC LENGTH OF 83.96 FEET, AND A CHORD BEARING NORTH 44°46'17" WEST FOR 81.51 FEET; (5) NORTH 68°49'24" WEST FOR 91.68 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF AFORESAID PLAT BOOK 133; THENCE NORTH 05°38'53" EAST ALONG THE EAST LINE OF SAID LOT 6 FOR 399.39 FEET TO INTERSECT THE SOUTH LINE OF CSX RAILROAD; THENCE NORTH 89°21'21" EAST ALONG SAID SOUTH LINE FOR 583.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,930 SQUARE FEET OR 5.0030 ACRES, MORE OR LESS.

LEGEND

AC	= Acres	FIP	= Found Iron Pipe	PG(S)	= Pages
A/C	= Air Conditioner	FIR	= Found Iron Rod	PI	= Point of Intersection
ADW	= Asphalt Driveway	FL	= Flow Line	PL	= Property Line
ARC	= Arc Distance (Length)	FND	= Found	PLS	= Professional Land Surveyor
ASPH	= Asphalt	FN&D	= Found Nail and Disk	POB	= Point of Beginning
AVE	= Avenue	FFE	= Finished Floor Elevation	POC	= Point of Commencement
BC	= Back of Curb	FN&TT	= Found Nail and Tin Tab	POL	= Point on Line
BCCM	=	FOP	= Found Open End Iron Pipe	PRM	= Permanent Reference Monument
BFPD	= Back Flow Prevention Device	FPB	= Florida Power Corporation Box	PSM	= Professional Surveyor and Mapper
BLDG	= Building	FFC	= Found Pipe and Cap	PT	= Point of Tangency
BLVD	= Boulevard	FPP	= Found Pinched Iron Pipe	PVC	= Polyvinyl Chloride Pipe
BNDY	= Boundary	FRC	= Found Rebar and Cap	PWL	= Painted White Line
BWF	= Barb Wire Fence	FRKS	= Found Railroad Spike	PYL	= Painted Yellow Line
(C)	= Calculated Data	FT	= Feet	(R)	= Recorded Data
C/C	= Covered Concrete	FT	= Fence Tie	R	= Radius
CB	= Chord Bearing	FXC	= Found X-cut	RCP	= Reinforced Concrete Pipe
CCL	= Coastal Construction Control Line	GI	= Grate Inlet	RD	= Roof Drain
COR	= Certified Corner Record	GPS	= Global Positioning System	RNG	= Range
CDW	= Concrete Driveway	GT	= Gopher Tortoise Hole	R/W	= Right of Way
CI	= Curb Inlet	GV	= Gas Valve	S	= South
CL	= Center Line	HC	= Handicapped	SCM	= Set Concrete Monument, 4"x4", "PRM LB 7345"
CH	= Chord Length	ID	= Illegible cap	SEC	= Section
CLF	= Chain Link Fence	IC	= Identification	SHW	= Seasonal High Water Elevation
CLS	= Centerline Swale	ILL	= Illegible	SIR	= Set 5/8" Iron Rod and Cap, "AVID LB 7345"
CM	= Concrete Monument	INV	= Invert	SIR(W)	= Set 5/8" Iron Rod and Cap, "WIT COR LB 7345"
CMP	= Corrugated Metal Pipe	JD	= Jurisdictional	SMH	= Sanitary Manhole
CO	= Clean out	(L)	= Legal Description	SN&D	= Set Nail and Disk, "AVID LB 7345"
CON	= Concrete	LB	= Licensed Business Number	SN&D(W)	= Set Nail and Disk, "WIT COR LB 7345"
COL	= Column	LF	= Linear Feet	SQ	= Square
COR	= Corner	LP	= Light Pole	SR	= State Road
CPB	= Condo Plat Book	LS	= Licensed Surveyor	STY	= Story
C/S	= Concrete Slab	MAS	= Masonry	SW	= Sidewalk
CTS	= Control Structure	MES	= Mitered End Section	TBM	= Temporary Benchmark
(D)	= Deed	MH	= Manhole	TOB	= Top of Bank
DB	= Deed Book	MHW	= Mean High Water	TOS	= Toe of Slope
DCVA	= Double Check Valve Assembly	MOL	= More or Less	TPS	= Traffic Paint Stripe
DEPT	= Department	N	= North	TRANS	= Transformer
DIA	= Diameter	N/C	= No Cap	TRV	= Traverse
DIP	= Ductile Iron Pipe	N/F	= Not Found	(TYP)	= Typical
DMH	= Drainage Manhole	NAD	= North American Datum	UP	= Utility Pole
DS	= Down Spout	NAVD	= North American Vertical Datum	VCP	= Vitrified Clay Pipe
DW	= Driveway	NGS	= National Geodetic Survey	W	= West
E	= East	NGVD	= National Geodetic Vertical Datum	W/	= With
ECMP	= Elliptical Corrugated Metal Pipe	NP	= Normal Pool Elevation	WDF	= Wood Fence
EL	= Elevation	(NR)	= Non Radial	WIT	= Witness
EOW	= Edge of Water	O/A	= Overall	W/T	= Wall Tie
EP	= Edge of Pavement	OHW	= Overhead Wire(s)	WW	= Water Valve
ERCP	= Elliptical Reinforced Concrete Pipe	ORB	= Official Record Book		
ESMT	= Easement	OSW	= Other Surface Water		
(F)	= Field Data	(P)	= Plat Book XX Page XX		
FCM	= Found Concrete Monument	PB	= Plat Book		
FDOT	= Florida Department of Transportation	PC	= Point of Curvature		
FH	= Fire Hydrant	PCP	= Permanent Control Point		

LEGEND

	NATIONAL GEODETIC SURVEY MONUMENT
	SET PROPERTY CORNER
	FOUND PROPERTY CORNER
	CALCULATED POINT
	BENCHMARK
	APPARENT WELL
	WATER VAULT/HANDHOLE
	WATER VALVE
	RECLAIMED WATER VALVE
	WATER METER
	UNDERGROUND WATERLINE MARKER
	WATER MANHOLE
	IRRIGATION CONTROL VALVE
	HOSE BIB/SPICKET
	FIRE HYDRANT
	BACKFLOW PREVENTER
	FIRE DEPARTMENT CONNECTION
	UNKNOWN UTILITY VAULT/HANDHOLE
	UNKNOWN UTILITY MANHOLE
	FIBER OPTIC VAULT/HANDHOLE
	UNDERGROUND FIBER OPTIC MARKER
	FIBER OPTIC MANHOLE
	TELEPHONE/FIBER OPTIC PEDESTAL
	TELEPHONE VAULT/HANDHOLE
	TELEPHONE MANHOLE
	COMMUNICATION BOX
	SATELLITE
	STORM DRAINAGE MANHOLE (DMH)
	FLARED END SECTION (FES)
	YARD INLET (YI)
	JUNCTION BOX (JB)
	DRAINAGE INLET (DI)
	CATCHBASIN (CB)
	ROOF DRAIN
	STEAM MANHOLE
	SANITARY SEWER MANHOLE (SMH)
	GREASE TRAP (GT)
	CLEANOUT
	UNDERGROUND SEWERLINE MARKER
	TESTHOLE/POTHOLE
	GAS VAULT/HANDHOLE
	GAS VALVE
	GAS REGULATOR VALVE
	GAS METER
	UNDERGROUND GASLINE MARKER
	MONITORING WELL
	FUEL/GAS TANK
	UTILITY POLE
	ELECTRIC VAULT/HANDHOLE
	POWER POLE
	LIGHT POLE
	GUY WIRE
	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC TOWER
	SECURITY CAMERA
	HEATING, VENTILATION, AND AIR CONDITIONING UNIT
	PEDESTRIAN CROSSING POLE
	TRAFFIC SIGNAL BOX
	SIGN
	BOLLARD
	HANDICAP PARKING SYMBOL
	MAILBOX
	FLAGPOLE
	WETLAND FLAG

NO. LOT NUMBER

NO. SCHEDULE BII EXCEPTIONS

	Tree line
	Railroad tracks
	Guard rail
	Storm drain
	Traced Storm drain
	Overhead utility line
	Traced Overhead utility line
	Underground electric
	Traced Underground electric
	Underground communications line
	Traced communications line
	Underground communications line
	Traced communications line
	Underground communications line
	Traced communications line
	Water line
	Traced Water line
	Sanitary sewer line
	Traced Sanitary sewer line
	Gas line
	Traced Gas line
	Fence line
	Surveyed property line
	Property line not surveyed
	Section line
	Property tie line
	Top of bank/ditch/pond
	Toe of bank/ditch/pond

	Pavement
	Wetland

THE INFORMATION SHOWN HEREON IS NOT COMPLETE WITHOUT THE ACCOMPANYING SHEETS



The John R. McAdams Company, Inc.
4904 Eisenhower Blvd.
Suite 350
Tampa, FL 33634
phone 727. 789. 9500
license numbers: LB 8290, LB7345
www.avidgroup.com
www.mcadamsco.com

OWNER

NAME: PROGRESSIVE CASUALTY INSURANCE COMPANY
PO BOX 89429, CLEVELAND, OHIO 44101-6429

PROGRESSIVE INSURANCE
BOUNDARY SURVEY
4021 TAMPA ROAD
TAMPA, FL 34677

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC 26230
FILENAME SPEC26230-S1
CHECKED BY JPM
DRAWN BY JLW
SCALE 1"=30'
DATE 4/10/2026
SEC 24 TWN 28S RNG 16E
SHEET

BOUNDARY SURVEY

1-2



The John R. McAdams Company, Inc.
4904 Eisenhower Blvd.
Suite 350
Tampa, FL 33634
phone 727. 789. 9500
license numbers: LB 8290, LB7345
www.avidgroup.com
www.mcadamsco.com

OWNER

NAME: PROGRESSIVE CASUALTY INSURANCE
COMPANY
PO BOX 89429, CLEVELAND, OHIO 44101-6429

PROGRESSIVE INSURANCE
BOUNDARY SURVEY
4021 TAMPA ROAD
TAMPA, FL 34677

REVISIONS

NO. DATE

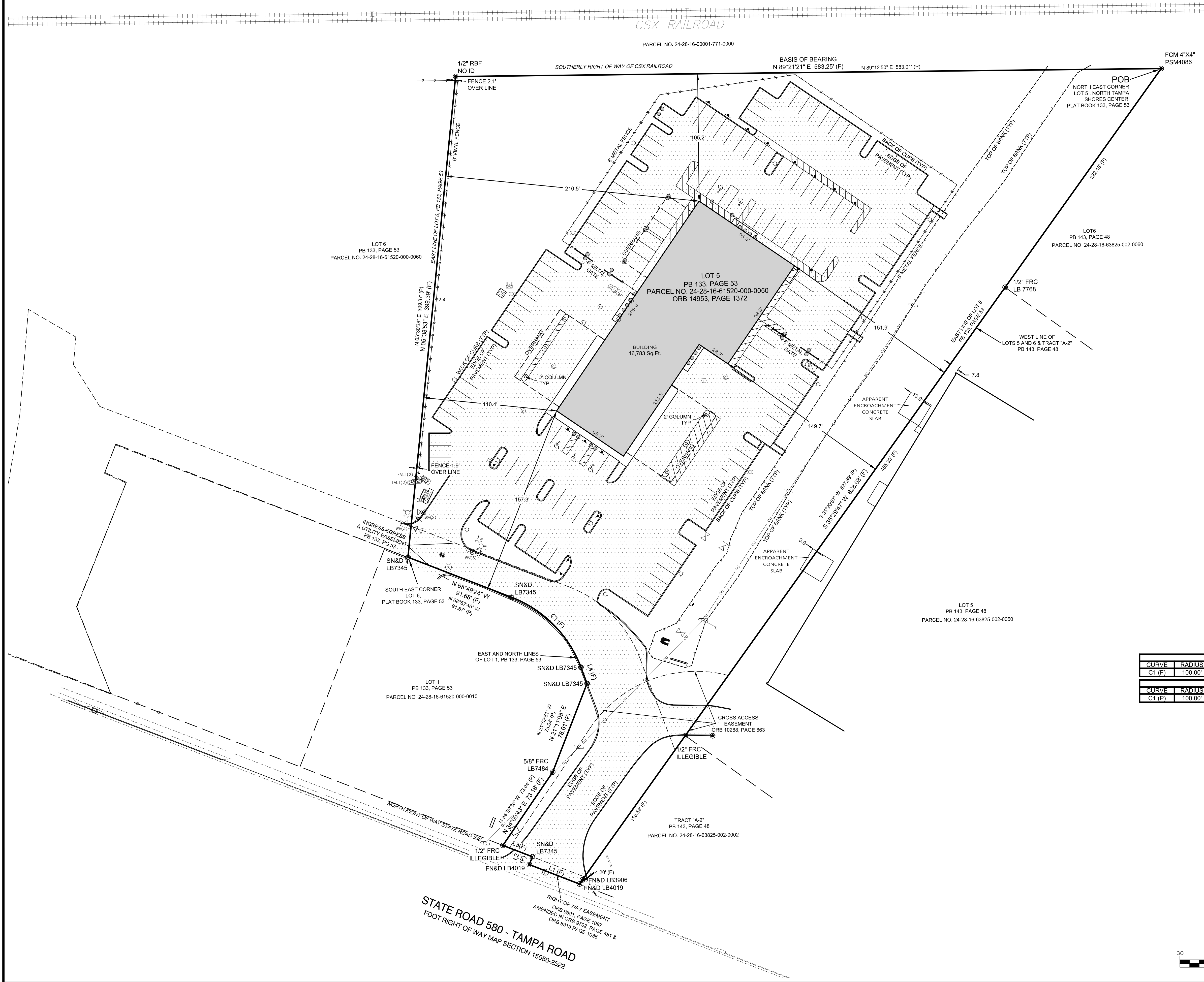
PLAN INFORMATION

PROJECT NO. SPEC 26230
FILENAME SPEC26230-S1
CHECKED BY JPM
DRAWN BY JLW
SCALE 1"=30'
DATE 4/10/2026
SEC 24 T2N 28S R16E
SHEET

BOUNDARY SURVEY

2-2

ITEM 12.

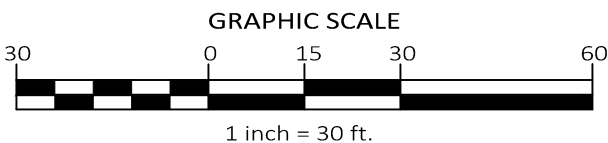


LINE TABLE (FIELD)		
LINE	BEARING	DISTANCE
L1 (P)	N 68°43'14" W	44.43'
L2 (F)	N 21°37'41" E	7.00'
L3 (F)	N 68°56'14" W	26.13'
L4 (F)	N 20°43'10" W	14.32'

LINE TABLE (PLAT)		
LINE	BEARING	DISTANCE
L1 (P)	N 68°57'43" W	44.29'
L2 (P)	N 21°02'17" E	7.00'
L3 (P)	N 68°56'14" W	26.13'
L4 (P)	N 20°51'27" W	14.32'

CURVE TABLE (FIELD)					
CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1 (F)	100.00'	83.96'	48°06'14"	N 44°46'17" W	81.51'

CURVE TABLE (PLAT)					
CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1 (P)	100.00'	83.96'	48°06'19"	N 44°54'36" W	81.52'



THE INFORMATION SHOWN HEREON
IS NOT COMPLETE WITHOUT
THE ACCOMPANYING SHEETS



SITE DATA:	EXISTING	PROPOSED
5 ACRE PARCEL		
EXISTING BUILDING USE:	OFFICE	OFFICE / MANUFACTURING
PARKING	140	132
ADA PARKING	5	5

SITE DEVELOPMENT NOTES

1. THIS AMENDED SITE PLAN IS ADOPTED AS PART OF THE ORDINANCE #2026-07 AND IS BINDING ON THE OWNER AND ANY SUBSEQUENT OWNER.
2. THE DEVELOPMENT WILL BE MODIFIED AS PART OF OLDSMAR TOWNE CENTER THROUGH INTEGRATED ARCHITECTURAL SCHEME IN THE IPD AS DETERMINED BY CITY COUNCIL.
3. EXISTING PREVIOUSLY APPROVED LANDSCAPE PLAN (FOLLOWING SHEET) WILL BE MAINTAINED.

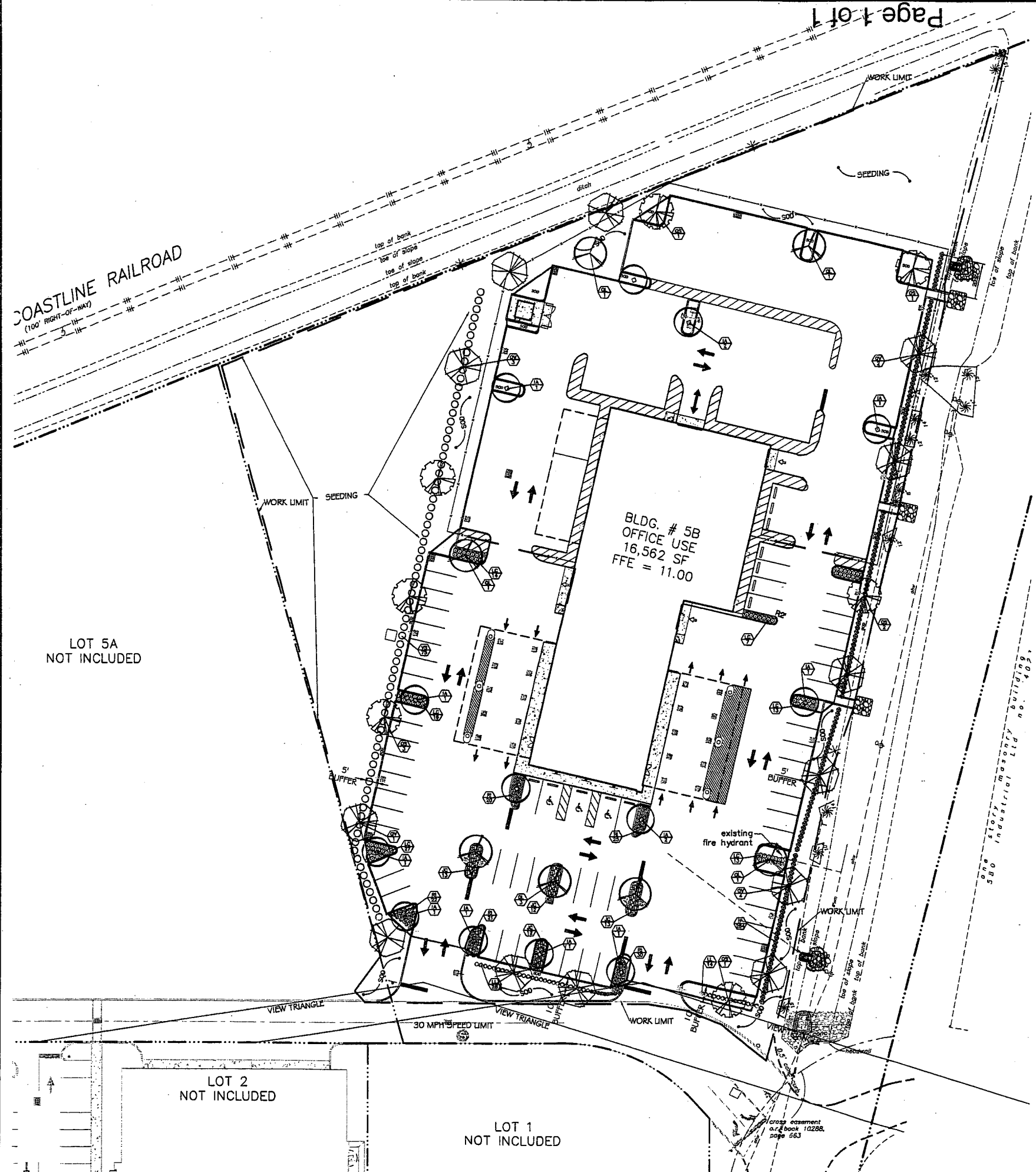


PROPOSED SITE PLAN

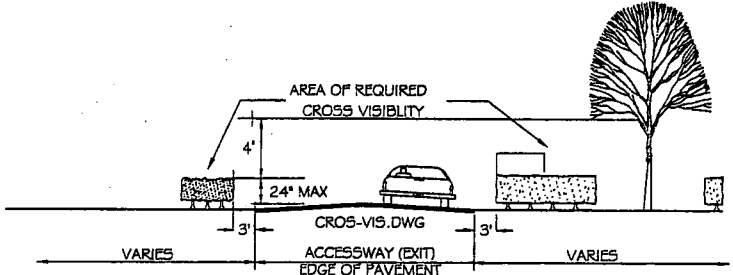
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PRINCETON PRECISION GROUP

4021 TAMPA RD
OLDSMAR, FL 34677



SYM.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	QUANTITY	NATIVE	DROUGHT TOLERANT
TREES						
IA	<i>Ilex x attenuata</i> Savanna	Savanna Holly	45 Gal., 12" Ht. x 9pd., 5' Multi Trunk	13	Y	Y
OL	<i>Quercus laurifolia</i>	Laurel Oak	3" Cal., Ht. 12-14' x 9pd., 6-8'	6	Y	Y
QV	<i>Quercus virginiana</i>	Live Oak	3" Cal., Ht. 12-14' x 9pd., 6-8'	10	Y	Y
QS	<i>Quercus shumardii</i>	Shumard Oak	3" Cal., Ht. 12-14' x 9pd., 6-8'	8	Y	N
SHRUBS						
JC	<i>Juniperus chinensis</i>	Fansom Juniper	3 Gal., 20" Ht. x 24" Spd.	50	Y	Y
LC	<i>Loropetalum chinensis</i>	Ruby Loropetalum	3 Gal., 18" Ht. x 18" Spd.	90	N	N
IP	<i>Illicium parviflorum</i>	Yellow Anise	3 Gal., 24" Ht. x 24" Spd.	284	Y	Y
LL	<i>Leucodermis lucidum</i>	Glossy Privet	7 Gal., 36" Ht. x 36" Spd.	42	N	Y
VS	<i>Viburnum suspensum</i>	Sandbarnea Viburnum	3 Gal., 24" Ht. x 20" Spd.	79	Y	N
RI	<i>Raphiolepis indica</i>	Indian Hawthorn	3 Gal., 12" Ht. x 12" Spd.	118	Y	N
500 1ST. AUGUSTINE FLORATAM						
SEED BAHIA AS PER FDOT SPECS. 570				TBD	TBD	

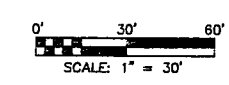


SITE DISTANCE FOR LANDSCAPING TO PUBLIC RIGHT OF WAYS

N.T.S.
PROPERTY OWNER SHALL MAINTAIN A CLEAR VISIBILITY TRIANGLE AT ALL INTERSECTIONS. SHRUBS IN VIEW TRIANGLE SHALL NOT BE TALLER THAN 24". TREE LIMBS SHALL NOT BE LOWER THAN 6' ABOVE FINISHED GRADE.



48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA
FL STATUTE 553.851 (1979) REQUIRES
MIN. OF 2 DAYS AND MAX. OF 5 DAYS
NOTICE BEFORE YOU EXCAVATE.
FDOT MAINTENANCE YARD TO BE
CONTACTED 72 HOURS PRIOR TO
BEGINNING CONSTRUCTION.



PROGRESSIVE INSURANCE
OLDSMAR, FLORIDA

LANDSCAPE PLAN

ITEM 12.

ZAREMBA GROUP

AVID

dyson studio

Chief Engineers Planning Traffic Engineers
Landscape Architects Environmental Engineers
2300 Culebra Road, Suite 100
Palm Harbor, Florida 34683
Tel: (727) 789-9500 Fax: (727) 784-8992
www.auideng.com

17

9-20-11

ISSUED FOR: ☐ PRELIMINARY ☐ PERMITTING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: 1" = 30'

DRAWN BY: MB

PROJ. MANAGER: RHP

PROJ. # 649-001

DATE: 09/30/05

THIS SET AND ANY NOTES HEREON ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS SET WITHOUT WRITTEN PERMISSION FROM ZAREMBA GROUP, INC. IS STRICTLY PROHIBITED.

ROBERT FINNEGAN, P.E., L.C. No. 429
NOT VALID UNLESS SIGNED & ENDORSED
BY A REGISTERED PROFESSIONAL ENGINEER
AND ARCHITECT
CERTIFICATE OF AUTHORIZATION No. 6189

ORDINANCE 2026-07

**AN ORDINANCE OF THE CITY OF OLDSMAR, FLORIDA
RESTATING THAT THE PROPERTY LOCATED AT 4021
TAMPA ROAD, OLDSMAR, FLORIDA, CONTAINING 4.94
ACRES, AS FURTHER DESCRIBED IN EXHIBIT "A" IS
ZONED AS INDUSTRIAL PLANNED DEVELOPMENT
(IPD) AND PROVIDING FOR THE MODIFICATION OF THE
PREVIOUSLY APPROVED IPD MASTER DEVELOPMENT
PLAN TO BE CONSISTENT WITH AND DEPICTED IN
COMPOSITE EXHIBIT "B"; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the property known as 4021 Tampa Road having been previously part of the property known as 3985 Tampa Road, Oldsmar, Florida, was rezoned to Industrial Planned Development (IPD) pursuant to Ordinance 2004-01 and Ordinance 2005-05; and

WHEREAS, Ordinance 2005-05 adopted a Master Development Plan for the said property; and

WHEREAS, the property owner of 4021 Tampa Road has requested that the Master Development Plan be further modified; and

WHEREAS, pursuant to Section 5.9.4.14 of the City of Oldsmar Land Development Code, and based upon the correspondence and supporting documentation provided by the said property owner, the proposed IPD modification was presented directly to the City Council and determined to constitute a substantial change; and

WHEREAS, the City Council of the City of Oldsmar has duly considered the requested modification, found the requested change to meet the intent of the IPD district, and authorized the City Attorney, during a regular meeting of the City Council, to draft this ordinance; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That the Industrial Planned Development (IPD) zoning designation of the real property described in Exhibit "A" attached hereto is hereby restated and confirmed.

Section 2. That the Master Development Plan adopted in Ordinance 2005-05 is hereby modified to be consistent with and depicted in Composite Exhibit "B" attached hereto.

Section 3. That, in addition to development of the said property being in strict conformance with the Master Development Plan attached hereto as Composite Exhibit "B", the development shall also be in strict conformance with the Town Center Code Architectural Standards.

Section 4. This Ordinance shall become effective immediately upon its final passage and adoption.

PASSED ON FIRST READING: _____

PASSED ON SECOND READING AND ADOPTED: _____

Katherine Gannon, Mayor
City of Oldsmar

ATTEST:

Kristin Garcia, City Clerk
City of Oldsmar

APPROVED AS TO FORM:

Thomas J. Trask, Esquire
City Attorney
City of Oldsmar

Exhibit A

THIS IS NOT A SURVEY

ITEM 12

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY.
BASIS OF BEARINGS: THE SOUTHLINE OF THE RAILROAD AS BEING N 89°21'21"E.
SSE SHEET 1 OF 2 FOR DESCRIPTION AND LEGEND AND SHEET 2 OF 2 FOR SKETCH

THE INFORMATION SHOWN
HEREON IS NOT COMPLETE
WITH THE ACCOMPANYING SHEETS

LEGAL DESCRIPTION: LOT 5

A PARCEL OF LAND BEING LOT 5 NORTH TAMPA SHORES CENTER AS RECORDED IN PLAT BOOK 133, PAGE 53 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5 NORTH TAMPA SHORES CENTER AS RECORDED IN PLAT BOOK 133, PAGE 53 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 35°29'47" WEST ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF LOT 6, LOT 6 AND TRACT "A-2" OF PLAT BOOK 143, PAGE 48 AS RECORDED IN THE AFORESAID LAND RECORDS AS ONE LINE FOR 828.08 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF STATE ROAD 580 (TAMPA ROAD); THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 68°49'14" WEST FOR 44.43 FEET; (2) NORTH 21°37'41" EAST FOR 7.00 FEET; (3) NORTH 68°56'14" WEST FOR 26.13 FEET TO INTERSECT THE EAST LINE OF LOT 1, OF THE AFORESAID PLAT BOOK 133, PAGE 53; THENCE ALONG THE SAID EAST AND NORTH LINES OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 34°09'43" EAST FOR 73.18 FEET; (2) NORTH 21°11'08" EAST FOR 78.61 FEET; (3) NORTH 20°43'10" WEST FOR 14.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 48°06'14", AN ARC LENGTH OF 83.96 FEET, AND A CHORD BEARING NORTH 44°46'17" WEST FOR 81.51 FEET; (5) NORTH 68°49'24" WEST FOR 91.68 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF AFORESAID PLAT BOOK 133; THENCE NORTH 05°38'53" EAST ALONG THE EAST LINE OF SAID LOT 6 FOR 399.39 FEET TO INTERSECT THE SOUTH LINE OF CSX RAILROAD; THENCE NORTH 89°21'21" EAST ALONG SAID SOUTH LINE FOR 583.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,930 SQUARE FEET OR 5.0030 ACRES, MORE OR LESS.

ABBREVIATIONS LEGEND

(C) = CALCULATED DATA
E = EAST
(F) = FIELD MEASURE
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION
FT = FEET
LB = LICENSED BUSINESS NUMBER
N = NORTH
ORB = OFFICIAL RECORDS BOOK
O/A = OVERALL
(P) = PLAT
PB = PLAT BOOK

PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
RNG = RANGE
R/W = RIGHT OF WAY
S = SOUTH
SEC = SECTION
SQ = SQUARE
S.R. = STATE ROAD
TWP = TOWNSHIP
W = WEST

XX° = DEGREES
XX' = MINUTES (BEARINGS)
XX" = SECONDS (BEARINGS)
XX' = FEET (DISTANCES)
R = RADIUS
ARC = ARC LENGTH
CH = CHORD
CB = CHORD BEARING
△ = CENTRAL ANGLE

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: PROGRESSIVE CASUALTY INSURANCE CO				
SHEET DESCRIPTION: LEGAL AND SKETCH LOT 5				
SCALE: 1"=100'	DRAWN: JLW	CHECKED: JPM	COUNTY: PINELLAS	
JOB NO. SPEC26230	DATE: 04/08/26	SECTION: 24	TOWNSHIP: 28S	RANGE: 16E



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Suite 350
Tampa, FL 33634
phone 727. 789. 9500
license number: LB 8290, LB7345

www.avidgroup.com
www.mcadamscs.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION OR THE COPIES
THEREOF ARE NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



JOSHUA P. MITCHELL, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER #7643, STATE OF FLORIDA

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY.
BASIS OF BEARINGS: THE SOUTHLINE OF THE RAILROAD AS BEING N 89°21'21"E.
SSE SHEET 1 OF 2 FOR DESCRIPTION AND LEGEND AND SHEET 2 OF 2 FOR SKETCH

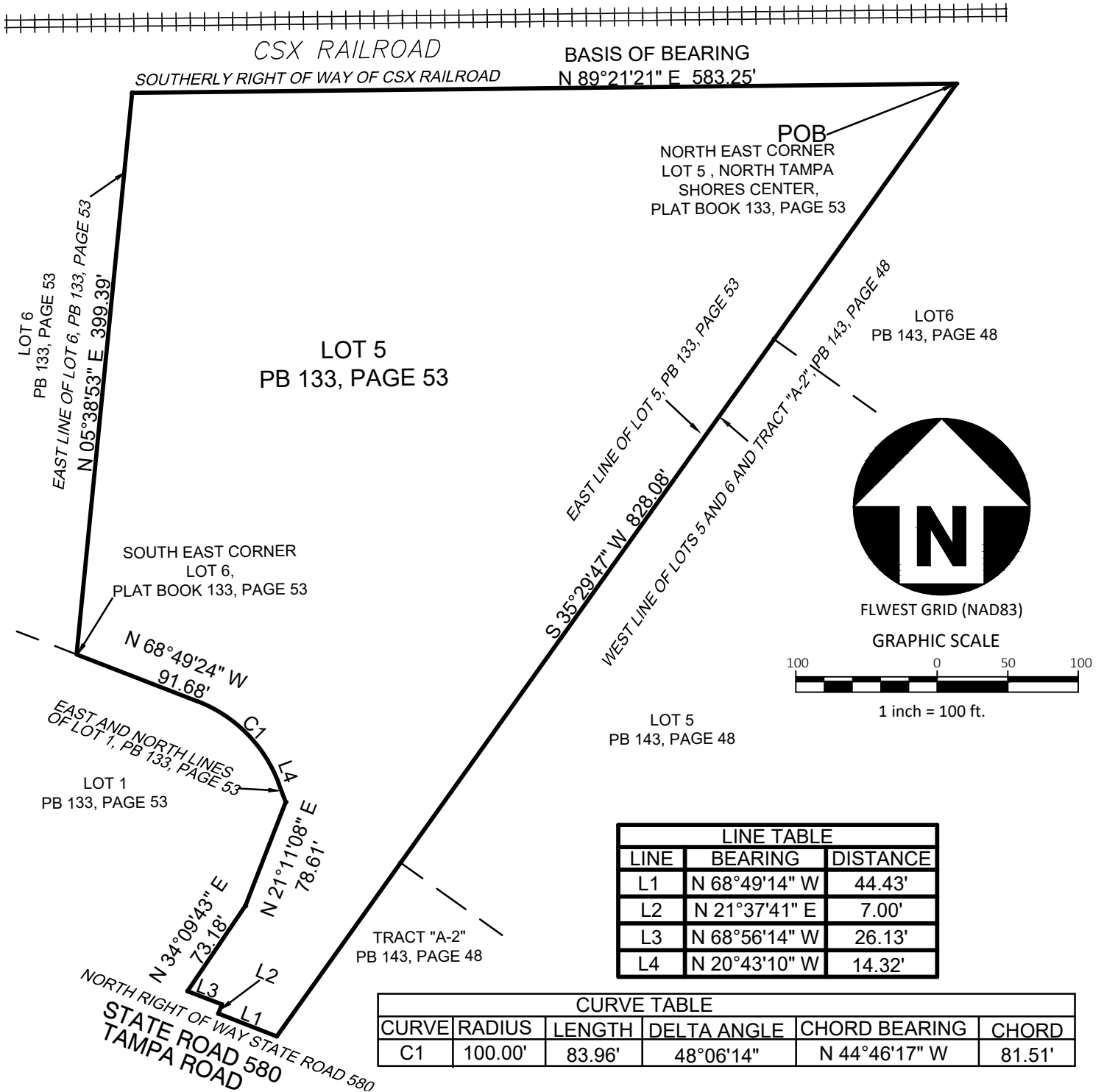


Exhibit B

PROJECT NARRATIVE

THIS 5 ACRE SITE LOCATED ON 4021 TAMPA ROAD, WHICH IS CURRENTLY CURRENTLY COMMERCIAL AUTO AND OFFICE. PRINCETON PRECISION GROUP WILL OCCUPY THE EXISTING 16,562SF SPACE BUILDING, WITH MINOR EXTERIOR MODIFICATIONS. WE ARE SEEKING APPROVAL FOR THIS LIGHT MANUFACTURING USE.



Pr. Group



SHEET INDEX

1. TITLE SHEET
2. EXISTING SITE SURVEY
3. PROPOSED SITE PLAN
4. EXISTING LANDSCAPE PLAN - TO BE MAINTAINED



PLAN INFORMATION

PROJECT NO. SPEC 2020
FILE NAME: SPEC2020-1
CHECKED BY JPM
DRAWN BY JPM
DATE 11/05/2020
SHEET 1-2

REVISIONS

REVISIONS

NO. DATE

1. 11/11/2020

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OWNER
HAWK PROGRESSIVE CASUALTY INSURANCE
COMPANY
10000 CLEVELAND AVE. #100
TAMPA, FL 33617

PROGRESSIVE INSURANCE BOUNDARY SURVEY 4021 TAMPA ROAD TAMPA, FL 33617

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC 2020
FILE NAME SPEC2020.1
CHECKED BY JPM
DRAWN BY JAW
SCALE 1"=50.00'
DATE 04/08/2020
PROJECT NO. 2020-001

BOUNDARY SURVEY
SHEET

ITEM 12.
2-2

THE INFORMATION SHOWN HEREON
IS NOT COMPLETE WITHOUT
THE ACCOMPANYING SHEETS

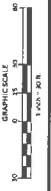


TABLE 1		
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SITE DATA:	EXISTING	PROPOSED
5 ACRE PARCEL		
EXISTING BUILDING USE:	OFFICE	OFFICE / MANUFACTURING
PARKING	140	132
ADA PARKING	5	5

SITE DEVELOPMENT NOTES

1. THIS AMENDED SITE PLAN IS ADOPTED AS PART OF THE ORDINANCE #2026-07 AND IS BINDING ON THE OWNER AND ANY SUBSEQUENT OWNER.
2. THE DEVELOPMENT WILL BE MODIFIED AS PART OF OLDSMAR TOWNE CENTER THROUGH INTEGRATED ARCHITECTURAL SCHEME IN THE IPD AS DETERMINED BY CITY COUNCIL.
3. EXISTING PREVIOUSLY APPROVED LANDSCAPE PLAN (FOLLOWING SHEET) WILL BE MAINTAINED.



[illegible]

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2026-07

AN ORDINANCE OF THE CITY OF OLDSMAR, FLORIDA RESTATING THAT THE PROPERTY LOCATED AT 4021 TAMPA ROAD, OLDSMAR, FLORIDA, CONTAINING 4.94 ACRES, AS FURTHER DESCRIBED IN EXHIBIT "A" IS ZONED AS INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND PROVIDING FOR THE MODIFICATION OF THE PREVIOUSLY APPROVED IPD MASTER DEVELOPMENT PLAN TO BE CONSISTENT WITH AND DEPICTED IN COMPOSITE EXHIBIT "B"; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Oldsmar is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Oldsmar is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;

¹ See Section 166.041(4)(c), Florida Statutes.

- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Oldsmar hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The ordinance will amend the Industrial Planned Development (IPD) Plan for 4021 Tampa Road to allow limited manufacturing use within a portion of the existing building, in addition to the previously approved office/general use.

The proposed limited manufacturing use is consistent with the intent of the IPD district to accommodate controlled industrial uses within a planned campus-like setting and serves a public purpose by supporting skilled job creation, encouraging private investment, strengthening the local employment base, and promoting a more resilient economy, while not adversely affecting public health, safety, or welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Oldsmar, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Oldsmar's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The expanded operation in Oldsmar may also benefit other businesses within the cluster economy through increased supply chain activity and related economic opportunities.

4. Additional information the governing body deems useful (if any):

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PINELLAS County

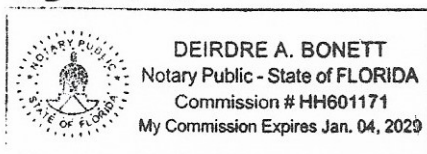
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-07 was published in said newspaper by print in the issues of 05/20/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant *Jill Harrison*
Sworn to and subscribed before me this **05/20/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

David Booth


**NOTICE OF PUBLIC HEARING
CITY OF OLDSMAR, FLORIDA**

ITEM 12.

In accordance with the City of Oldsmar Code of Ordinances and Florida Statute Sec. 166.041(3)(a):

Notice is hereby given that the City Council of the City of Oldsmar will conduct a public hearing on proposed Ordinance 2026-07 on Tuesday, June 2, 2026, at 7:00 p.m. in Council Chamber located at 101 State Street West, Oldsmar, Florida. Following the Public Hearing, the Council will consider the second and final reading of the following ordinance, described below by title only.

ORDINANCE 2026-07

AN ORDINANCE OF THE CITY OF OLDSMAR, FLORIDA RESTATING THAT THE PROPERTY LOCATED AT 4021 TAMPA ROAD, OLDSMAR, FLORIDA, CONTAINING 4.94 ACRES, AS FURTHER DESCRIBED IN EXHIBIT "A" IS ZONED AS INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND PROVIDING FOR THE MODIFICATION OF THE PREVIOUSLY APPROVED IPD MASTER DEVELOPMENT PLAN TO BE CONSISTENT WITH AND DEPICTED IN COMPOSITE EXHIBIT "B"; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Council Meeting/Public Hearing and be heard with respect to the proposed ordinance.

The proposed ordinance and background materials are available at the City Clerk's Office, City Hall, 100 State Street, Oldsmar, Florida 34677, Monday through Friday, 8:00 AM to 4:30 PM.

Persons are advised that if they decide to appeal any decision made at the Council Meeting/Public Hearings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made. Verbatim transcripts are not provided by the City. Arrangements should be made with an outside agency, i.e., court reporter, in advance to obtain a verbatim transcript.

In accordance with Florida Statute 286.26, any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk's office at telephone number 813-749-1115 or operator assistance at 800-955-8770.

*Kristin Garcia, CMC, City Clerk
City of Oldsmar, Florida*

Date of publication: May 20, 2026

(89735h)



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3769

SUBJECT: Consider adopting Resolution 2026-14, prescribing the ballot language for the August 18, 2026 Municipal Special Election for position of Council Member for Seat Three

BACKGROUND

The August 18, 2026, Special Election for Council Member Seat Three is scheduled to be held on August 18, 2026 in conjunction with the scheduled Primary Election for all voters in Pinellas County. Pursuant to Section 6.05 of the City Charter, the City Council shall by resolution, prescribe the form of the ballot for the election. Candidates, Jessica H. Villafana, Amber Stephens and Fraser Young, have qualified to run for the position of Council Member Seat Three.

The City will enter into a contract with the Pinellas County Supervisor of Elections Office for the County to prepare the actual ballot for the August 18, 2026 Special Election in accordance with State Election Laws. The contract is attached and has been reviewed by the City Attorney.

STRATEGIC GOAL

Efficient Governmental Operations

BUDGETARY IMPACT

The election administration fee charged by the Pinellas County Supervisor of Elections for the Special Municipal Election is \$1,071.10.

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Adopt Resolution 2026-14, prescribing the ballot language for the August 18, 2026 Municipal Special Election for position of Council Member for Seat Three.

ATTACHMENTS

[Res. 2026-14 \(Ballot Language for Municipal Election 8-18-26\) - tjt rev 6-2-26 \(PDF\)](#)

[2026 Municipal Candidate Qualifying and Election Information Form \(PDF\)](#)

[REVISED Oldsmar - August 18 2026 Primary Election Contract \(PDF\)](#)

[Oldsmar In-Conjunction 1-Card \(PDF\)](#)

[Municipal Ballot Language Form Updated \(8-18-26\) \(PDF\)](#)

RESOLUTION 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, PRESCRIBING THE BALLOT LANGUAGE FOR THE AUGUST 18, 2026 MUNICIPAL ELECTION FOR POSITION OF COUNCIL MEMBER FOR SEAT THREE; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, the municipal election for Council Member for Seat Three is scheduled to be held on Tuesday, August 18, 2026; and

WHEREAS, three candidates, Jessica H. Villifana, Amber Stephens and Fraser Young, have qualified to run for the position of Council Member for Seat Three; and

WHEREAS, the City will enter into an agreement with Pinellas County Supervisor of Elections Office for the County to prepare the actual ballot for the August 18, 2026 municipal election in accordance with State Election Laws; and

WHEREAS, pursuant to Section 6.05 of the City Charter, the City Council shall by resolution, prescribe the form of the ballot for the Election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That the ballot prepared by the Pinellas County Supervisor of Elections will meet, by agreement, the requirements of the Florida Election Laws.

Section 2. That the names of the candidates for the position of Council Member for Seat Three will appear in the following order and manner on the Tuesday, August 18, 2026 Ballot:

COUNCIL MEMBER FOR SEAT THREE: (VOTE FOR ONE)
(Term to end March 2027)

Amber Stephens
Jessica H. Villafana
Fraser Young

Section 3. That this Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, THIS 2nd DAY OF JUNE, 2026.

Katherine A. Gannon, Mayor
City of Oldsmar

ATTEST:

Kristin Garcia, CMC
City Clerk
City of Oldsmar

APPROVED AS TO FORM:

Thomas J. Trask, B.C.S.
City Attorney
City of Oldsmar



PINELLAS COUNTY SUPERVISOR OF ELECTIONS

2026 MUNICIPAL CANDIDATE QUALIFYING & ELECTION INFORMATION FORM

Please complete this form, save it to your device, and reply to this email with the completed PDF attached.

A. Municipal Information

- Municipality: City of Oldsmar
- Municipal Clerk: Kristin Garcia

B. Election Information

Please select the box next to your municipality's scheduled election date:

- ☐ Municipal Elections - Tuesday, March 10, 2026
Ballot Language Deadline: December 10, 2025
- ☒ Primary Election - Tuesday, August 18, 2026
Ballot Language Deadline: June 12, 2026
- ☐ General Election - Tuesday, November 3, 2026
Ballot Language Deadline: August 7, 2026
- ☐ No Scheduled Election in 2026

Important: *Special or referendum elections may only be conducted on the three dates listed above. Your candidate qualifying period must end prior to the ballot language deadline. In addition, final ballot language, two signed election contracts, and the election invoice payment must be received by the deadline.*

C. Candidate Qualifying Period

- Start Date/Time: April 16, 2026 at 8:00 AM
- End Date/Time: May 16, 2026 at 5:00 PM

D. Municipal Offices Up for Election

Office / Seat / District	Vote For (One or Up to Two)
Council Member Seat 3	One

If more than six offices are up for election, please attach an additional sheet.

E. Candidate Qualification MethodCandidates qualify by: ☐ District ☒ At Large

Select one method and provide the required petition count and/or fee amount:

☐ Petition Only

Number of petitions required: _____

☐ Fee Only

Dollar amount required: \$ _____

☒ Petition & FeeNumber of petitions required: 150Dollar amount required: \$ 100.00Petition Deadline: May 16, 2026**F. Candidate Election Method**Candidates are elected by: ☐ District ☒ At LargeDate Elected Official(s) will be Sworn In (Take Office): **August 25, 2026****G. Referendum Question(s) / Charter Amendment(s)*****Important:*** Final ballot question language must be submitted in both English and Spanish, as a Word Document, by the applicable ballot language deadline.**H. Additional Notes****I. Certification**☒ I certify that the information provided is true and correct to the best of my knowledge.Municipal Clerk: Kristin GarciaDate Filed: 12/8/2025**SUBMIT FORM****RESET FORM**



Julie Marcus, Pinellas County Supervisor of Elections

13001 Starkey Rd. (Starkey Lakes Corp. Ctr.), Largo, Florida 33773 • 727 464 6108 • VotePinellas.gov

Agreement for Conducting In-Conjunction Municipal Election

City of Oldsmar

Primary Election – August 18, 2026

WHEREAS, the City/Town has requested assistance from the Office of the County Supervisor of Elections (Supervisor) in conducting its Special Election; and

WHEREAS the Supervisor is agreeable to provide such assistance to the City/Town subject to the following conditions, considerations and agreements arrived at between the parties.

IT IS HEREBY AGREED AS FOLLOWS:

GENERAL PROVISIONS

The election is to be conducted under any applicable ordinances of the City/Town and all applicable sections of Chapters 97-106, Florida Statutes (the State Election Code). It is understood that the Supervisor oversees the election, and that the County Canvassing Board is responsible for canvassing the election (no cost to the City/Town). The City/Town may have a designated representative in the canvassing board room. This designee may only serve in an “observer” capacity and may not participate in the canvassing of the election. The County Canvassing Board will determine whether a recount is required and advise the City/Town. However, the Supervisor is unable to support any type of runoff election.

The County Canvassing Board will certify the election results and will provide a Certificate of Election to the City/Town (ONE Certificate of Election will include all elections held on the same day). The Certificate of Election will be provided to the City/Town after the County Canvassing Board certifies the official election results.

The post-election automated audit may not begin until the Canvassing Board has certified the official election results.

The City/Town is responsible for the costs associated with conducting an annexation election (mapping annexation areas, reassigning addresses, and mailing new voter information cards). The City/Town is responsible for the costs associated with any legal action or contest of elections arising from its election. The City/Town, the Supervisor of Elections and the County Canvassing Board agree that the County Attorney’s Office will represent the Supervisor of Elections and County Canvassing Board in any legal action concerning the canvass or certification of the election.

It is understood that the provisions of this contract are based on current state law, and if any changes in election law should occur during the period of this agreement, those changes will supersede the terms of this contract where applicable.

Agreement for Conducting In-Conjunction Municipal Election

The City/Town will provide the Supervisor with the current City/Town definition/boundaries and include a list of ALL annexations (actual list of addresses) since your last election, no later than **5:00 p.m., June 12, 2026**. It is the responsibility of the City/Town to ensure the Supervisor has the current definition/boundary information so all eligible voters can participate in the City/Town's election. The City/Town agrees that NO changes to the City/Town definition/boundaries will be made effective between **5:00 p.m., June 12, 2026**, and **Midnight, November 3, 2026**. Contact the IT Department at (727) 464-4958 or **SOEIT@VotePinellas.gov** for all questions concerning annexations and for providing annexation information (City/Town definition/boundary changes).

This contract must be signed by the City/Town and received by the Supervisor no later than the **ballot language deadline of 5:00 p.m., June 12, 2026**.

Upon request, the Supervisor may provide the City/Town with the number of registered voters for this election.

ELECTION INFORMATION

Election Title: **Primary/Special Election**
 Election Date: **August 18, 2026**
 Voter Registration Deadline: **July 20, 2026**

SPECIAL PROVISIONS

City/Town Clerk: **Kristin Garcia**
 *Election Day Cell Phone: **(813) 690-0230**
 Alternate Phone: **(813) 749-1115**
 Email: **kgarcia@oldsmarfl.gov**
 Mailing Address: **100 State St. W., Oldsmar, FL 34677**

*The City/Town Clerk MUST be available by phone from 5:00 a.m. to 10:00 p.m. on Election Day.

SPANISH TRANSLATION – Section 203, Voting Rights Act (Matt Smith – 464-5751)

- a. Pinellas County is a jurisdiction covered by Section 203 of the Voting Rights Act and must provide language assistance (Spanish). ALL municipalities within Pinellas County are also covered by Section 203 of the Voting Rights Act.
- b. Full compliance is a requirement for all jurisdictions (County and Municipal). This means that all information directed to voters or otherwise concerning voting-connected activities must be provided in both English and Spanish. This includes, but is not limited to, voter registration, legal advertisements and/or other notices, forms, voting instructions and procedures at the polls or otherwise, polling place signage, any printed voter information guides or website information concerning elections, communication assistance at the polls and election offices and communication with the jurisdiction's minority language community. The obligations and requirements apply to all elections conducted by the City/Town.

Agreement for Conducting In-Conjunction Municipal Election

- c. Questions concerning your legal obligations/requirements to comply with Section 203, Voting Rights Act should be directed to your legal counsel.

BALLOT INFORMATION (Wendy Grimes – 464-4987)

- a. Final Ballot Language is due no later than **5:00 p.m., June 12, 2026**, and must include all qualified opposed candidates and resolutions and/or ordinances with ballot questions (English/Spanish).
- b. All ballot language must comply with Florida Statutes 101.161(1) and the Uniform Ballot Rule (1S-2.032).
- c. Using the Ballot Language Submittal Forms – Complete required information. Include information and Candidate Oaths for ONLY qualified opposed candidates in ballot order. All Charter Amendments and/or Referendum Questions with SIGNED/APPROVED Ordinances/Resolutions must include numbering for ballot order and English and Spanish translated text.
- d. Email ballot language to Wendy Grimes at **wgrimes@votepinellas.gov** by the final ballot language deadline.

BALLOT LAYOUT / PRINTING (Nicole Sokolowski / David Wise – 464-4958)

The Supervisor is responsible for creating the ballot (ballot layout will comply with Florida Statutes and the Uniform Ballot Rule).

- a. The City/Town is responsible for approving the City/Town's portion of ballot.
- b. Precinct ballots will be printed by the Supervisor. The Supervisor will bill the City/Town per ballot card (including shipping charges) if the City/Town's portion of the ballot creates an additional ballot card.
- c. If the City/Town requires a ballot change after ballots are printed, the City/Town is responsible for additional costs.

CANDIDATE AUDIO RECORDING (Nicole Sokolowski / David Wise – 464-4958)

The deadline for candidates to record their names and office titles for the audio ballot is **5:00 p.m., June 19, 2026**. It is the responsibility of the City/Town to notify City/Town candidates of this deadline. Candidates must call (727) 453-3293; a voice message will prompt the candidate to record his/her name as indicated on the Candidate Oath and the office for which the candidate is running.

MAIL BALLOTS (Marisa Crispell – 464-6108)

- a. **The deadline for mailing military/overseas mail ballots is July 4, 2026 [F.S. 101.62(3)(a)]. Tentative Mailing Schedule for military/overseas ballots: The week of June 29, 2026, no later than July 4, 2026.**
- a. **Domestic ballots must be mailed no earlier than July 9, 2026 and no later than July 16, 2026 [F.S. 101.62(3)(b)].**
- b. After the initial mailings, ballots will be mailed daily up to the tenth day prior to the election. The deadline to request a ballot be mailed is **5:00 p.m., August 6, 2026**, twelve days prior to the election [F.S. 101.62(3)(c)].
- c. If the City/Town ballot language creates a 2-card ballot, the City/Town is responsible for additional costs.

Agreement for Conducting In-Conjunction Municipal Election

TESTING BALLOT COUNTING EQUIPMENT (David Wise – 464-4958)

The County Canvassing Board will certify test results of the ballot counting equipment and file the election parameters with the Division of Elections. All tests will be performed at the Election Service Center, 13001 Starkey Road, Largo, FL 33773.

LEGAL NOTICES (Ashley McKnight-Taylor – 453-7553)

- a. The Supervisor is responsible for publishing the canvassing board meeting schedule.
- b. The Supervisor is responsible for creating the Sample Ballot and publishing it in a newspaper of general circulation. The City/Town is responsible for the advertising costs associated with publishing their portion of the sample ballot advertisement. The Supervisor will bill the City/Town for the City/Town's portion of the sample ballot advertisement.
- c. The Supervisor is responsible for mailing any necessary polling place change notices and publishing the list in a newspaper of general circulation.
- d. If the City/Town is conducting a special election or special referendum election, the City/Town is responsible for any additional notices required by Florida law. The City/Town is responsible for any notices required in its charter or by ordinance.

CANVASSING BOARD MEETING SCHEDULE (Ashley McKnight-Taylor – 453-7553)

- a. **The Supervisor will publish the Canvassing Board Meeting/Testing Schedule at no cost to the City/Town.**
- b. All Canvassing Board Meetings will take place at the Election Service Center, 13001 Starkey Rd., Largo.
- c. A Canvassing Board Schedule will be emailed to the City/Town Clerk as part of this contract.
 - i. The Canvassing Board/testing schedule reflects ALL possible meeting days.
 - ii. The Canvassing Board will modify the schedule as needed based on the number of mail ballots received. Updates to the canvassing board schedule will be posted to the Supervisor's website (VotePinellas.gov).

EARLY VOTING (Byron Green – 464-6109)

- a. The Supervisor will provide early voting locations. Locations, dates and times will be included in each mail ballot kit and posted to the Supervisor's website (VotePinellas.gov).
- b. Early Voting ballots will be printed by the Supervisor; if the City/Town ballot language creates a 2-card ballot, the City/Town is responsible for additional early voting ballot costs.

SECURE BALLOT RETURN LOCATIONS (Byron Green – 464-6109)

The Supervisor will provide secure ballot return locations. Locations, dates and times will be included in each mail ballot kit and posted to the Supervisor's website (VotePinellas.gov).

Agreement for Conducting In-Conjunction Municipal Election

POLL WATCHERS (Wendy Grimes – 464-4987)

- a. Early Voting poll watcher designations for municipal candidates/committees must be submitted to the City/Town or Supervisor **prior to Noon, July 25, 2026** [F.S. 101.131(2)].
- b. The City/Town must submit Early Voting poll watcher designations to the Supervisor **prior to 5:00 p.m., July 27, 2026**.
- c. Election Day poll watcher designations for municipal candidates/committees must be submitted to the City/Town **prior to Noon, August 4, 2026** [F.S. 101.131(2)].
- d. The City/Town must submit Election Day poll watcher designations to the Supervisor **prior to 5:00 p.m., August 4, 2026**.
- e. Poll watchers shall produce identification to the early voting site manager or precinct clerk upon entering the early voting site or polling place (this information will be verified against a list of designated poll watchers compiled prior to election day).
- f. The Supervisor of Elections shall provide to each designated poll watcher a poll watcher identification badge that identifies the poll watcher by name. Each poll watcher must wear his or her identification badge while in the early voting area or polling room. [F.S. 101.131(5)].

OVER-THE-COUNTER BALLOT PICKUP / DROP-OFF (Marisa Crispell – 464-6108)

In-office ballot pickup will be available in each of the Supervisor of Elections locations during the following dates and times:

*Only permitted in cases of emergency, pursuant to F.S. 101.62(4)(c).5

- July 6 - August 7: Monday - Friday, 8:00 a.m. - 5:00 p.m. (Closed weekends and holidays)
- *August 8 - 16: Monday - Friday, 8:00 a.m. - 6:00 p.m.; Saturdays and Sunday 8:00 a.m. - 5:00 p.m.
- *August 17: 8:00 a.m. - 5:00 p.m.
- *August 18 (Election Day): 7:00 a.m. - 7:00 p.m.

VOTING EQUIPMENT AND SUPPLIES (Byron Green – 464-6109)

- a. The Supervisor will contract with a moving company to transport the voting equipment and supplies to and from polling locations.
- b. Supplies not transported by the moving company will be picked up by the precinct clerks after Clerks' Class at the Election Service Center.

POLL WORKERS AND POLLING PLACES (Byron Green – 464-6109)

- a. The Supervisor will recruit, assign, train, and compensate ALL poll workers.
- b. A Deputy Sheriff will deputize the poll deputies.
- c. The Supervisor will bill the City/Town for additional poll workers needed to support voters eligible to vote only in City/Town's election.
- d. The Supervisor will select, contract with and compensate polling places [F.S. 101.71, 101.715].

Agreement for Conducting In-Conjunction Municipal Election

CANVASSING MAIL BALLOTS (Carriane McQuay – 464-5723)

The Supervisor, in the presence of the County Canvassing Board will open and prepare mail ballots for tabulation at the Election Service Center. Questionable ballots will be presented to the County Canvassing Board for decision. The Canvassing Board/testing schedule reflects ALL possible meeting days. The Canvassing Board will modify the schedule as needed based on the number of mail ballots received. Updates to the canvassing board schedule will be posted to the Supervisor's website (VotePinellas.gov).

PROVISIONAL BALLOTS (Carriane McQuay – 464-5723)

The Supervisor will research each provisional ballot to determine the voter's eligibility and will present the provisional ballots to the County Canvassing Board for decision. Voters casting a provisional ballot have two days after Election Day to provide written proof of eligibility to the County Canvassing Board. The deadline for this election is **5:00 p.m., August 20, 2026** [F.S. 101.048]. All provisional ballots will be canvassed at the Election Service Center.

ELECTION NIGHT PROCEDURES (Dustin Chase – 464-4988)

- a. The Supervisor will have unofficial election results modemed from the polling places to the Election Service Center.
- b. The Supervisor will have the precinct scanner memory sticks, voted precinct and provisional ballots, and election supplies transported to the Election Service Center.
- c. Results will be released throughout the night and posted to the Supervisor's website (VotePinellas.gov). The Supervisor will provide unofficial results on election night.
- d. Campaign Signs – If candidates wish to reuse their campaign signs left at the polls on Election Day, the signs must be collected by campaign staff prior to poll workers removing and disposing of them after the polls close.

AFTER ELECTION DAY (Dustin Chase – 464-4988)

- a. Provisional ballots will be canvassed. All ballots accepted by the County Canvassing Board will be processed and added to the election night results to produce Official Election Results. Provisional ballots cannot be rejected until after the deadline for provisional ballot voters to provide written proof of eligibility [F.S. 101.048].
- b. The County Canvassing Board will certify the election results and will provide a certificate of election to the City/Town (One Certificate of Election will include all elections held on the same day). This document will be provided to the City/Town via email after the County Canvassing Board certifies the official election results.
- c. The County Canvassing Board will conduct a post-election manual audit in accordance with F.S. 101.591 and Division of Elections Administrative Rule 1S-5.026. The Supervisor will post the required post-election audit notices to the Supervisor's website (VotePinellas.gov) and at each election office. The Supervisor will post the final post-election audit report to the Supervisor's website (VotePinellas.gov) after the County Canvassing Board completes the audit.
- d. The Supervisor of Elections in accordance with F.S. 98.0981(2) will report precinct-level results to the Department of State within 30 days following the election.

Agreement for Conducting In-Conjunction Municipal Election**DATA PROCESSING ORDERS (Kevin O'Hara – 464-4958)**

The City/Town is to place data orders directly with an IT staff member by contacting (727) 464-4958 or SOEIT@VotePinellas.gov.

VOTER HISTORY (Nicole Sokolowski / Kevin O'Hara – 464-4958)

When voter history is completed, the City/Town may request the names of those who voted by contacting (727) 464-4958 or SOEIT@VotePinellas.gov.

ELECTION COSTS (Susan Morse – 464-6108)

- a. There will be a 10-cent election administration fee per registered voter.
- b. The City/Town will be provided with an invoice based on election cost estimates. Payment must be received no later than **5:00 p.m., June 12, 2026**. After the election, based on actual election costs, the Supervisor will reimburse the City/Town for unused funds or provide the City/Town with an invoice for additional costs incurred.
- c. In the event the election is cancelled or otherwise not conducted after the ballot language deadline, the City/Town is responsible for all costs associated with preparations and/or conduct of this election.

By affixing their signatures hereto, the parties acknowledge each to the other that they have full authority to enter this Contract.

APPROVED:

OFFICE OF THE SUPERVISOR OF ELECTIONS

Print Name: _____

Date: _____

APPROVED AS TO FORM:

OFFICE OF THE COUNTY ATTORNEY

Print Name: _____

Date: _____

APPROVED:

☐ CITY/TOWN MANAGER OR ☐ MUNICIPAL CLERK (CHECK BOX)

Print Name: _____

Date: _____

REVIEWED AND APPROVED:

CITY/TOWN ATTORNEY

Print Name: _____

Date: _____

ATTEST TO:

☐ MUNICIPAL CLERK OR ☐ CITY/TOWN MANAGER (CHECK BOX)

Print Name: _____

Date: _____



Pinellas County Supervisor of Elections
 13001 Starkey Rd
 Largo, FL 33773
 Phone: 727-464-6108
 Fax: 727-453-3058
 votepinellas.gov

Invoice

Date	Invoice #
4/24/2026	25468

Bill to:

City of Oldsmar
 Attn: City Clerk
 100 State Street W.
 Oldsmar, FL 34677

Description	Qty	Rate	Amount
Election Administration Fee (based on registered voters)	10,711	0.10	1,071.10
2027 Municipal Election Cost Estimate In-Conjunction with Countywide Election (1-Card Ballot)	Total		\$1,071.10
	Payments/Credits		\$0.00
	Balance Due		\$1,071.10

Pinellas County Supervisor of Elections
Municipal Ballot Language Form

Election Date: August 18, 2026Submitted by: Kristin Garcia**A. Candidate Contest Ballot Language**

Please select the ballot language you wish to appear on your ballot. If you have multiple candidate contests, please submit each contest in a separate document.

Municipality: City of OldsmarContest Title: Council Member*Seat/District/Ward: Seat 3Vote for: ☒ One ☐ Up to Two

Seat/District/Ward is **NOT Required.
 Please select **only** if you wish to have the
 Seat/District/Ward **appear** on the ballot.*

B. Candidate InformationCandidate Order: ☒ Alpha Order ☐ Draw LotsNumber of candidates to appear on the ballot for this contest: 3

Instructions: Please type names below as they appear on the candidate oaths. Attach a copy of each candidate oath (front & back - 2 pages).

1st Candidate NameAmber Stephens6th Candidate Name2nd Candidate NameJessica Villafana7th Candidate Name3rd Candidate NameFraser Young8th Candidate Name4th Candidate Name9th Candidate Name5th Candidate Name10th Candidate NameElected by: ☐ Single-Member ☒ At LargeVotes Needed to Win: ☒ Highest Number ☐ MajorityTerm of Office: 3 yearsSwear-In Date (Effective Date of Term): 8/25/2026Number of Candidate Contests: 1

Please enter "0" if candidate contests will not appear on your ballot.

Number of Ballot Questions: 0

Please enter "0" if ballot questions will not appear on your ballot.

Please see second page to submit ballot question text >

Pinellas County Supervisor of Elections
Municipal Ballot Language Form

C. Ballot Language for Referenda(um)/Charter Amendment(s)/Annexation Question(s)

Number of Referenda(um) Question(s):

Number of Proposed Charter Amendment(s):

Number of Proposed Annexation Question(s):

If you wish to have questions appear on the ballot, please email the following items with this form:

✓ Signed ADOPTED Resolution/Ordinance

✓ Ballot question language in a Microsoft Word Doc (English and Spanish translated text must be included)

Please use the ballot language guidelines below to create your ballot question word document.

Title Guidelines:

- Title is required (Bold, Left justified, title case) For example:
 - Line 1: City of Belleair Bluffs
 - *Line 2: Charter Amendment or Referendum Question or Annexation Question
 - *If more than one question will appear on your ballot, the title must be numbered (For example, "No. 1 Charter Amendment" and "No. 2 Charter Amendment".)

Subtitle Guidelines (English - No more than 15 words):

- Subtitles are required (Bold, Left justified, Title Case)
- Subtitle would consists of language by which the question is commonly known
- Shall not contain an amperstand (&) and no period at the end of the subtitle

Body of Question/Choice Guidelines (English - No more than 75 words):

- Body of question is required (Left justified and sentence case)
- Shall not contain an amperstand (&)
- If stated as a question, must end with a question mark (?)
- Unless otherwise provided in Florida law, "Yes" and "No" are the only choices that can appear after the question.

RESET FORM



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: Felicia Donnelly, City Manager

FROM: Cindy Nenno, Director of Administrative Services

DATE: June 2, 2026

AIR #: AIR-3907

SUBJECT: Consider adopting Resolution 2026-09, revising the budget for Fiscal Year 2025/2026

BACKGROUND

Attached please find Resolution 2026-09, a revision of the annual budget for Fiscal Year 2025/2026. Budget adjustments are required at this time for the General Fund and the Water & Sewer Operating Fund.

General Fund

The City Manager Department requests and additional \$75,000 for a consultant to perform a fire assessment fee study. The Planning & Redevelopment Department requests an additional \$20,000 for FEMA compliance software and \$80,000 to purchase and implement a new Planning and Zoning software solution. Fire Rescue requests an additional \$12,000 for vehicle maintenance. These expenditures will be funded by recognizing \$60,000 of additional revenue received related to violations of local ordinances, \$5,000 related to sale of surplus equipment, and \$35,000 related to forfeitures of unvested employee retirement contributions. The remaining \$87,000 will be funded through utilization of Contingency Reserves.

In addition, the Information Technology Division requires \$138,000 to recognize the value of software capabilities awarded in FY25 to the City through the Florida Department of Management Services (DMS) Florida Local Cybersecurity Grant Program. The non-cash grant expenditure is covered by recognition of in-kind State grant revenue.

Water & Sewer Operating Fund

The Reverse Osmosis Water Treatment Plant (ROWTP) Division requests an additional \$300,000 for HVAC repairs at the plant. This expense will be funded by recognizing additional Appropriated Reserves.

Personnel Services Adjustments

This amendment also includes personnel-related adjustments to realign vacant positions with current departmental needs. These changes involve downgrading and upgrading existing authorized positions, however no additional budget funding is required for these adjustments as savings will be realized due to vacancies. They are presented for Council consideration as part of this amendment because they represent a departure from the FY25/26 adopted budget. If approved, the changes will take effect immediately.

- Planning and Redevelopment (General Fund): Downgrade the vacant Planning Manager position (Grade 131) to Planner 1 (Grade 124).
- Fire Rescue (General Fund): Upgrade the vacant Division Chief position (Grade 131) to Deputy Fire Chief (Grade 139). Upgrade the other vacant Division Chief position to Administrative Fire Captain (graded according to the current IAFF contract).
- Finance (Water and Sewer Operating Fund): Downgrade the existing Senior Accountant position (Grade 125) to Senior Payroll and Accounting Technician (Grade 116). The existing Senior Accountant position will be retained in addition to the new Senior Payroll and Accounting Technician for approximately two months until this tenured employee's retirement, in order to ensure sufficient cross-training and departmental continuity of operations.

Staff recommends approval.

STRATEGIC GOAL

Fiscal Responsibility

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Adopt Resolution 2026-09 revising the budget for Fiscal Year 2025/2026.

ATTACHMENTS

[Resolution 2026-09 \(PDF\)](#)

RESOLUTION 2026-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, REVISING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING THE CITY MANAGER AND THE DIRECTOR OF ADMINISTRATIVE SERVICES TO REVISE THE EXISTING BUDGET.

WHEREAS, the City Council of the City of Oldsmar, Florida has approved a municipal budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 and

WHEREAS, the City Council of the City of Oldsmar, Florida, is desirous of amending this budget by revising various revenues and expenditures;

NOW, THEREFORE be it resolved by the City Council of the City of Oldsmar, Florida, that the following revenues and expenditures be revised in the following manner based on review of the budget.

Section 1. The City Council of the City of Oldsmar, Florida has hereby revised the existing budget for Fiscal Year 2025/2026 in accordance with Schedule "A" as attached.

Section 2. This Resolution will take effect immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, THIS 2nd DAY OF JUNE, 2026.

CITY OF OLDSMAR

Katherine A. Gannon, Mayor

ATTEST:

Kristin Garcia, CMC, City Clerk
City of Oldsmar

APPROVED AS TO FORM:

Thomas J. Trask, B.C.S., City Attorney
City of Oldsmar

SCHEDULE “A”**2025/2026 BUDGET REVISION****GENERAL FUND**

REVENUE:	<u>Budget Revision</u>
State Grant – DMS/FLDS	\$138,000
Violation of Local Ordinance	\$60,000
Sale of Surplus Equipment	\$5,000
Refund of Prior Year Expense	<u>\$35,000</u>
TOTAL REVENUE	<u>\$238,000</u>
EXPENDITURES:	
CITY MANAGER	
Operating	\$75,000
PLANNING & REDEVELOPMENT	
Operating	\$100,000
FIRE RESCUE	
Operating	\$12,000
INFORMATION TECHNOLOGY	
Operating	\$138,000
CONTINGENCY RESERVE	<u>(\$87,000)</u>
TOTAL EXPENDITURES	<u>\$238,000</u>

SCHEDULE “A”

2025/2026 BUDGET REVISION

WATER AND SEWER OPERATING FUND

REVENUE:	<u>Budget Revision</u>
Appropriated Reserve	<u>\$300,000</u>
TOTAL REVENUE	<u>\$300,000</u>
 EXPENSES:	
RO WATER TREATMENT PLANT	
Capital Outlay	<u>\$300,000</u>
TOTAL EXPENSES	<u>\$300,000</u>



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3930

SUBJECT: Schedule Operating Budget Work Session (New Agenda Item)

BACKGROUND

The Work Session for the proposed Operating Budget for Fiscal Year 2026-2027 will be held at 6:00 p.m. at Council Chamber, 101 State Street West, Oldsmar.

The following dates are presented for the Council's consideration:

Tuesday, July 28, 2026

Tuesday, August 11, 2026

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Schedule Operating Budget Work Session.



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3925

SUBJECT: Consider appointments of Auditor Selection Committee Members

BACKGROUND

The Auditor Selection Committee was established by Resolution 2026-11 in compliance with Section 218.391, Florida Statutes. The Auditor Selection Committee is required for the City to solicit for and contract with a new auditing firm. The RFP must be issued by the Auditor Selection Committee, in collaboration with the City's Procurement Division to ensure compliance with State statutes and formal procurement rules.

The Committee shall consist of three (3) members and shall be appointed by majority vote of the City Council. Committee members should possess or be willing to obtain a basic understanding of government financial reporting and auditing, or related financial management expertise that is specifically relevant to the government sector.

Staff has identified a volunteer, Les Tyler, the Finance Director for the City of Dunedin, who is willing to serve as a member and will provide a high level of technical expertise in governmental financial accounting, as recommended by the Government Finance Officers Association of the United States and Canada.

At least one member shall be a member of the City Council, who shall serve as chair of the Committee.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Appoint three members to the Auditor Selection Committee.



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3935

SUBJECT: Consider request to excuse the absence of Council Member Olmstead from the May 19, 2026, Council Meeting

BACKGROUND

This request was added to the tentative agenda to excuse the absence of Council Member Cyndi Olmstead from the May 19, 2026, Council Meeting.

In accordance with Resolution 2003-01, Council Member Olmstead notified the City Clerk of her anticipated absence in advance of the meeting.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Excuse the absence of Council Member Olmstead from the May 19, 2026, Council Meeting.



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3688

SUBJECT: Council Comments

BACKGROUND

No packet material is provided for this item.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Inform



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: City Council

FROM: Kristin Garcia, City Clerk

DATE: June 2, 2026

AIR #: AIR-3715

SUBJECT: Consider approval of tentative agenda for the June 16, 2026, Council Meeting

BACKGROUND

The Tentative Agenda is a list of action items expected to be ready for Council's consideration. Items not ready in time for the meeting are postponed. Items ready for Council's consideration and not approved or added to the Tentative Agenda are considered New Agenda Items. The Addition of New Agenda Items is approved by Council at the same meeting in which they appear.

The final agenda is available online the Friday before the meeting at www.MyOldsmar.com. Go to Meeting Agendas and Minutes under Mayor & Council in the Government Section. You can also go to <https://myoldsmar.civicweb.net/Portal/> and click on MEETINGS. To subscribe to agenda emails, go to <https://myoldsmar.civicweb.net/Portal/>, click on HOME, click on E-UPDATES, and follow the prompts. To receive hard copy agendas by mail: call (813) 749-1115, email kgarcia@myoldsmar.com, or mail a request to City Clerk, 100 State Street West, Oldsmar, FL 34677.

STRATEGIC GOAL

Efficient Governmental Operations

COMMUNITY ENGAGEMENT

Consult

RECOMMENDED MOTION

Approve tentative agenda for the June 16, 2026, Council Meeting.

ATTACHMENTS

[Tentative Agenda \(PDF\)](#)



**CITY COUNCIL
TENTATIVE AGENDA**
Oldsmar Council Chamber
101 State Street West
Oldsmar, Florida

Date: **June 16, 2026**

Time: **7:00 PM**

MEETING CALLED TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG

OPEN FORUM

COMMUNITY MINUTE: Announcements, Upcoming Events

AWARDS AND RECOGNITION: Award presentations honoring individuals/groups

Business of the Quarter Award Presentation to Graze Craze
AIR-3936

Presentation of the Government Finance Officers Association Triple Crown Award for
the fiscal year ended September 30, 2024
AIR-3926

APPROVAL OF ADDITION OF NEW AGENDA ITEMS

COMMUNITY REDEVELOPMENT AGENCY

Consideration of development agreement terms with Stanbery Development for the City
Hall site
AIR-3938

CONSENT DOCKET: Minutes, Bid requirements, Purchasing actions

Consider approval of the purchase of the MCCi software for permitting purposes for the
City of Oldsmar, per the same pricing, terms, and conditions as the Region 14 ESC,
OMNIA Contract, RFP #36-22
AIR-3937

Consider approval of the purchase of building security enhancements (Confidential Agenda Item)
AIR-3626

Consider approval of minutes of June 2, 2026, Council Meeting
AIR-3741

Consider approval of the purchases for the repair, replacement or supply of utility plant equipment from EMMI Electrical and Mechanical Maintenance Inc per the same pricing, terms, and conditions of the City of Ormond Beach Contract #RFP 2025-40 (PB26-035)
AIR-3934

Consider awarding the installation of HVAC equipment for RO Water Treatment Plant to Austin Construction Group, Inc. under the same pricing, terms, and conditions as the City of Tampa Contract #42110619 (PB23011), utilizing the Job Order Contract Consulting Services of Gordian Group, Inc. under the same pricing, terms, and conditions as the City of Tampa Contract #24-J-01282 (PB23-009)
AIR-3929

CITY OF OLDSMAR: Informational Presentations, Appointments, and General Council Business

Presentation and Proclamation for National Parks and Recreation Month, July 2026
AIR-3860

CITY ATTORNEY: Ordinances, Resolutions, Updates, Negotiations, and Recommendations

Consideration of an Amendment to the previously recorded Restrictive Covenant to allow shopping center uses for the property located on Stephanie Drive, parcel ID 15-28-16-20100-000-0040, zoned C-2, Commercial General
AIR-3906

PUBLIC HEARING and Second Reading of Ordinance 2026-08 regarding the operation of golf carts on park roads and within park parking lots
AIR-3921

CITY MANAGER: Approvals, Authorizations, Updates, Resolutions, Reviews

Consider authorizing a Joint Project Agreement between the City of Oldsmar and Pinellas County, with funding approval for Utility relocation required by Phase III of the Forest Lakes Roadway widening project
AIR-3428

Consideration of proposal from Raftelis Financial Consultants, Inc., for a Fire Assessment Fee Study based on the pricing, terms and conditions of the City of Bartow Master Professional Services Agreement CM#2023-24-01 (PB26-015)
AIR-3883

Consider adopting Resolution 2026-XX, revising the budget for Fiscal Year 2025/2026, and approve the new pay plan and position grade assignments

AIR-3916

Presentation of Annual Financial Audit and Annual Comprehensive Financial Report for Fiscal Year ended September 30, 2025

AIR-3917

Consider Adopting Resolution 2026-XX, revising the City's Personnel Policy and Procedure Manual

AIR-3923

Consider adoption of Resolution 2026-13, 2025 Concurrency Test Statement

AIR-3933

CITY CLERK: Approval of excused absences, election-related items, Council meeting scheduling and cancellations, and advisory board requests

CITY COUNCIL: Charter Official evaluations, Charter Official compensation, Tentative Agenda, Council Comments

Review Council Rules of Procedures

AIR-3931

Council Comments

AIR-3689

Consider approval of tentative agenda for the July 7, 2026, Council Meeting

AIR-3716

Note: Agenda items listed above are for illustrative purposes only. The actual agenda is available online the Friday before the meeting at www.MyOldsmar.com. To receive hard copy agendas by mail: call (813) 749-1115, email kgarcia@oldsmarfl.gov, or mail a request to the City Clerk, 100 State Street West, Oldsmar, FL 34677.