



**PLANNING BOARD AGENDA  
and PUBLIC HEARING(S)**  
Oldsmar Council Chamber  
101 State Street West  
Oldsmar, Florida

Dale Renbjor, Chair  
Lanette Kirby, Vice-Chair  
Tanya Dingman, Board Member  
Ross Roundhouse, Board Member  
Steven Sock, Board Member  
Amber Stephens, Board Member  
Jessica Villafana, Board Member  
Jim Mascarenhas, Alternate Member  
Vacant, Alternate Member

Tatiana Childress,  
Planning & Redevelopment Director  
  
Jenny Masinovsky, Deputy City Clerk

Date: **Wednesday, June 10, 2026**

Time: **6:30 PM**

Notice is hereby given that the Oldsmar Planning Board will hold a Meeting and Public Hearing(s) for the following purpose(s):

**MEETING CALLED TO ORDER**

**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. If any speaker has not been heard at the conclusion of the 30-minute Open Forum, the Chair may announce a continuance and they will be given an opportunity to speak at the end of the meeting.

**SWEARING IN PROCESS**

**AGENDA ITEMS AND PUBLIC HEARINGS:**

1. Approval of Minutes dated March 11, 2026  
**Packet Page 3**
2. Consideration of excused absence from March 11, 2026, meeting (R. Roundhouse)
3. Consideration of excused absence from March 11, 2026, meeting (J. Villafana)

4. Interview Applicants and Make a Recommendation to the City Council re: Alternate Member Vacancy  
**Packet Page 6**
  
5. **City of Oldsmar 2025 Concurrency Report** (*PUBLIC HEARING ITEM*)  
**Name and Address:** City of Oldsmar, 100 State Street West, Oldsmar, FL 34677  
**Property Location:** Citywide  
**Requested Action:** Recommend that the City Council adopt the 2025 Concurrency Report  
**Packet Page 12**
  
6. **ZLU26-01 Amendment to the Restrictive Covenant** (*PUBLIC HEARING ITEM*)  
**Applicant's Name:** Housh Ghovae, Northside Engineering  
**Owner's Name:** Complex Delta USA LLC  
**Property Location:** 0 Tampa Road / Stephanie Drive, Oldsmar, Florida, 34677; Parcel ID: 15-28-16-20100-000-0040  
**Requested Action:** Amendment to the existing Restrictive Covenant, removing the prohibition on shopping center uses to allow multi-tenant commercial development consistent with the underlying C-2, Commercial General zoning district regulations.  
**Packet Page 31**

## ADJOURNMENT

### 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](http://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 Citizens' Open Forum and Public Hearings, personal computers and files cannot be connected to the network due to security protocols.

### 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@myoldsmar.com, or write to Kristin Garcia, City Clerk, Oldsmar City Hall, 100 State Street West, Oldsmar, Florida 34677.



**MINUTES**  
**PLANNING BOARD Meeting**  
**March 11, 2026, 6:30 PM**  
**Oldsmar Council Chamber**

**PRESENT:**

Dale Renbjor, Chair  
Lanette Kirby, Vice-Chair  
Tanya Dingman, Board Member  
Steven Sock, Board Member  
Jim Mascarenhas, Alternate Member  
Amber Stephens, Alternate Member

**ABSENT:**

Bob Harvey, Board Member  
Ross Roundhouse, Board Member  
Jessica Villafana, Board Member

**STAFF PRESENT:**

Tatiana Childress, Planning & Redevelopment Director  
Jenny Masinovsky, Deputy City Clerk

**MEETING CALLED TO ORDER – 6:30 PM**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**OPEN FORUM**

None

**SWEARING IN PROCESS**

All those who provided testimony were sworn in by the Deputy City Clerk.

**AGENDA ITEMS AND PUBLIC HEARINGS:**

**1. Approval of Minutes dated February 11, 2026**

Board Member Mascarenhas made a motion to approve the minutes. The motion was seconded by Board Member Kirby and carried unanimously.

**2. Consideration of excused absence from February 11, 2026, meeting (Bob Harvey - medical reason)**

Board Member Sock made a motion to excuse the absence. The motion was seconded by Board Member Stephens and carried unanimously.

**3. Consideration of excused absence from February 11, 2026 meeting (Dale Renbjor)**

Board Member Kirby made a motion to excuse the absence. The motion was seconded by Board Member Mascarenhas and carried 5 to 0, with Chair Renbjor abstaining from the vote.

**4. Consideration of excused absence from February 11, 2026 meeting (Steven Sock - job conflict)**

Board Member Stephens made a motion to excuse the absence. The motion was seconded by Board Member Dingman and carried unanimously.

**5. CA26-01 Amendments to the City of Oldsmar Land Development Code (LDC) to update conditional uses within the Commercial Neighborhood (C-1) District (*PUBLIC HEARING ITEM*)**

**Applicant's Name and Address:** Parth Joshi/GCGC Real Estate LLC, 33920 US Highway 19 North, Suite 124, Palm Harbor, FL, represented by Craig Taraszki, Esq./ Johnson, Pope, Boker, Ruppel & Burns, LLP

**Property Location:** C-1, Commercial Neighborhood Zoning District

**Requested Action:** Recommend that the City Council adopt an ordinance amending Section 5.5.2, C-1 Commercial Neighborhood District, of the City of Oldsmar Land Development Code (LDC) to allow institutional uses as a conditional use, subject to an acreage threshold; amending Subsection 5.5.2.1 to update the corresponding Land Use Categories, including Office General and Residential Medium; and amending Article II, Definitions (Section 2.1), to include definitions for institutional uses.

Referring to a PowerPoint presentation, Planning Director Tatiana Childress provided information regarding the case and responded to questions by the members.

In response to the Chair's call for the applicant, Craig Taraszki, Esq./ Johnson, Pope, Boker, Ruppel & Burns, LLP, provided information regarding the request.

No other persons appeared in response to the Chair's call for those wishing to speak in support or opposition to the case. No written comments have been received by the Clerk's Office.

Board Member Kirby made a motion recommending that the City Council approve the case. The motion was seconded by Board Member Stephens and upon a roll call vote carried 6:0, with Board Members Dingman, Mascarenhas, Kirby, Sock, Stephens, and Renbjor voting in favor.

**ADJOURNMENT – 6:46 PM**



---

Jenny Masinovsky  
Deputy City Clerk

**Masinovsky, Jenny**

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, March 4, 2026 10:09 PM  
**To:** Vitraelli, Debb; Garcia, Kristin; Masinovsky, Jenny  
**Subject:** Online Form Submission #10593 for Board / Committee Volunteer Application Form

**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:	Planning Board
Name	Thomas Esposito
Email	Tommyespo306@gmail.com
Address	306 Lee St
City	Oldsmar
State	FL
Zip	34677
Cell Phone Number	6562446162
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.**

*Field not completed.*

---

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

*Field not completed.*

---

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



**Masinovsky, Jenny**

---

**From:** noreply@civicplus.com  
**Sent:** Monday, November 17, 2025 11:07 AM  
**To:** Vitraelli, Debb; Garcia, Kristin; Masinovsky, Jenny  
**Subject:** Online Form Submission #10353 for Board / Committee Volunteer Application Form

**Follow Up Flag:** 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:	Planning Board
Name	Rebecca Jusovic
Email	rebeccajusovic@gmail.com
Address	1921 Sheffield Court
City	Oldsmar
State	FL
Zip	34677
Cell Phone Number	727-831-1783
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. Here is a polished, professional rewrite of your statement:

---

I am currently a full-time Entitlements Manager for a national homebuilder based in Tampa. In this role, I frequently meet with county leadership—including Board of County Commissioners members, Assistant County Administrators, City Managers, and Department Directors—to discuss land development matters.

I have three years of experience in residential land development entitlements. Prior to my current role, I worked for Pinellas County Government as a Senior Real Property Specialist, focusing on real property acquisition and disposition, including eminent domain. I also served as the departmental liaison, coordinating efforts between the Real Property Department and internal departments requiring easements, licenses, and other real property interests to support county development projects.

Additionally, during the latter half of my tenure with Pinellas County, I acted as the construction plan and plat reviewer for the Real Property Division. This collective experience has provided me with extensive knowledge of land development codes, planning ordinances, and development impacts.

Please list any other information you feel is relevant to your appointment. Here is a polished, professional rewrite:

---

I am passionate about the responsible use of governmental resources and strong, transparent governance. I believe it is essential for the public to be heard and for their concerns to be addressed to the fullest extent possible by governmental authorities. As a community member with a strong understanding of land development and planning, I feel a responsibility to stay engaged and to help ensure that citizens' rights and interests are upheld.

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



**MEMORANDUM**

**TO:** Felicia Donnelly, City Manager

**FROM:** Tatiana Childress, AICP, CFM, Planning and Redevelopment Director

**DATE:** May 18, 2026

**SUBJECT:** 2025 Concurrency Test Statement

**BACKGROUND:** The intent of concurrency is to ensure that public facilities and services needed to support development are available concurrent with the impacts of such development. Public facilities and services shall be available at the time of development impact; development will not degrade the adopted Levels of Service (LOS) for facilities or services as adopted in the Comprehensive Plan; and development orders or development permits shall not be issued if the proposed development is expected to degrade levels of service.

The following list includes public facilities and services for which level of service standards have been adopted or best management practices established: transportation facilities, potable water, sanitary sewer, solid waste, parks and recreation, and drainage.

An annual submittal of a Concurrency Test Statement by the Planning and Redevelopment Department to the City Manager is required by Section 11.2 of the Land Development Code. The Statement, after review by the Planning Board, shall be conveyed to the City Council for adoption by resolution. The Statement provides the expected impacts of approved developments on the City's public facilities and services and the remaining capacities.

There were two new development projects approved in 2025

- SP23-02 – 500 St. Petersburg Drive (Odeon) – 82 Townhomes, including 18 live-work units
- SP24-01 – 760 Brooker Creek - New 68,000 sq. ft. warehouse development

Modifications or adjustments to the previously approved site development plans (Major and Minor amendments) are reviewed by the Technical Review Committee (TRC) to ensure that the changes do not degrade public facilities or services below an acceptable LOS. Typically, these applications are not included in this report since the requested amendments are usually very minor.

**RECOMMENDATION:** Recommend that the City Council adopt the 2025 Concurrency Test Statement in accordance with Land Development Code, Article XI, Section 11.2, Concurrency Test Statement and Monitoring System.

**Attachments:** 2025 Concurrency Test Statement.

## **2025 Concurrency Test Statement for the City of Oldsmar**

### **Intent and Purpose**

The purpose of concurrency is to ensure that public facilities and services needed to support development are available concurrent with the impacts of that development. Public facilities and services must be available at the time development impacts occur, and development shall not reduce the adopted Level of Service (LOS) standards established in the Comprehensive Plan. Development orders or permits shall not be issued if the proposed development is expected to degrade the established levels of service.

The Planning and Redevelopment Department, in coordination with the Technical Review Committee (TRC), establishes and maintains a concurrency management and monitoring system to track the status of public facilities and services and to prepare concurrency test statements.

The remaining capacity identified for each public facility and service in the annual concurrency test statement is determined by evaluating existing demand together with committed impacts from approved developments, including multi-year and phased development proposals, developments of regional impact, development agreements, and similar projects. These calculations are based on data maintained within the concurrency monitoring system, information provided by individual City departments, and reasonable projections regarding project buildout, population growth, and other planning considerations consistent with accepted planning practices. The calculations and projections supporting these determinations are summarized in the following sections of this report.

### **Population and Annexation**

The estimated 2025 population for the City, as reported by the Bureau of Economic and Business Research (BEBR) at the University of Florida, is 14,870 residents. This reflects a decrease of 18 residents compared to the 2024 estimated population of 14,888. There were no annexations completed during the reporting period.

## **Transportation Facilities**

In 2016, the City of Oldsmar adopted the Pinellas County Mobility Management System Plan, which provides a more flexible and efficient alternative to the traditional form of concurrency management. Unlike the traditional system—where development approvals are tied directly to maintaining adopted roadway level of service (LOS) standards, this plan evaluates development impacts based on the number of trips added to the roadway network, to determine whether a Transportation Management Plan (TMP) is required.

Policies pertaining to the application of the Mobility Management System Plan are listed below.

- a) All development projects generating new trips shall be subject to payment of a multi-modal impact fee.
- b) Development projects that generate between **51 and 300** new peak hour trips on deficient roads shall be classified as tier 1 and required to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
- c) Development projects that generate **more than 300** new peak hour trips on deficient roads shall be classified as tier 2, required to conduct a traffic study, and submit an accompanying report and TMP based on the report findings.
- d) Multi-modal impact fee assessments may be applied as credit toward the cost of a TMP.
- e) A traffic study and/or TMP for a development project not impacting a deficient road corridor shall be required if necessary to address the impact of additional trips generated by the project on the surrounding traffic circulation system.
- f) Deficient roads are defined as those operating at peak hour level of service (LOS) E and F and/or volume-to-capacity (v/c) ratio **0.90 or greater**, unless a mitigating improvement is scheduled for construction within three years.
- g) Multi-modal impact fee revenue shall be utilized to fund multi-modal improvements to local, county or state facilities that are consistent with the comprehensive plan as well as the Metropolitan Planning Organization (MPO) Long Range Transportation Plan.
- h) The City shall work cooperatively with the MPO, Pinellas County and other local governments to complete the biennial update of the Multi-modal Impact Fee Ordinance through the MPO planning process, which includes review by the MPO Technical Coordinating Committee and MPO Policy Board.

Identification of Deficient Facilities/Level of Service

To identify deficient Transportation Facilities, the City of Oldsmar continues to utilize Level of Service (LOS) classification. The adopted LOS for Transportation Facilities for arterial and collector roadways shall operate at a peak hour LOS D, except minor arterials shall operate at a peak hour LOS E. A facility operating at peak hour LOS of E, F, or a Volume to Capacity Ratio (V:C) of 0.9 or higher is considered deficient. Roads with a V:C ratio less than 0.9 are assigned an LOS of B, C, or D. Roads with a V:C ratio greater than 0.9 are assigned an LOS of E or F.

The LOS data presented in *Table 1* was derived from the 2025 Annual Level of Service Report completed by Forward Pinellas, using the 2024 Data Year, and Hillsborough County 2022 Multimodal Level of Service (MMLOS) Report. **Appendix B** includes Forward Pinellas LOS map for the reporting year.

**Table 1: Level of Service Matrix**

Facility Segment	Road Type	Length (mi.)	AADT	V:C Ratio	Facility LOS
Commerce Blvd (Tampa Rd to Douglas Rd)	2 Undivided	0.18	4,900	0.34	C
Curlew Rd (SR 584   Tampa Rd to McMullen Booth Rd)	6 Divided	0.94	19,900	0.34	C
Douglas Rd (Commerce Blvd to Race Track Rd)	2 Undivided	0.96	4,900	0.34	C
Forest Lakes Blvd (Tampa Rd to SR 580)	2 Divided	0.47	19,000	1.32	F
Forest Lakes Blvd (Tampa Rd to Pine Ave)	4 Divided	0.84	22,191	0.58	C
Forest Lakes Blvd (Pine Ave to Hillsborough County Line)	2 Divided	1.31	22,191	0.58	C
Race Track Rd (Hillsborough Ave to Linebaugh Ave)	6 Divided	1.56	26,276	0.46	C
SR 580: (Kendale Dr to Forest Lakes Blvd)	4 Divided	1.34	34,700	0.82	C
New SR 580 (Forest Lakes Blvd to SR 584   Tampa Rd)	4 Divided	1.12	20,100	0.53	C
SR 584   Tampa Rd (Hillsborough County Line to New SR 580)	8 Divided	0.86	56,750	0.72	C
SR 584   Tampa Rd (New SR 580 to Curlew Rd)	6 Divided	2.11	49,500	0.86	C
Tampa Rd (Curlew Rd to Eastlake Rd)	6 Divided	1.22	40,142	0.69	C

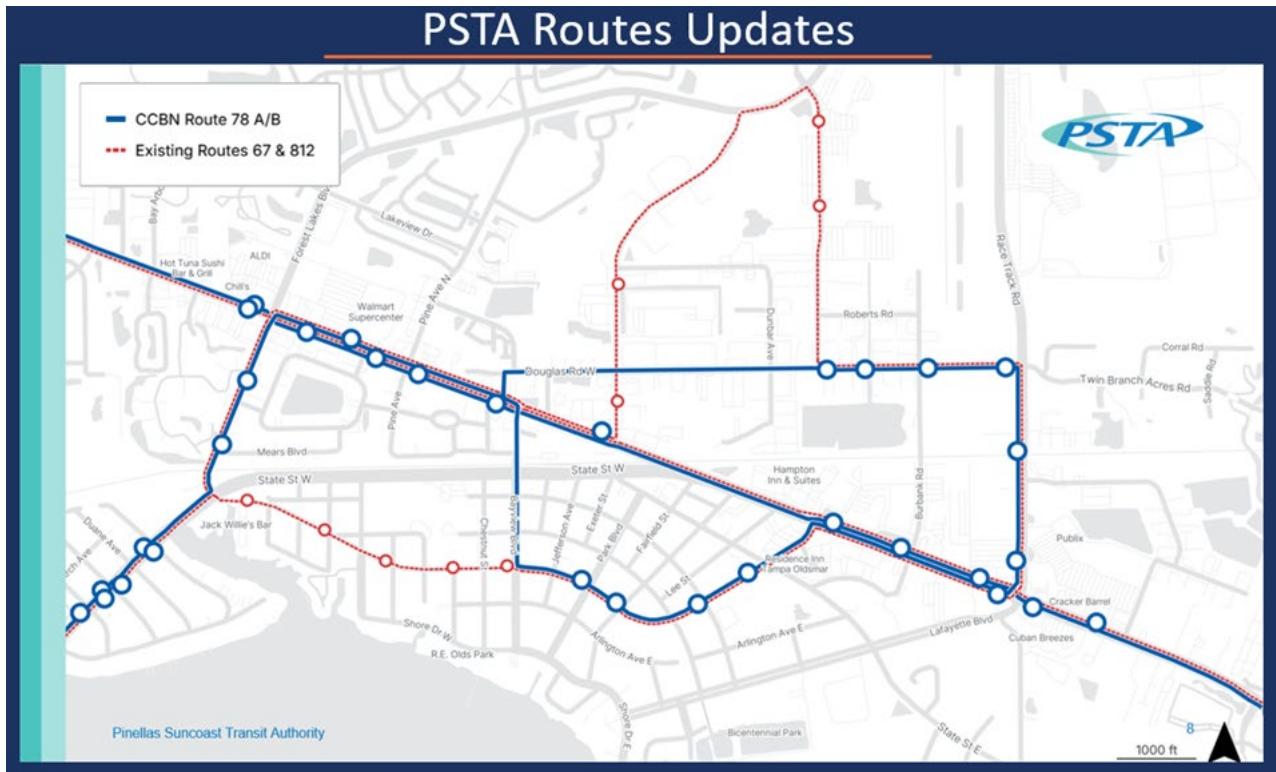
Forward Pinellas [2025 Level of Service Report \(2024 Data Year\)](#).

Hillsborough County [2022 Multimodal Level of Service Report](#)

**Appendix C** provides Forward Pinellas map of the deficient facilities within Pinellas County. There is only one deficient facility located within the corporate limits of Oldsmar for the reporting period: Forest Lakes Blvd (from Tampa Rd to SR 580).

Mass Transit

In 2025, the Pinellas Suncoast Transit Authority (PSTA) implemented updates to several existing bus routes, including HART Route 67 and PSTA Route 812, as part of the transition to the Connected Community Bus Network (CCBN). The CCBN is a redesigned regional transit network intended to improve overall service efficiency, optimize ridership, and enhance transit coverage throughout the service area. As part of these systemwide improvements, Routes 67 and 812 were consolidated and replaced with the new PSTA Route 78 A/B. The updated route structure was developed to streamline several older and less efficient route patterns and provide more direct and reliable transit service connections between Pinellas and Hillsborough Counties.



See **Appendix D** for the updated route maps.

Truck Routes

The entire lengths of State Road 580, State Road 584, Curlew Road, and Commerce Boulevard through the City are designated as truck routes by Forward Pinellas. Forest Lakes Boulevard, between SR 580 and Tampa Road, is also a truck route. See **Appendix E** for the designated truck route map.

## **Development Impacts**

There were two new development projects approved in 2025:

- SP23-02 – 500 St. Petersburg Drive (Odeon) – An 82-unit townhome development, including 18 live-work units.
- SP24-01 – 760 Brooker Creek Boulevard – A new 68,000-square-foot warehouse development.

### **500 St. Petersburg Drive (Odeon)**



The Odeon development (SP23-02) is a 6.20-acre mixed-use residential project located at 500 St. Petersburg Drive consisting of 82 townhome units, including 18 live-work units, together with associated amenities, parking, landscaping, internal roadways, and supporting infrastructure improvements. The project received site plan approval in 2025 and is currently under construction. As part of the review process, the applicant received a partial parkland dedication credit pursuant to Section 10.3 of the Land Development Code based on the provision of on-site amenities and green space, with the remaining required parkland dedication fee paid to the City.

Concurrency analyses completed for the project confirmed that adequate public facilities and services are available to support the proposed development at full buildout. The project is projected to generate an estimated potable water demand of approximately 26,000 gallons per day (GPD) and approximately 20,500 GPD of wastewater flow, both of which can be accommodated within the existing capacities of the City's Reverse Osmosis (RO) Water Plant and wastewater collection and reclamation systems. The development also includes a privately designed stormwater management system and participated in the City's CRA stormwater buy-in

program through payment of a \$170,025.57 stormwater buy-in fee prior to vertical construction. In addition, the Traffic Impact Statement determined that all study roadway segments are expected to continue operating at Level of Service (LOS) C during the PM peak hour under 2025 conditions, which exceeds the City's adopted Comprehensive Plan standard of LOS D. Solid waste services for the development will be provided through curbside collection using roll-out containers.

### **760 Brooker Creek Boulevard**



The proposed development at 760 Brooker Creek Boulevard consists of a 68,000-square-foot dock-high warehouse facility located west of Brooker Creek Boulevard within the M-1, Limited Manufacturing zoning district. The property is part of the former Tampa Bay Park of Commerce Development of Regional Impact (DRI) and carries an Industrial Limited (IL) Future Land Use designation, which supports light industrial, warehousing, and employment-generating uses. The project is speculative construction, with no specific tenant currently identified, and is intended to accommodate general warehouse and distribution operations compatible with the surrounding industrial and business park area.

Concurrency analyses completed for the project indicate that adequate public facilities and services are available to support the proposed development. Based on the estimated demand rate of 0.1 gallons per day per square foot, the development is projected to generate approximately 6,800 gallons per day (GPD) of potable water demand and an equivalent 6,800 GPD of wastewater flow. Peak sanitary sewer demand was evaluated using a PF3 peaking factor, resulting in an estimated peak flow of approximately 14.2 gallons per minute (GPM). Traffic analysis prepared using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition, Land Use Category 130 (Industrial Park), estimates that the project will generate approximately 473 average daily trips (ADT). The proposed warehouse facility is consistent with the industrial development pattern of the area and can be accommodated within the City's existing utility and transportation infrastructure systems.

## **Water Facilities**

### **Potable Water**

The City of Oldsmar owns and maintains its own potable water production system through the Reverse Osmosis Water Treatment Plant. The City's capacity remains at two million gallons per day (mgpd). The City's adopted LOS for potable water is 100 gpd per person. The City has 5,795 potable water connections, with an average daily use of 1.287 mgd. The capacity used is 64%.

In the 2024-2025 fiscal year, the City Council budgeted the following:

- Citywide Water Meter Replacement
- Acidizing and Backplugging Production Wells
- Technology Improvements

### **Sanitary Sewer**

The City of Oldsmar owns and maintains its own wastewater treatment facility which is in good condition. The Oldsmar Water Reclamation Facility is a 2.25 - mgd Bardenpho five stage biological treatment plant. The City's adopted LOS for sanitary water is a minimum of 125 gpd per capita. The City treats a daily average of 1.742 mgd and a capacity use of 77.4%.

In the 2024-2025 fiscal year, the City Council budgeted the following:

- Sewer Lining
- Trailer-mounted Main Lift Station Emergency Bypass Pump
- Lift Station Rehabilitation
- Technology Improvements
- WFR Control Building Improvements Design

Reclaimed Water

In 2025, the City average daily use was 0.775 mgd and operated at a capacity of 22.1%. On December 18, 2012, the City Council adopted ORD2012-11 which required property owners that had access to the reclaimed water system to pay a service availability charge, if they were not connected to the available system. This fee was raised to \$5.43 in October 01, 2025.

Drainage

The City is a co-applicant with Pinellas County for the stormwater management permit requirements of the National Pollutant Discharge Elimination System (NPDES) under the Florida Department of Environmental Protection (FDEP). The Southwest Florida Water Management District (SWFWMD) and the Department of Environmental Protection issue permits to development applicants and the City. The City’s regulations are applicable to all instances of land subdivision and are implemented through a plat approval process that is contained in the Land Development Code (LDC). The City also regulates drainage through the LDC. The drainage plan requirements provide for the adequate disposal of stormwater and protection of adjoining properties from damage due to stormwater runoff.

In the 2024-2025 fiscal year, the City Council budgeted the following:

- Completion of the Stormwater Master Plan
- Douglas Road Improvements (Stormwater)
- Design of State Street Ditch Reconstruction Project
- Design of South Oldsmar Infrastructure Project (stormwater)

**Solid Waste and Recycling**

The City continued contracting solid waste services to Coastal Waste & Recycling through the end of fiscal year 2025, to provide solid waste services to all residential and nonresidential customers within the City and recycling services for residential and City facilities. Solid waste service for residential customers is twice per week, including bulk solid waste, and recycling is provided weekly. There are approximately 3,663 sites receiving recycling services. The City’s adopted LOS is 8.9 pounds per day. The tonnage and waste rates can be found in the matrix below.

**Table 2: Tonnage and Waste Rates Matrix**

Generator	Waste Tons	Recycling Tons
Residential	5,539.49	789.86
Commercial	7,661.89	
Industrial	4,964.00	
<b>Total</b>	<b>18,186.38</b>	<b>789.86</b>

## **Parks and Recreation**

The City's Parks and Recreation Department maintains all City-owned parks so that all residents and visitors may enjoy a safe and convenient place for outdoor activities. City properties are maintained through a regular maintenance program and all playground equipment is inspected on a regular basis to ensure safe working order. The City owns over 200 acres of parkland, all connected through the 10-mile Oldsmar Trail system. The National Park and Recreation Association no longer provides LOS standards for communities. Instead, they provide direction that service standards should encompass the uniqueness found in every community based on its size and the individual needs and desires of its residents. Table 3 below represents the City's recreation system inventory. **APPENDIX F** includes City of Oldsmar Parks and Recreation Map.

In the 2025-2026 fiscal year, the City Council budgeted the following:

- Resurface BMX Turns
- Retrofit Sports Lighting to LED at Oldsmar Sports Complex
- Retrofit Sports Lighting to LED at Bicentennial Park
- R.E. Olds Park Repairs
- Replace Marquee at Bicentennial Park
- Install Batting Cage at Oldsmar Sports Complex
- Council Building Electrical Upgrade
- Guardrail Installation Bicentennial Park
- Bench, Trash Can, Picnic Table Replacement Sheffield Park
- Stand On Blower
- Backhoe
- Field Roller
- Tow Behind Blower
- Rotary Mower
- Bucket Truck

**Table 3: Oldsmar Parks and Facilities Total Count**

Facilities	2024 Existing
Parks	11
Tennis Courts	4
Basketball Courts	3
Diamond Fields	9
Multi-Purpose Fields	4
Playgrounds	8
Fitzone	1
Dog Parks	2
Trail System	1
Zipline	1
Fishing Sites	3
Outdoor Sports Rink	1
Picnic Shelters	23
BMX Track	1
Disc Golf	1
Amphitheater	1
Boat Ramp	1
Bocce Court	2
Kayak / Canoe Launch	4
Community Garden	1
Pickleball Courts	3
Spray Park	1
Sand Volleyball Courts	1
Pier	1
Floating Docks	2

**Planning & Redevelopment Department 2025 Approved Cases**

Conditional Uses:

NA

Development Agreement:

NA

Land Use or Zoning Changes:

NA

Minor/Major Site Plan Amendments:

NA

Plats/Administrative Replats:

PLT23-04 – 500 St. Petersburg Drive (Odeon) Final Plat – 82 Townhomes, including 18 live-work units  
PLT24-02 – Administrative replat for 511 Buckingham Avenue East

Simple Adjustments:

SA25-02 – 3771 Tampa Road (CVS)

Site Plans:

SP23-02 – 500 St. Petersburg Drive (Odeon) – 82 Townhomes, including 18 live-work units  
SP24-01 – 760 Brooker Creek - New 68,000 sq. ft. warehouse development

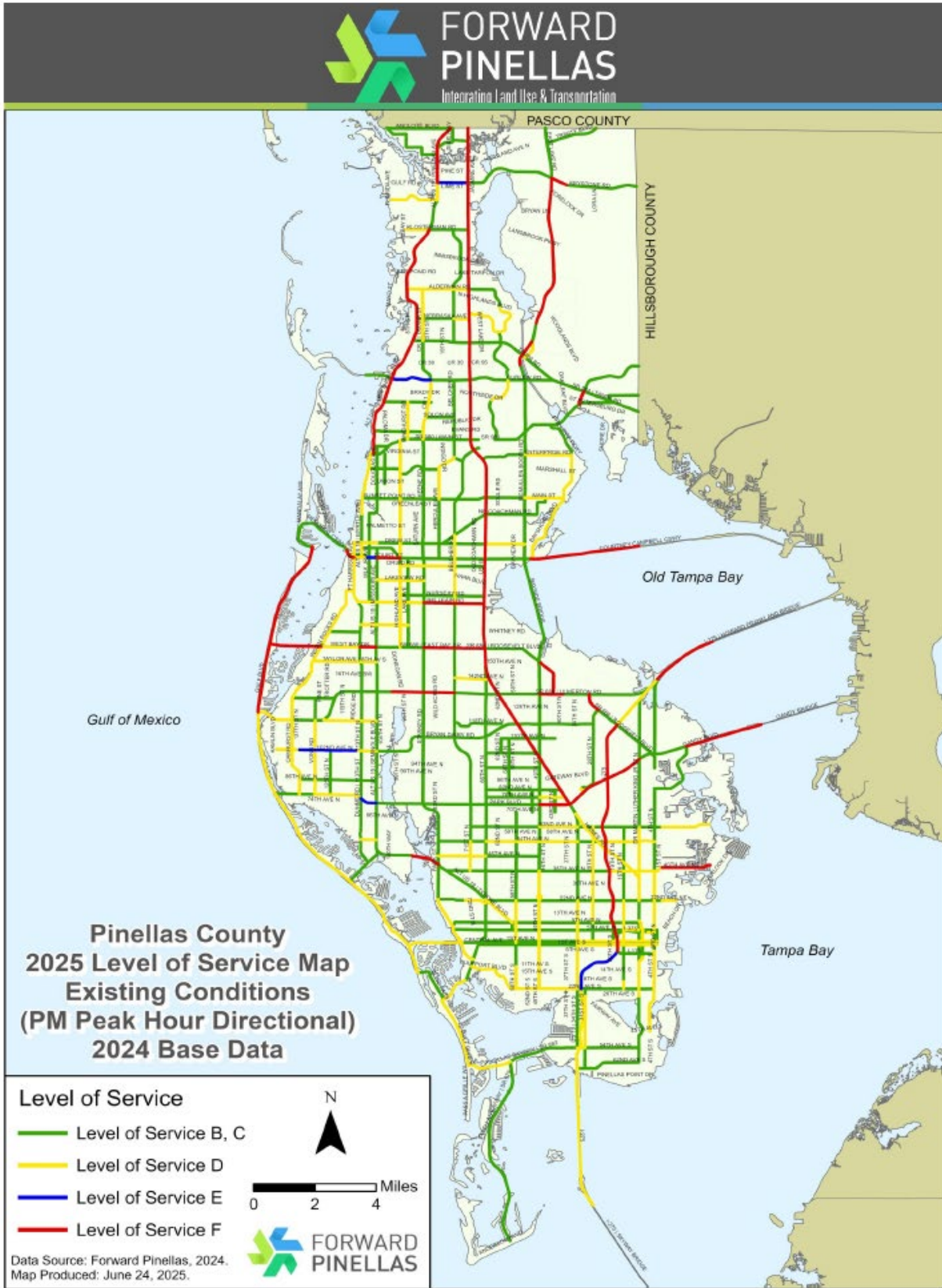
Variances:

VAR24-06 - 760 Brooker Creek - New 68,000 sq. ft. warehouse development  
VAR25-01 - 302 Park Blvd  
VAR25-02 - 374 Fountainview Cir  
VAR25-03 - 501 St. Petersburg  
VAR25-04 - 1763 Oak Pond

Annexation:

NA

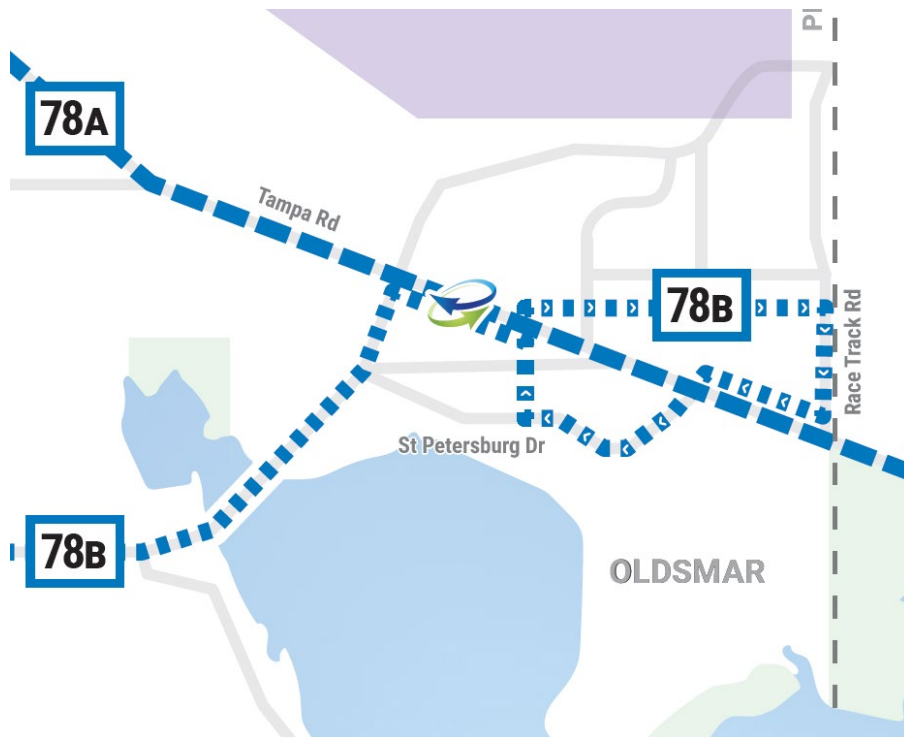
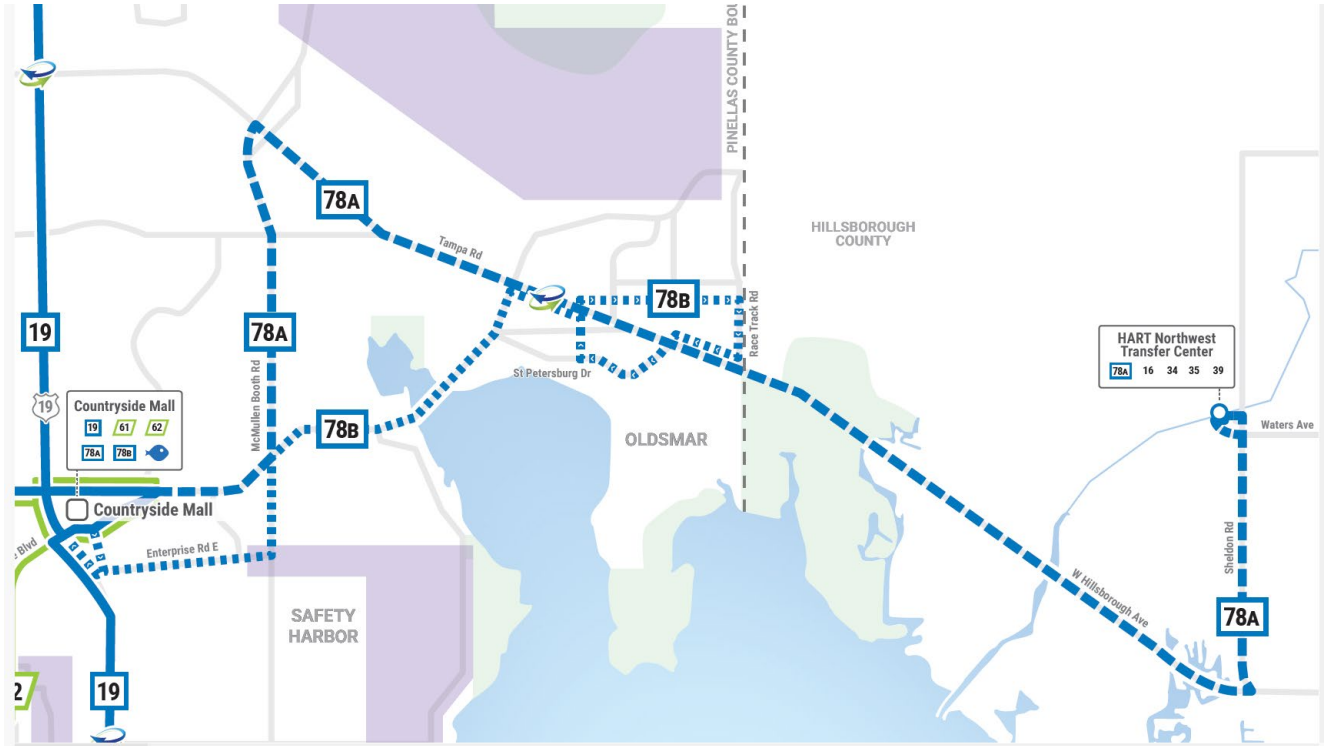
APPENDIX B – FORWARD PINELLAS LOS MAPS



APPENDIX C – FORWARD PINELLAS DEFICIENT ROADWAYS MAP

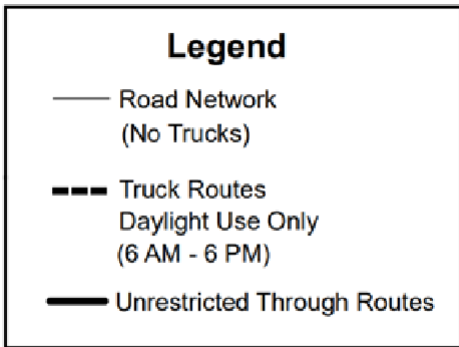
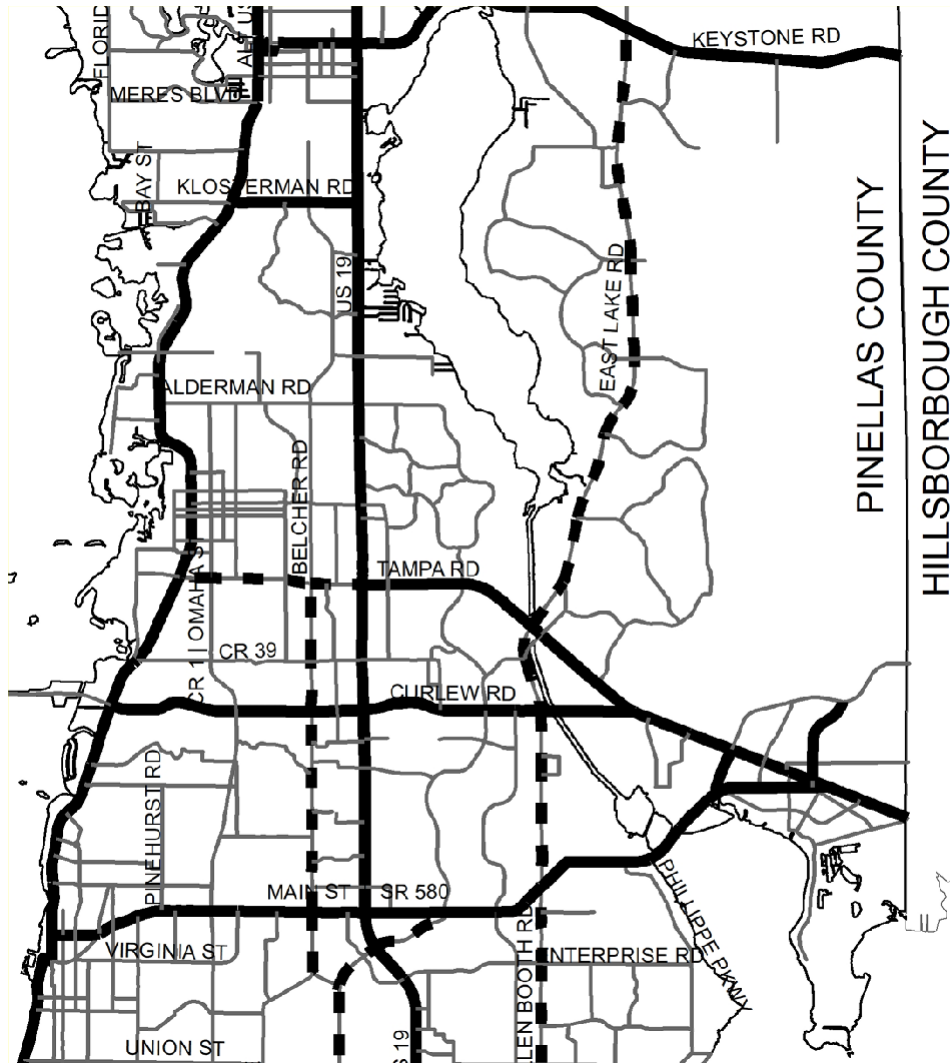


APPENDIX D – PINELLAS SUNCOAST TRANSIT AUTHORITY CITY OF OLDSMAR ROUTE MAPS<sup>1</sup>



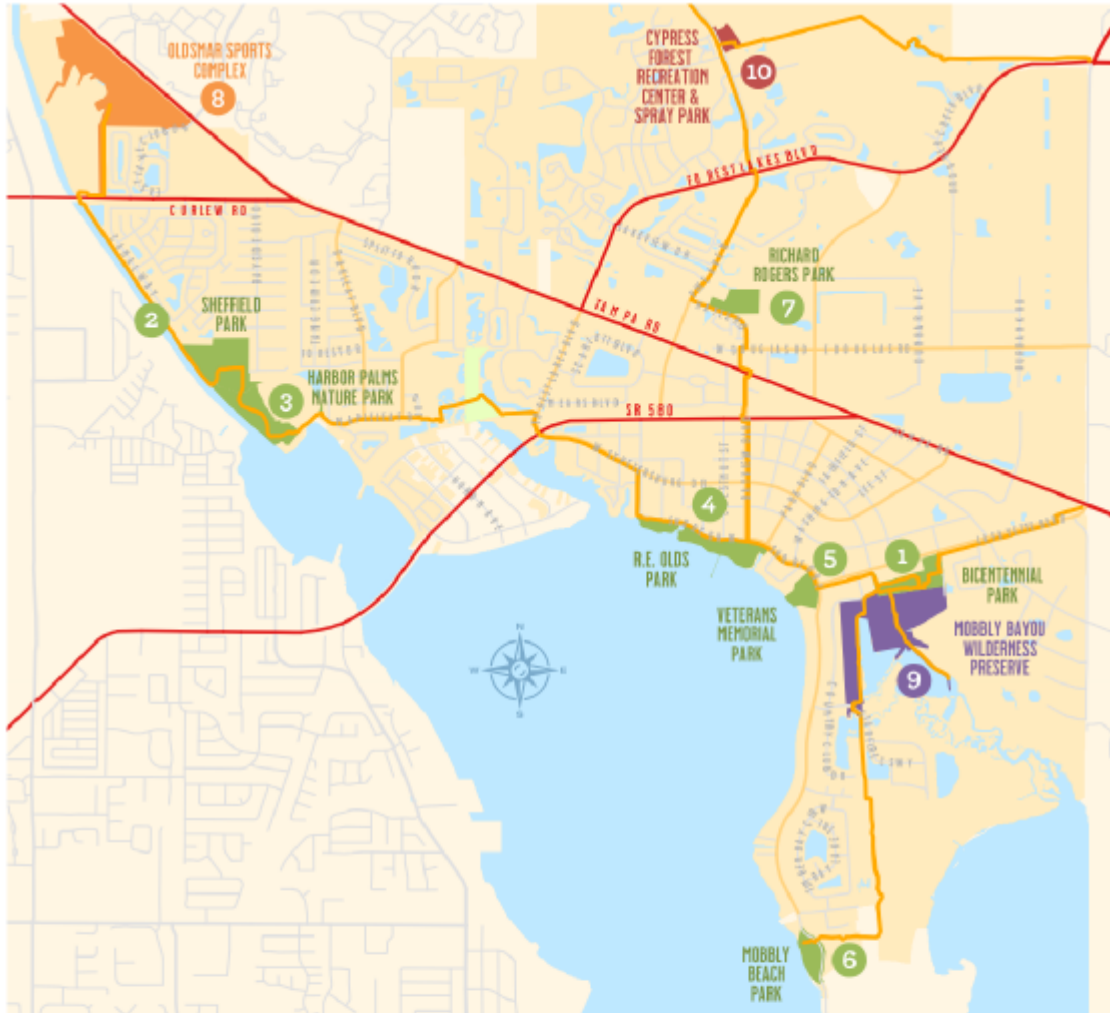
<sup>1</sup> [www.psta.net/](http://www.psta.net/)

APPENDIX E – FORWARD PINELLAS CITY OF OLDSMAR TRUCK ROUTES MAP<sup>2</sup>



<sup>2</sup> <https://forwardpinellas.org/wp-content/uploads/2016/06/Truck-Route-Map.pdf>

APPENDIX F – CITY OF OLDSMAR PARKS AND RECREATION MAP



**OLDSMAR PARKS & FACILITIES GUIDE**

	Amphitheater	Baseball Field	Basketball Court	Rest Room	Beach Court	BMX Facility	Cannon/Kayak Launch	Community Garden	Disc Golf Course	Dog Park	Fishing Dock / Pier	Gasbo	Exercise Equipment	Football Field	Cricket/Softball Field	Pro/Amateur Courts	Public Skaters	Playground	Restrooms	Soccer Field	Spring Park	Tennis Courts	Trail - Bike / Walk	Trail - Nature	Sand Volleyball Court	Ziplow Course
<b>Community Parks</b>																										
1			•																							
2		•	•					•	•	•																
3																										
4	•																									
5																										
6																										
7			•																							
<b>Sports Complex</b>																										
8		•																								
<b>Nature Preserve</b>																										
9																										
<b>Recreation Facilities</b>																										
10																										

**RESOLUTION 2026-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, ADOPTING THE 2025 CONCURRENCY TEST STATEMENT PURSUANT TO THE REQUIREMENTS OF SECTION 11.2.2.2 OF ARTICLE XI OF THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.**

**WHEREAS**, the City of Oldsmar’s Comprehensive Plan establishes the Level of Service for public facilities and services; and

**WHEREAS**, the City of Oldsmar adopted a Concurrency Management System through its adoption of Ordinance 91-04; and

**WHEREAS**, the Land Development Code ensures that the adopted Level of Services for transportation facilities, potable water, sanitary sewer, solid waste, parks and recreation and drainage are maintained prior to issuance of a development order or development permit; and

**WHEREAS**, the Land Development Code requires the Concurrency Test Statement be updated annually.

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

**Section 1.** That the 2025 Concurrency Test Statement attached hereto as Exhibit “A” is hereby adopted pursuant to the requirements of Section 11.2.2.2 of Article XI, of the Land Development Code.

**Section 2.** That this Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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**

**STAFF REPORT**

**TO:** Felicia Donnelly, City Manager

**FROM:** Tatiana Childress, Planning and Redevelopment Director

**DATE:** June 1, 2026

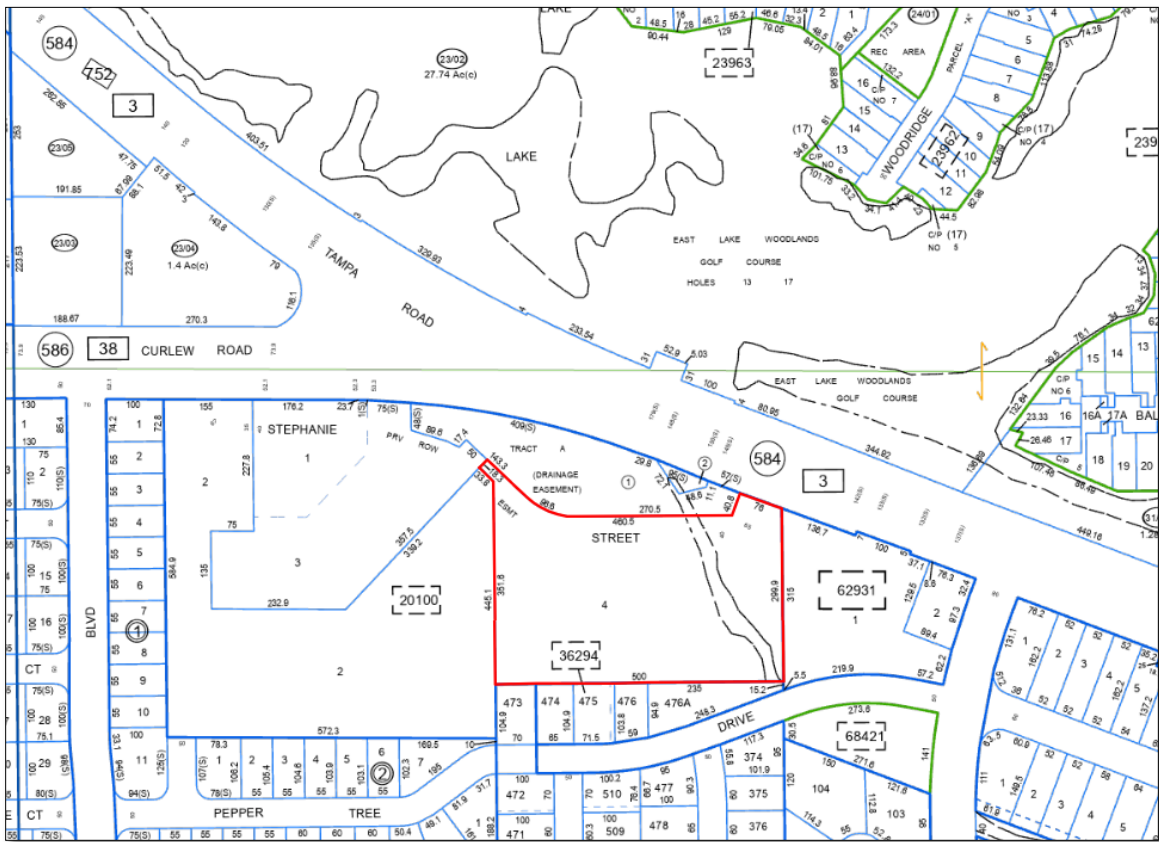
**SUBJECT:** Amendment to the Restrictive Covenant to allow shopping plazas for the property located within the C-2, General Commercial Zoning District

**CASE NO:** ZLU26-01

**APPLICANT:** Complex Delta USA LLC/Housh Ghovae, CEO Northside

**LOCATION:** Parcel ID: 15-28-16-20100-000-0040

**LOCATION MAP**



## BACKGROUND

The subject property is currently zoned C-2, Commercial General, with a Future Land Use designation of General Commercial, and is subject to a Restrictive Covenant recorded in 2001 as part of a prior rezoning approval. The covenant prohibits shopping centers while allowing general retail uses. As a result, the property may be developed with a single-tenant commercial building but cannot be developed as a multi-tenant shopping center. The applicant is requesting a modification to the Restrictive Covenant to remove the prohibition on shopping centers and allow multi-tenant commercial development consistent with the underlying C-2 zoning district and the intended retail and sales uses of the district.

At the time the Restrictive Covenant was established, the property had a Residential/Office/Retail Future Land Use designation and was zoned Office General. The covenant was intended to impose site-specific development limitations beyond the underlying zoning regulations, restricting the intensity and type of development permitted on the property.

Pursuant to the Land Development Code (LDC), a “shopping center and business center” is defined as a group of three or more business establishments within a single architectural plan, with common ownership of property, or cooperative or condominium ownership. The applicant’s request would remove the restriction prohibiting this development format and allow the property to develop in a manner otherwise consistent with the adopted General Commercial Future Land Use designation and the permitted uses within the C-2 zoning district.

**REQUEST:** The request is to amend the existing recorded Restrictive Covenant to permit shopping center uses on the property, allowing multi-tenant commercial development consistent with C-2 zoning standards.

**DISCUSSION:** This request was evaluated pursuant to Article III, Section 3.15.3 Standards for Approval, Land Development Code, since the list of permitted zoning uses was amended by the prior Restrictive Covenant.

**1. *The available uses to which the property may be put are appropriate to the property in question and compatible with the existing and planned uses in the area.***

The underlying C-2 zoning district permits a full range of commercial uses, including retail sales, service establishments, restaurants, and offices. The requested amendment would align the covenant with the underlying zoning designation by removing a limitation that currently restricts multi-tenant commercial development.

Additionally, [Section 5.5, Retail Sales and General Services](#), of the Land Development Code further supports the proposed amendment by recognizing the intent of these commercial areas to provide residents with a full range of retail, personal, professional, and service-oriented uses. The Land Development Code further states that such uses should be located along principal and collector corridors for convenient access and efficient use of public infrastructure, while also requiring appropriate buffering and screening when adjacent to residential districts. The subject property’s location along the Tampa Road Corridor and adjacent commercial development

pattern is consistent with these objectives and supports the proposed multi-tenant commercial configuration.

The surrounding area includes a mix of residential neighborhoods and existing commercial activity along adjacent corridors. The property's location along a transitional edge supports commercial use, provided appropriate buffering and site design standards are met at the site development review stage.

If amended, the Restrictive Covenant will be recorded in the Official Records of the Pinellas County Clerk of the Circuit Court. Any future modification or removal of the restrictions will require approval from the City of Oldsmar. The amended covenant proposes to allow the following uses:

***Updated Restrictive Covenant Uses:***

*Permitted Uses:*

1. *All uses permitted, and conditionally permitted, in the C-1 district.(See attached)*
2. *Retail sales establishments selling directly to consumers, except building materials.*
3. *Restaurants, excluding takeout and drive-thru.*
4. *Financial institutions and banks, including drive-thru.*
5. *Professional services, including medical, dental and eye clinics, real estate, travel agencies, brokerage houses, office reproduction, and supplies for retail sales.*
6. *Dry cleaning establishments using only solvents which are not flammable.*
7. *Funeral Homes*
8. ***Shopping Centers***
9. *Conditional Uses:*
10. *Navigation safety devices and structures.*
11. *Places of worship.*
12. *Public or private utility, electrical, gas, telephone, water, or sewage and railroad right-of-way.*
13. *Public or private substations provided there be no storage of trucks or materials on the site.*
14. *Self-service storage facilities, as per the requirements set forth in article XIV of this Code.*
15. *Assembly and research and development of electronic components, precision instruments, office and professional supplies, lighting and processing equipment, toys, cosmetics, musical instruments, and additional uses of similar character and no greater impact. Said uses shall perform as follows:*
  - a. *All assembly and research and development operations shall be fully enclosed.*
  - b. *Open storage shall be prohibited*
  - c. *Maximum gross floor area shall be limited to 4,000 square feet on any one floor of a structure*
  - d. *Noise-generating mechanical equipment shall be soundproofed so as not to exceed the noise regulations of the City of Oldsmar and Pinellas County.*

*Prohibited Uses:*

16. *Marinas, which provide boat launching, docking, wet or dry storage of boats, sale of gasoline and oil repair and service of boats and motors, incidental to the operation of a marina.*

**~~17. Shopping Centers~~**

18. *Motels and Hotels.*

19. *Convenience stores*

20. *Take-out or drive-thru restaurants*

21. *Veterinary hospitals or kennels*

22. *Automobile detailing*

23. *Sales of automobiles, boats and mobile homes*

24. *Commercial recreation uses*

25. *Truck rental or repair*

26. *Sales of household appliances.*

**2. *The numerical and dimensional development requirements which govern the development of property will sufficiently safeguard the integrity and character of the area.***

The existing Restrictive Covenant functions as an additional layer of regulation beyond the C-2 zoning district. While general commercial uses are permitted, the prohibition on shopping centers limits the development form to a single-tenant retail configuration.

The proposed amendment would not change the zoning or allowable uses under the Land Development Code but would modify the private development restriction to allow a broader commercial configuration consistent with C-2 intent.

**3. *The amendment will not constitute a grant of special privilege to an individual owner.***

The amendment will not constitute a grant of special privilege to an individual owner. Any applicant must follow the established review and approval process required by the City of Oldsmar for amendments to recorded Restrictive Covenants. If approved, the amended Restrictive Covenant will be formally adopted by ordinance and recorded in the Official Records of Pinellas County. The covenant will continue to run with the land and remain enforceable by the City. Any future modification or removal of the restrictions will require subsequent review and approval by the City in accordance with applicable procedures, ensuring consistent application of regulations and preventing preferential treatment.

**4. *The amendment will not conflict with the needs of the neighborhood or the City.***

By allowing a multi-tenant commercial (shopping center) configuration instead of a single-tenant use, the proposed development provides a direct community benefit by expanding access to convenient day-to-day goods and services for nearby residential neighborhoods and Tampa Road corridor users. This type of development improves accessibility by reducing travel distances for basic retail, dining, and service needs, while also serving visitors traveling along the corridor. As a result, the proposed amendment promotes a more functional and efficient commercial environment that better serves both the surrounding neighborhood and the broader community

Additionally, the applicant conducted a public workshop as part of the outreach process, providing notice to surrounding property owners and businesses within a 500-foot radius of the subject site. A conceptual plan was presented during the meeting, as shown in Appendix A of this report, and the proposal generally received favorable feedback from the majority of attendees. One resident expressed concerns regarding potential traffic impacts; however, any required traffic analysis will be evaluated during future development review in accordance with the Land Development Code requirements.

**5. *The amendment will not adversely or unreasonably affect the use of other property in the area.***

The subject property is located along the Tampa Road Corridor, a major commercial corridor characterized by a mix of retail, office, and service-oriented uses, as well as higher-intensity commercial development that serves the broader community. Properties to the east and west are developed with established commercial uses consistent with this corridor setting. To the south, the property is adjacent to the existing established single-family residential neighborhood. All future development of the site will remain subject to all applicable Land Development Code standards, including buffering, landscaping, lighting controls, and site plan review. These requirements ensure compatibility with adjacent residential properties regardless of whether the development is single-tenant or multi-tenant in nature.

**6. *The amendment will not deter the improvement or development of other property in accord with the existing zoning and development regulations.***

The proposed amendment will not deter the improvement or development of other properties in accordance with the existing zoning and development regulations. The underlying C-2, Commercial General zoning district remains unchanged, and all adjacent and nearby properties will continue to develop consistent with their respective zoning designations and applicable Land Development Code standards. The amendment only modifies a private Restrictive Covenant affecting a single parcel and does not alter permitted uses, intensities, or development standards applicable to other properties in the area.

**7. *The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.***

The amendment does not directly increase intensity of use beyond what is already permitted under C-2 zoning. Any future development will be required to undergo concurrency review to ensure adequate capacity for water, wastewater, drainage, and transportation facilities at the time of development.

**8. *The district boundaries area appropriately drawn with due regard to locations and classifications of streets, ownership lines, existing improvements, and the natural environment.***

The district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, existing improvements, and the natural environment.

**9. *The amendment will result in enhancing the health, safety, or welfare of the citizens of Oldsmar.***

The amendment may enhance the health, safety, and welfare of the citizens of Oldsmar by supporting the revitalization of an underutilized commercial site through improved site design, enhanced landscaping, and additional buffering. Allowing a multi-tenant shopping center will expand access to everyday goods and services for nearby residents and corridor users, reducing travel distances and improving convenience.

In addition, redevelopment of the site is expected to improve the overall appearance of the corridor, support economic activity, and promote a more active and well-maintained commercial environment.

At the time of future development review, the applicant will be required to provide appropriate mitigation measures, as necessary, to address potential impacts related to traffic circulation and buffering. These measures will be evaluated in accordance with the Land Development Code to ensure safe and efficient site access and compatibility with surrounding uses.

**10. *The amendment will further the expressed purposes of the Land Development Code.***

If approved, the amended Restrictive Covenant will continue to run with the land and will be recorded in the Official Records of Pinellas County. The covenant will remain enforceable by the City of Oldsmar and may only be modified through future City approval.

Any future redevelopment of the site will remain subject to all applicable zoning district regulations and site development standards of the Land Development Code, including requirements related to access, parking, landscaping, buffering, stormwater, utilities, signage, lighting, and compatibility with surrounding uses. Through the future development review process, the City will ensure compliance with all applicable standards to promote public health, safety, welfare, and orderly development.

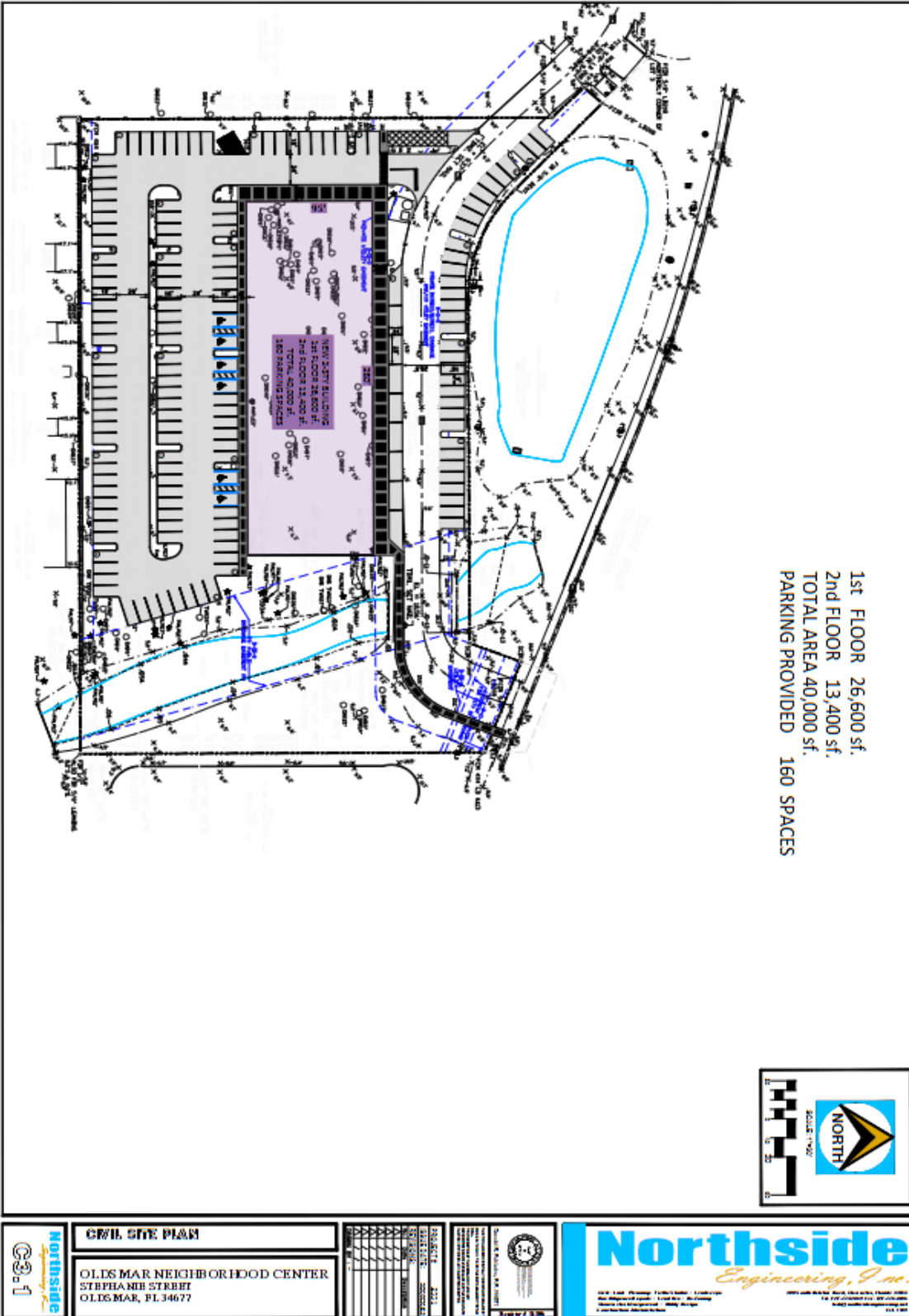
**11. *The amendment will not in any way deter the implementation of the Comprehensive Plan.***

The underlying Future Land Use designation is General Commercial, which permits shopping centers and general retail uses. The proposed request does not modify the Future Land Use designation; it only involves an amendment to a recorded Restrictive Covenant that imposes additional use limitations beyond the Land Development Code. The underlying land use category will remain unchanged, and the amendment will not alter the consistency of the property with the Comprehensive Plan or the City's adopted growth management framework.

**RECOMMENDATION:** Based on the above discussion and review of the standards outlined in Section 3.15.3 of the Land Development Code, staff recommends that the City Council authorize the City Attorney to draft an ordinance amending the existing Restrictive Covenant to remove the prohibition on shopping center uses and allow multi-tenant commercial development consistent with the underlying C-2, Commercial General zoning district regulations.



Proposed Conceptual Plan.







6  
100273  
28.50

R

### RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS that HAKIM TWO FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership, organized and existing under the laws of the State of Florida, hereinafter referred to as "Owner", is the owner and developer of certain real property located in the City of Oldsmar, Pinellas County, Florida (the "Property"), more particularly described as follows:

#### AS PER EXHIBIT "A" ATTACHED.

Said Owner does hereby make the following Restrictive Covenant covering the said real Property, specifying that this Covenant shall constitute a covenant running with the land, and that this Covenant shall be binding upon the said Owner and upon all persons deriving title by, through or under the said Owner, and their assigns and successors-in-title. This Covenant shall be for the benefit of and limitation upon all present and future owners of the real Property described herein, and shall be for the benefit of the City of Oldsmar, Florida, a municipal corporation. This Restrictive Covenant is executed in conjunction with and in furtherance of amending the Future Land Use Element of the Comprehensive Plan to change the Land Use Designation on the Property from Residential/Office General to Commercial General and to rezone the Property from Office General District (OF) to Commercial General District (C-2). As part of the agreement of the City to amend the Future Land Use Element and rezone the Property, the Owner has agreed to the Covenant contained herein. Absent this Covenant and the Owner's adherence thereto, the City would not have amended the land use or rezoned the Property.

I DO HEREBY CERTIFY THAT THIS A TRUE AND CORRECT COPY OF THE CITY OF OLDSMAR PUBLIC RECORDS  
CITY CLERK

*Return to:*  
City Clerk's Office  
CITY OF OLDSMAR  
100 STATE STREET W.  
OLDSMAR, FL 34677-3655

**CERTIFICATION**  
I DO HEREBY CERTIFY THAT THIS A TRUE AND CORRECT COPY OF THE CITY OF OLDSMAR PUBLIC RECORDS  
CITY CLERK

83/15/1999 16:56 18137332991

FHBT

PINELLAS COUNTY FLA.  
OFF. REC. BK 10465 PG 2517

This Covenant placed on the said land, and constituting a covenant running with the land,  
is as follows:

1. That the only permitted uses allowed on the Property are:
  - a. All uses permitted and conditionally permitted, in the C-1 district as of the date of the execution of this Restrictive Covenant.
  - b. Retail sales establishment selling directly to consumers, except building materials.
  - c. Restaurants, excluding take-out and drive-through.
  - d. Financial institutions and banks, including drive-through.
  - e. Professional services, including medical, dental and eye clinics, real estate, travel agencies, brokerage houses, office reproduction and supplies for retail sales.
  - f. Dry cleaning establishment using only solvents which are not flammable.
  - g. Funeral homes.
2. That the only conditional uses allowed on the Property are:
  - a. Navigation safety devices and structures.
  - b. Places of worship
  - c. Public or private utility, electrical, gas, telephone, water or sewage and railroad right-of-way.
  - d. Public or private utilities substations, provided there be no storage of trucks or materials on the site.
  - e. Self-service storage facilities, as per the requirements set forth in Article XIV of the Code of Ordinances of the City of Oldsmar as of the execution of this Restrictive Covenant.

03/15/1999 16:56 10137332991

FHBT

PINELLAS COUNTY FLA.  
OFF. REC. BK 10465 PG 2518

- f. Assembly and research and development of electronic components, precision instruments, office and professional supplies, lighting and processing equipment, toys, cosmetics, musical instruments, and additional uses of similar character and no greater impact. Said uses shall perform as follows:
1. All assembly and research and development operations shall be fully enclosed.
  2. Open storage shall be prohibited.
  3. Maximum gross floor area shall be limited to 4,000 square feet, on any one floor of a structure.
  4. Noise-generating mechanical equipment shall be soundproofed so as to not exceed the noise regulations of the City of Oldsmar and Pinellas County.
3. That prohibited uses of the Property are:
- a. Marinas, which provide boat launching, docking, wet or dry storage of boats, sale of gasoline and oil, repair and service of boats and motors, incidental to the operation of a marina.
  - b. Shopping centers.
  - c. Motels and hotels.
  - d. Convenience stores.
  - e. Take-out or drive-through restaurants.
  - f. Veterinary hospitals or kennels.
  - g. Automobile detailing
  - h. Sales of automobiles, boats and mobile homes.
  - i. Commercial recreation uses.
  - j. Truck rental or repair.

PINELLAS COUNTY FLA.  
OFF. REC. BK 10465 PG 2519

K. Sale of household appliances.

4. The Covenant contained herein shall continue in full force and effect on said property regardless of whether or not portions of the Property are sold to third parties, and all successors-in-title shall be bound by the provisions hereof.

5. The City of Oldsmar is deemed to have a beneficial interest in these Covenants, and no modifications or amendments of this Covenant may be effective without the joinder and consent of the City of Oldsmar, which joinder and consent shall be solely within the discretion of the City of Oldsmar. The City shall be fully entitled to enforce this Covenant.

6. Invalidation of any portion of this Restrictive Covenant by a judgment of a court of competent jurisdiction shall in no way affect any of the other provisions, which shall remain in full force and effect.

7. The Covenant contained herein shall be a covenant running with the land regardless of whether or not it is specifically mentioned in any deeds of conveyance subsequently executed.

8. This Covenant shall be binding on all owners and all parties claiming under them for a period of seventy-five (75) years from the date this Restrictive Covenant is recorded or such a time that the zoning of the classification of the subject property has been amended by ordinance.

9. If any person, firm or corporation, or their heirs, successors, personal representatives, or assigns shall violate or attempt to violate any of the Restrictive

PINELLAS COUNTY FLA.  
OFF REC BK 10465 PG 2520

Covenant contained herein before their expiration, it shall be lawful for any other person or persons owning any part or parcel of any of the said Property and the City of Oldsmar to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate said Covenant, either to prevent them from so doing or to recover damages or for the purpose of seeking an injunction against further or contemplated violation of this Covenant.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 16 day of March, 1999.

ATTEST:

EDWARD SALEM  
Ed Salem

[Signature]  
Secretary

HAKIM TWO FAMILY LIMITED  
PARTNERSHIP

By: [Signature]  
Its General Partner

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared Jean F Hakim, as General Partner of Hakim Two Family Limited Partnership, who  is personally known to me or who produced  Florida Driver's License or  \_\_\_\_\_ as identification, and who did not take an oath, this 16 day of March, 1999.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA



CELESTE A SHARPE  
My Commission CC565818  
Expires Jun. 23, 2000

## EXHIBIT A

Lot 4, CURLEW CENTRE, according to Plat thereof recorded In Plat Book 107, Pages 32, 33 and 34, of the public records of Pinellas County, Florida.

LESS AND EXCEPT that part conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 8921, page 885, of the public records of Pinellas County, Florida.

all being more particularly described as follows:

Commence at the Southeast corner of Lot 4, CURLEW CENTRE, according to the plat thereof recorded in Plat Book 107, Pages 32, 33- and 34, of the Public Records of Pinellas County, Florida, for a Point of Beginning; thence South  $89^{\circ}45'06''$  West, along the North boundary of Harbor Palms Unit 11-B as recorded in Plat Book 77, Page 78, of the Public Records of Pinellas County, Florida, 500.00 feet, to the Northwest corner of Lot 473, Harbor Palms Unit 11 as recorded in Plat Book 71 Page 57 of the Public Records of Pinellas County, Florida; thence North  $00^{\circ}14'54''$  West, 351.68 feet; thence North  $44^{\circ}46'00''$  West, 33.85 feet; thence North  $43^{\circ}47'03''$  East, 18.39 feet; thence South  $46^{\circ}12'57''$  East, 93.36 feet; thence along a curve concave to the Northeast, having a radius of 125.75 feet, an arc length of 96.64 feet, a chord length of 94.28 feet, and a chord bearing of South  $68^{\circ}13'56''$  East, thence North  $89^{\circ}45'06''$  East, 270.51 feet; thence North  $21^{\circ}02'08''$  East, 40.86 feet, to the Southerly right-of-way line of Tampa Road (S.R. 584), as established by the State of Florida Department Transportation Warranty Deed dated the 26th day of October, 1994, thence along said right-of-way line, South  $68^{\circ}57'52''$  East, 13.66 feet; thence South  $69^{\circ}37'34''$  East, 62.36 feet to the East boundary of Lot 4 of the aforementioned CURLEW CENTRE; thence along said East boundary South  $00^{\circ}14'54''$  East, 299.95 feet to the Point of Beginning.

LESS AND EXCEPT that portion of the property which is located within unincorporated Pinellas County, Florida.



**CITY OF OLDSMAR**  
 100 State Street West  
 Oldsmar, Florida 34677-3655  
 (813) 749-1100  
 Email: [Planredev@myoldsmar.com](mailto:Planredev@myoldsmar.com)  
 Website: [www.myoldsmar.com](http://www.myoldsmar.com)

Date Received	<input type="text"/>	
Application No.	<input type="text"/>	
Fee Received	<input type="text"/>	By <input type="text"/>
Receipt No.	<input type="text"/>	

**APPLICATION FOR ZONING & LAND USE CHANGES**

**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: Zoning only - \$500. Advertising fee \$350. Zoning and Land Use - \$1,500. Advertising fee \$350.
  - 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 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.
  - I. CORPORATIONS: If the applicant is a corporation, please give the names and addresses of the corporate officers, resident agent and any majority shareholders.
  - J. PARTNERSHIPS: If the applicant is a general partnership provide the names and addresses of the general partners.

Applicant's Name	<input type="text" value="Housh Ghovae, CEO Northside"/>	Telephone No.	<input type="text" value="727-443-2869"/>
Mailing Address	<input type="text" value="300 S Belcher Rd&lt;br/&gt;Clearwater, FL 33765"/>	FAX No.	<input type="text"/>
		E-mail	<input type="text" value="housh@northsideengineering.net"/>

Owners Name	Complex Delta USA LLC	Telephone No.	603-803-0976
Mailing Address	15815 MUIRFIELD DR ODESSA, FL 33556-2856	FAX No.	
		E-mail	complexdeltausa@gmail.com

PROPERTY INFORMATION

Present Zoning	C-2	Present Land Use	CG
Proposed Zoning	C-2	Proposed Land Use	CG
Present Use	Vacant Land	Subject Property Street Address and Parcel ID #	Stephanie Street, Oldsmar, FL 34677  15-28-16-20100-000-0040
Property Size in Square Feet and Acres	151,607 sf- 3.48 Acres		

This Zoning/Land Use change request also includes: (Check one or both as it applies).

- Amendment to **City** Comprehensive Land Use Plan
- Amendment to **County** Comprehensive Land Use Plan

Statement of Proposed Use

Intent is to amend the permitted uses within the Restrictive Covenant recorded for this site under C-2, Commercial General District with Restrictions to increase the number of uses.

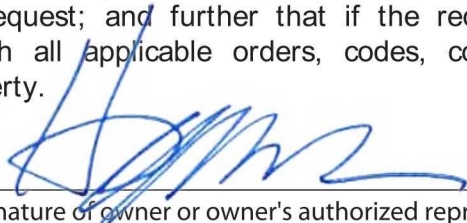
Statement of items to justify the request

Site will be utilized for Retail/ Restaurant and Offices. Land Area consists of 3.48 acres with FAR allowed 0.45 will allow 68,223 S.F. of BLDG. Multiple uses will be needed to fill any size BLDG greater than 5,000 S.F.. Therefore, we believe it is justified to request to increase the number of uses.

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

  
\_\_\_\_\_  
Signature of owner or owner's authorized representative

## 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

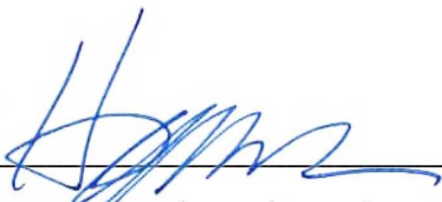
or

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

Owner Name COMPLEX DELTA USA LLC

Subject Property Street Address TAMPA DR, OLDSMAR, FL 34677

Property Parcel ID # 15-28-16-20100-000-0040

  
\_\_\_\_\_  
Signature of Owner/Agent/Owner's Representative



Macfarlane, Ferguson  
& McMullen

One Tampa City Center, Suite 2000  
201 N. Franklin Street  
P.O. Box 1531 (33601)  
Tampa, FL 33602  
813.273.4200

WWW.MFMLEGAL.COM  
EMAIL: INFO@MFMLEGAL.COM

625 Court Street, Suite 200  
P.O. Box 1669 (33757)  
Clearwater, FL 33756  
727.441.8966

April 6, 2026

TITLE CERTIFICATION LETTER

RE: PROPOSED AMENDMENT TO THE PERMITTED USES WITHIN THE RESTRICTIVE COVENANT RECORDED FOR PARCEL IDENTIFICATION NUMBER 15-28-16-20100-000-0040 LOCATED IN OLDSMAR, FLORIDA 34677

This is to certify that I, CLAY A. GILMAN, Esq., have examined the Public Records of Pinellas County, State of Florida, in regards to the following described property:

**Lot 4, CURLEW CENTRE, according to Plat thereof recorded in Plat Book 107, Pages 32, 33 and 34, of the public records of Pinellas County, Florida.**

**LESS AND EXCEPT that part conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 8921, page 885, of the public records of Pinellas County, Florida, all being more particularly described as follows:**

**Commence at the Southeast corner of Lot 4, CURLEW CENTRE, according to the plat thereof recorded in Plat Book 107, pages 32, 33 and 34, of the public records of Pinellas County, Florida, for a Point of Beginning; thence South 89°45'06" West, along the North boundary of Harbor Palms Unit 11-B as recorded in Plat Book 77, page 78, of the public records of Pinellas County, Florida, 500.00 feet, to the Northwest corner of Lot 473, Harbor Palms Unit 11 as recorded in Plat Book 71, page 57 of the public records of Pinellas County, Florida; thence North 00°14'54" West, 351.68 feet; thence North 44°46'00" West, 33.85 feet; thence North 43°47'03" East, 18.39 feet; thence South 46°12'57" East, 93.36 feet; thence along a curve, concave to the Northeast, having a radius of 125.75 feet, an arc length of 96.64 feet, a chord length of 94.28 feet, and a chord bearing of South 68°13'56" East, thence North 89°45'06" East, 270.51 feet; thence North 21°02'08" East, 40.86 feet, to the Southerly right-of-way line of Tampa Road (S.R. 584), as established by the State of Florida Department of Transportation Warranty Deed dated the 26th day of October, 1994, thence along said right-of-way line, South 68°57'52" East, 13.66 feet; thence South 69°37'34" East, 62.36 feet to the East boundary of Lot 4 of the aforementioned CURLEW CENTRE; thence along said East boundary South 00°14'54" East, 299.95 feet to the Point of Beginning.**

I find the recorded titleholder to the above vested in COMPLEX DELTA USA LLC, a Florida limited liability company ("Titleholder"), which is the same company that appears on the survey of the property.

Clay A. Gilman, Esq.

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae** and **Northside Engineering, Inc.** to act as an agent for: **United Building – Complex Delta USA, LLC** and to execute any and all documents related to securing permits and approvals for the construction on the property generally located:

0 Tampa Drive (Trampa Road/Stephanie Drive) (City of Oldsmar) lying within PINELLAS County, State of FLORIDA.

[Signature]  
Signature of Property Owner

TURCU Florin - ADRIAN.  
COMPLEX DELTA USA, LLC  
Print Name of Property Owner

15815 MUIRFIELD DR.  
Address of Property Owner

MANAGER.  
Title

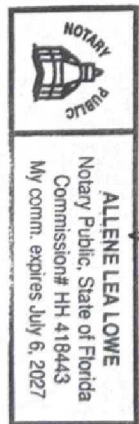
ODessa / FL / 33556  
City/State/Zip Code

603 803 0876  
Telephone Number

State of Florida      The foregoing instrument was acknowledged before me this 25<sup>th</sup> day

County of ~~Pinellas~~ Hillsborough of February, 2026, by Turcu, Florin Adrian, as property owner

who is personally known to me or who has produced FL Driver's License as identification and who did (did not) take an oath.



[Signature] Notary Public  
(Signature)

Commission # HH 418443 Expires: July 6, 2027

(SEAL ABOVE) Allene Lea Lowe (Name of Notary Typed, Printed or Stamped)