

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 1.16 ACRES LOCATED AT 2551 TARPON WOODS BOULEVARD IN EAST LAKE, UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 33, TOWNSHIP 27 SOUTH, RANGE 16 EAST; FROM RESIDENTIAL/OFFICE GENERAL TO COMMERCIAL NEIGHBORHOOD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the application for an amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small-scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 22nd day of July, 2025, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 1.16 acres located at 2551 Tarpon Woods Boulevard in East Lake, unincorporated Pinellas County, referenced as Case FLU-25-03, upon application of Pressman & Associates, Inc., from Residential/Office General to Commercial Neighborhood. See Attachment "A" for the Legal Description.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Office to Retail & Services to maintain consistency with said Plan.

Section 3. This Ordinance shall take effect upon:

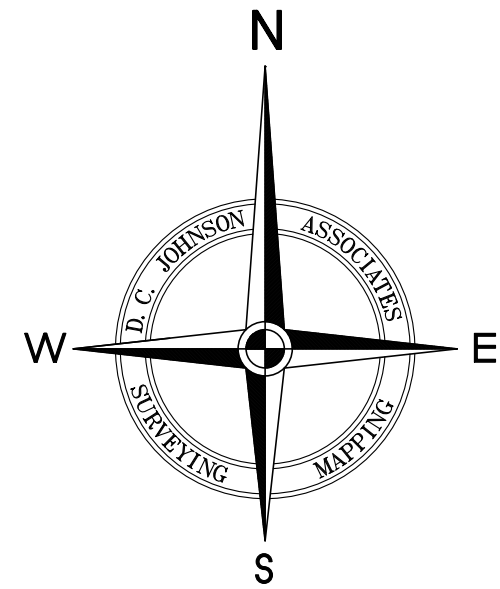
- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small-scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By: Derrill McAteer
Office of the County Attorney

ATTACHMENT “A”

ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF
SECTION 33, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

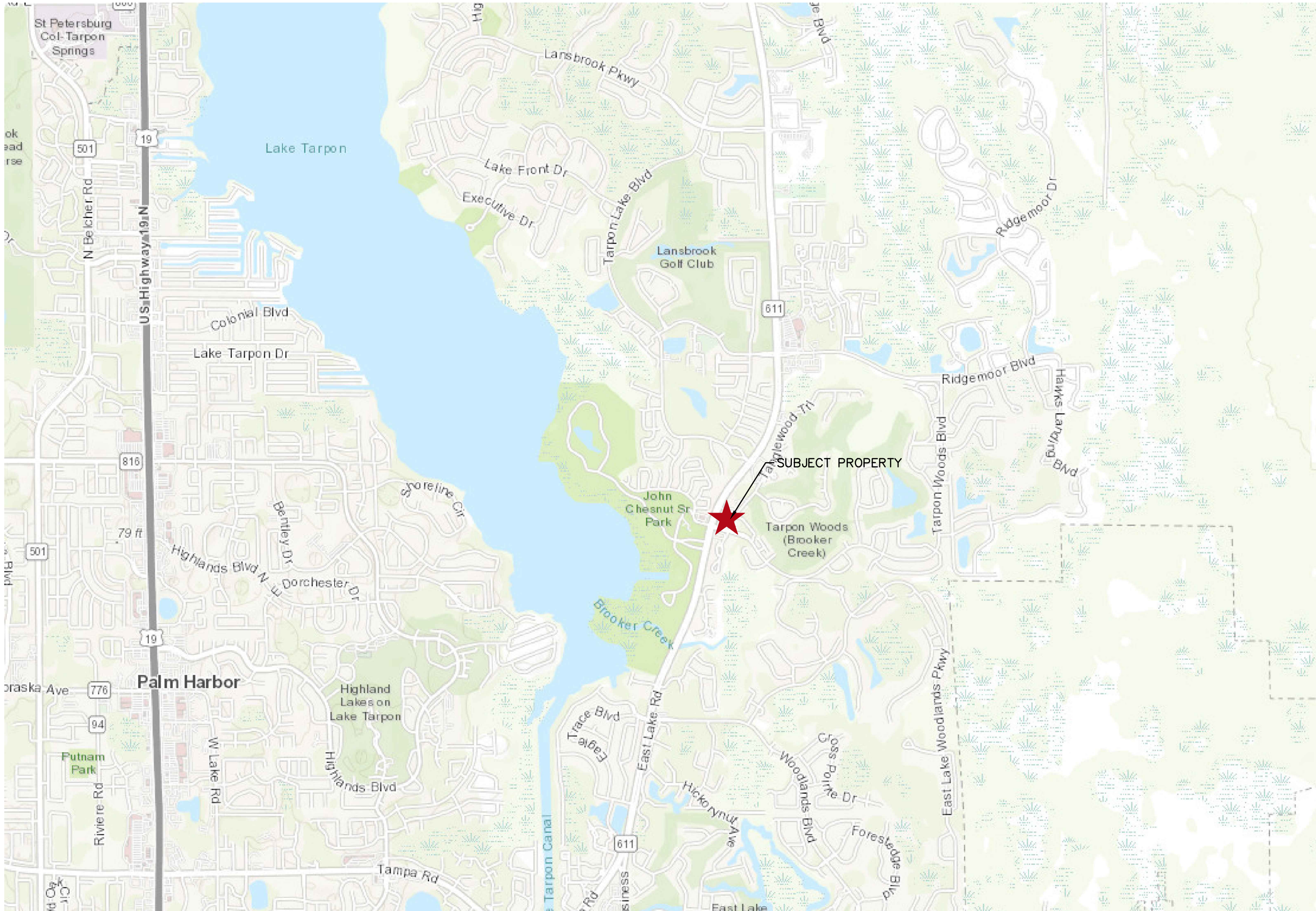


SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
2. Surveyor has reviewed Commitment for Title Insurance, Commitment Number NCS-FL2-232-NC, as issued by First American National Title Insurance Company, issued 1/7/21 at 8:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings and coordinates shown hereon are based on the NAD83 / Florida State Plane Coordinate System, FL-West Projection, (USFT) with XXX having a grid bearing of XXX.
6. Bearings and distances shown hereon are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
9. The background aerial imagery is shown for informational purposes. And was flown by by D.C. Johnson & Associates on 4/1/25.
10. The survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper (if hard copy), or the Adobe PDF containing the electronic signature has not been validated to be the original signed and sealed version (if an electronic file). If an electronic file, printed copies of the survey map are considered to be a valid signed and sealed copy.

ALTA TABLE A NOTES:

- [Item 1] See map of survey for found or set monuments.
- [Item 2] The physical address of the subject property is 2551 Tarpon Woods Blvd, Palm Harbor, FL 34685.
- [Item 3] Subject property appears to lie in Flood Zone "-" according for FEMA Flood Insurance Rate Map Panel No. XXXX, dated XX/XX/XXXX.
- [Item 4] Subject property contains 1.17 acres, more or less.
- [Item 5] Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey benchmark "ELW 8638", located in Pinellas County, Florida, published elevation = 9.10' (NAVD88).
- [Item 6] Surveyor has reviewed Zoning Report prepared by XXX, No. XXX, dated XX/XX/XXX. (Not Provided to Surveyor)
- [Item 7] See map of survey for building dimensions and area.
- [Item 8] See map of survey for depiction of substantial features observed.
- [Item 14] Subject property is approximately at the intersection of East Lake Road South and Tarpon Woods Boulevard.
- [Item 16] No evidence of recent earth moving work, building construction, or building additions were observed.
- [Item 18] See Schedule B-II table for index of easements and servitudes disclosed in Title Documents. See map of survey for depiction thereof.



DESCRIPTION: (per Title Commitment No. NCS-FL2-232-NC.)

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

FROM THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, THE SAME BEING THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 16 EAST, RUN N. 08 DEG. 30' 50" W., 1294.68 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF TARPON WOODS BOULEVARD, AS SHOWN ON PLAT OF TARPON WOODS, AS RECORDED IN PLAT BOOK 72, PAGES 43, 44 AND 45.

PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 77 FOR A POINT OF BEGINNING; THENCE ALONG THE RIGHT-OF-WAY OF COUNTY ROAD 77 BY A CURVE CONCAVE TO THE EAST, RADIUS 2804.79 FEET, ARC 177.89 FEET, CHORD N. 19 DEG. 04' 08" E., 177.86 FEET; THENCE S. 73 DEG. 52' 19" 371.17 FEET TO THE WEST RIGHT-OF-WAY OF TANGLEWOOD TRAIL, THENCE ALONG SAID RIGHT-OF-WAY BY A CURVE CONCAVE TO THE EAST, RADIUS 1040 FEET, ARC 132.99 FEET, CHORD S. 19 DEG. 47' 29" W., 132.90 FEET; THENCE BY A CURVE TO THE RIGHT, RADIUS 50 FEET, ARC 78.54 FEET, CHORD S. 61 DEG. 07' 41" W., 70.71 FEET; THENCE N. 73 DEG. 52' 19" W., 326.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART TAKEN BY PINELLAS COUNTY BY
STIPULATED ORDER OF TAKING AND FINAL JUDGMENT
RECORDED IN OFFICIAL RECORDS BOOK 8987, PAGE 1074, PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.

SCHEDULE B—II	
Item No.10	Terms and conditions of the Agreement between Tarpon Woods Golf & Tennis Club, Inc., a Florida corporation and Pinellas County, Florida recorded in Official Records Book 4148, Page 174. Said item does not affect the subject property therefore has not been shown hereon.
Item No.11	Terms and conditions of the Agreement between Tarpon Woods Golf & Tennis Club, Inc., a Florida corporation and Pinellas County, Florida recorded in Official Records Book 4906, Page 799, as affected by Supplemental Agreement recorded in Official Records Book 5655, Page 1419 and by Revised Supplemental Agreement recorded in Official Records Book 6231, Page 1641. Said item does not affect the subject property therefore has not been shown hereon.

<p>CERTIFICATION:</p> <p>To:</p> <ul style="list-style-type: none"> • First American National Title Insurance Company. • Bank Of America, National Association. • NationsBank of America, N/A. • NCNB National Bank of Florida. • Ellis First National Bank of Tarpon Springs. 	
<p>This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 5, 6(b), 7(a), 7(b)(1), 8, 14, 16, and 18 of Table A thereof. The fieldwork was completed on 4/1/25.</p>	
<p>Date of Plat or Map: 4/2/25</p>	
<p>SEAL</p>	<div style="font-size: 48pt; font-weight: bold; color: red; margin-bottom: 20px;">DRAFT</div> <div style="text-align: left; margin-bottom: 20px;"> <p>Andrew R. Getz</p> <p>PLS/PSM License Number 7043</p> </div> <p>This survey conforms to the "Standards of Practice" set forth by the Florida Board of Surveyors and Mappers in Chapter 5J–17 Florida Administrative Code.</p>
<p>DRAWN: ARG DATE: 4/2/25</p> <p>CHECKED: ARG DATE: 4/2/25</p>	<p>Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.</p>

DATE	REVISION	BY
DATE OF FIELD SURVEY: 4/1/25		

COVER SHEET

SEE SHEET 2 FOR BOUNDARY
SEE SHEET 3 FOR TOPOGRAPHY



JOHNSON
ASSOCIATES

SURVEYING AND MAPPING

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BOUNDARY & TOPOGRAPHIC SURVEY			
PREPARED FOR:			
Car Washes 2 Go, Inc.			
2551 Tarpon Woods Boulevard			
PROJECT NO: 2025-067A01BG00001			
SEC: 33	TWP: 27S	RNG: 16E	COUNTY: Pinellas County

SCALE:	As Shown
SHEET NO:	1 of 3