

From the Desk of Gina Oviedo-Martinez
3800 Cattail Marsh Court, Apt. #266
Palm Harbor, FL 34684

June 10, 2025

Pinellas County Zoning
440 Court Street
Clearwater, FL 33756

To Whom It May Concern:

I'm writing to share how excited I am about the idea of a new car wash facility at the corner of Tarpon Woods Boulevard and East Lake Road!

Right now, there aren't any full-service car washes in the East Lake area, and the closest one is in Oldsmar and constantly jam packed and backed up. Honestly, as someone who tries to avoid traffic and delays whenever possible, it would be so much easier and more convenient to have a car wash right up East Lake Road. The thought of battling the traffic on Tampa Road just to get in and out of a car wash that I know always has an extremely long line is not appealing, and its untenable for someone like me who has a demanding out-of-county workplace and is without a place to wash my car at my residence.

It's also great to see something new and useful planned for that corner. The old bank building has been sitting empty for years, and it'll be wonderful to have a thriving business there instead. I can't wait to become a regular customer of the new car wash once it's up and running!

Thank you for considering this project—I think it's going to be a fantastic addition to our community.

Yours sincerely,

A handwritten signature in black ink that reads "Gina Oviedo-Martinez". The signature is fluid and cursive, with the first name "Gina" being more prominent and the last name "Oviedo-Martinez" following in a similar style.

Gina Oviedo-Martinez

Traci Pearson

Realtor – Tarpon Woods Resident

Homes for Lifestyles

Phone: 253-318-4756 | Office: 727-283-9899

Website: tracipearson.kw.com

June 6, 2025

RE: Letter of Support – Proposed Car Wash Development at Entrance to Tarpon Woods

To Whom It May Concern:

My name is Traci Pearson, and I am a licensed real estate agent as well as a longtime resident of the Tarpon Woods neighborhood in Palm Harbor, Florida. I am writing to express my support for the proposed car wash development at the entrance to our community.

The business owner has reached out to me personally to share his plans for the site, which include a clean, professionally maintained facility that aligns with the character and visual appeal of our neighborhood. I appreciate his thoughtful approach and believe the business would be a beneficial and convenient amenity for local residents.

As both a homeowner and real estate professional in Tarpon Woods, I understand how important it is to balance growth with neighborhood values. This project, as described, shows promise in doing just that—providing a needed service while enhancing the overall experience of living in this area.

I appreciate your consideration of this proposal and am happy to offer my support for a business that is positioned to bring value to our community.

Sincerely,

Traci Pearson

Realtor – Tarpon Woods Resident

Homes for Lifestyles

Keller Williams Realty | KW Portfolio Collection

Bill & Sandy Faulkner
1850 Stable Trail
Palm Harbor, FL 34685

June 10, 2025

Pinellas County Zoning
440 Court Street
Clearwater, FL 33756

Re: Car Wash at Tarpon Woods Boulevard

To Whom It May Concern:

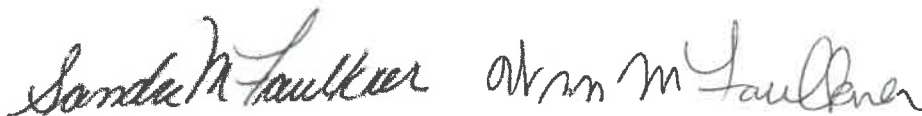
We are writing to express our enthusiastic support for the proposed new car wash facility at the corner of Tarpon Woods Boulevard and East Lake Road.

Currently, there are no full-service car washes in the entire East Lake area. The nearest options are either north in Trinity or east in Oldsmar, both of which require East Lake residents to navigate already congested traffic in those areas. A local full-service car wash would be a welcome addition to our community, providing convenience and reducing the need for residents to travel outside the area for this service.

As small business owners ourselves, we strongly support locally owned and operated family businesses. A thriving family business at this location would be far better for the local economy than leaving the bank building, which has sat vacant for several years, unused. The car wash would bring new life to the corner and contribute positively to the community.

We fully intend to become customers of the new car wash and look forward to its arrival. Thank you for considering this project, which we believe will be a valuable asset to East Lake.

Yours truly,

Handwritten signatures of Sandy and Bill Faulkner in cursive script.

Sandy & Bill Faulkner

Pinellas County Building & Development Review Services

RE: Case No. FLU-25-03 and DMP-25-01

Subject property at 2551 Tarpon Woods Boulevard in East Lake
Future land use change to CN, Commercial Neighborhood, and modification of the Tarpon Woods Master Plan from Bank to Commercial.

My name is Paul Ceraolo, 66 years old, and I live at 2528 Witley Avenue, Palm Harbor, FL 34685.

I am in full support of the redevelopment of the former bank property at 2551 Tarpon Woods Boulevard, Palm Harbor, and I fully support changing the land use from "Bank" to a "Commercial" type use.

I have lived within 1/2 mile of the subject property for the past 32 years, and I was born and raised in Pinellas County, so I've witnessed most of the real estate development of Pinellas County first hand.

This former drive through bank has been sitting vacant now for nearly 3 years, and it's empty worn down appearance has become an eyesore in our East Lake community.

With today's greater technologies, there's little need to go into a "Bank" anymore. Consequently, Bank's have been closing down and eliminating their satellite branches throughout the Country.

So it makes no sense that the redevelopment of this highly visible property on the northeast corner of East Lake Road and Tarpon Woods Boulevard be restricted to just another "Bank".

Given that this property is on the actual corner of the busy signalized intersection of Tarpon Woods Boulevard and East Lake Road, a Highway Commercial type use for this property is obviously warranted.

Since the development of Tarpon Woods in the 1970's, the adjacent property immediately north of this former bank, has always been zoned Commercial. The adjacent property includes the Mobil convenience store and gas station, and just north of the gas station is the commercial strip center that includes Dunkin Donuts, Dominoes Pizza, and Rocky Mountain Subs.

The only reason the land use of this property was originally designated for a "Bank" instead of "Commercial" was because the Tarpon Woods development company had a deal to sell this corner parcel to a "Bank" prior to the approval of the Tarpon Woods Master Plan.

Again, I fully support changing the land use to "Commercial" and allowing for the redevelopment of this parcel.

Thank you,

Paul Ceraolo
Florida Licensed Real Estate Broker since 1982
2528 Witley Avenue
Palm Harbor, FL 34568
727-421-5909