

RESOLUTION NO. 24-6

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.46 ACRES LOCATED ON THE EAST SIDE OF EAST LAKE DRIVE ACROSS FROM THE INTERSECTION OF NORTH HIGHLAND AVENUE IN EAST LAKE TARPON; PAGE 508 OF THE ZONING ATLAS, AS BEING IN SECTION 04, TOWNSHIP 27 SOUTH, RANGE 16 EAST; FROM R-A, RESIDENTIAL AGRICULTURE TO RPD, RESIDENTIAL PLANNED DEVELOPMENT (5.46 ACRES) AND FROM RPD, RESIDENTIAL PLANNED DEVELOPMENT TO R-A, RESIDENTIAL AGRICULTURE (0.05 ACRE) WITH A DEVELOPMENT MASTER PLAN (DMP) MODIFICATION ON A RESIDENTIAL PLANNED DEVELOPMENT ZONED PROPERTY TO ALLOW FOR THE ADDITION OF 5.41 NET ACRES INTO THE DMP, THREE RESIDENTIAL UNITS, AND TWO MULTI-USE (MAINTENANCE/RECREATION/SELF-STORAGE) BUILDINGS; UPON APPLICATION OF CYPRESS RUN OF FL, LLC THROUGH CYNTHIA TARAPANI, TARAPANI PLANNING STRATEGIES, REPRESENTATIVE, ZON-22-08

WHEREAS, Cypress Run of FL, LLC, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from R-A, Residential Agriculture to RPD, Residential Planned Development (5.46 acres) and from RPD, Residential Planned Development to R-A, Residential Agriculture (0.05 acre) with a Development Master Plan (DMP) modification on an RPD zoned property to allow for the addition of 5.41 acres to the DMP, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 30<sup>th</sup> day of January 2024, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from R-A, Residential Agriculture to RPD, Residential Planned Development (5.46 acres) and from RPD, Residential Planned Development to R-A, Residential Agriculture (0.05 acre) with a Development Master Plan (DMP) modification on an RPD zoned property to allow for the addition of 5.41 acres to the DMP, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings, Case Number ZON-22-08.

Commissioner Scott offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Flowers upon the roll call the vote was:

Ayes: Peters, Scott, Eggers, Flowers, Justice, Latvala, and Long.

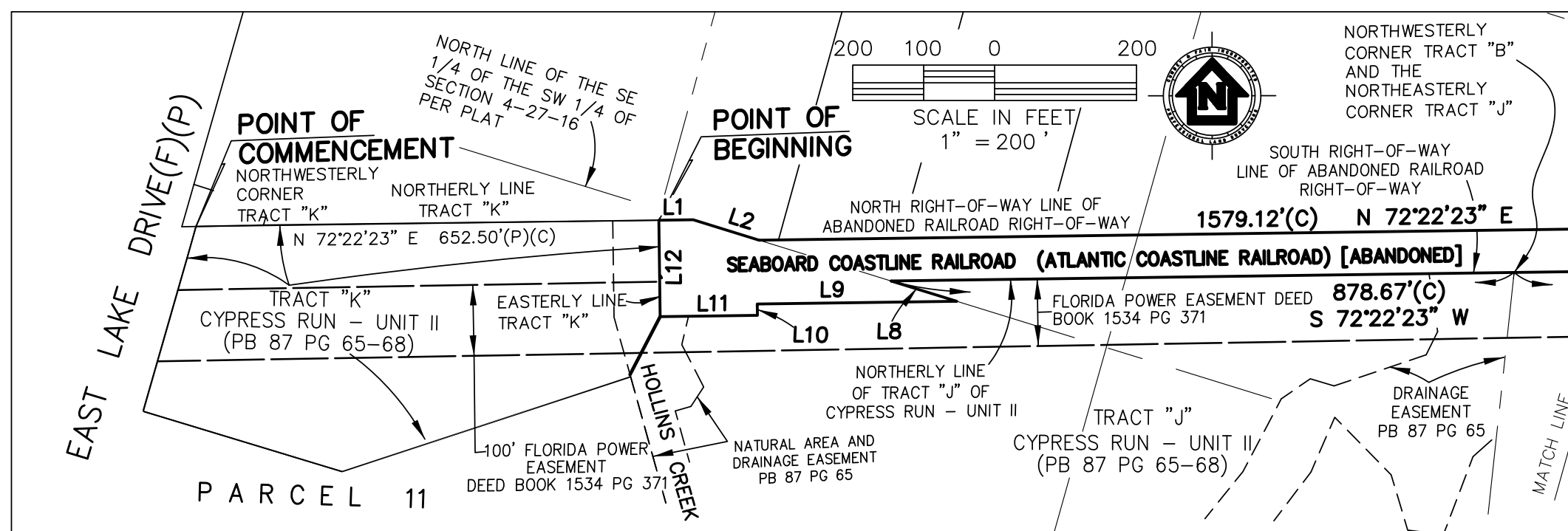
Nays: None.

Absent and not voting: None.

**APPROVED AS TO FORM**  
By: Derrill McAteer  
Office of the County Attorney

Exhibit A

SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST,  
PINELLAS COUNTY, FLORIDA

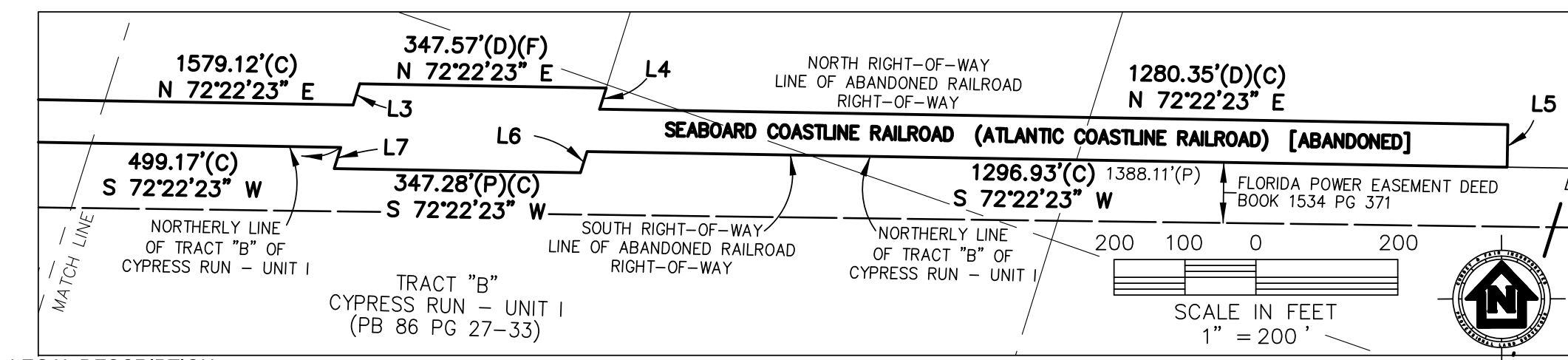


LEGEND:

	LINE	DISTANCE	BEARING
(C)=CALCULATED	L1	48.43'(C)	N 72°22'23" E
EXIST=EXISTING	L2	97.23'(C)	S 89°39'28" E
ID.=IDENTIFICATION	L3	31.29'(D)(C)	N 01°05'39" W
LB=LICENSE BUSINESS	L4	31.29'(D)(C)	S 01°06'51" E
NO.=NUMBER	L5	60.00'(D)(C)	S 17°37'37" E
NTS=NOT TO SCALE	L6	31.29'(P)(C)	S 01°08'01" E
PG=PAGE	L7	31.29'(C)	N 01°06'34" W
(P)=PLAT	L8	97.24'(P)(C)	S 89°39'28" E
(D)=DEED	L9	281.30'(P)(C)	S 72°22'23" W
(PB)=PLAT BOOK	L10	15.97'(P)(C)	S 17°37'37" E
PLS=PROFESSIONAL LAND SURVEYOR	L11	137.12'(P)(C)	S 72°22'23" W
R/W=RIGHT OF WAY	L12	135.97'(P)(C)	N 17°37'37" W
SF = SQUARE FEET			
SEC=SECTION			
STA=STATION			
TWP=TOWNSHIP			
W/=WITH			

CERTIFICATION:

CERTIFIED TO:  
 1) CYPRESS RUN OF FL LLC  
 2) CYPRESS RUN PROP OWNERS ASSOC INC



CUMBEY & FAIR, INC.  
 2463 ENTERPRISE ROAD  
 CLEARWATER, FL 33763-1790  
 (727) 797-8982 (813) 223-4333  
 LB 2

18 AUG 2022

ALAN QUINN, PLS #5850  
 REGISTERED SURVEYOR

LEGAL DESCRIPTION:

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID ABANDONED CSX RAILROAD RIGHT OF WAY AND THE **POINT OF BEGINNING**, THE NEXT SEVEN COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1579.12 FEET; 4) THENCE NORTH 01°05'39" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 347.57 FEET; 6) THENCE SOUTH 01°06'51" EAST, A DISTANCE OF 31.29 FEET; 7) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1280.35 FEET; THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "B" OF CYPRESS RUN - UNIT I AS RECORDED IN PLAT BOOK 86, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "B"; 1) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 1296.93 FEET; 2) THENCE SOUTH 01°08'01" EAST, A DISTANCE OF 31.29 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 347.28 FEET; 4) THENCE NORTH 01°06'34" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 499.17 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "B", SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT "J" OF SAID CYPRESS RUN-UNIT II, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "J"; 1) THENCE CONTINUE SOUTH 72°22'23" WEST, A DISTANCE OF 878.67 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.24 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 281.30 FEET; 4) THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 15.97 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 137.12 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "K"; THENCE NORTH 17°37'37" WEST ALONG THE EASTERLY LINE OF SAID TRACT "K", A DISTANCE OF 135.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.461 ACRES MORE OR LESS

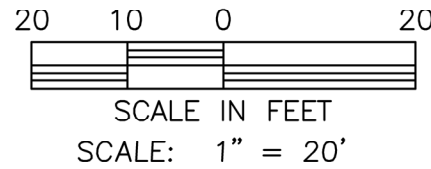
NOTES:

- SURVEYOR'S NOTES:
- BEARINGS ARE REFERENCED TO PINELLAS COUNTY TRIANGULATION STATIONS "CLARK L" AND "CLARK M", SAID LINE HAVING A BEARING OF NORTH 00°24'04" WEST AS SHOWN ON PLAT OF CYPRESS RUN UNIT II, RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.
  - SKETCH ONLY, NOT A SURVEY.
  - SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

**SKETCH AND LEGAL DESCRIPTION**

**CUMBEY & FAIR, INC.**  
 ENGINEERING - LAND SURVEYING  
 2463 ENTERPRISE ROAD  
 CLEARWATER, FLORIDA 34623

**A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II  
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC  
RECORDS OF PINELLAS COUNTY, FLORIDA  
PINELLAS COUNTY, FLORIDA**



SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST,  
PINELLAS COUNTY, FLORIDA

**LEGEND:**

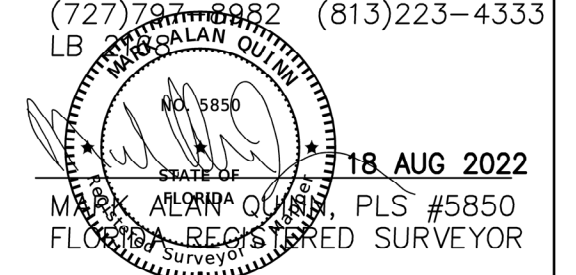
(C)=CALCULATED  
EXIST=EXISTING  
ID.=IDENTIFICATION  
LB=LICENSE BUSINESS  
NO.=NUMBER  
NTS=NOT TO SCALE  
PG=PAGE  
(P)=PLAT  
(D)=DEED  
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PLS=PROFESSIONAL LAND SURVEYOR  
R/W=RIGHT OF WAY  
SF = SQUARE FEET  
SEC=SECTION  
STA=STATION  
TWP=TOWNSHIP  
W/=WITH  
PB=PLAT BOOK  
ORB=OFFICIAL RECORDS BOOK

**CERTIFICATION:**

CERTIFIED TO:

- 1) CYPRESS RUN OF FL LLC
- 2) CYPRESS RUN PROP OWNERS ASSOC INC

CUMBEY & FAIR, INC.  
2463 ENTERPRISE ROAD  
CLEARWATER, FL 33763-1790  
(727)797-8982 (813)223-4333  
LB



DATE

THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS  
IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

**NOTES:**

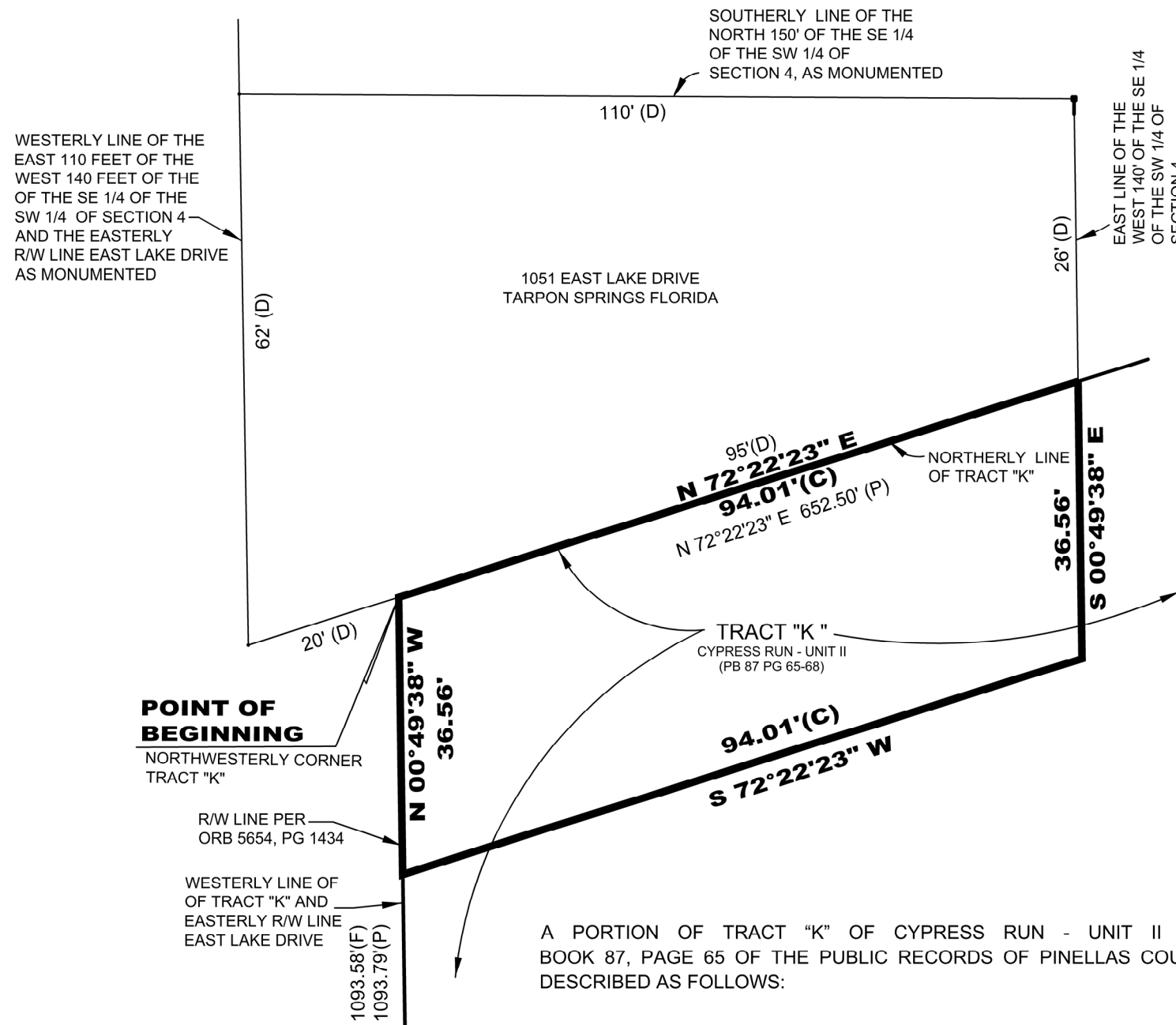
**SURVEYOR'S NOTES:**

1. BEARINGS ARE REFERENCED TO PINELLAS COUNTY TRIANGULATION STATIONS "CLARK L" AND "CLARK M", SAID LINE HAVING A BEARING OF NORTH 00°24'04" WEST AS SHOWN ON PLAT OF CYPRESS RUN UNIT II, RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.
2. SKETCH ONLY, NOT A SURVEY.
3. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

**SKETCH AND LEGAL DESCRIPTION**

**CUMBEY & FAIR, INC.**  
ENGINEERING — LAND SURVEYING  
2463 ENTERPRISE ROAD  
CLEARWATER, FLORIDA 34623

EAST LAKE DRIVE (P)(F)



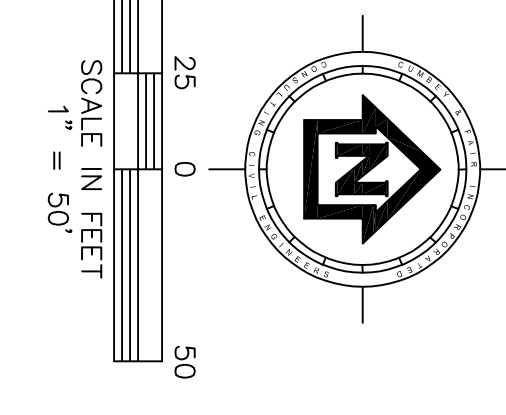
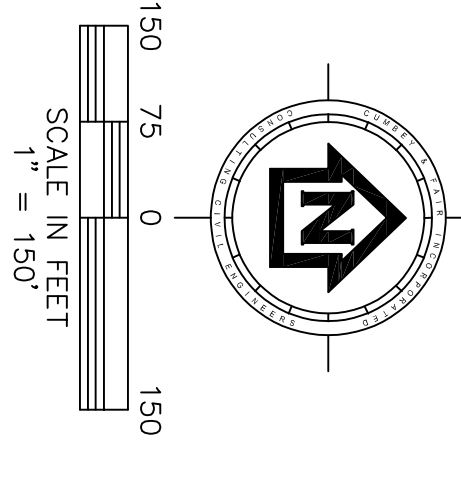
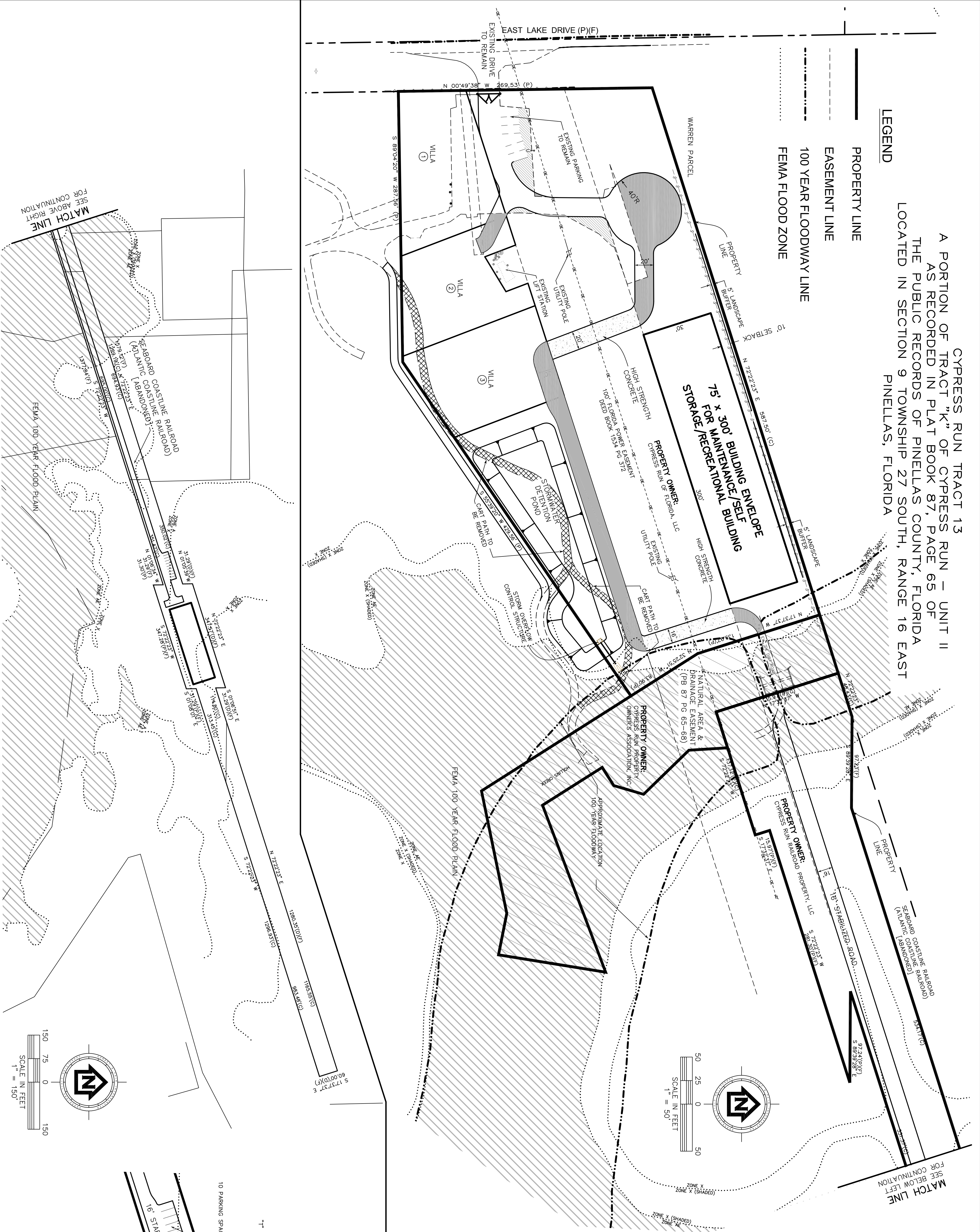
A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID TRACT "K"; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 94.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 140' OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST; THENCE SOUTH 00°49'38" EAST ALONG THE EAST LINE OF THE WEST 140' OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 36.56 FEET TO A POINT BEING 35' SOUTH OF THE NORTHERLY LINE OF SAID TRACT "K"; THENCE SOUTH 72°22'23" WEST ALONG A LINE BEING 35' SOUTHERLY AND PARALLEL TO THE NORTH LINE OF SAID TRACT "K", A DISTANCE OF 94.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "K"; THENCE NORTH 00°49'38" WEST ALONG THE WEST LINE OF SAID TRACT "K", A DISTANCE OF 36.56 FEET, TO THE POINT OF BEGINNING.

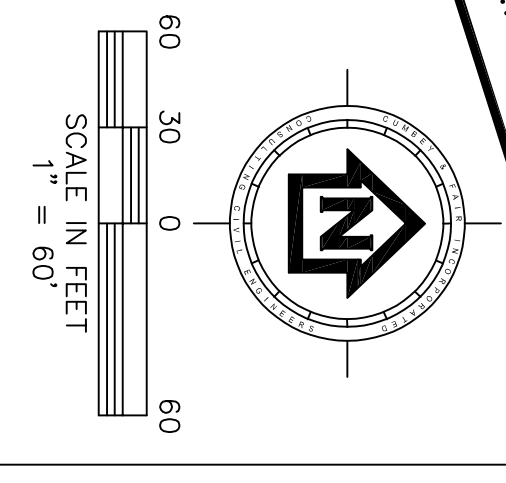
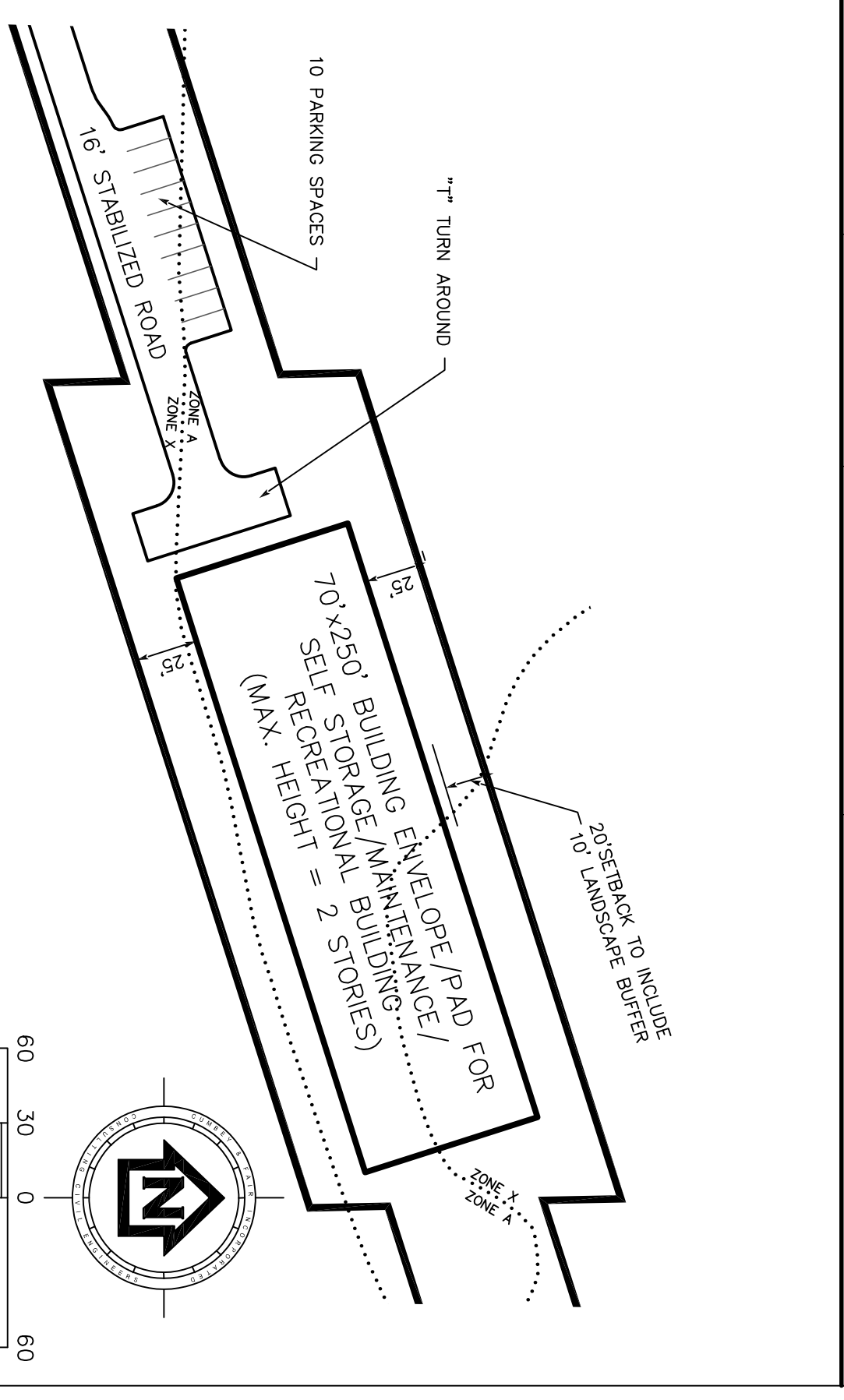
CONTAINING 3290 SQUARE FEET, MORE OR LESS

**CYPRESS RUN TRACT 13  
A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II  
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF  
THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST  
PINELLAS, FLORIDA**

- LEGEND**
- PROPERTY LINE
  - - - EASEMENT LINE
  - ..... FEMA FLOOD ZONE
  - 100 YEAR FLOODWAY LINE



RPD Site Size	Existing	Proposed
RPD Site- 328.35 ac	RPD Site- 328.35 ac	Existing RPD Site- 328.35 ac + Railroad Parcel- 5.461 ac - Warren Parcel- 0.047 ac Revised RPD Site- 333.764 ac
Parcel Sizes	Tract 13- 4.208 ac Railroad Parcel- 5.461 ac Warren Parcel- 0.047 ac	Tract 13- 4.151 ac Railroad Parcel- 5.461 ac Warren Parcel- 0.047 ac
FU Plan Category (No Change Requested)	Tract 13- RR Railroad Parcel- RR Warren Parcel- RR	Railroad Parcel- RR Warren Parcel- RR
Zoning District	Tract 13- RPD Railroad Parcel- R-A Warren Parcel- RPD	Tract 13- RPD (no change) Railroad Parcel- RPD Warren Parcel- R-A
Land Uses	Tract 13- Maintenance Facility for Golf Course Railroad Parcel- abandoned RR Warren Parcel- part of Maintenance Facility	Tract 13- 3 Single Family Detached or Attached Homes Maintenance Facility Indoor Recreational Facilities Self Storage Railroad Parcel- Maintenance Facility Indoor Recreational Facilities Self Storage Warren Parcel- 1 Single Family Detached Home 167 units
Maximum RPD Development Potential	164 units	167 units
RPD Density	0.49 u/ac	0.5 u/ac
Flood Zone	Tract 13- X, AE Railroad Parcel- X, AE & A Warren Parcel- X	Tract 13- X, AE Railroad Parcel- X, AE & A Warren Parcel- X
Lot Size	N.A.	N.A.
Lot Dimensions	N.A.	N.A.
Subsides- Principal Structure	N.A.	Residential Use- Detached Homes: Front: 10' (From Private Street) Side: 15' Rear: 15'
Subsides- Accessory Structures	N.A.	Attached Homes: Front: 10' (From Private Street) Side: 15' between Buildings Rear: 15'
Height	N.A.	Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all Property Lines
	N.A.	5' from Side & Rear Lot Lines 35' for all Buildings



**DETAIL**

**REVISIONS**

BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT
RRD	9/17/23	ADDED FEMA 100 YEAR FLOOD PLAIN

**CUMBEY & FAIR, INC.**  
CONSULTING CIVIL ENGINEERS  
CERTIFICATE OF AUTHORIZATION #00002168  
ENGINEERING PLANNING LAND SURVEYS  
2463 ENTERPRISE ROAD  
CLEARWATER, FLORIDA 33763-1790  
TAMPA  
(772) 791-4892  
(813) 223-4333

FOR:  
**CYPRESS RUN OF FLORIDA, LLC**  
2669 ST. ANDREWS BLVD.  
TARPON SPRINGS, FLORIDA 34688

DRWN BY:	RRD	DATE:	09/23
DSGN BY:	PJS	DATE:	09/23
CHKD BY:	PJS	DATE:	09/23

**PROJECT CYPRESS RUN TRACT 13 & RAILROAD PARCEL**

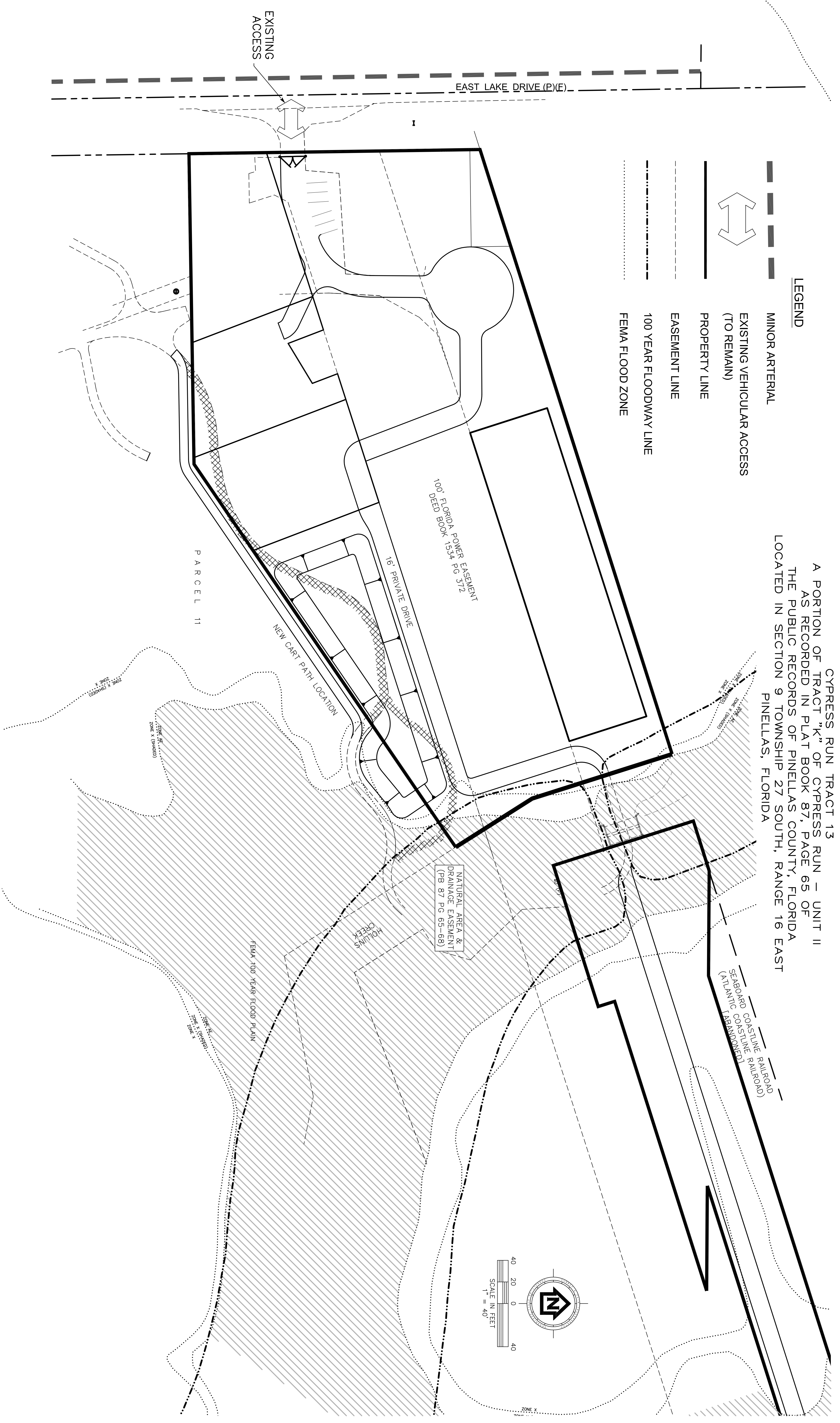
**FRAMEWORK PLAN MASTER PLAN**

**SHEET 1 OF 5**

**JOB NO. 20002.07**

CYPRESS RUN TRACT 13  
 A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II  
 AS RECORDED IN PLAT BOOK 87, PAGE 65 OF  
 THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
 LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST  
 PINELLAS, FLORIDA

- LEGEND**
- +—+—+— MINOR ARTERIAL
  - ⇄ EXISTING VEHICULAR ACCESS (TO REMAIN)
  - PROPERTY LINE
  - - - EASEMENT LINE
  - · - · - · 100 YEAR FLOODWAY LINE
  - FEMA FLOOD ZONE



**REVISIONS**

BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT
RRD	9/17/23	ADDED FEMA 100 YEAR FLOOD PLAIN

**CUMBEY & FAIR, INC.**  
 CONSULTING CIVIL ENGINEERS  
 CERTIFICATE OF AUTHORIZATION #00002168  
 ENGINEERING PLANNING  
 2463 ENTERPRISE ROAD  
 CLEARWATER, FLORIDA 33763-1790

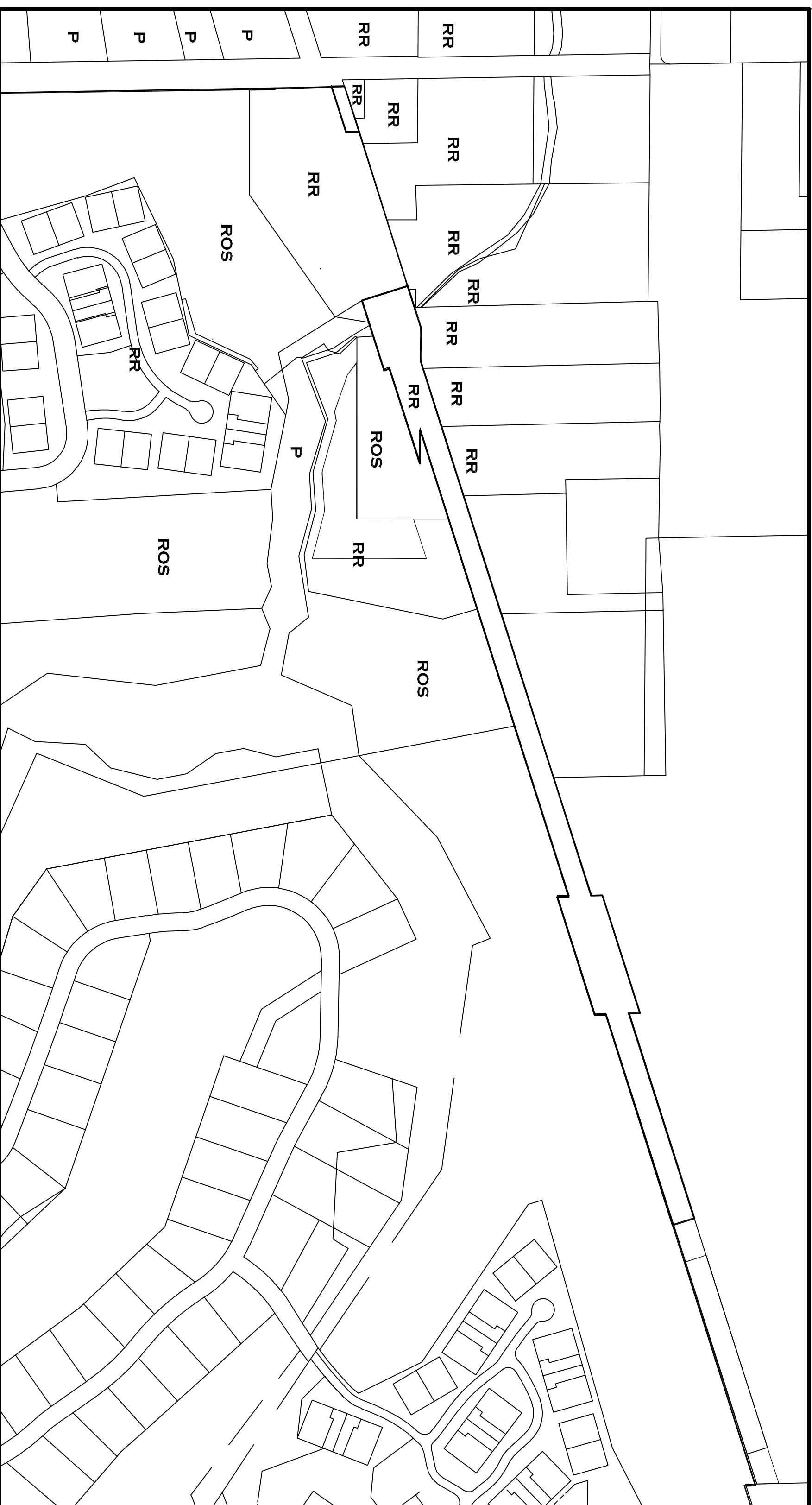
**LAND SURVEYS**  
 CLEARWATER (772) 797-8982  
 TAMPA (813) 223-4333

FOR:  
**CYPRESS RUN OF FLORIDA, LLC**  
 2669 ST. ANDREWS BLVD.  
 TARPON SPRINGS, FLORIDA 34688

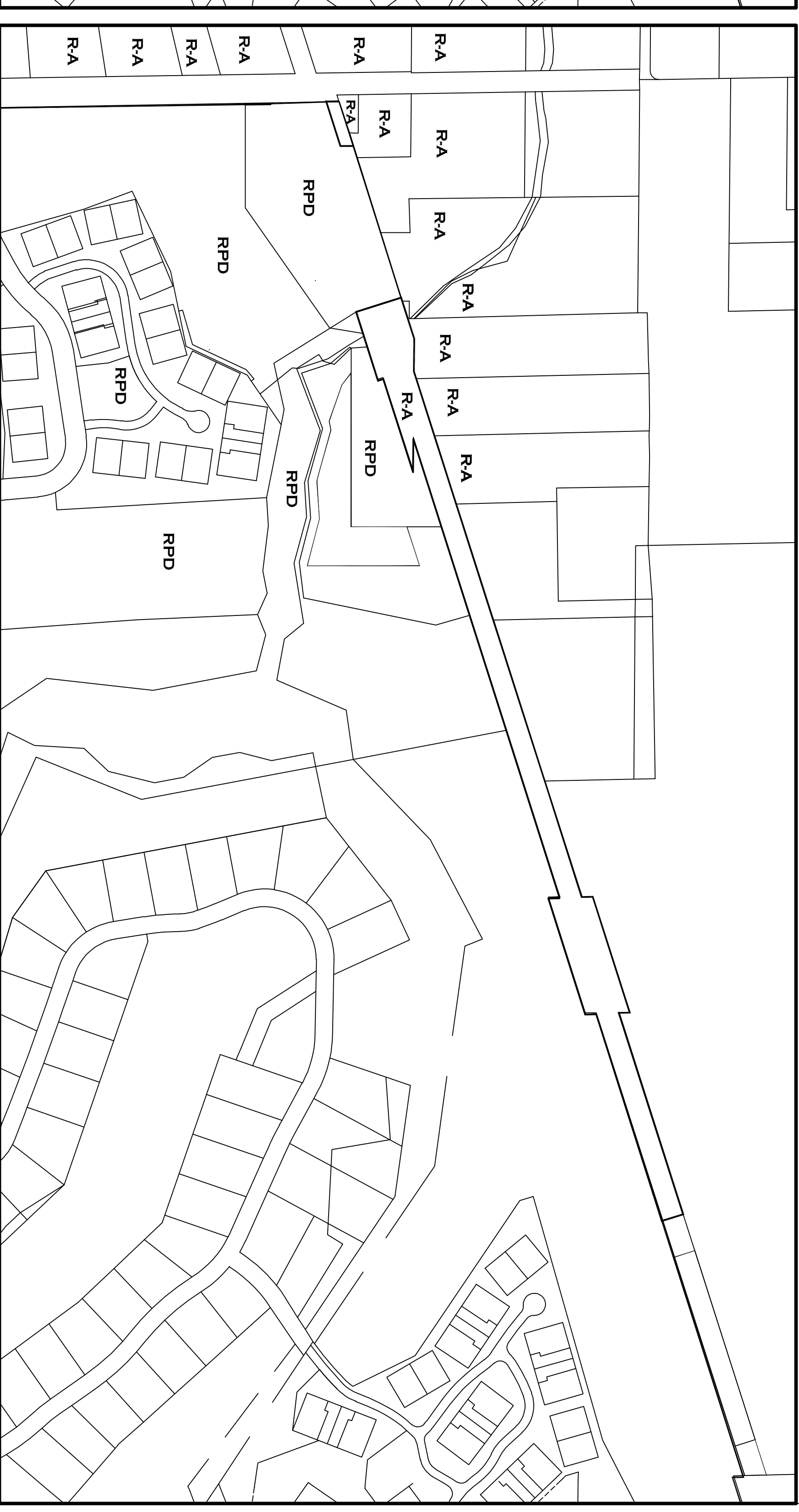
DRWN BY:	RRD	DATE	09/23
DSGN BY:	PJS	DATE	09/23
CHKD BY:	PJS	DATE	09/23

PROJECT	CYPRESS RUN TRACT 13 & RAILROAD PARCEL	SHEET	2 OF 5
FRAMEWORK PLAN	TRANSPORTATION PLAN	JOB NO.	20002.07

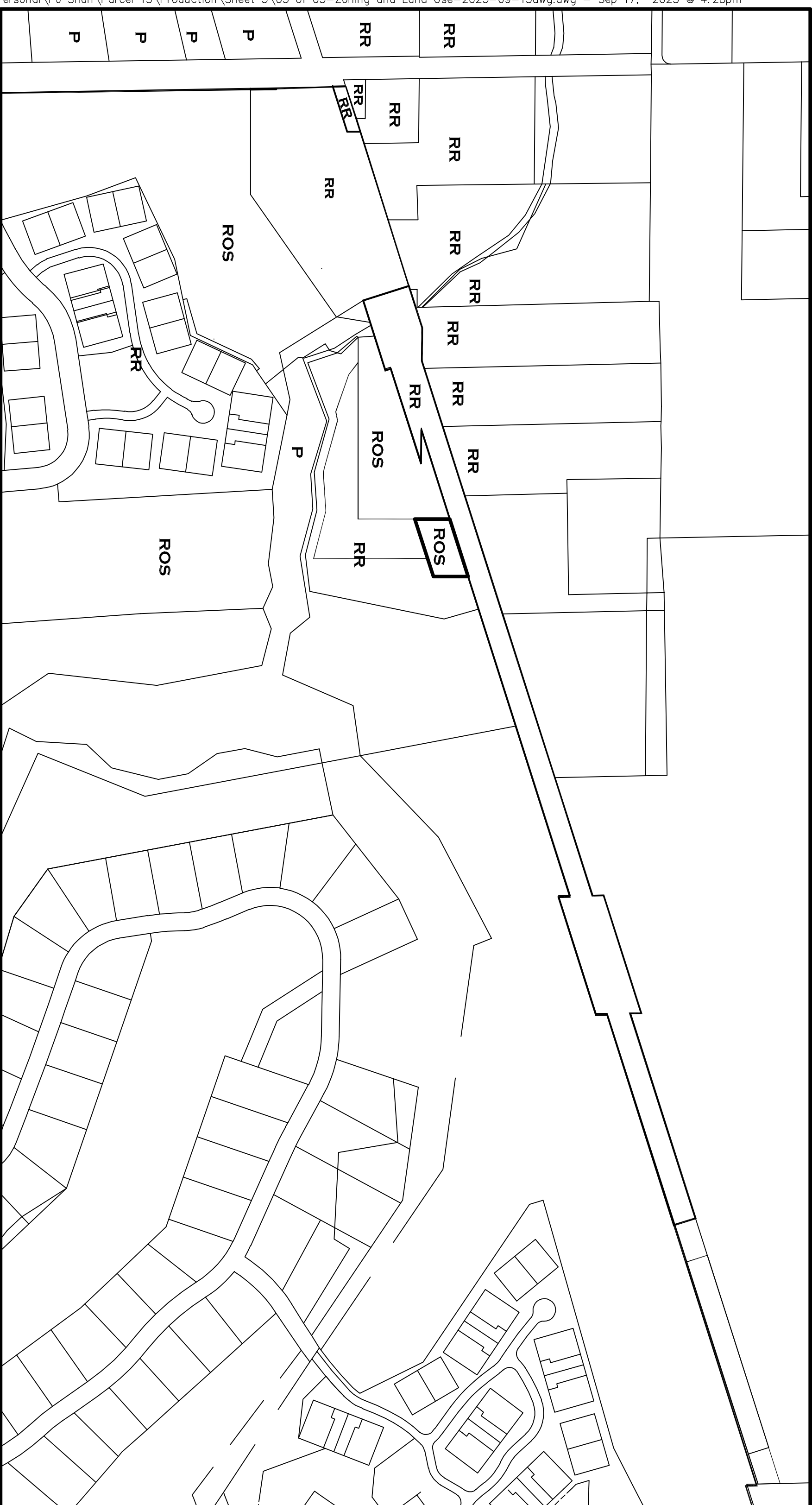
CURRENT FUTURE LAND USE MAP



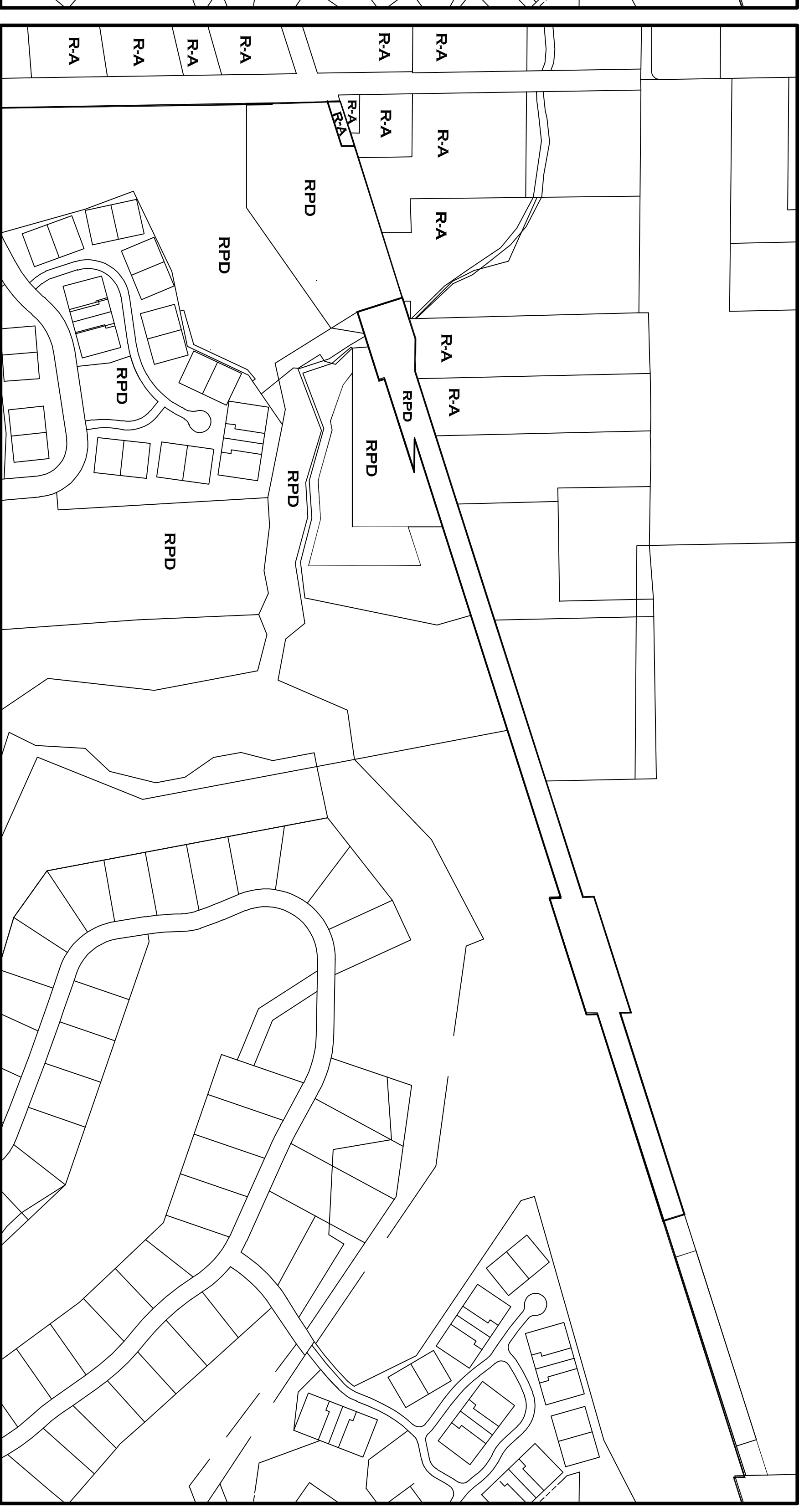
EXISTING ZONING MAP



PROPOSED FUTURE LAND USE MAP - NO CHANGE PROPOSED



PROPOSED ZONING MAP

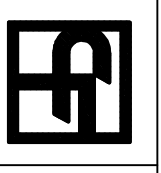


REVISIONS

BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT			

**CUMBEY & FAIR, INC.**  
**CONSULTING CIVIL ENGINEERS**  
 CERTIFICATE OF AUTHORIZATION #00002168  
 ENGINEERING PLANNING  
 2463 ENTERPRISE ROAD  
 CLEARWATER, FLORIDA 33763-1790

**LAND SURVEYS**  
 CLEARWATER  
 TAMPA  
 (772) 791-8982  
 (813) 223-4333



FOR:

**CYPRESS RUN OF FLORIDA, LLC**  
 2669 ST. ANDREWS BLVD.  
 TARPON SPRINGS, FLORIDA 34688

DRWN BY: RRD DATE 09/23  
 DSGN BY: PJS DATE 09/23  
 CHKD BY: PJS DATE 09/23

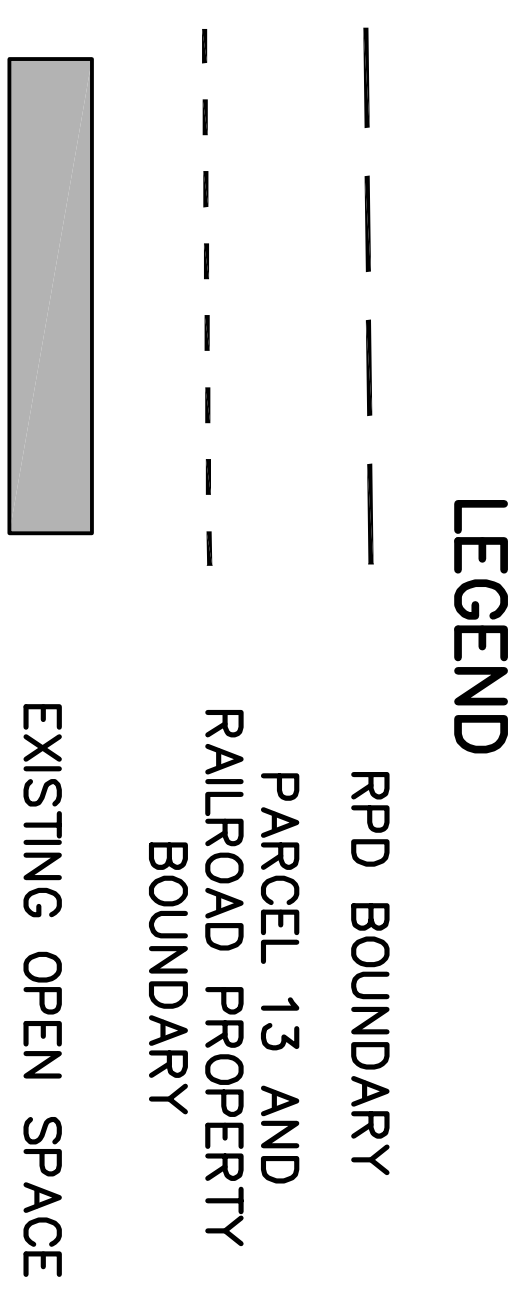
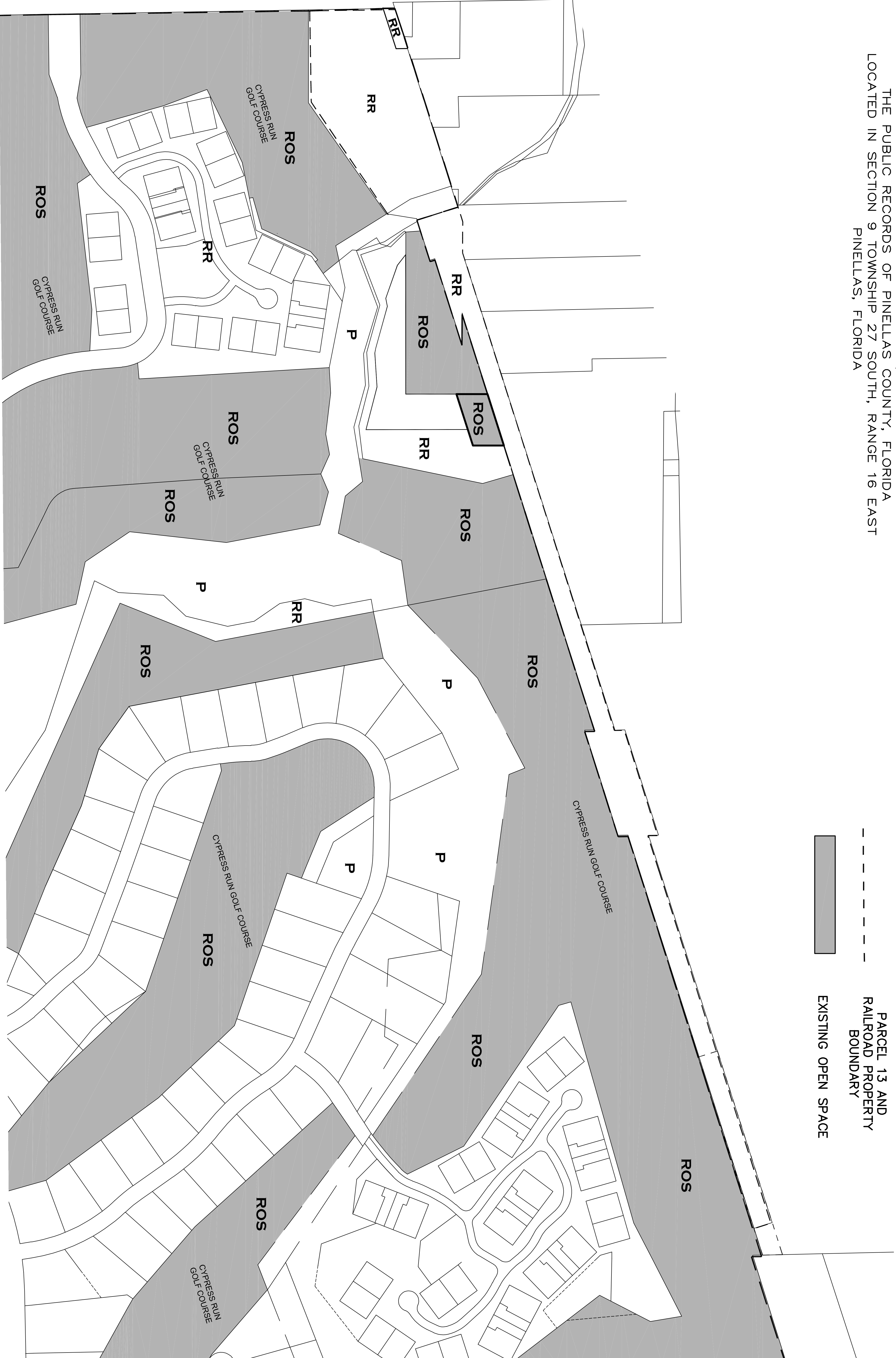
PROJECT **CYPRESS RUN**  
 TRACT 13 & RAILROAD PARCEL

FRAMEWORK PLAN  
 LAND USE & ZONING

SHEET **3 OF 5**  
 JOB NO. **20002.07**



CYPRESS RUN TRACT 13  
 A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II  
 AS RECORDED IN PLAT BOOK 87, PAGE 65 OF  
 THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
 LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST  
 PINELLAS, FLORIDA



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	7/18/23	REVISED LAYOUT			

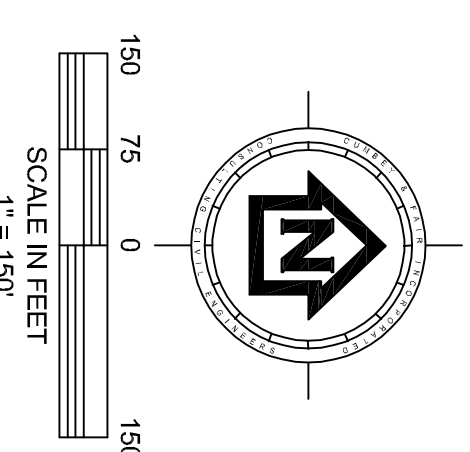
**CUMBEY & FAIR, INC.**  
 CONSULTING CIVIL ENGINEERS  
 CERTIFICATE OF AUTHORIZATION #00002168  
 ENGINEERING PLANNING LAND SURVEYS  
 2463 ENTERPRISE ROAD  
 CLEARWATER, FLORIDA 33763-1790  
 CLEARWATER TAMPA  
 (772) 797-8982  
 (813) 223-4333

FOR:  
**CYPRESS RUN OF FLORIDA, LLC**  
 2669 ST. ANDREWS BLVD.  
 TARPON SPRINGS, FLORIDA 34688

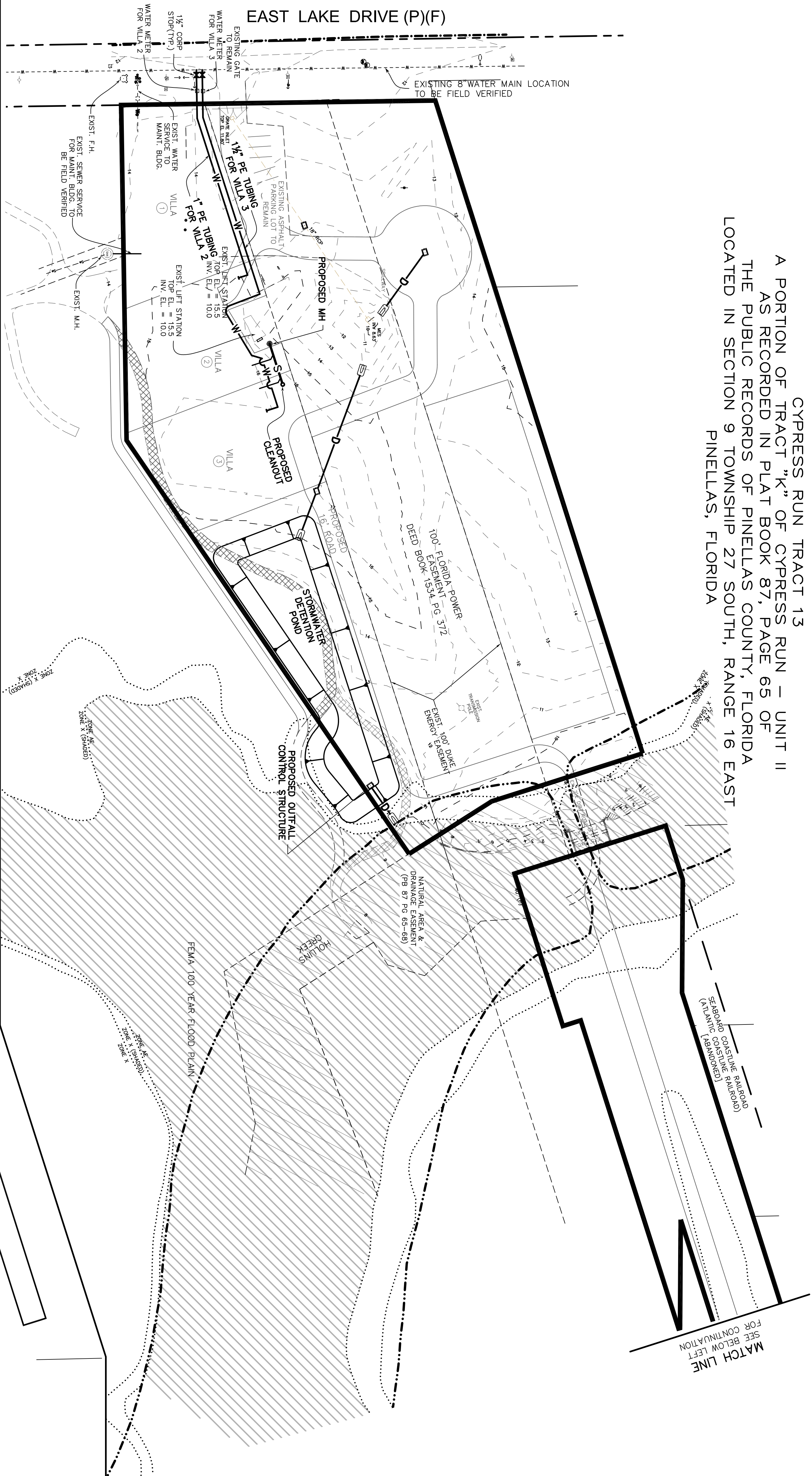
DRWN BY: RRD	DATE: 09/23
DSGN BY: PJS	DATE: 09/23
CHKD BY: PJS	DATE: 09/23

**PROJECT**  
 CYPRESS RUN  
 TRACT 13 & RAILROAD PARCEL  
**FRAMEWORK PLAN**  
 OPEN SPACE

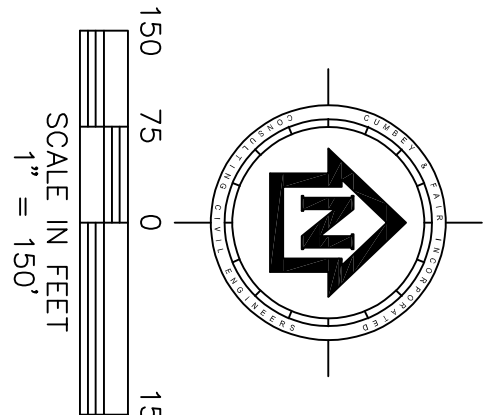
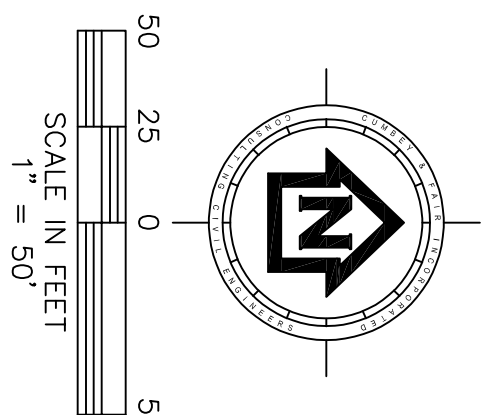
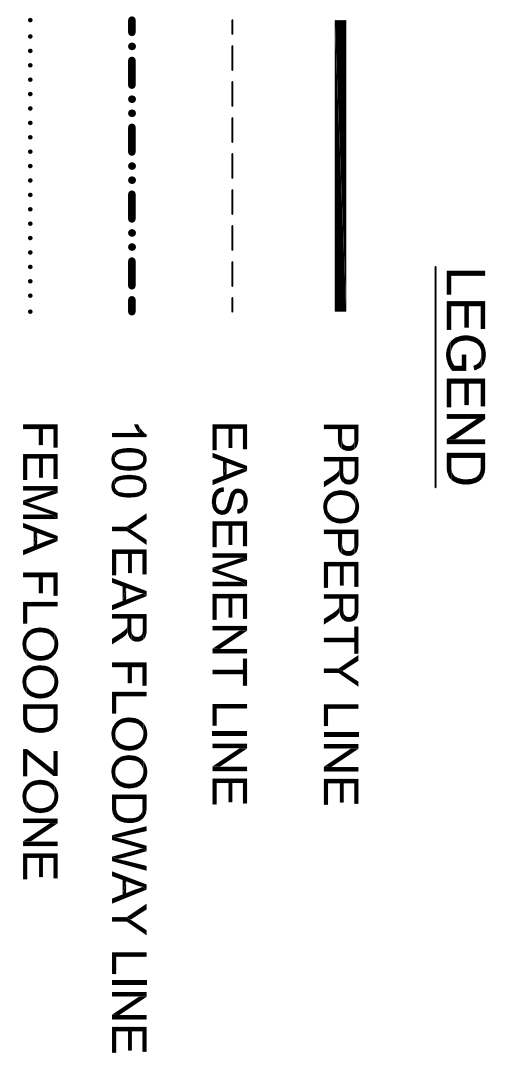
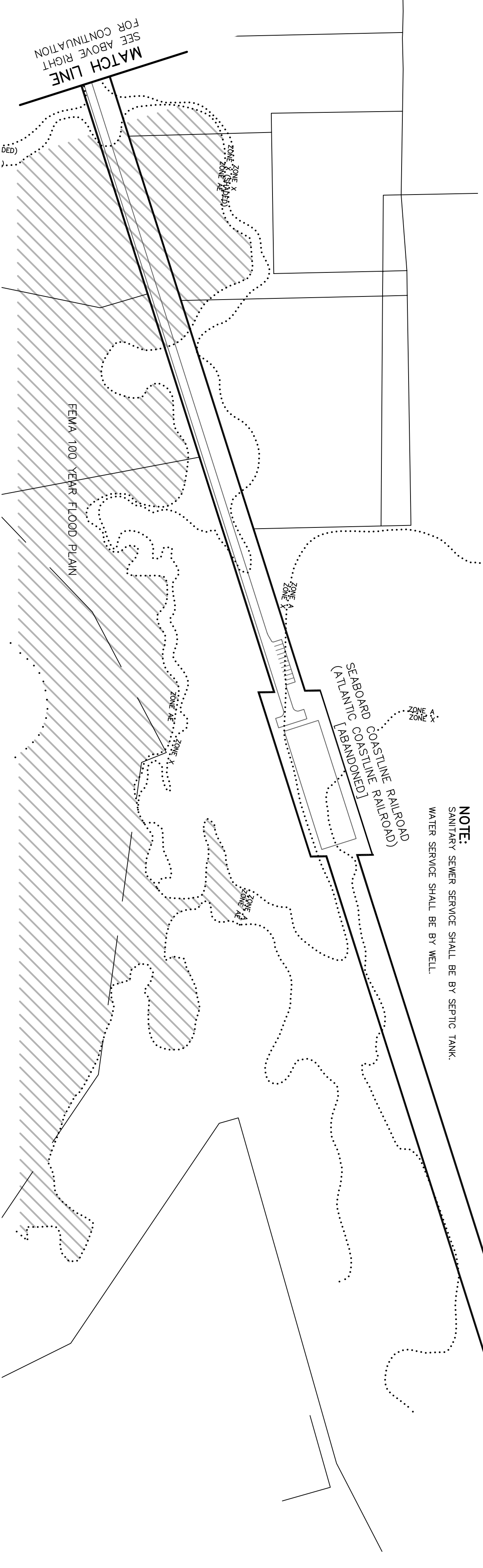
**SHEET**  
 4 OF 5  
 JOB NO.  
 20002.07



CYPRUS RUN TRACT 13  
 A PORTION OF TRACT "K" OF CYPRUS RUN - UNIT II  
 AS RECORDED IN PLAT BOOK 87, PAGE 65 OF  
 THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
 LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST  
 PINELLAS, FLORIDA



**NOTE:**  
 SANITARY SEWER SERVICE SHALL BE BY SEPTIC TANK.  
 WATER SERVICE SHALL BE BY WELL.



REVISIONS			
BY	DATE	DESCRIPTION	BY
RRD	7/18/23	REVISED LAYOUT	
RRD	9/15/23	ADDED FEMA 100 YEAR FLOOD PLAN	

**CUMBEY & FAIR, INC.**  
 CONSULTING CIVIL ENGINEERS  
 CERTIFICATE OF AUTHORIZATION #00002168  
 ENGINEERING PLANNING LAND SURVEYS  
 2463 ENTERPRISE ROAD  
 CLEARWATER, FLORIDA 33763-1790  
 TAMPA (772) 797-8982  
 TAMPA (813) 223-4333

**FOR:**  
 CYPRUS RUN OF FLORIDA, LLC  
 2669 ST. ANDREWS BLVD.  
 TARPON SPRINGS, FLORIDA 34688

DRWN BY:	RRD	DATE	09/23
DSGN BY:	PJS	DATE	09/23
CHKD BY:	PJS	DATE	09/23

**PROJECT**  
 CYPRUS RUN  
 TRACT 13 & RAILROAD PARCEL

**SHEET**  
 5 OF 5  
 JOB NO. 20002.07

**FRAMEWORK PLAN  
 UTILITY AND DRAINAGE  
 PLAN**