

**CYPRESS RUN  
FUTURE LAND USE MAP AMENDMENT  
REZONING APPLICATION  
RPD MASTER PLAN REVISION  
  
LAND USE PLANNING EXPERT REPORT**

***Presented to:***

**Pinellas County  
315 Court Street  
Clearwater, Florida**

***Prepared for:***

**Cypress Run of Florida  
2669 Saint Andrews Boulevard  
Tarpon Springs, Florida 33688**

***Prepared by:***

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**Original Submittal August 24, 2022  
Revised September 16, 2022**

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## I. INTRODUCTION

Cypress Run was originally approved by Pinellas County as a Residential Planned Development District (RPD) in August 1981. The Cypress Run RPD is currently 328.35 acres in size and was approved for a total of 164 single family detached and attached homes nestled in and surrounded by the Cypress Run Golf Course. The property also includes a clubhouse and tennis courts for the enjoyment of the residents and golf club members. Between October, 1982 to July, 1983, Pinellas County approved four Final Site Plans within Cypress Run for single family detached and attached homes. Additionally, final subdivision plats have been approved and recorded within Cypress Run for a total of 164 residential lots.

After a detailed evaluation of the number of platted lots in the recorded subdivisions as compared to the number of homes constructed, Cypress Run determined and Pinellas County staff agreed that two of the approved 164 units were never built. On May 10, 2022, Pinellas County approved a Plan Amendment to allow the construction of these two homes on St. Andrews Boulevard.

Cypress Run has now purchased the abandoned railroad property that runs along the north edge of the development and desires to incorporate this property into the RPD. The owner also desires to redevelop Tract 13 in the northwest corner of the development from its current use as a maintenance facility for Cypress Run Golf Course to a mixed use site with residential and recreational facilities. The maintenance operations currently existing on Tract 13 will be relocated to the east within the railroad property. The new uses on Tract 13 are proposed to be three single family attached or detached residential homes, six tennis courts, three pickle ball courts, and a pro shop. The development potential for the RPD will be increased from the current 164 units to 167 units, as a result of the density from the Railroad Property.

In order to accomplish this redevelopment, the Applicant has submitted the following applications simultaneously to Pinellas County for review:

1. Plan Amendment on Tract 13 and the Warren Parcel: Amend the Future Land Use Map from TU, Transportation Utility, to RR, Residential Rural (Tract 13- 4.161 ac; Warren Parcel- 0.047 ac).
2. Rezoning of two parcels:
  - a. For the Railroad Property: Rezone from the current R-A District to RPD District and incorporate this parcel in the Cypress Run RPD (5.461 ac);
  - b. For the Warren Parcel: Rezone from RPD District to R-A District and remove this parcel from the Cypress Run RPD (0.047 ac).

3. RPD Master Plan Revision: add the Railroad Property to the RPD, remove the Warren Parcel from the RPD, approve residential and recreational uses on Tract 13, approve maintenance and open space uses on the Railroad Property, and increase the RPD size to 333.764 acres.
4. New Framework Plan for Tract 13 and the Railroad Parcel to locate the three residential units and recreational facilities on Tract 13, and relocate the maintenance facility to the Railroad Parcel.

## II. DESCRIPTION OF PLAN AMENDMENT REQUEST

Tract 13 is currently designated as Transportation Utility Plan Category and is in use as the maintenance facility for Cypress Run Golf Course. Tract 13 is 4.161 acres in size. Therefore, in order to redevelop Tract 13 for residential and recreational uses, a Plan Amendment to the RR, Residential Rural Plan Category, is needed. (Note: There is no existing development potential on Tract 13 since its density was included in the Cypress Run RPD's original density calculations.)

Warren Parcel is currently designated as Transportation Utility Plan Category and is zoned RPD as part of the Cypress Run RPD. The Warren Parcel is 0.047 acres/ 2,068 square feet in size. This parcel is proposed to be sold to the adjacent homeowner to the north to expand his residential homesite and allow for construction of a garage. Therefore, a Plan Amendment from TU to the RR, Residential Rural Plan Category is needed for the Warren Parcel.

The Railroad Parcel is designated as RR Plan Category which is the same plan category as the balance of Cypress Run RPD. Therefore, there is no plan amendment needed for the Railroad Parcel.

## III. DESCRIPTION OF REZONING APPLICATION

Tract 13 is currently zoned RPD and is part of the Cypress Run RPD. Therefore, no rezoning of Tract 13 is necessary.

Warren Parcel is currently zoned RPD but is proposed to be sold to the adjacent residential homeowner. Therefore, the Warren Parcel is proposed to be rezoned to R-A and removed from the Cypress Run RPD.

Railroad Parcel is currently zoned R-A but is proposed to be added to the Cypress Run RPD. Therefore, a rezoning of the Railroad Parcel from R-A to the RPD District is necessary.

#### IV. DESCRIPTION OF RPD REVISIONS & FRAMEWORK PLANS

There are several changes proposed to the Cypress Run RPD Master Plan with this submittal as described below.

- Add the 5.461 acre Railroad Parcel and its 3 residential units to the RPD;
- Remove the 0.047 acre Warren Parcel from the RPD;
- Approve the new use of 3 attached or detached residential units and recreational facilities on Tract 13; and
- Approve the new use of a maintenance facility and open space on the Railroad Parcel.
- With the changes to the RPD Boundary of adding the Railroad Parcel and deleting the Warren Parcel, the revised size of the RPD will be 333.764 acres.

With the addition of three residential units to the Cypress Run RPD, there will be a total of 167 units allowed in the RPD on the revised size of 333.764 acres. The proposed density after including the three new units will be 0.5 units/ acre, which is consistent with the maximum density allowed in the RR Plan Category.

This submittal also includes a new Framework Plan for Tract 13 and the Railroad Parcel. The new uses on Tract 13 include 3 single family attached or detached residential units, six tennis courts, three pickle ball courts, and a pro-shop and these features are described in more detail below.

New Residential Units: The three residential units that result from adding the Railroad Parcel to the Cypress Run RPD are proposed to be located on Tract 13. Three single family attached or detached units are proposed on the north side of Tract 13. Each residential home will have a two-car garage and a driveway for additional guest parking.

Relocated Maintenance Facility: The existing maintenance facility on Tract 13 will be relocated east to the western portion of the Railroad Parcel. The portion of the Railroad Parcel east of the new Maintenance building will be retained as open space. A driveway will be constructed along the north property line to serve this facility. In addition to a maintenance building, there will also be outdoor storage for equipment, vehicles and materials.

Access: The existing driveway on East Lake Drive will be retained but will continue to provide access ONLY for Duke Energy and Pinellas County to access their facilities within the easement. This existing driveway is restricted with a locked gate and a sign will be added that states access is only for Duke Energy and Pinellas County.

All of the new development on Tract 13 will be accessed through a new driveway on East Lake Drive located to the north of the existing Duke Energy driveway. This entrance will also be gated and allow for stacking space within the site. The entrance road will continue east to provide access to the residential units and will terminate in a cul-de-sac for emergency vehicles. The entrance road will turn south, cross the Duke Energy easement, and continue to the recreational activities on the site.

Golf Cart Path: The location of the existing golf cart path will also be relocated to the south on the golf course to provide space for the construction of the tennis and pickle ball courts. This relocated golf cart path will connect to the path that travels throughout the golf course.

Stormwater Management: A new Stormwater management system will be constructed on Tract 13 and the Railroad Parcel to serve the new development on these two parcels.

Floodway: There is a floodway that runs generally in a northwest to southeast direction at the approximate boundary between Tract 13 and the Railroad Parcel. There is an existing access road within the floodway that will remain. The Master Plan does not propose any development within the floodway and the approximate floodway boundaries are shown on Sheets 1 and 5 of the Framework Plans.

The Site Data Table for Tract 13 and the Railroad Parcel is shown below.

**CYPRESS RUN  
TRACT 13 & RAILROAD PARCEL  
SITE DATA TABLE**

	Existing	Proposed
<b>RPD Site Size</b>	RPD Site- 328.35 ac	<u>Existing RPD Site-328.35</u> <u>+ Railroad Parcel- 5.461 ac</u> <u>- Warren Parcel- 0.047 ac</u> <b>Revised RPD Site- 333.764 ac</b>
<b>Parcel Sizes</b>	<b>Tract 13-</b> 4.208 ac <b>Railroad Parcel-</b> 5.461 ac <b>Warren Parcel-</b> 0.047 ac	<b>Tract 13-</b> 4.161 ac <b>Railroad Parcel-</b> 5.461 ac <b>Warren Parcel -</b> 0.047 ac
<b>FLU Plan Category</b>	<b>Tract 13-</b> TU <b>Railroad Parcel-</b> RR <b>Warren Parcel-</b> TU	<b>Tract 13-</b> RR <b>Railroad Parcel-</b> RR (no change) <b>Warren Parcel-</b> RR
<b>Zoning District</b>	<b>Tract 13-</b> RPD <b>Railroad Parcel-</b> R-A <b>Warren Parcel-</b> RPD	<b>Tract 13-</b> RPD (no change) <b>Railroad Parcel-</b> RPD <b>Warren Parcel-</b> R-A
<b>Land Uses</b>	<b>Tract 13-</b> Maintenance Facility for Golf Course  <b>Railroad Parcel-</b> abandoned RR  <b>Warren Parcel-</b> part of Maintenance Facility	<b>Tract 13-</b> 3 Single Family Detached or Attached Homes & Recreational Facilities <b>Railroad Parcel-</b> Maintenance Facility & Open Space <b>Warren Parcel-</b> 1 Single Family Detached Home
<b>Maximum RPD Development Potential</b>	164 units	167 units
<b>RPD Density</b>	0.49 u/ac	0.5 u/ ac
<b>Flood Zone</b>	<b>Tract 13-</b> X, AE <b>Railroad Parcel-</b> X, AE & A <b>Warren Parcel-</b> X	<b>Tract 13-</b> X, AE <b>Railroad Parcel-</b> X, AE & A <b>Warren Parcel-</b> X
<b>Lot Size</b>	N.A.	N.A.
<b>Lot Dimensions</b>	N.A.	N.A.

	Existing	Proposed
<b>Setbacks- Principal Structure</b>	NA	<p><b>Tract 13:</b>  <u>Detached Homes:</u>  <u>Front:</u> 10'  (From Private Street)  <u>Side:</u> 7.5'  <u>Rear:</u> 15'</p> <p><u>Attached Homes:</u>  <u>Front:</u> 10'  (From Private Street)  <u>Side:</u> 15' between Buildings  <u>Rear:</u> 15'</p> <p><b>Railroad Parcel:</b>  10' from all property Lines</p>
<b>Setbacks- Accessory Structures</b>	NA	5' from Side & Rear Lot Lines
<b>Height</b>	NA	35' for all Buildings



**CYPRESS RUN  
LIST OF SUBMITTAL DOCUMENTS  
AUGUST 24, 2022- Original Submittal**

**FTUTURE LAND USE PLAN AMENDMENT**

<b>Document #</b>	<b>Document</b>	<b>Date</b>	<b>Prepared by</b>
A-1	Project Summary & Land Use Planning Expert Report	August 24, 2022	Tarapani Planning Strategies
A-2	Certification of Ownership	August 15, 2022	Cypress Run of Florida
A-3	Title Opinion	August 19, 2022	Hill Ward Henderson
A-4	Legal Description and Sketch of Tract 13 (4.133 ac)	August 18, 2022	Cumbey & Fair

**REZONING APPLICATION**

<b>Document #</b>	<b>Document</b>	<b>Date</b>	<b>Prepared by</b>
B-1	Project Summary & Land Use Planning Expert Report	August 24, 2022	Tarapani Planning Strategies
B-2	Certification of Ownership	August 15, 2022	Cypress Run of Florida
B-3	Title Opinion	August 19, 2022	Hill Ward Henderson
B-4a	Legal Description and Sketch of Railroad Parcel (5.461 ac)	August 18, 2022	Cumbey & Fair
B-4b	Legal Description and Sketch of Warren Parcel (0.0755 ac, 3,290 sf)	August 18, 2022	Cumbey & Fair

**LIST OF SUBMITTAL DOCUMENTS, contd.  
AUGUST 24, 2022- Original Submittal**

**RPD MASTER PLAN REVISION**

<b>Document #</b>	<b>Document</b>	<b>Date</b>	<b>Prepared by</b>
C-1	Project Summary & Land Use Planning Expert Report	August 24, 2022	Tarapani Planning Strategies
C-2	Certification of Ownership	August 15, 2022	Cypress Run of Florida
C-3	Title Opinion	August 19, 2022	Hill Ward Henderson
C-4	Cypress Run Proposed RPD Master Plan	N.D.	Cumbey & Fair
C-5	Cypress Run Framework Plan for Tract 13 and Railroad Parcel	August 24, 2022	Cumbey & Fair

**LIST OF REVISED SUBMITTAL DOCUMENTS  
SEPTEMBER 16, 2022- Revised Submittal**

**FUTURE LAND USE PLAN AMENDMENT**

<b>Document #</b>	<b>Document</b>	<b>Date</b>	<b>Prepared by</b>
A-1	Project Summary & Land Use Planning Expert Report, Revised	September 16, 2022	Tarapani Planning Strategies
A-4	Legal Description and Sketch of Tract 13 (4.161 ac), Revised	September 16, 2022	Cumbey & Fair

**REZONING APPLICATION**

<b>Document #</b>	<b>Document</b>	<b>Date</b>	<b>Prepared by</b>
B-1	Project Summary & Land Use Planning Expert Report, Revised	September 16, 2022	Tarapani Planning Strategies
B-4b	Legal Description and Sketch of Warren Parcel (0.047 ac, 2,068 sf), Revised	September 16, 2022	Cumbey & Fair

**RPD MASTER PLAN REVISION**

<b>Document #</b>	<b>Document</b>	<b>Date</b>	<b>Prepared by</b>
C-1	Project Summary & Land Use Planning Expert Report, Revised	September 16, 2022	Tarapani Planning Strategies
C-5	Cypress Run Framework Plan for Tract 13 and Railroad Parcel, Revised (Sheets 1, 2 & 5 Revised)	September 16, 2022	Cumbey & Fair