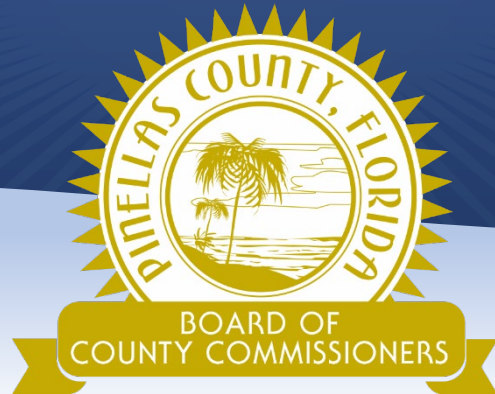


# Cypress Run of FL, LLC

Case # FLU-22-06

December 13, 2022



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Request

## Subject Property

- **NW corner of Cypress Run – east side of East Lake Drive in East Lake Tarpon**

## Future Land Use Map (FLUM) Amendment

**From: Transportation/Utility (T/U) to: Residential Rural (RR) – approx. 4.21 acres**

## East Lake Community Overlay – Comprehensive Plan

## Zoning Atlas

**RPD, Residential Planned Development**

## Cypress Run Development Master Plan (DMP)

**Existing Use: Golf course maintenance facility**

**Intended Future Use: single-family residential and recreation**



# Location

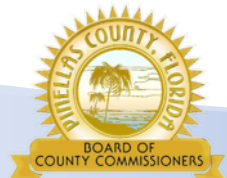


# Cypress Run Overview



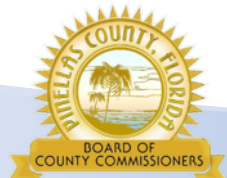
## Cypress Run Development Master Plan (DMP)

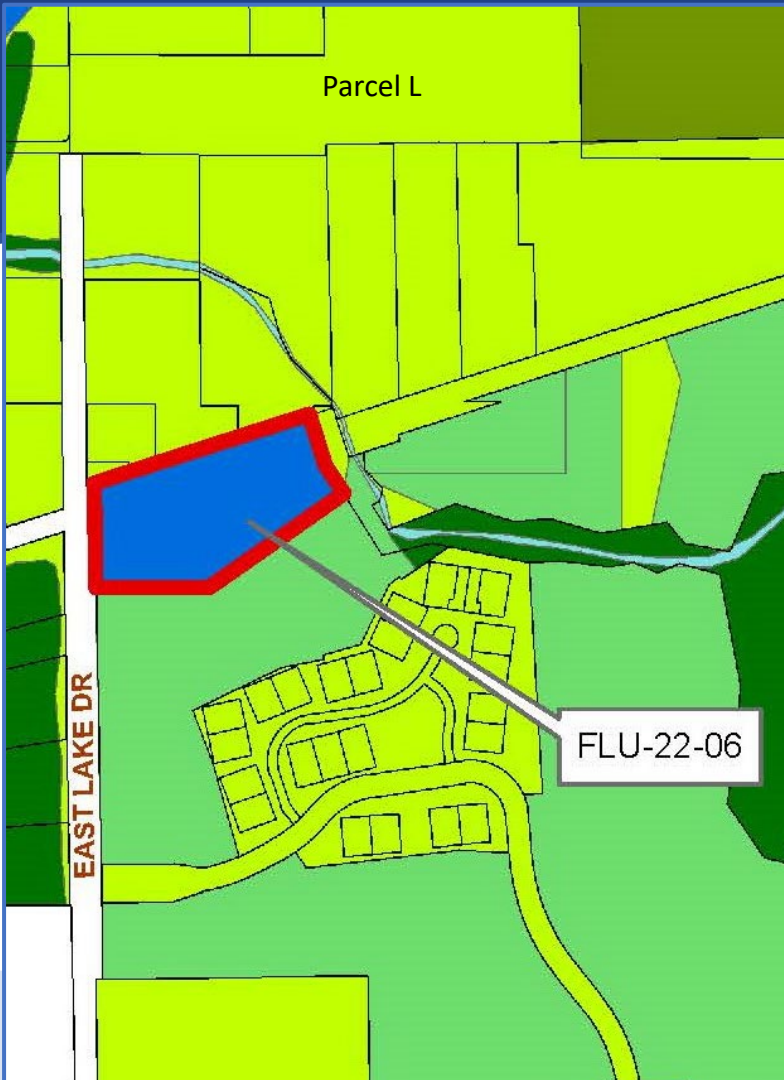
- **Covers approximately 328 acres**
- **Approved in 1981 – golf resort and residential community**
- **164 residential units**
  - Mixture of single family detached and attached homes
- **18-hole golf course**
  - Plus, clubhouse and tennis courts



## Cypress Run of FL, LLC – Applicant

- **FLUM amendment from T/U to RR – 4.21 acres**
  - Relocate existing golf course maintenance facility from subject property to adjacent property to the east
  - Redevelop subject property with residential and recreation uses
  - Requires Zoning Atlas amendment and DMP modification to accomplish
    - Future LPA agenda items





# FLUM



- Parcels
- Residential Rural (FLU-22-06)
- Preservation
- Preservation Resource Management
- Recreation Open Space
- Institutional
- Transportation Utility
- Water
- Pinellas County
- Surrounding Counties



# Site Photos

- Subject property entrance from East Lake Drive
- Maintenance facility (view to southeast)



# Site Photos

- View south along East Lake Drive
- Subject property on left side of photo





# Site Photos

- View to northeast
- Subject property on right side of photo



# Site Photos

- Subject property – maintenance facility



# Land Use Amendment

## Current T/U Land Use

- **Transport, public/private utility services, storage/warehouse uses**
- **0.7 Floor Area Ratio (FAR)**
- **No residential uses permitted**

## Proposed RR Land Use

- **Low density residential and agricultural uses**
- **0.5 residential units per acre maximum**
- **0.3 FAR for nonresidential uses**
- **Potential traffic impacts of 40 daily trips**

- *Based on applicant's expressed development intent*

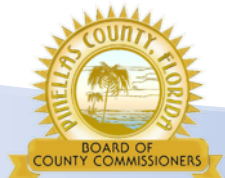


## Development Intent

- **Change from Transportation Utility (T/U) to Residential Rural (RR) necessary to develop property with residential and recreation uses**
- **Applicant's desired development also requires separate Zoning Atlas amendment and Cypress Run DMP modification (subsequent to FLUM amendment)**

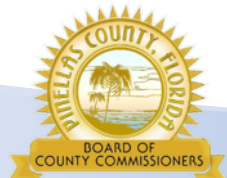
## Flood Risk

- **East end of subject property includes Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain**
- **Additional impacts to this area to be avoided**



## **RPD, Residential Planned Development**

- **Allows a full range of residential dwelling types**
- **Allows complementing nonresidential uses**
- **Development parameters (e.g., height, lot size) are flexible**
- **Requires a Development Master Plan (DMP)**



# Recommendation – Land Use (FLU-22-06)



## Proposed Land Use Amendment

- **Compatible with surrounding uses**
- **Consistent with the Comprehensive Plan, minimal impacts**
  - And the East Lake Community Overlay (FLUE Element)

**Development Review Committee staff recommends Approval**

**Local Planning Agency Recommended Approval (5-0 vote)**

