

**CYPRESS RUN
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:

**Cynthia Tarapani, Owner
Tarapani Planning Strategies
Land Use Planning Expert
128 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030**

**Original Submittal August 24, 2022
Revised September 16, 2022
Revised July 19, 2023**

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LAND USE PLANNING EXPERT REPORT

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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 proposed residential component of the project is composed of a maximum of three (3) detached or attached residential homes to be located along the south side of Tract 13. 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.

The proposed nonresidential component of the project is composed of two buildings: one to be located on Tract 13 and one to be located on the Railroad Parcel. Both new buildings are proposed to be used for maintenance for the golf course (to replace the existing facility), indoor recreational facilities, and self-storage for the residents of Cypress Run only. There are no outdoor recreational facilities proposed for either Tract 13 or the Railroad Parcel.

In February, 2023, the Pinellas County Board of County Commissioners and Forward Pinellas approved an amendment to their respective Future Land Use Maps from TU, Transportation Utility, to RR, Residential Rural (Tract 13- 4.161 ac; Warren Parcel- 0.047 ac). The rezoning application was temporarily placed on hold while the Plan Amendment was reviewed and approved. The Applicant is now ready to proceed on the Rezoning and Master Plan Revisions for this parcel, with both requests described in this report.

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

1. 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).
2. RPD Master Plan Revision: add the Railroad Property to the RPD; remove the Warren Parcel from the RPD; approve a mixed use development on Tract 13 and the Railroad Parcel consisting of 3 residential units, maintenance facility, indoor recreational facilities and self-storage in two buildings (one on Tract 13 and one on the Railroad Parcel); and increase the RPD size to 333.764 acres.
3. New Framework Plan for Tract 13 and the Railroad Parcel to illustrate the mixed use development.

II. 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.

III. 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 two buildings for future use as maintenance, indoor recreational facilities, and/or self-storage, with one to be located on Tract 13 and one 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 to be located along the southern boundary of Tract 13. The Applicant proposes two buildings, each of which is proposed to be used for maintenance, indoor recreational facilities and self-storage. One of these nonresidential buildings will be located on Tract 13 and one building is proposed to be located on the Railroad Property in the general locations as shown on Sheet 1 of the Framework Plan.

Access

The existing driveway on East Lake Drive will be retained in its current location. Shortly after entering Tract 13, two separate internal driveways will be created to serve the residential use and the maintenance, recreational facilities and self-storage building on Tract 13. The driveway will continue east to the Railroad Parcel to provide access to the second building to be used for maintenance, indoor recreational facilities and self-storage. The driveway will cross the floodway in the same location as exists today.

Golf Cart Path

The location of the existing golf cart path will also be relocated on the golf course to the south of Tract 13 to provide space for the construction of the residential units and stormwater management area. 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 the south side of Tract 13 to serve the new development on these two parcels. The generalized location of the stormwater management system is shown on the Framework Plan.

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

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

	Existing	Proposed
RPD Site Size	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> 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- 4.161 ac Railroad Parcel- 5.461 ac Warren Parcel - 0.047 ac
FLU Plan Category (No change proposed)	Tract 13- RR Railroad Parcel- RR Warren Parcel- RR	Tract 13- 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
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

	Existing	Proposed
Lot Size	N.A.	N.A.
Lot Dimensions	N.A.	N.A.
Setbacks- Principal Structure	NA	<p>Residential Use:</p> <p><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>Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all property Lines</p>
Setbacks- Accessory Structures	NA	5' from Side & Rear Lot Lines
Height	NA	35' for all Buildings

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

REZONING APPLICATION

Document #	Document	Date	Prepared by
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

RPD MASTER PLAN REVISION

Document #	Document	Date	Prepared by
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 SUBMITTAL DOCUMENTS
SEPTEMBER 16, 2022- Revised Submittal**

REZONING APPLICATION

Document #	Document	Date	Prepared by
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

Document #	Document	Date	Prepared by
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

**LIST OF SUBMITTAL DOCUMENTS
JULY 19, 2023 - Revised Submittal**

REZONING APPLICATION

Document #	Document	Date	Prepared by
B-1	Project Summary & Land Use Planning Expert Report, Revised	July 19, 2023	Tarapani Planning Strategies

RPD MASTER PLAN REVISION

Document #	Document	Date	Prepared by
C-1	Project Summary & Land Use Planning Expert Report, Revised	July 19, 2023	Tarapani Planning Strategies
C-5	Cypress Run Framework Plan for Tract 13 and Railroad Parcel, Revised (Sheets 1-5)	July 19, 2023	Cumbey & Fair