

ZON-22-08

REQUEST FOR ZONING ATLAS AMENDMENT AND DEVELOPMENT MASTER PLAN MODIFICATION

Cypress Run Residential Planned Development
2669 Saint Andrews Boulevard
Tarpon Springs, FL 33688

Applicant Information

Property Owners/Applicants:

Cypress Run of FL, LLC & Cypress Run Railroad, LLC

Attorney: Katie Cole, Esq., Hill Ward Henderson

Planner: Cyndi Tarapani, Tarapani Planning Strategies

Site Information

- **Location:** Cypress Run Golf Course, North of Keystone Road and East of East Lake Drive
- **Future Land Use:** Residential Rural (RR) (No change proposed)
- **Current Use:** Maintenance Facility and Abandoned Railroad
- **Adjacent Zoning | Future Land Use:**
 - **North:** R-A, P-RM, & P-C | RR, P, & PR-M
 - **East:** : P-RM & RPD | P-RM & ROS
 - **South:** RPD | ROS & RR
 - **West:** R-A | RR & P

Background: FLU-22-06

- Converted 4.21 Acres in Northwest Cyprus Run from Transportation/Utilities (TU) to Rural Residential (RR)
- Allowed for the current proposal
- Approved by Board of County Commissioners on December 13, 2022.

FLU-22-06
Converted from TU to RR



Application Request

Request #1: Rezone from R-A to RPD (5.46 acres).

Request #2: Rezone from R-A to RPD (0.05 acres).

Request #3: Approve modification to RPD Master Plan to :

- A. Add 5.41 net acres to the Master Plan,
- B. 3 new residential units, and
- C. 2 new multi-use buildings for maintenance, self-storage, and recreational use.



#1: Railroad Parcel

#2: Warren Parcel

#3: Master Plan Revision

REQUEST 1

Zoning Atlas Amendment

Request #1: Rezone Railroad Parcel from R-A to RPD (5.46 acres)



REQUEST 2

Zoning Atlas Amendment

Request #2: Rezone Warren Parcel from RPD to R-A (0.05 acres)



Rezoning From RPD to R-A

- 0.05 acres (Warren Parcel) is currently zoned for Residential Planned Development.
- Warren Parcel is to be removed from the Cypress Run RPD
- Warren Parcel is to be combined with the property 1051 East Lake Drive to allow garage.



REQUEST 3

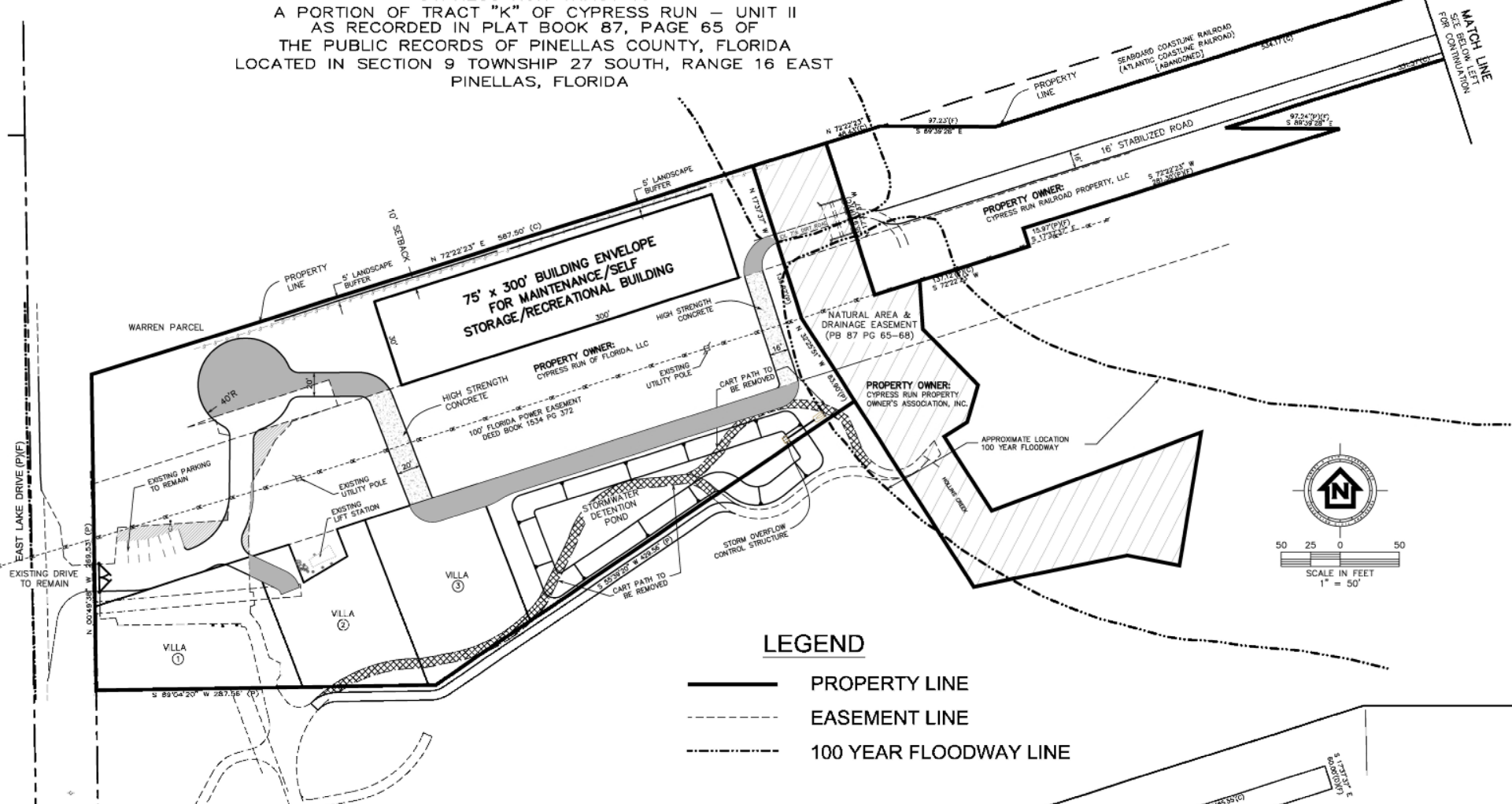
Modification to the Cypress Run Master Plan

Major Modification to RPD Master Plan

1. Add 5.41 net acres to the Master Plan
 - a) Addition of Rail Road Parcel (5.46 Acres)
 - b) Removal of Warren Parcel (0.05 Acres)
2. Add 3 new residential units.
3. Add 2 new multi-use buildings for maintenance, self-storage, and recreational use.
 - a) One will be located on old maintenance site.
 - b) One will be located on the Rail Road Parcel.

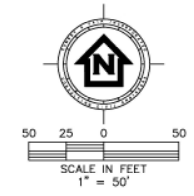
The proposal has no impact on existing private HOA documents.

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



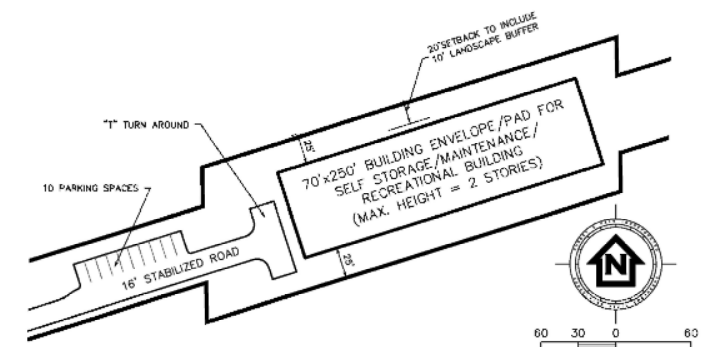
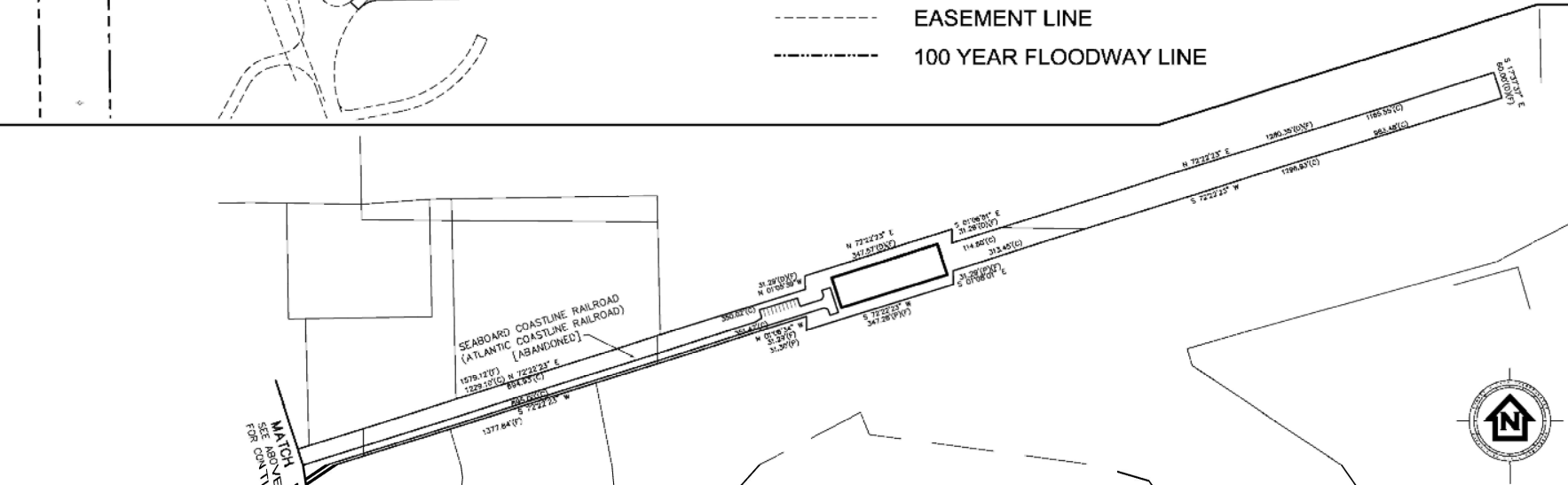
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 100 YEAR FLOODWAY LINE

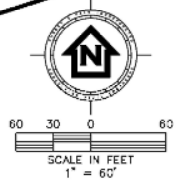


SITE DATA TABLE

	Existing	Proposed
RPD Site Size	RPD Site: 328.35 ac	Existing RPD Site: 328.35 + 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: 4.161 ac Railroad Parcel: 5.461 ac Warren Parcel: 0.047 ac
FLU Plan Category (No Change Requested)	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
Lot Size	N.A.	N.A.
Lot Dimensions	N.A.	N.A.
Setbacks- Principal Structure	NA	Residential Use: Detached Homes: Front: 10' (From Private Street) Side: 7.5' Rear: 15' Attached Homes: Front: 10' (From Private Street) Side: 15' between Buildings Rear: 15'
Setbacks- Accessory Structures	NA	Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all property Lines
Accessory Structures Height	NA	35' for all Buildings



DETAIL



Addition of 5.41 Net Acres to the Master Plan



Maintenance Site from East Lake Drive



Maintenance Site



Tree Buffer

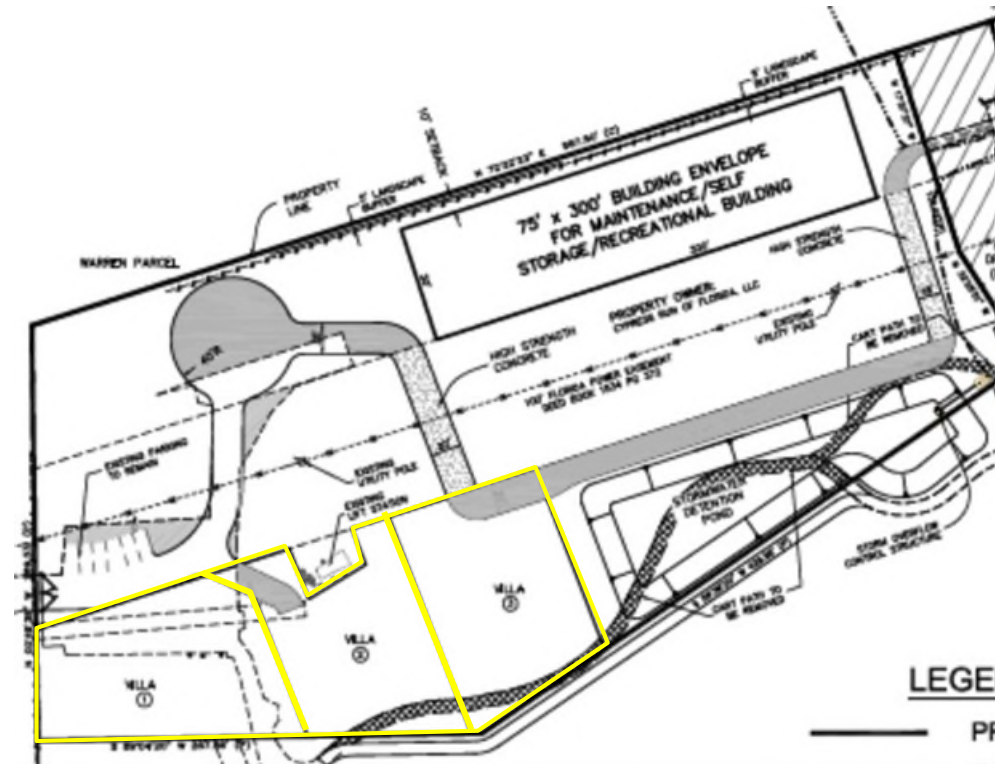


Proposed 3 Residential Units on Tract 13

Current Aerial



Proposed Location

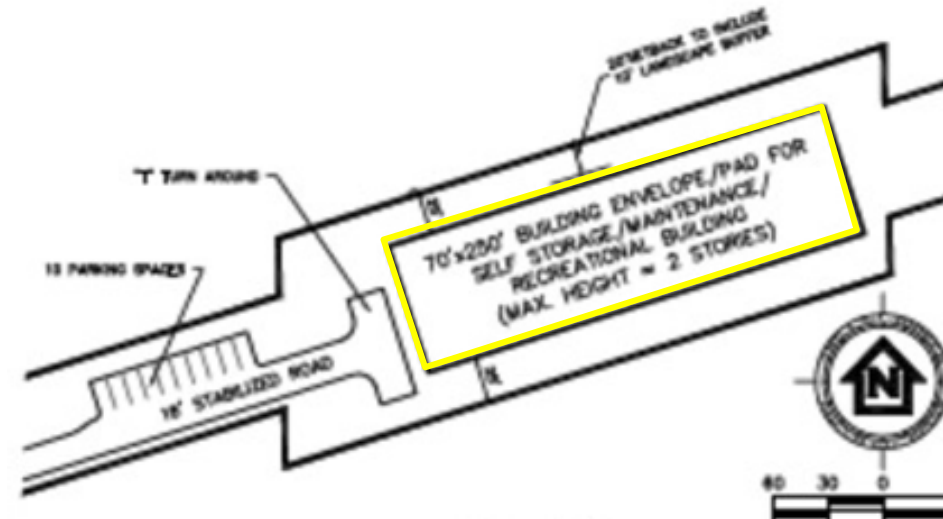


Proposed Multi-Use Building on RR Parcel

Current Aerial



Proposed Location



Summary

- Proposed Residential Home in same style as Cypress Run RPD.
- Proposed Homes overlooking Golf Course.
- Buffering by mature trees.
- Maximum height of 35' for ***all*** buildings.
- No density increase.
- Master Plan will continue to Control Development.
- ***Application meets all criteria for zoning atlas amendment.***
- ***Application meets all criteria for modification of a DMP.***

Summary

- ***Staff recommends approval of the entire proposal.***
- ***Unanimous LPA recommendation of approval.***
- No opposition at Local Planning Agency Hearing

THANK YOU.

Questions?