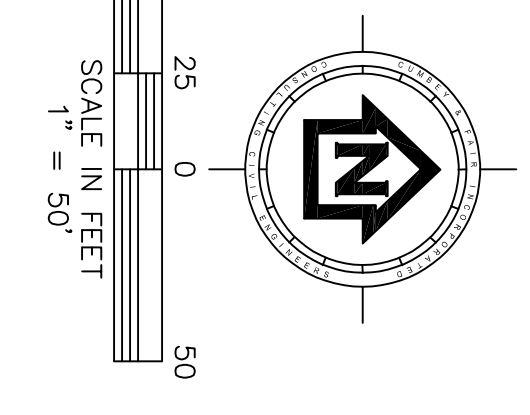
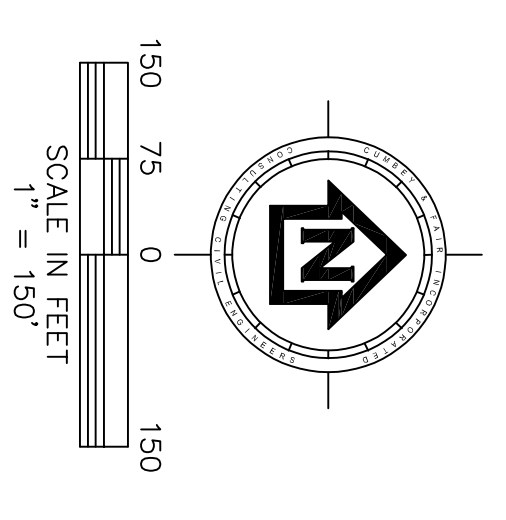
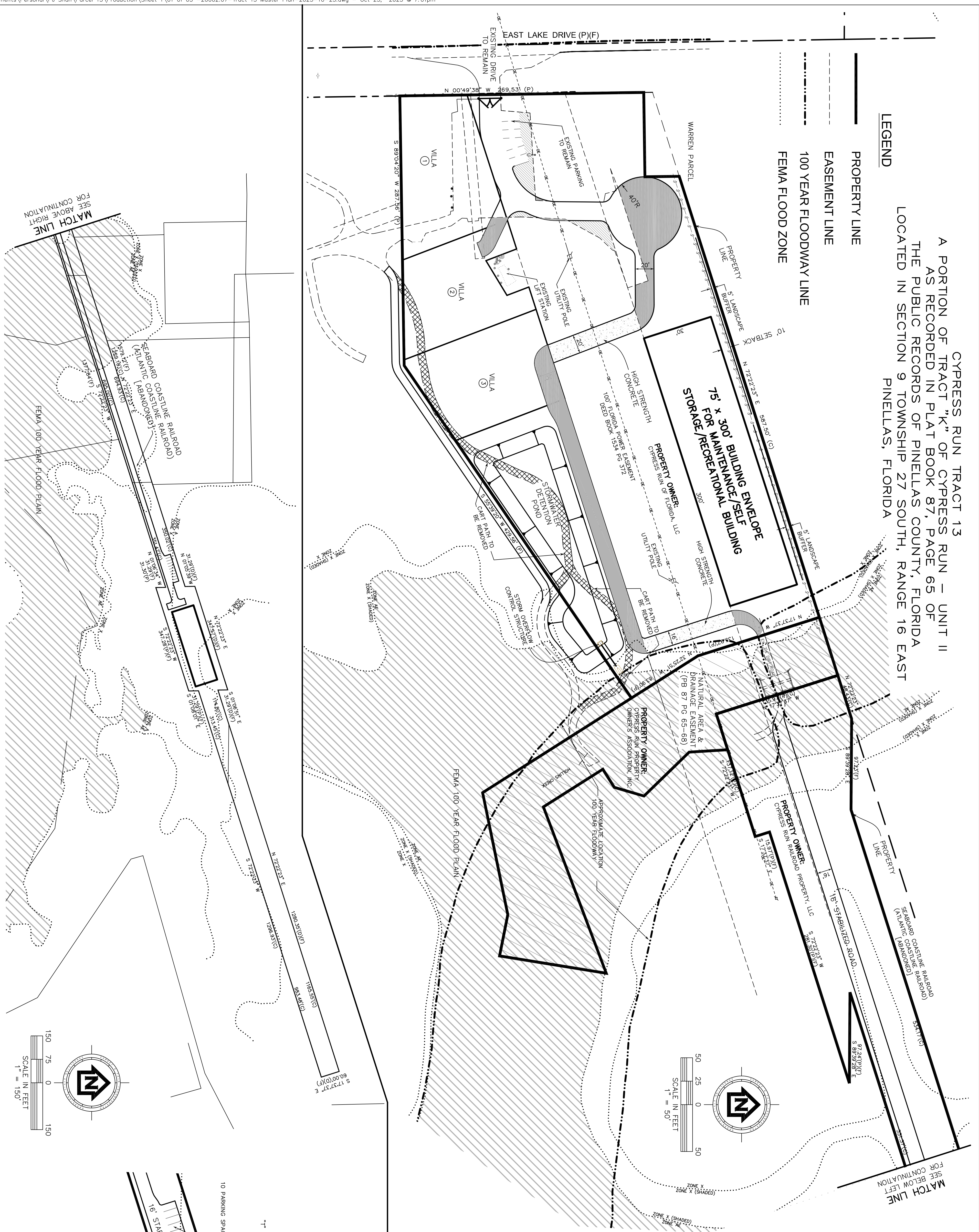
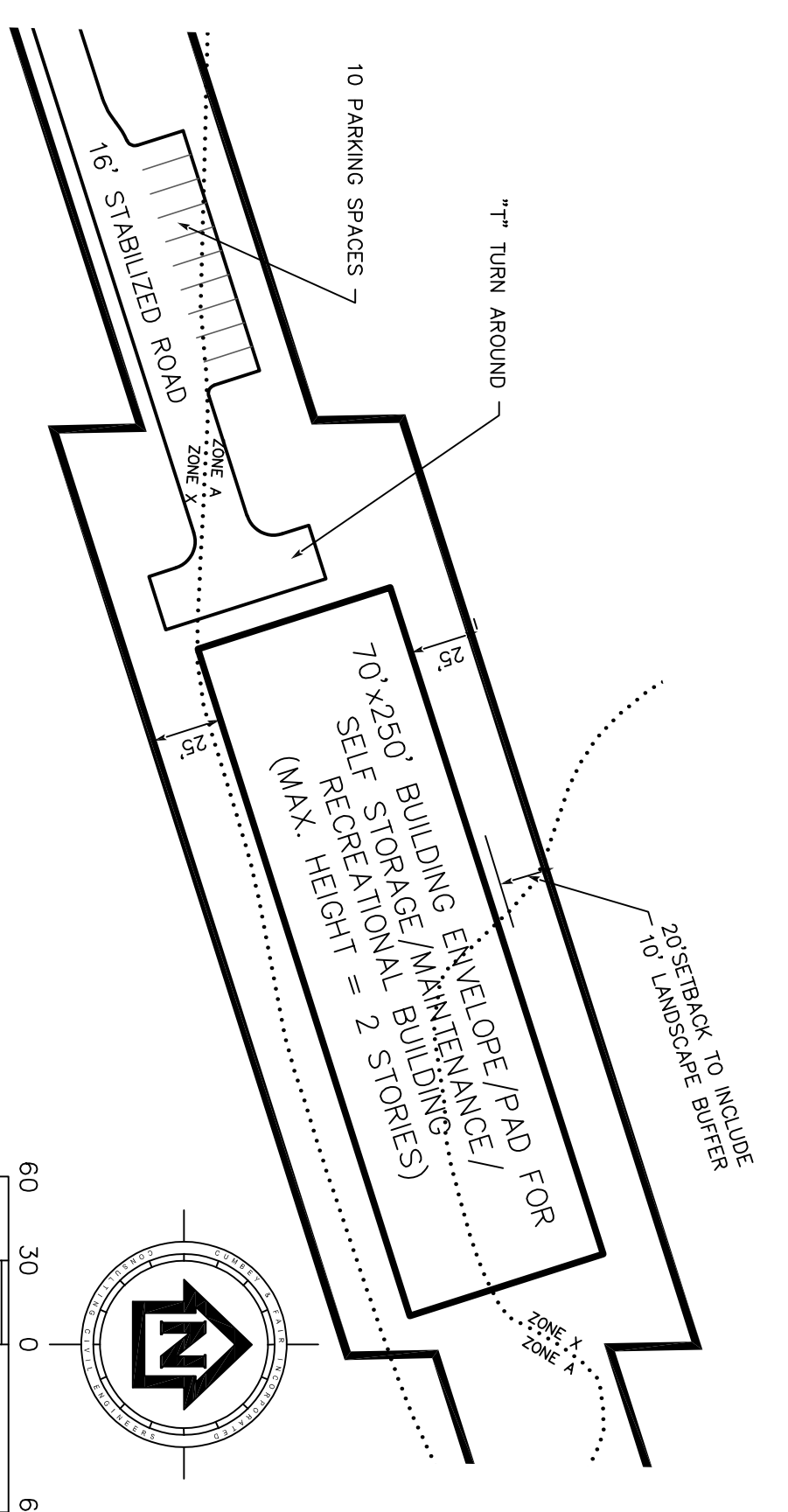


**CYPRESS RUN TRACT 13
A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF
THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS, FLORIDA**

- 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- RA Warren Parcel- RPD	Tract 13- RPD (no change) Railroad Parcel- RPD Warren Parcel- RA
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' between Buildings Rear: 15'
Subsides- Accessory Structures	N.A.	5' from Side & Rear lot Lines
Height	N.A.	35' for all Buildings
		Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all property Lines



DETAIL

REVISIONS

BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT
RRD	9/17/23	ADDED FEMA 100 YEAR FLOOD PLAIN
RRD	10/23/23	REMOVED WARREN PARCEL FROM RPD BOUNDARY

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

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

DRWN BY:	RRD	DATE:	10/23
DSGN BY:	PJS	DATE:	10/23
CHKD BY:	PJS	DATE:	10/23

PROJECT CYPRESS RUN TRACT 13 & RAILROAD PARCEL

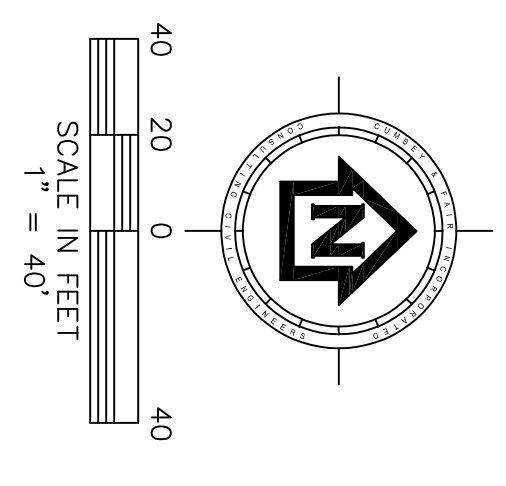
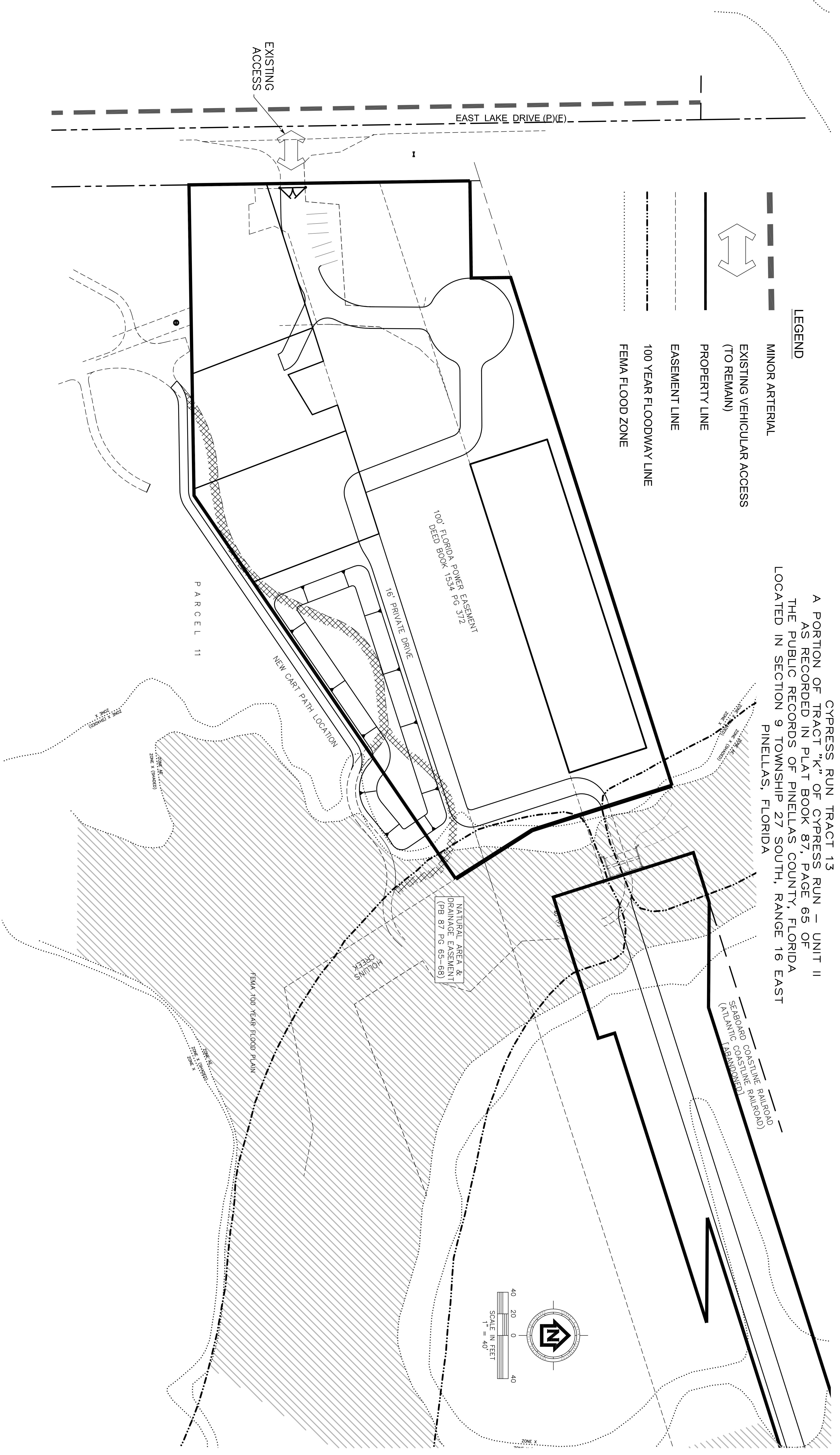
FRAMEWORK PLAN MASTER PLAN

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
RRD	10/23/23	REMOVED WAREHOUSE PARCEL FROM RPD BOUNDARY

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

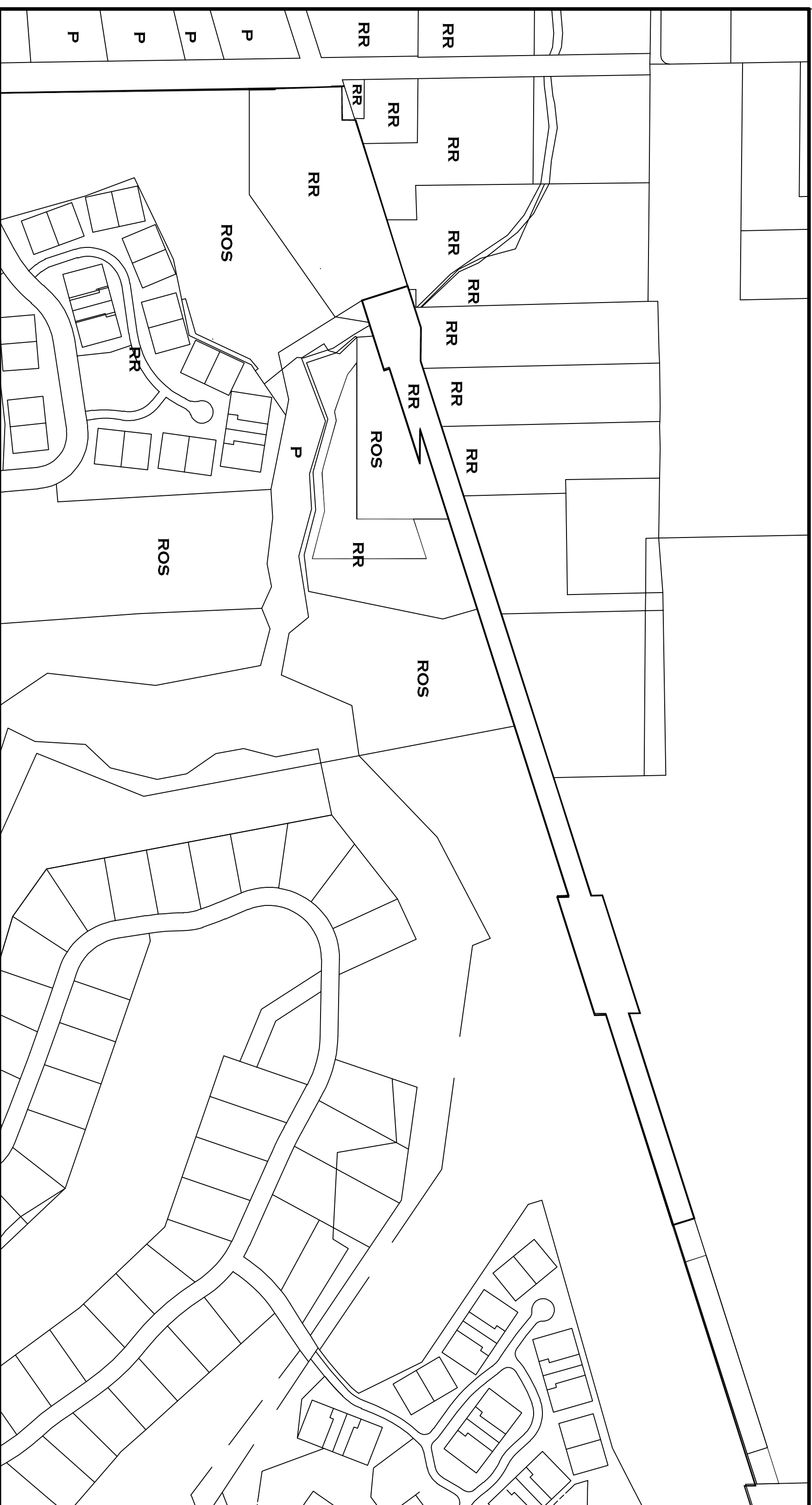
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DSGN BY:	PJS	DATE	10/23
CHKD BY:	PJS	DATE	10/23

PROJECT
 CYPRESS RUN
 TRACT 13 & RAILROAD PARCEL

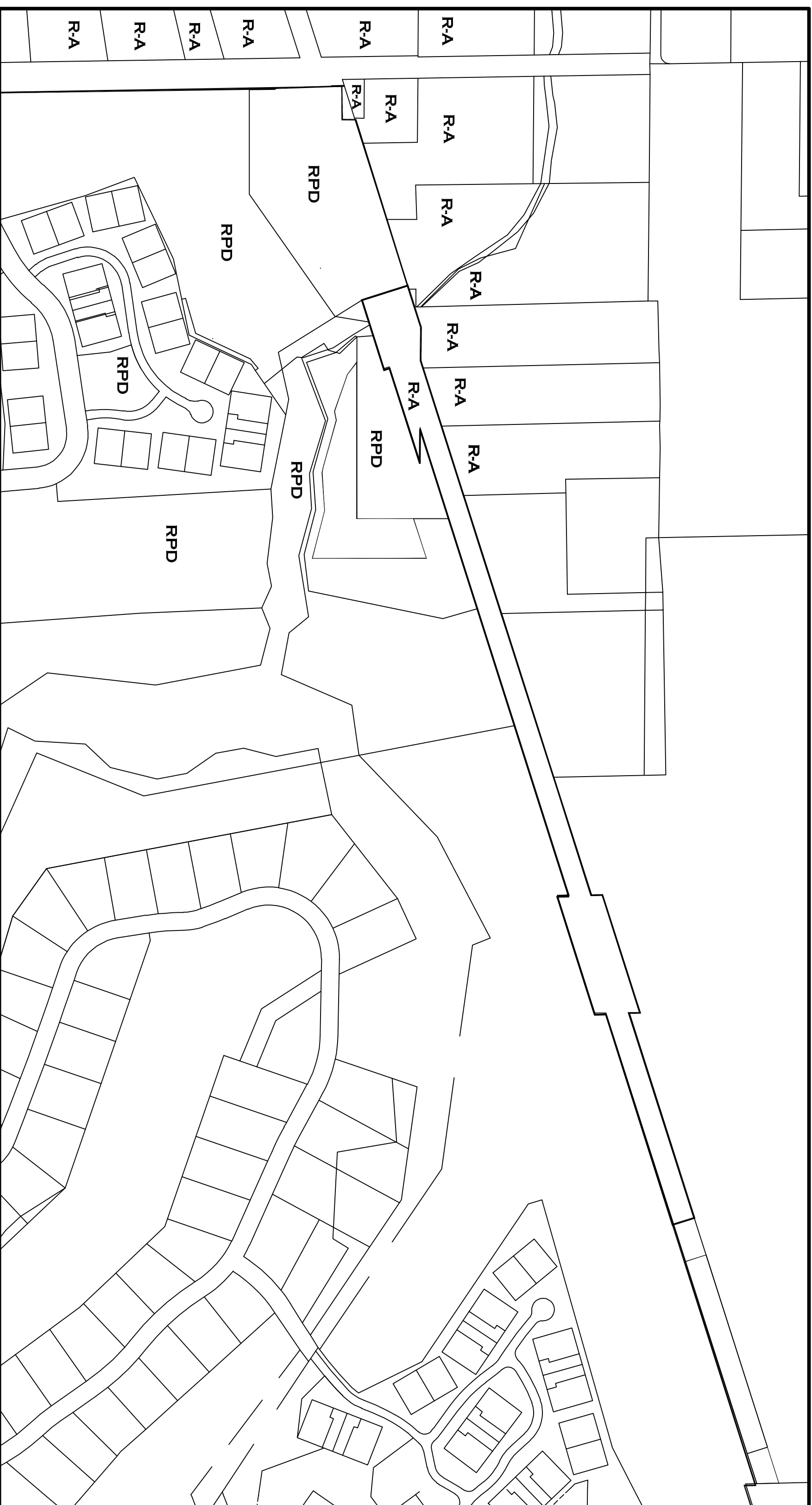
FRAMEWORK PLAN
 TRANSPORTATION PLAN

SHEET
 2 OF 5
 JOB NO. 20002.07

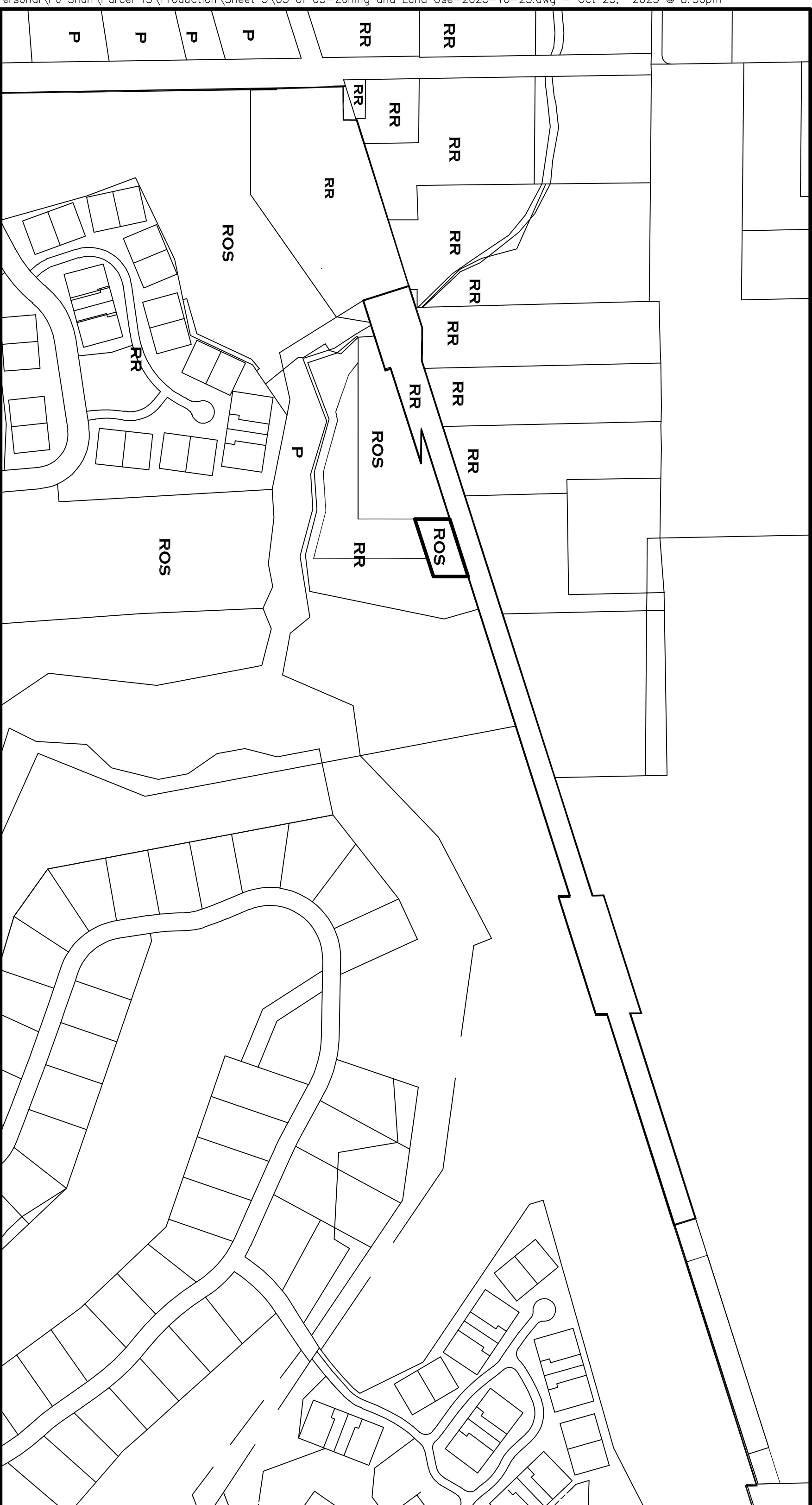
CURRENT FUTURE LAND USE MAP



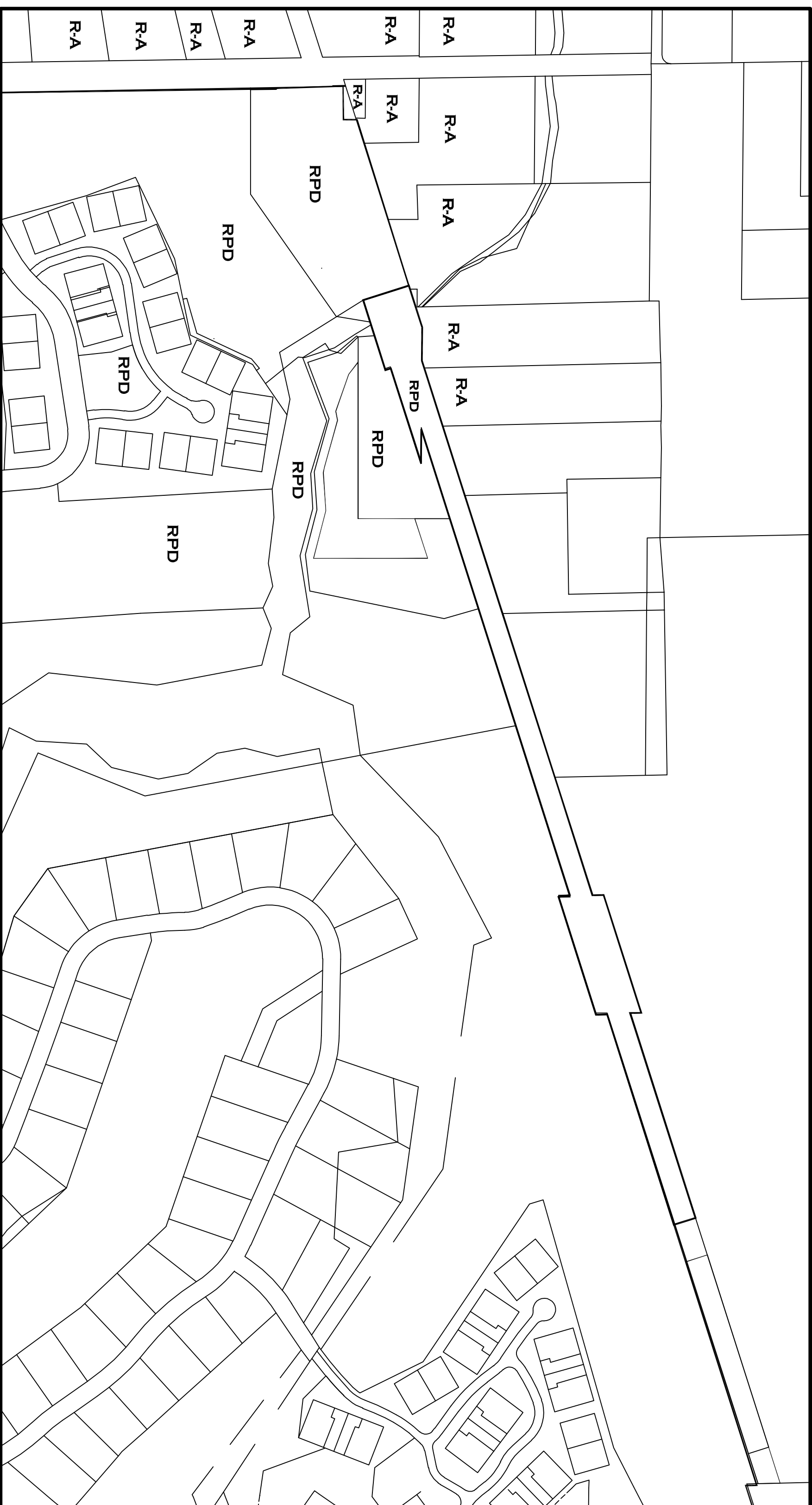
EXISTING ZONING MAP



PROPOSED FUTURE LAND USE MAP - NO CHANGE PROPOSED



PROPOSED ZONING MAP



REVISIONS

BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT			
RRD	10/23/23	REVISED WAREHOUSE PARCEL FROM RPD TO R-A			

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 10/23
 DSGN BY: PJS DATE 10/23
 CHKD BY: PJS DATE 10/23

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



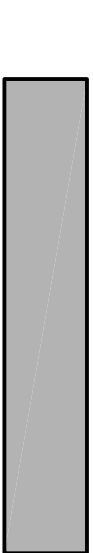
FRAMEWORK PLAN
 LAND USE & ZONING

SHEET
3 OF 5

JOB NO.
20002.07

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

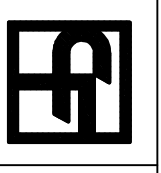
-  RPD BOUNDARY
-  PARCEL 13 AND RAILROAD PROPERTY BOUNDARY
-  EXISTING OPEN SPACE



REVISIONS

BY	DATE	DESCRIPTION
RRD	7/18/23	REVISED LAYOUT
RRD	10/23/23	REMOVED PARCEL FROM RPD BOUNDARY

CUMBEY & FAIR, INC.
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FOR:

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

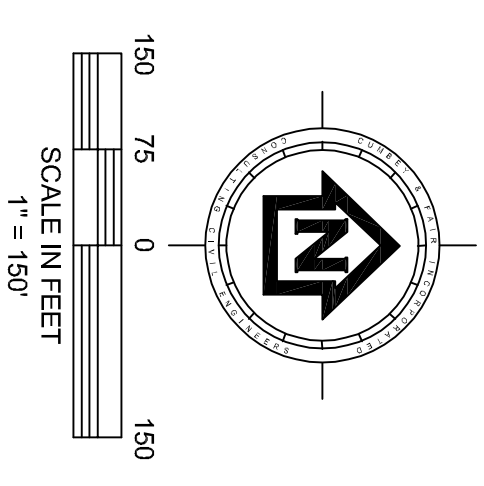
DRWN BY:	RRD	DATE
DSGN BY:	PJS	DATE 10/23
CHKD BY:	PJS	DATE 10/23

PROJECT
 CYPRESS RUN
 TRACT 13 & RAILROAD PARCEL

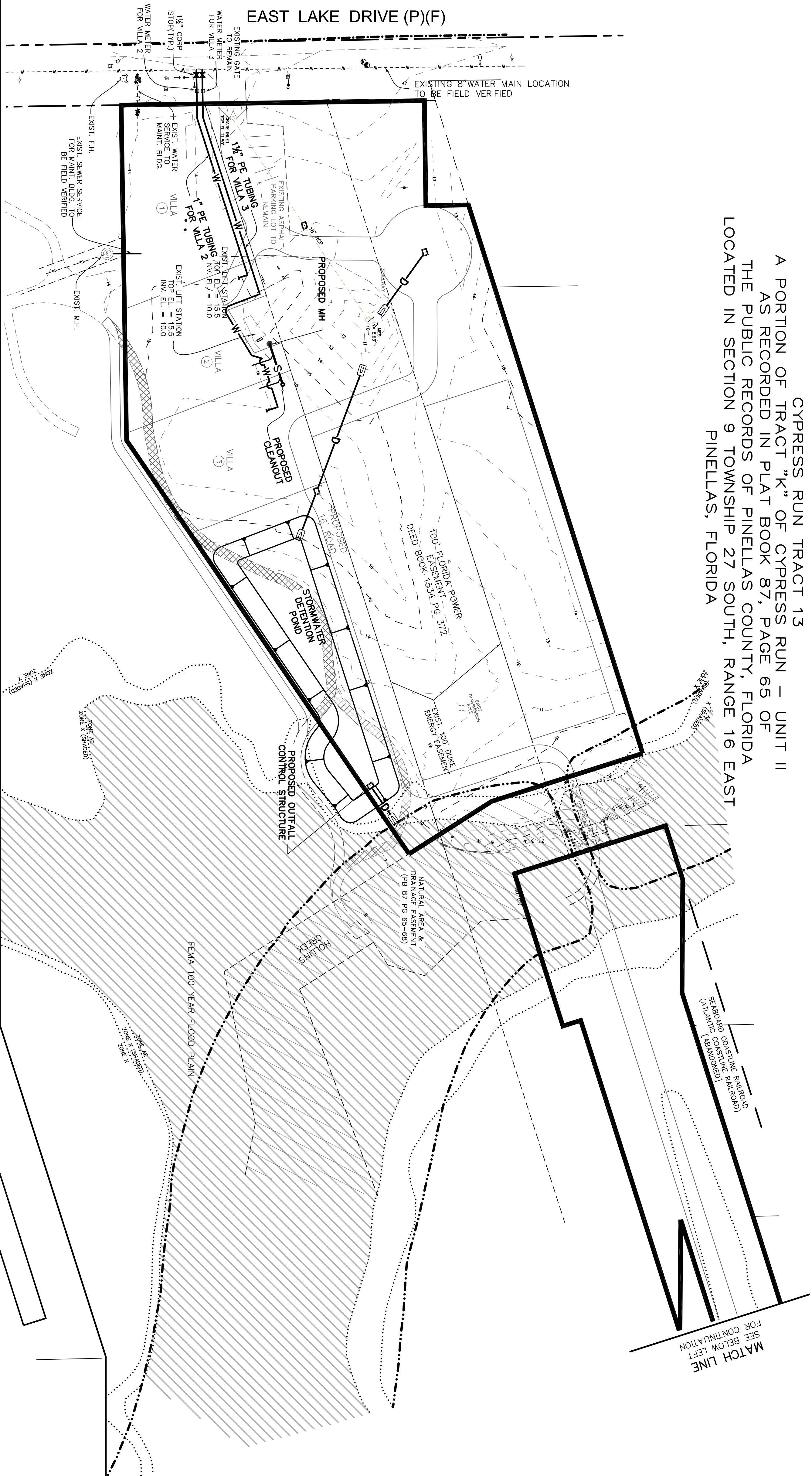
FRAMEWORK PLAN
 OPEN SPACE

SHEET
 4 OF 5

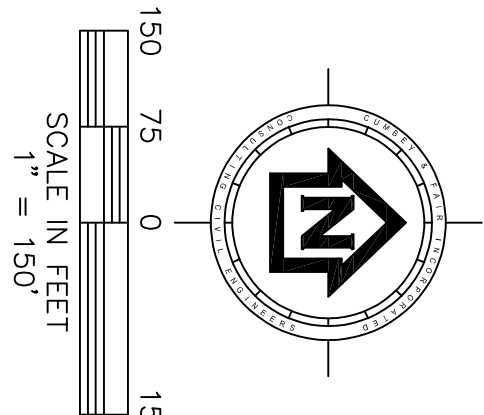
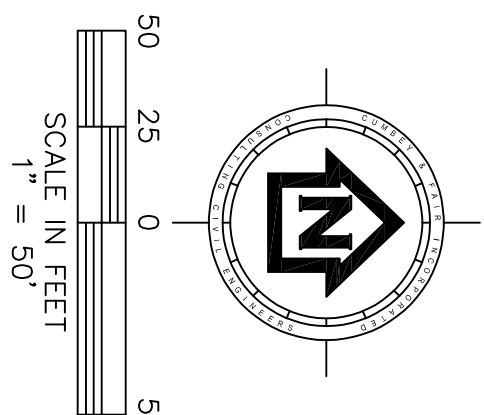
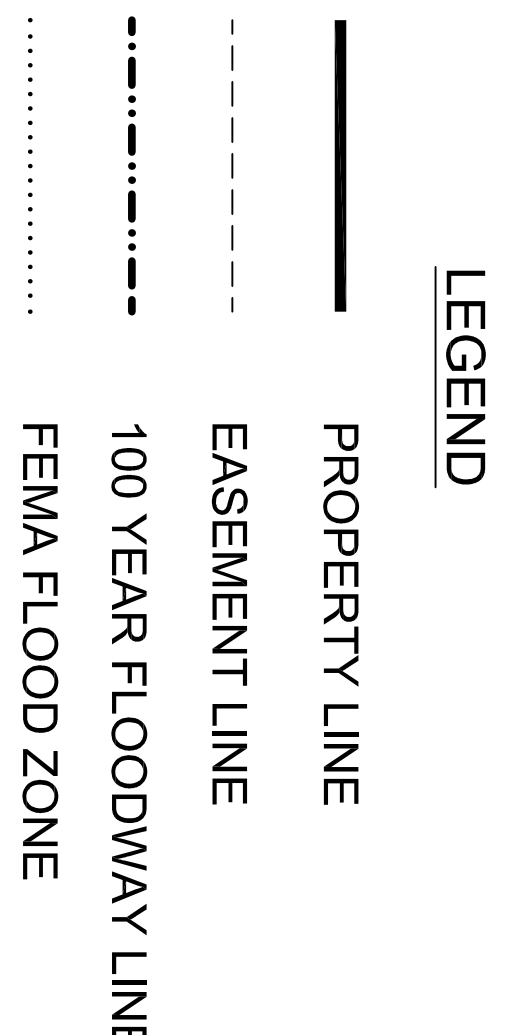
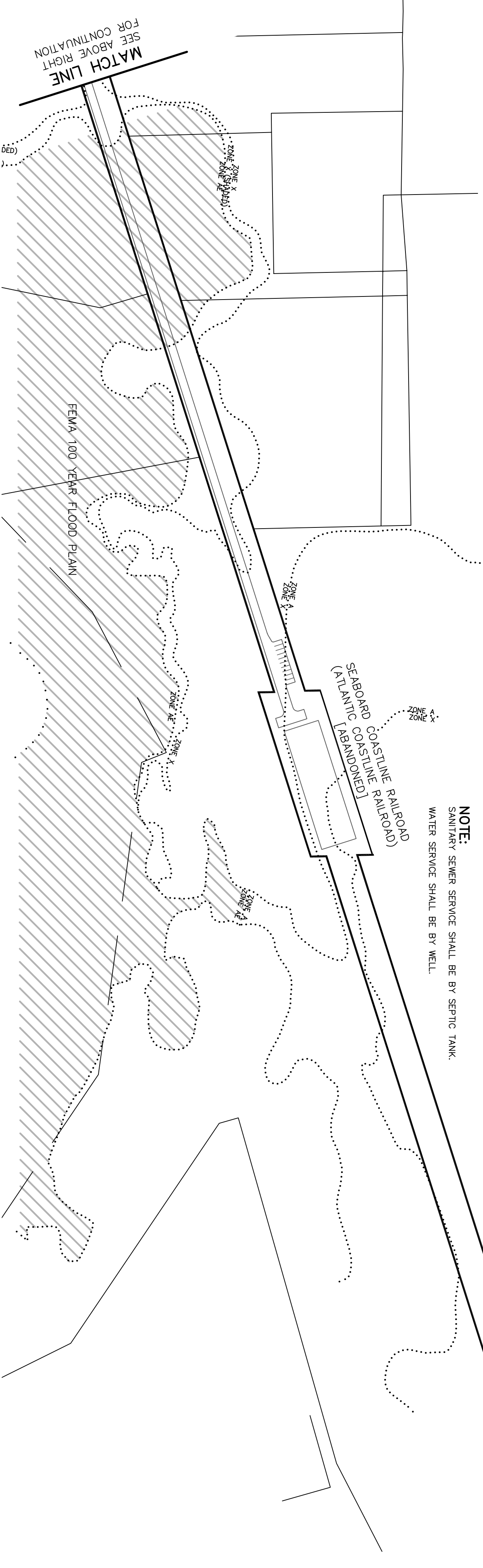
JOB NO.
 20002107



CYPRESS RUN TRACT 13
 A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II
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 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
RRD	7/18/23	REVISED LAYOUT
RRD	9/15/23	ADDED FEMA 100 YEAR FLOOD PLAIN
RRD	10/23/23	REMOVED WAREHOUSE PARCEL FROM RPD BOUNDARY

CUMBEY & FAIR, INC.
 CONSULTING CIVIL ENGINEERS
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 2463 ENTERPRISE ROAD
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FOR:
 CYPRESS RUN OF FLORIDA, LLC
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 TARPON SPRINGS, FLORIDA 34688

DRWN BY:	RRD	DATE	10/23
DSGN BY:	PJS	DATE	10/23
CHKD BY:	PJS	DATE	10/23

PROJECT
 CYPRESS RUN
 TRACT 13 & RAILROAD PARCEL

SHEET
 5 OF 5
 JOB NO. 20002.07

**FRAMEWORK PLAN
 UTILITY AND DRAINAGE PLAN**