

**TARAPANI PLANNING STRATEGIES, LLC**  
**128 EAST TARPON AVENUE**  
**TARPON SPRINGS, FLORIDA 34689**  
**CYTARAPANI@TARAPANIPLANNING.COM**  
**TELEPHONE 727-682-2030**

October 24, 2022

Mr. Glenn Bailey, AICP, Zoning Manager  
Pinellas County Housing & Community  
Development Department  
440 Court Street  
Clearwater, Florida 34758

Re: Cypress Run Rezoning & Master Plan Revision  
County Case Number: ZON-22-08

Dear Mr. Bailey:

On behalf of my client, Cypress Run of Florida, I would like to request a continuance of the Rezoning and Master Plan Revision cases for the Cypress Run RPD. These two cases are currently scheduled for the November 2, 2022 meeting of the Local Planning Agency and I would request a one-month continuance to the December 7, 2022 hearing. My client is considering revisions to the Master Plan and wants some time to finalize those revisions before proceeding into the public hearing process.

We do wish to proceed with the public hearing on November 9, 2022 for the related Plan Amendment Case FLU-22-06.

Please feel free to contact me if you have any questions. Thank you.

Sincerely,



Cynthia Tarapani, Owner/ Authorized Member  
Tarapani Planning Strategies, LLC

cc: Bob Warren, Cypress Run of Florida  
Katie Cole, Hill Ward Henderson  
PJ Shah, Cumbey & Fair

**From:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>  
**Sent:** Monday, October 24, 2022, 6:40 PM  
**To:** Cyndi Tarapani <[c.tarapani@tarapaniplanning.com](mailto:c.tarapani@tarapaniplanning.com)>  
**Cc:** Swearengen, Scott M <[sswearengen@co.pinellas.fl.us](mailto:sswearengen@co.pinellas.fl.us)>; McLaughlin, Karen <[kmclaughlin@co.pinellas.fl.us](mailto:kmclaughlin@co.pinellas.fl.us)>  
**Subject:** RE: Cypress Run- Request for Continuance

Thank you, Cyndi. Your request has been received. Please note that the cases have been advertised via direct mail to surrounding neighbors and it is past the deadline to remove the zoning/DMP case from the newspaper advertisement. It will therefore still be on the LPA's agenda, and they will need to take official action to continue the case.

If changes are coming to the DMP, it will need to go back to the DRC for review. We are already past the submittal deadline for the November DRC. Therefore, the following dates would be the soonest possible meeting/hearing track to incorporate DMP changes:

Next Submittal Deadline: November 23, 2022  
DRC: December 12, 2022  
LPA: January 12, 2023 (tentative)  
BCC: February 28, 2023

That timeline should still be similar to or faster than the land use component track (I don't have 2023 Forward Pinellas dates yet to be sure). Staff would support continuing the zoning/DMP case to the January LPA.

Thank you,

**Glenn Bailey, AICP**  
Zoning Manager  
Pinellas County Housing & Community Development  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)

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**From:** Cyndi Tarapani <[c.tarapani@tarapaniplanning.com](mailto:c.tarapani@tarapaniplanning.com)>  
**Sent:** Monday, October 24, 2022 11:33 AM  
**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>  
**Cc:** Robert Warren <[bob@cypressrun.com](mailto:bob@cypressrun.com)>; KatieCole <[katie.cole@hwhlaw.com](mailto:katie.cole@hwhlaw.com)>; PJ Shah <[shah@cumbeyfair.com](mailto:shah@cumbeyfair.com)>;  
Mark Quinn <[mquinn@cumbeyfair.com](mailto:mquinn@cumbeyfair.com)>  
**Subject:** Cypress Run- Request for Continuance

Dear Glenn,

Please see the attached correspondence for our request to continue the Rezoning and Master Plan Cases for one month. We do wish for the Plan Amendment case to remain on the November 9, 2022, hearing of the Local Planning Agency.

Thank you and please feel free to call if you have any questions.

Cyndi Tarapani  
Tarapani Planning Strategies, LLC  
128 E. Tarpon Avenue  
Tarpon Springs, FL 34689  
Phone 727-642-2030  
[c.tarapani@tarapaniplanning.com](mailto:c.tarapani@tarapaniplanning.com)

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Dear Glenn,

Please see the attached correspondence for our request to continue the Rezoning and Master Plan Cases for one month. We do wish for the Plan Amendment case to remain on the November 9, 2022 hearing of the Local Planning Agency.

Thank you and please feel free to call if you have any questions.

--  
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## McLaughlin, Karen

---

**From:** Bailey, Glenn  
**Sent:** Monday, October 24, 2022 9:09 AM  
**To:** McLaughlin, Karen  
**Subject:** FW: Cypress Run

Karen,

Based on the email chain below, the applicants for case # ZON-22-08 will be asking for a continuance. The companion land use case (FLU-22-06) will move forward alone. Because they have been advertised, both cases will stay on the November 9<sup>th</sup> agenda. The LPA will need to grant the continuance.

Please include these emails in the case file.

Thanks,

**Glenn Bailey, AICP**  
Zoning Manager  
Pinellas County Housing & Community Development  
(727) 464-5640

[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)

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**From:** Cyndi Tarapani <c.tarapani@tarapaniplanning.com>  
**Sent:** Friday, October 21, 2022 4:20 PM  
**To:** Bailey, Glenn <gbailey@co.pinellas.fl.us>  
**Cc:** Robert Warren <bob@cypressrun.com>; KatieCole <katie.cole@hwlaw.com>  
**Subject:** Re: Cypress Run

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Ok, I will send you a request for continuance of the rezoning and master plan cases and the plan amendment will stay on the November 9 agenda. Thanks for this consideration- very helpful.

Cyndi

On Fri, Oct 21, 2022 at 3:34 PM Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)> wrote:

Cyndi... that's fine to take the land use amendment forward first as proposed.

Thanks.

---

**From:** Cyndi Tarapani <[c.tarapani@tarapaniplanning.com](mailto:c.tarapani@tarapaniplanning.com)>

**Sent:** Friday, October 21, 2022 9:50 AM

**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>

**Cc:** Robert Warren <[bob@cypressrun.com](mailto:bob@cypressrun.com)>; KatieCole <[katie.cole@hwhlaw.com](mailto:katie.cole@hwhlaw.com)>

**Subject:** Re: Cypress Run

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Glenn- We would be in agreement with taking JUST the Plan Amendment forward and holding the other two cases until the revised site plan is resolved.

Thanks for this consideration-Cyndi

On Fri, Oct 21, 2022 at 9:48 AM Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)> wrote:

Good morning,

The rezoning and master plan modification are tied together under one case with one staff report. The land use is separate, however. I will discuss this with my colleagues later today to see if there is support for taking the land use item forward first separately. The land use is the only thing required to go through the longer Countywide process.

Thank you,

**Glenn Bailey, AICP**

Zoning Manager  
Pinellas County Housing & Community Development  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)

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**From:** Cyndi Tarapani <[c.tarapani@tarapaniplanning.com](mailto:c.tarapani@tarapaniplanning.com)>  
**Sent:** Friday, October 21, 2022 9:38 AM  
**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>  
**Cc:** Robert Warren <[bob@cypressrun.com](mailto:bob@cypressrun.com)>; KatieCole <[katie.cole@hwhlaw.com](mailto:katie.cole@hwhlaw.com)>  
**Subject:** Cypress Run

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Dear Glenn,

My client, the Cypress Run Golf Club, is working on revisions to the Framework Plan for the two parcels as a result of neighborhood comments. The revision involves Duke Energy since they have an easement that runs through the new portion. My client is unsure of the time frame for the Duke Energy approval but not likely in enough time for you to review a revised Framework Plan prior to the November 9 LPA hearing.

I am hoping that we could continue to move forward with the hearings on the Plan Amendment and Rezoning but continue the RPD Master Plan Revision. My thought was to process the Plan Amendment/ Rezoning since the Plan Amendment takes more time and more hearings. Then we would submit the revisions to the Master Plan and re-start that review.

Can you review and let me know if this is possible? If it is easier to talk this through, please feel free to call me. If you agree to this approach, I will prepare a letter formally requesting the continuance to the RPD Master Plan. I have advised my client that there will be an additional fee due to the continuance.

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Tarpon Springs, FL 34689  
Phone 727-642-2030  
[c.tarapani@tarapaniplanning.com](mailto:c.tarapani@tarapaniplanning.com)

## McLaughlin, Karen

---

**From:** Bailey, Glenn  
**Sent:** Monday, October 24, 2022 11:46 AM  
**To:** McLaughlin, Karen  
**Subject:** FW: Cypress Run- Request for Continuance  
**Attachments:** Bailey Ltr Continuance 10-24-22.pdf

Karen...for file and distribution to the LPA with the packets. The applicants want the zoning case to be heard at the December 7<sup>th</sup> LPA instead of November 9<sup>th</sup>. The FLU case will still be heard for a vote on November 9<sup>th</sup>.

Glenn Bailey, AICP  
Zoning Manager  
Pinellas County Housing & Community Development  
(727) 484-5640

[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)

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**From:** Cyndi Tarapani <c.tarapani@tarapaniplanning.com>  
**Sent:** Monday, October 24, 2022 11:33 AM  
**To:** Bailey, Glenn <gbailey@co.pinellas.fl.us>  
**Cc:** Robert Warren <bob@cypressrun.com>; KatieCole <katie.cole@hwlaw.com>; PJ Shah <shah@cumbeyfair.com>; Mark Quinn <mquinn@cumbeyfair.com>  
**Subject:** Cypress Run- Request for Continuance

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Dear Glenn,

Please see the attached correspondence for our request to continue the Rezoning and Master Plan Cases for one month. We do wish for the Plan Amendment case to remain on the November 9, 2022 hearing of the Local Planning Agency.

Thank you and please feel free to call if you have any questions.



Cyndi Tarapani  
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Received OCT 07 2022

From: Michael Dogali <[mdogalimd@gmail.com](mailto:mdogalimd@gmail.com)>  
Sent: Thursday, October 6, 2022 3:32 PM  
To: Zoning, Planning <[zoning@co.pinellas.fl.us](mailto:zoning@co.pinellas.fl.us)>  
Subject: Case No FLU-22-06&Zon-22-08 Cypress Run

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Dear Housing and Community Development Zoning Section,

We opposed the requested change in zoning from agricultural to residential and recreational land use of the property adjacent to Cypress Run.

Our home, 2609 Royal Liverpool Dr., is directly across from the proposed development. Any noise, traffic issues, lighting would be visible or audible to us and our neighbors. The proposed developer has not produced any information as to these mentioned items. There have been no environmental, traffic, or noise studies completed. There have been no detailed plans presented to our community as to the exact plans, only a suggestion that 8 tennis courts, some pickle ball courts, and 3 condo type buildings would ultimately be completed. Night lights would be installed.

There are 25 residences that will be directly affected by this expansion, and as of this note, no additional information has been provided to the 25 homeowners, which is unacceptable.

In addition, the area under question is presently serving as a native animal area and supports a herd of deer, wild turkeys, otters, other birds and animals, and a Florida Panther, a federally protected animal, who will occasionally be visible on the adjacent golf course.

Certainly, appropriate investigations such as wetlands, environment, noise, etc. should be completed prior to any change in zoning. No change should be considered without detailed development plans having been submitted to the community at Cypress Run and to zoning with a full public review.

Thank you,

Michael and Katherine Dogali

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**From:** Hayath Javeed MD <hayathjaveed@yahoo.com>  
**Sent:** Sunday, October 30, 2022 3:33 PM  
**To:** Zoning, Planning  
**Subject:** Case number: FLU-22-06 and ZON-22-08. Opposition.

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Hayath Javeed, MD.  
2660 East Lake Trail  
Tarpon Springs, FL 34688.  
Phone: &27-271-4143.

Received OCT 31 2022

Date: 10/27/2022.

Pinellas County Housing and Community Development Zoning Section,  
Board of County Commissioners,  
Local Planning Agency,

Subject: Case number: FLU-22-06 and ZON-22-08. Opposition to the proposed use of land Parcel numbers 09-27-16-20197-000-0001 and 04-27-16-00000-410-0100.

Respected Commissioners and members,

We are opposed to the Use of Land as proposed.

We moved with our large family to the area 24 years back due to the beauty of nature, quiet and peace.

The proposed development will not only shatter all this but also put a commercial building within a few feet of our property. As currently planned, this commercial building will cover three residential properties. One of them is a new home under construction. This building is a service and storage building where the heavy yard equipment and vehicles will be fixed and serviced. This activity as you are aware will be quite loud and noisy.

We would like to maintain the beauty, quiet and peace for which we moved and built our home here.

We had a similar issue a few years back with planned zone change and development by a builder adjacent to the north of our property. We had opposed it for the same reasons. We are grateful to the Commissioners, members of the zoning section and planning agency to have agreed with us and denied the development.

I request you please deny the use of land change as proposed for Cypress Run of FL, LLC and Cypress Run Railroad Property LLC.

Thank you.

Hayath Javeed MD.

**McLaughlin, Karen**

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**From:** James Kearsley <james@diligentstrategies.com>  
**Sent:** Tuesday, November 1, 2022 11:45 AM  
**To:** Zoning, Planning  
**Cc:** Lauren Kearsley  
**Subject:** Case number: FLU-22-06 and ZON-22-08  
**Attachments:** Case # FLU-22-06 & ZON-22-08 - Kearsley.pdf

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Good Morning,

Please see the attached letter in-regard-to the proposed re-zoning and use of the land adjacent to our property and Cypress Run of FL.

Thanks  
James

Received NOV - 1 2022

Pinellas County Housing and Community Development Zoning Section,  
Board of County Commissioners,  
Local Planning Agency,

Received

NOV - 1 2022

Subject: Case number: FLU-22-06 and ZON-22-08.

Opposition to the proposed use of land Parcel numbers 09-27-16-20197-000-0001 and 04-27-16-00000-410-0100.

Commissioners and members,

We are opposed to the Use of Land as currently proposed.

We are preparing to move into the property located directly north of where the maintenance shed is looking to be relocated to. We bought the property to move into a more peaceful area where my wife and myself can recuperate without noise disturbances. My wife is a nurse who works nightshifts and currently has issues with sleeping during the day in a noisy, busy neighborhood. We are moving to our property on East Lake Trail with the intention of mitigating the noise disturbances during the day. With the current proposal of the maintenance shed, large machinery will now be stored, utilized, and maintained adjacent to our property, completely destroying any hopes of peace and quiet.

This proposal will also put a large commercial building directly in the view that we used to have, of the wildlife and surrounding nature.

The space currently attempting to be re-zoned is more than large enough to accommodate the building in another area a few hundred yards from our property line.

I also spoke to the owner of Cypress Run a short while back and he told me that he was proposing to put tennis courts adjacent to my property and my neighbors which would be a lot less noisy and disturbing, which I was ok with at that time. This is now not the case.

We request that the location of the maintenance building be relocated to an area away from the edge of our properties, into an area that does not disrupt the peace, quiet and beauty that we currently enjoy.

With best regards,



James and Lauren Kearsley

## McLaughlin, Karen

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**From:** Zoning, Planning  
**Sent:** Friday, November 4, 2022 8:55 AM  
**To:** McLaughlin, Karen  
**Subject:** FW: [BULK] Re: Case No FLU-22-06 & ZON-22-08

**Importance:** Low

Received

NOV - 4 2022

**From:** Beverley Downing <skirod2000@yahoo.com>  
**Sent:** Thursday, November 3, 2022 12:27 PM  
**To:** Zoning, Planning <zoning@pinellas.gov>  
**Subject:** [BULK] Re: Case No FLU-22-06 & ZON-22-08  
**Importance:** Low

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Sent from [Mail](#) for Windows

I'm Beverley D. Downing, 1131 East Lake Dr., Tarpon Springs & we're adjoining property owners of Cypress Run on the northwest corner. Over the last 30 days, as an adjacent homeowner to the proposed property development, we have been provided some details which brings more questions than answers at the moment. I realize this development has been in process much longer than these last 30 days. I come to you with concern over details I hope have been addressed and maybe not shared in their entirety. I understand development is good for growth of our community, well thought out growth with an understanding of it's impact to the community assures sustainability. And let's be honest, makes for good neighbors. The area where this development is to take place leaves us with concern and while I understand this part of the process, county meeting/hearing is merely formality, I hope you'll be able to provide clarity and work in partnership with the existing residents of the community you will be impacting.

I understand Cypress Run proposes **development** that will change the course of what we see and what we have come to love about Pinellas County. This area has a great deal of flora and fauna that many parts of the county have long since lost. We supported the county with the development of Cypress Run Golf Course knowing that the course at one point in time was working directly with Department of Wildlife as well as seeking credibility with programs promoting wildlife habitat. While this development seems small in the standard of

developments within the county, I've listed some of the concerns that will directly impact wildlife that is inhabiting the area. Change is hard when we've been living a very peaceful life next to the golf course over the last 40+ years with some species of wildlife that is protected. I'm asking for respect of this lifestyle we've been accustomed to and how these items will be mitigated by the developer.

- Hours of noise pollution from early AM into late evening hours
- Light pollution for night tournaments of 3 pickle ball courts & 6 tennis courts that also **impact our wildlife of many deer, turkeys, owls, dozens of gopher tortoises & many varieties of birds, that we have enjoyed for over 40 years** – will there be any deflection shields to prevent us as neighboring residents from being disrupted from enjoying the night sky and star gazing?
- Increased traffic for the total of 9 courts plus traffic to support the pro shop-buildings aren't cheap, I expect this amount of traffic will highly impact the small intersection of Highland Ave/East Lake Drive
- Will there be turn lanes installed in this area or will traffic to the Tennis Courts/Pro Shop be routed through the Cypress Run existing main entrance?
- What kinds of events expect to be held at the new facilities creating potential for high traffic congestion on a small two lane road?
- What is the maximum seating capacity for any kind of events as it's been stated there will be lighting for night use
- What is the parking capacity for large events. It's my understanding, the Florida Power Easement is 100' x 600' can be used for parking? Is this being addressed through a storm water plan?
- Has the run off with all the proposed hardscape been addressed through a drainage plan as this will impact the local water shed/Hollins Creek nearby that flows into the Anclote River that is tidal & often rises into flooding some areas during heavy storms? Is this plan available for the public to view?
- Is Cypress Run no longer participating in wildlife programs sponsored by the county, state, federal agencies? **Speak for the wildlife, they depend on you to protect them.**
- The 3 two story villas proposed to be built facing the adjoining neighbors' backyards will eventually have issue with the more "natural" areas we leave for wildlife habit- they are alarmingly close to the property line which begs to ask if there is enough road width for larger **emergency vehicles, waste disposal trucks, etc.**
- **Will there be a privacy wall installed between the 3 villas & adjoining existing neighbors?**

Please understand I am not completely opposed to development of land. I'm asking you protect the small amount of agriculture and wildlife we have left in the area with a formal plan of mitigation before rezoning. I'm asking to address issues that help us all be good neighbors. If these questions have not been addressed or a mitigation plan is not in place for the species of protected wildlife, I'm asking you to put plans in place to assure Pinellas County has addressed the conservation efforts as the responsible agency it claims to be.

Regards,  
Beverley D. Downing  
1131 East Lake Dr.  
Tarpon Springs, FL 34688  
(727)417-4463  
[Skirod2000@yahoo.com](mailto:Skirod2000@yahoo.com)

Received NOV - 4 2022