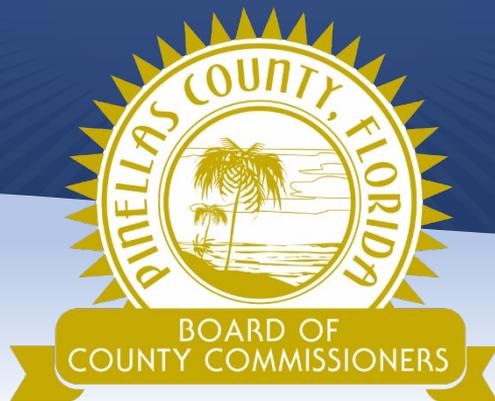


Cypress Run of FL, LLC

Case # ZON-22-08

November 14, 2023



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

Request



Subject Property

North area of Cypress Run – east side of East Lake Drive in East Lake Tarpon

Future Land Use Map (FLUM) – Residential Rural (RR) – amended earlier this year

Zoning Atlas Amendment

From R-A to RPD (5.46 acres); and From RPD to R-A (0.05 acre)

Development Master Plan (DMP) Modification

Addition of 5.41 acres, 3 residential units, 2 multi-use buildings

Existing Use: Golf course maintenance facility, vacant

Intended Future Use: Residential, maintenance/recreation/self-storage



Location



Cypress Run Overview

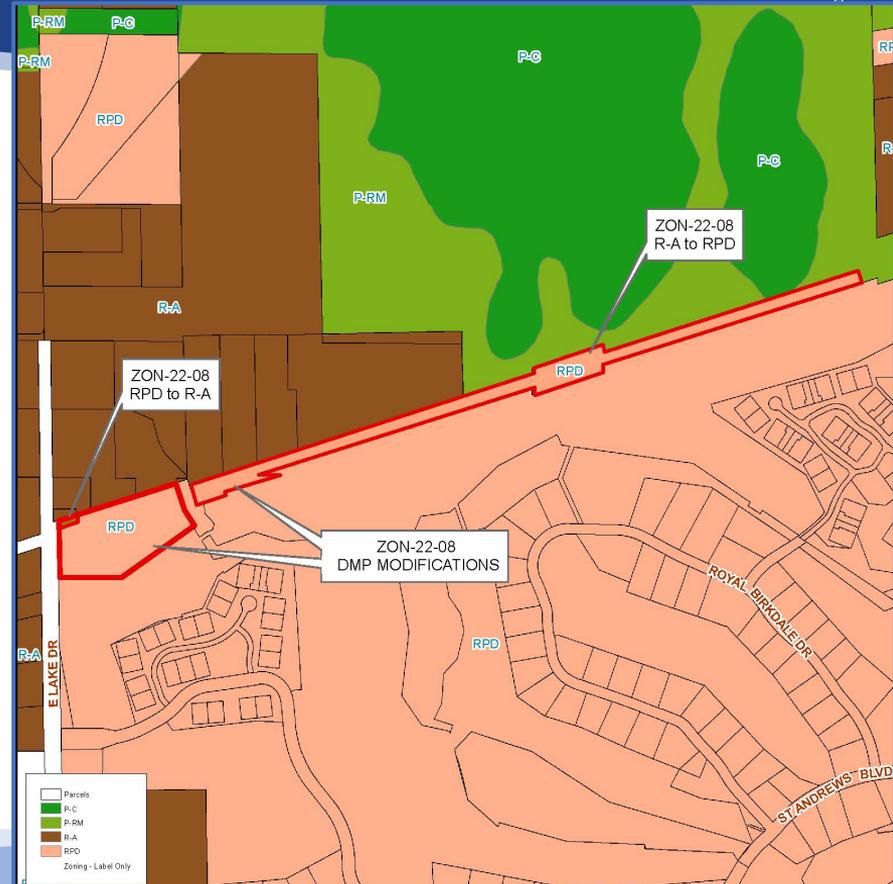
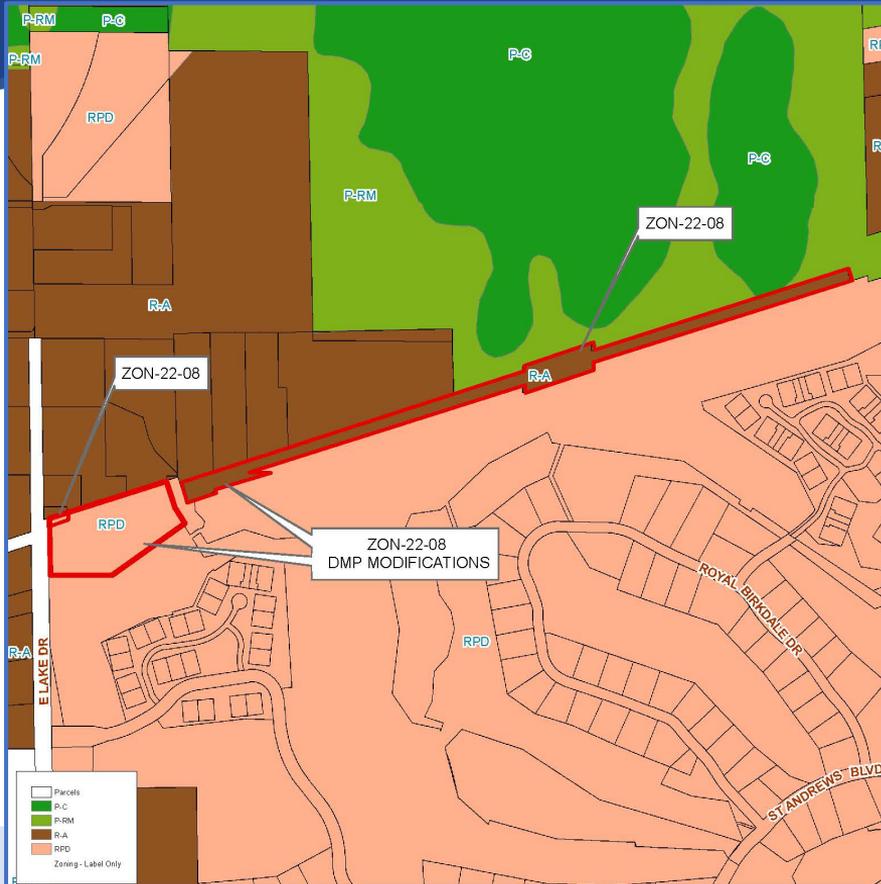


Cypress Run Development Master Plan (DMP)

- **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



ZONING



Cypress Run of FL, LLC – Applicant

- **Zoning amendment from R-A to RPD – 4.56 acres**
 - Railroad parcel
 - Transfer three residential units into DMP
 - Construct multi-use building (maintenance/recreation/self-storage)



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)**



Request Overview

Cypress Run of FL, LLC – Applicant

- **Zoning amendment from RPD to R-A – 0.05 acre**
 - Small property NW corner of Cypress Run
 - Combine with R-A property to the north
 - Would provide space for a home addition



Request Overview

Cypress Run of FL, LLC – Applicant

- **Development Master Plan Modification**
 - Incorporate railroad parcel
 - Transfer three residential units from railroad parcel
 - Build two multi-use buildings

Flood Risk

- **Property bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain**
- **Additional impacts to this area to be avoided**

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



Recommendation

Zoning Amendment with DMP Modification

- **Compatible with surrounding uses**
- **Consistent with the Comprehensive Plan**
 - Future Land Use Map
 - East Lake Community Overlay (FLUE Element)

Development Review Committee staff recommends Approval

Local Planning Agency recommended Approval (4-0 vote)

