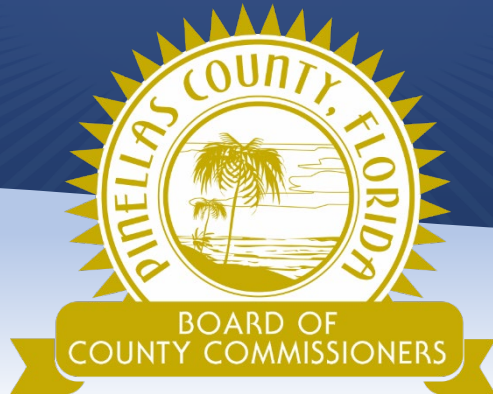


Cypress Run of FL, LLC

Case # ZON-22-08

January 30, 2024



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

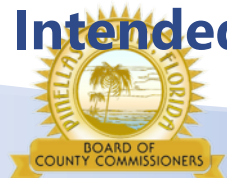
From R-A to RPD (5.46 acres); and From RPD to R-A (0.05 acre)

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

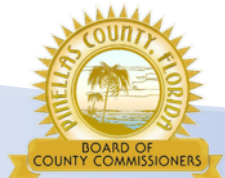


Cypress Run Overview

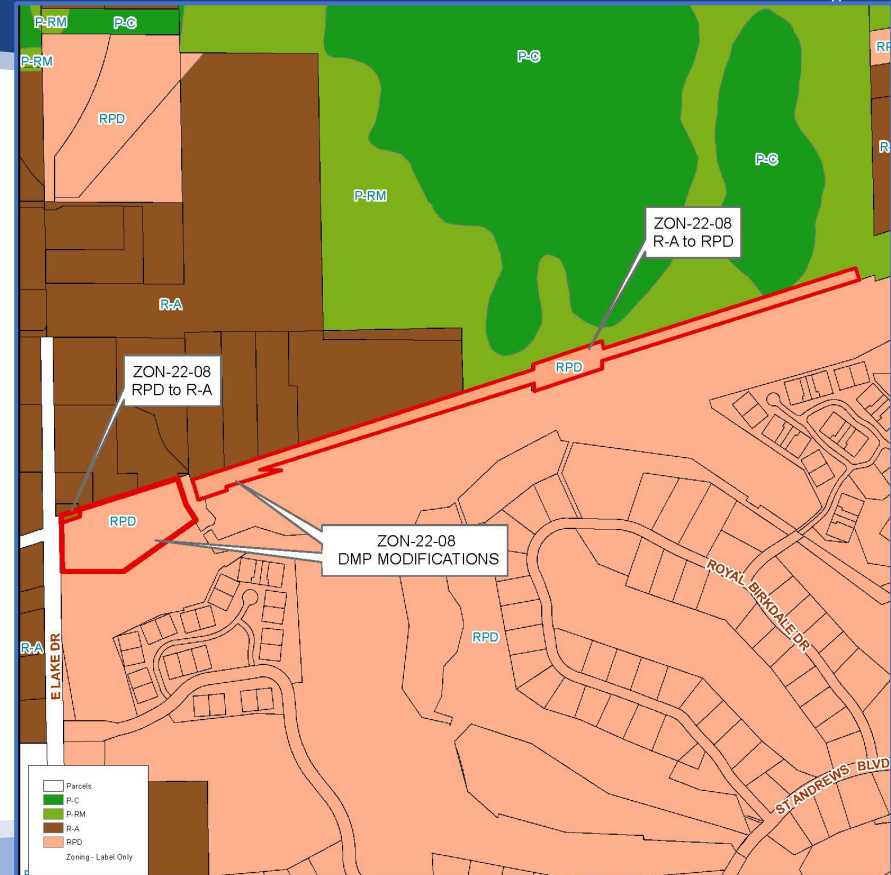
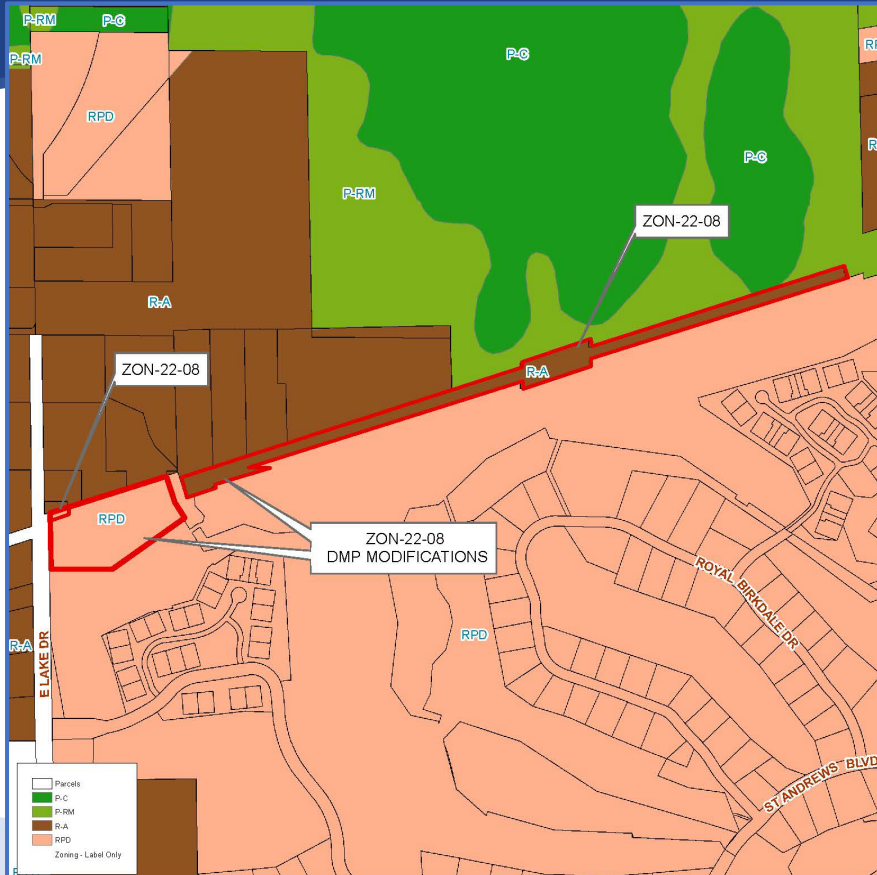


Cypress Run Development Master Plan (DMP)

- **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

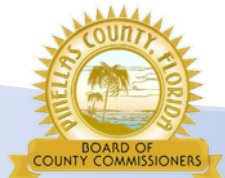


ZONING



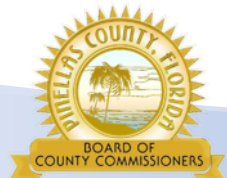
Cypress Run of FL, LLC – Applicant

- **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

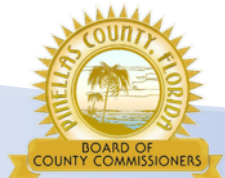
- **Allows a full range of residential dwelling types**
- **Allows complementing nonresidential uses**
- **Development parameters (e.g., height, lot size) are flexible**
- **Requires a Development Master Plan (DMP)**



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

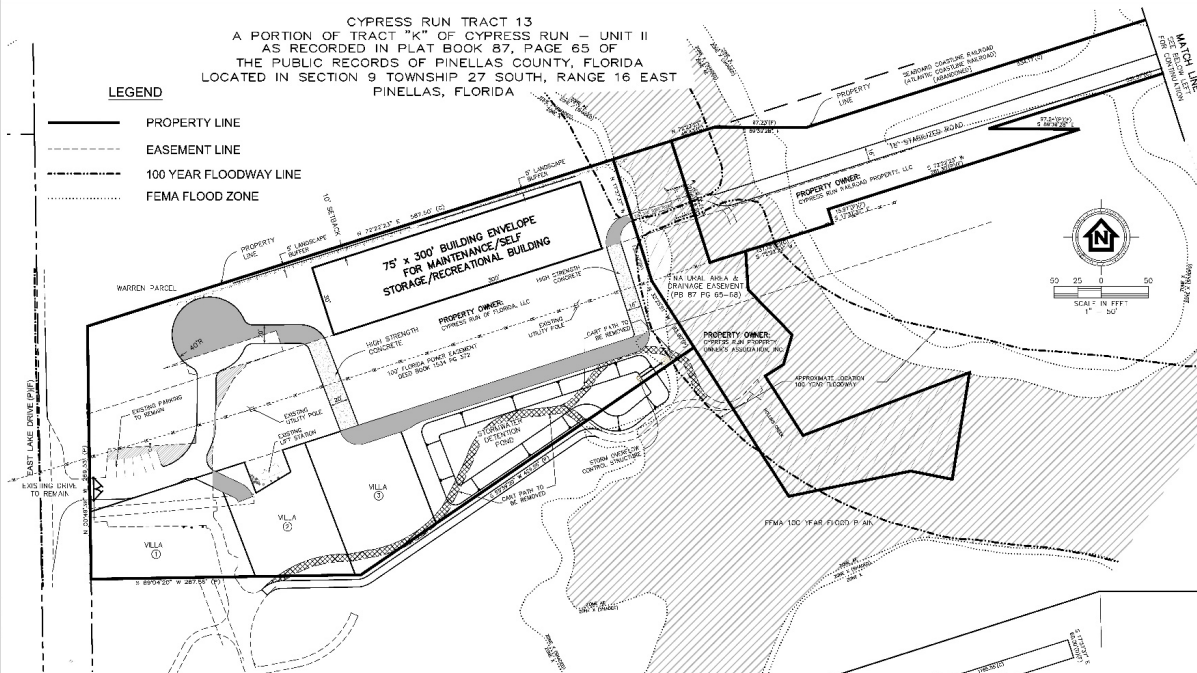
Flood Risk

- **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**

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

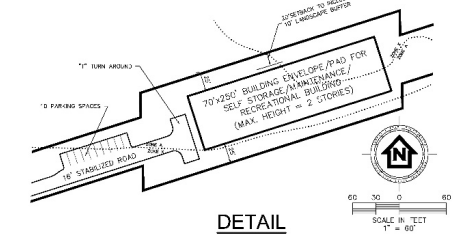
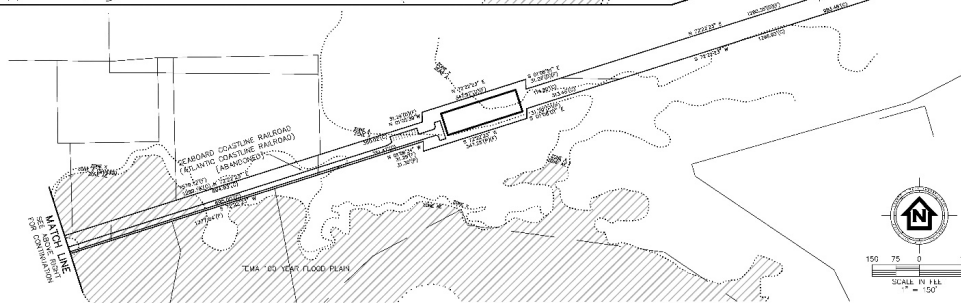
LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - 100 YEAR FLOODWAY LINE
- FEMA FLOOD ZONE



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

	Existing	Proposed
RPD Site Size	Existing RPD Site: 328.35 ac	Existing RPD Site: 328.35 ac + Railroad Parcel: 5,463 ac + Warren Parcel: 0.017 ac + Railroad Parcel: 0.017 ac + Warren Parcel: 0.017 ac + Railroad Parcel: 0.017 ac + Warren Parcel: 0.017 ac
Parcel Sizes	Tract 13 - 0.208 ac Railroad Parcel: 5,463 ac Warren Parcel: 0.017 ac	Tract 13 - 1.161 ac Railroad Parcel: 5,463 ac Warren Parcel: 0.017 ac
FU 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 (no change) Railroad Parcel - RR Warren Parcel - RR	Tract 13 - RPD (no change) Railroad Parcel - RR Warren Parcel - RR
Land Uses	Tract 13 - Maintenance facility for Golf Course Railroad Parcel - abandoned RR Warren Parcel - part of Maintenance facility	Tract 13 - Single Family Detached or Attached Homes Maintenance Facility Historical Institutional facilities Self-Storage Railroad Parcel Maintenance Facility Labour for industrial facilities Self-Storage Warren Parcel - Single Family Detached Home
Maximum RPD Development	166 Units	166 Units
Percent of RPD Density	0.05 / ac	0.5 / ac
Flood Zone	Tract 13 - X, AE & A Railroad Parcel - X, AE & A Warren Parcel - X	Tract 13 - X, AE & A Railroad Parcel - X, AE & A Warren Parcel - X
Lot Line	N.A.	N.A.
Lot Dimensions	N.A.	N.A.
Setback - Principal Structure	NA	Residential Use: Front: 10' Side: 5' (from Private Street) Rear: 5' Rear: 15'
Setback - Accessory Structures	NA	Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all Property Lines
Height	NA	5' from Side & Rear Lot Lines 35' or all Buildings



REVISIONS

BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
RRD	2/16/23	REVISED EXHIBIT			
RRD	5/17/23	ADDED FIRM 100 YEAR FLOOD PLAN			

CUMBEY & FAIR, INC.
 CONSULTING CIVIL ENGINEERS
 CERTIFICATE OF AUTHORIZATION 90002146
 ENGINEERING PLANNING LAND SURVEYS

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

DRAWN BY: RRD DATE: 05/23
 DESIGN BY: PUS DATE: 05/23
 CHECKED BY: P.S. DATE: 05/23

PROJECT	CYPRESS RUN TRACT 13 & RAILROAD PARCEL	SHEET	1 OF 5
FRAMEWORK PLAN	MASTER PLAN	JOB NO.	200027



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)

