



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** FLU-22-06

**LPA Public Hearing:** Nov. 9, 2022

**Applicant:** Cypress Run of FL, LLC

**Representative:** Cynthia H. Tarapani

**Subject Property:** Approximately 4.21 acres located on the east side of East Lake Drive across from the intersection of North Highland Avenue in East Lake.

**Parcel ID(s):** 04/27/16/00000/410/0100 & 09/27/16/20197/000/0001 (portion)



### **REQUEST:**

A Future Land Use Map (FLUM) amendment from Transportation Utility (TU) to Residential Rural (RR) on 4.21 acres of property within the northwest corner of the Cypress Run Residential Planned Development. The applicant desires to change the current use of the property as a maintenance facility for Cypress Run Golf Course to three single-family residential units with various recreation facilities. A companion Zoning Atlas amendment (Case No. ZON-22-08) is also proposed, contingent upon this Future Land Use Map amendment. The Zoning Atlas case includes a rezoning of the subject property along with a nearby parcel that is the remnant of a long-abandoned CSX railroad corridor. The maintenance facility currently on the subject property would be relocated to the latter, nearby parcel. Such parcel is also the subject of a Development Master Plan (DMP) modification to add it to the Cypress Run DMP.

### **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

The LPA finds that the proposed Future Land Use Map amendment is **consistent** with the Pinellas County Comprehensive Plan and recommended **approval** by the Board of County Commissioners. (The vote was 5-0, in favor)

### **PLANNING STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed FLUM amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM amendment to the Pinellas County Board of County Commissioners.

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## **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on September 12, 2022. The DRC Staff summary discussion and analysis follows:

The subject property consists of 4.21 acres located on the east side of East Lake Drive across from the intersection of North Highland Avenue in East Lake Tarpon. It is located at the northwest end of the Cypress Run master planned development and consists of a portion of the existing Cypress Run golf course parcel. The subject property currently contains a golf course maintenance facility. The maintenance facility is accessed via a gated entrance off of East Lake Drive. There is no direct roadway connection to the other developed portions of Cypress Run, although it is connected via golf cart paths.

The applicant wishes to redevelop the maintenance facility area with three single family detached homes and some recreational amenities, included tennis and pickleball courts. The RR land use allows for the proposed residential and recreation uses while TU does not. The maintenance facility would in turn be relocated to the western portion of a nearby parcel that is the remnant of a long-abandoned CSX railroad corridor and the subject of a companion Zoning Atlas amendment case (Case No. ZON-22-08).

The subject property currently has a FLUM designation of TU and is currently zoned RPD, Residential Planned Development. As mentioned previously, it is part of the Cypress Run master planned development. Cypress Run was established in 1981 and currently covers 328.35 acres. It was approved for a total of 164 single family detached and attached homes along with the Cypress Run Golf Course. The property also includes a clubhouse and tennis courts for use by residents and golf club members. Final subdivision plats have been established and recorded for all of the 164 approved residential lots.

In order to develop the three new residential units, the applicant has purchased and is proposing to incorporate a separate nearby parcel adjacent to the north into the Cypress Run DMP. This parcel is the remnant of a long-abandoned CSX railroad corridor which is the subject of the companion zoning atlas amendment case. The railroad parcel contains 5.46 acres, which would allow for three residential units based on the maximum density potential of the underlying RR FLUM designation (0.5 residential units per acre). With approval of the Zoning Atlas amendment and DMP modification, those three units would be transferred to the subject property, and the existing maintenance facility area would be relocated to the railroad parcel. The railroad parcel is currently zoned R-A, Residential Agriculture.

With approval of the FLUM and Zoning Atlas amendments and the DMP modification, a small 0.05-acre sliver of land at the north end of the subject property would be carved out and added to a small residential parcel directly adjacent to the north. This small residential parcel is a substandard lot of record with a recently built home. The owner would like to expand his residential homesite, however there is currently no room to do so. The requested carve-out from the subject property would allow for the desired expansion. This area is proposed to be rezoned to R-A, which would make the small residential property more conforming with R-A lot size requirements. If all of the applicant's requests are approved, including this subtraction and the addition of the railroad parcel, the resulting Cypress Run DMP would contain 333.76 acres and 167 residential units.

### **Surrounding Use Character and Designations**

The subject property and associated golf course maintenance area is located in the NW corner of the Cypress Run development and the railroad parcel runs along the center portion of the development's northern boundary. Immediately to the south is part of the Cypress Run Golf Course, beyond which are preservation areas and the residentially developed sections of Cypress Run. Properties with single family homes exist to the north. County-owned preservation lands are to the northeast. There are also single-family homes to the west of the subject property across East Lake Drive.

Property directly to the south is part of the Cypress Run development and includes RR and Recreation/Open Space (R/OS) FLUM designations. Properties to the north are designated RR and to the west, across East Lake Drive, include RR and Preservation (P) designations. All of the Cypress Run areas to the south are zoned RPD, while the surrounding single-family homes outside of Cypress Run are zoned R-A. The County-owned land to the northeast has preservation-related designations.

Cypress Run is located in the more rural northeast portion of Pinellas County in the East Lake Tarpon area. It is subject to the East Lake Community Overlay as recognized by the Pinellas County Comprehensive Plan and identified on the FLUM. The Overlay describes the community's desire to maintain its low-density residential character, expansive open spaces, and limited commercial development. It is staff's opinion that the requested FLUM amendment is in keeping with the parameters of the Overlay as the residential density remains low.

#### Transportation

The subject property contains a golf course maintenance facility. The maintenance facility is accessed via a gated entrance off of East Lake Drive. The facility does not typically generate daily vehicular trips. The applicant's expressed future use of the property for three single-family homes, six tennis courts, and two pickle ball courts have been assigned trip generation factors, respectively; however, due to the location proximity of the recreation facilities with the three residential units, the limited access to such facilities as being private, and internal access potential for residents from the south via a golf cart path, an overall trip generation reduction of 50% was used to calculate potential vehicular trips under the future development intent. Note, these trip generation numbers were calculated for FLUM amendment impact assessment purposes. More detailed and accurate trip generation figures will be calculated at the time of development review.

#### Flood Risk

The subject property and railroad parcel directly to the east are separated by Hollins Creek, which is a linear floodway that is also within the Coastal High Hazard Area (CHHA). The applicant has expressed that there are no additional planned improvements for this flood sensitive area. The proposed residences would be well to the west and the relocated maintenance facility to the east would be accessed via an existing driveway that bridges the creek.

#### Conclusion

The DRC is of the opinion that the proposed FLUM amendment is appropriate. In general, the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan and the East Lake Tarpon Community Overlay.

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**SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Transportation Utility	RPD	Maintenance Facility
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Rural, Preservation-Resource Management, & Preservation	R-A, P-RM, & PC	Single Family Homes & Preservation
<b>East</b>	Residential Rural & Preservation-Resource Management	R-A & P-RM	Vacant & Golf Course
<b>South</b>	Recreation/Open Space	RPD	Golf Course
<b>West</b>	Residential Rural	R-A	Single Family Homes

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**IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted goal, objectives and policies of the Pinellas County Comprehensive Plan:

**FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

- Goal 1: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.
- Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.
- Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

Objective 1.22 The Board of County Commissioners will utilize a community overlay to define East Lake Tarpon as a cohesive community and their decisions will support the local vision, community character and natural environment. Small businesses support the residential character of the community. Maintaining the community's quality of life, low density residential character, and expansive open spaces is to be considered before any zoning changes or increased densities are considered.

Policy 1.22.1 Land use, zoning and conditional use decisions by Pinellas County that affect properties in East Lake Tarpon should be compatible with the established residential development pattern and passive recreation areas, allow for recreational boating, fishing and water activities consistent with the character of East Lake Tarpon, and/or enhance the viability of local businesses that serve the community.

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### **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

**PROPOSED BCC HEARING DATE:** December 13, 2022

**CORRESPONDENCE RECEIVED TO DATE:** Four letters received in opposition.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** At the November 9, 2022, LPA hearing, two members of the public appeared in opposition.

**ATTACHMENTS: (Maps)**