

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.46 ACRES LOCATED ON THE EAST SIDE OF EAST LAKE DRIVE ACROSS FROM THE INTERSECTION OF NORTH HIGHLAND AVENUE IN EAST LAKE TARPON; PAGE 508 OF THE ZONING ATLAS, AS BEING IN SECTION 04, TOWNSHIP 27 SOUTH, RANGE 16 EAST; FROM R-A, RESIDENTIAL AGRICULTURE TO RPD, RESIDENTIAL PLANNED DEVELOPMENT (5.46 ACRES) AND FROM RPD, RESIDENTIAL PLANNED DEVELOPMENT TO R-A, RESIDENTIAL AGRICULTURE (0.05 ACRE) WITH A DEVELOPMENT MASTER PLAN (DMP) MODIFICATION ON A RESIDENTIAL PLANNED DEVELOPMENT ZONED PROPERTY TO ALLOW FOR THE ADDITION OF 5.41 NET ACRES INTO THE DMP, THREE RESIDENTIAL UNITS, AND TWO MULTI-USE (MAINTENANCE/ RECREATION/SELF-STORAGE) BUILDINGS; UPON APPLICATION OF CYPRESS RUN OF FL, LLC THROUGH CYNTHIA TARAPANI, TARAPANI PLANNING STRATEGIES, REPRESENTATIVE, ZON-22-08

WHEREAS, Cypress Run of FL, LLC, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from R-A, Residential Agriculture to RPD, Residential Planned Development (5.46 acres) and from RPD, Residential Planned Development to R-A, Residential Agriculture (0.05 acre) with a Development Master Plan (DMP) modification on an RPD zoned property to allow for the addition of 5.41 acres to the DMP, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 30th day of January 2024, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from R-A, Residential Agriculture to RPD, Residential Planned Development (5.46 acres) and from RPD, Residential Planned Development to R-A, Residential Agriculture (0.05 acre) with a Development Master Plan (DMP) modification on an RPD zoned property to allow for the addition of 5.41 acres to the DMP, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings, Case Number ZON-22-08.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

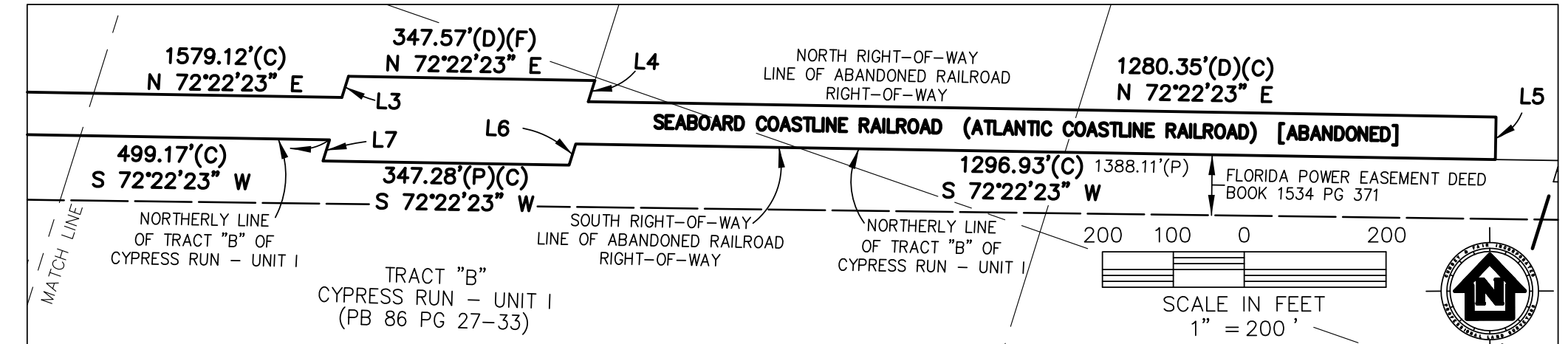
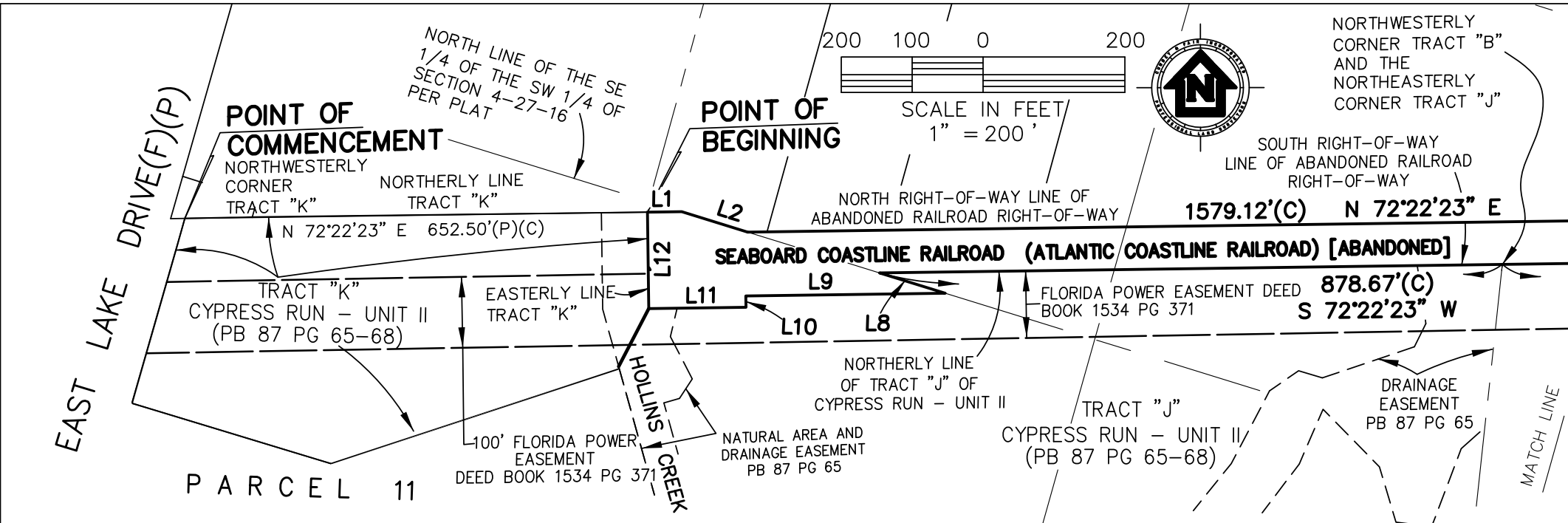
Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
By: Derrill McAteer
Office of the County Attorney

Exhibit A



LEGAL DESCRIPTION:

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID ABANDONED CSX RAILROAD RIGHT OF WAY AND THE **POINT OF BEGINNING**, THE NEXT SEVEN COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1579.12 FEET; 4) THENCE NORTH 01°05'39" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 347.57 FEET; 6) THENCE SOUTH 01°06'51" EAST, A DISTANCE OF 31.29 FEET; 7) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1280.35 FEET; THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "B" OF CYPRESS RUN - UNIT I AS RECORDED IN PLAT BOOK 86, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "B"; 1) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 1296.93 FEET; 2) THENCE SOUTH 01°08'01" EAST, A DISTANCE OF 31.29 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 347.28 FEET; 4) THENCE NORTH 01°06'34" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 499.17 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "B", SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT "J" OF SAID CYPRESS RUN-UNIT II, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "J"; 1) THENCE CONTINUE SOUTH 72°22'23" WEST, A DISTANCE OF 878.67 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.24 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 281.30 FEET; 4) THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 15.97 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 137.12 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "K"; THENCE NORTH 17°37'37" WEST ALONG THE EASTERLY LINE OF SAID TRACT "K", A DISTANCE OF 135.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.461 ACRES MORE OR LESS

SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST,
PINELLAS COUNTY, FLORIDA

LEGEND:

(C)=CALCULATED	LINE	DISTANCE	BEARING
EXIST=EXISTING	L1	48.43'(C)	N 72°22'23" E
ID.=IDENTIFICATION	L2	97.23'(C)	S 89°39'28" E
LB=LICENSE BUSINESS	L3	31.29'(D)(C)	N 01°05'39" W
NO.=NUMBER	L4	31.29'(D)(C)	S 01°06'51" E
NTS=NOT TO SCALE	L5	60.00'(D)(C)	S 17°37'37" E
PG=PAGE	L6	31.29'(P)(C)	S 01°08'01" E
(P)=PLAT	L7	31.29'(C)	N 01°06'34" W
(D)=DEED	L8	97.24'(P)(C)	S 89°39'28" E
(PB)=PLAT BOOK	L9	281.30'(P)(C)	S 72°22'23" W
PLS=PROFESSIONAL LAND SURVEYOR	L10	15.97'(P)(C)	S 17°37'37" E
R/W=RIGHT OF WAY	L11	137.12'(P)(C)	S 72°22'23" W
SF = SQUARE FEET	L12	135.97'(P)(C)	N 17°37'37" W
SEC=SECTION			
STA=STATION			
TWP=TOWNSHIP			
W/=WITH			

CERTIFICATION:

CERTIFIED TO:

1) CYPRESS RUN OF FL LLC

2) CYPRESS RUN PROP OWNERS ASSOC INC

CUMBEY & FAIR, INC.

2463 ENTERPRISE ROAD

CLEARWATER, FL 33763-1790

(727) 797-8982 (813) 223-4333

LB 2018-0001

NO. 5850

STATE OF FLORIDA

18 AUG 2022

MARK ALAN QUINN, PLS #5850

FLORIDA REGISTERED SURVEYOR

DATE

THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS
IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

NOTES:

SURVEYOR'S NOTES:

1. BEARINGS ARE REFERENCED TO PINELLAS COUNTY TRIANGULATION STATIONS "CLARK" L" AND "CLARK M", SAID LINE HAVING A BEARING OF NORTH 00°24'04" WEST AS SHOWN ON PLAT OF CYPRESS RUN UNIT II, RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

2. SKETCH ONLY, NOT A SURVEY.

3. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

SKETCH AND LEGAL DESCRIPTION

CUMBEY & FAIR, INC.

ENGINEERING — LAND SURVEYING

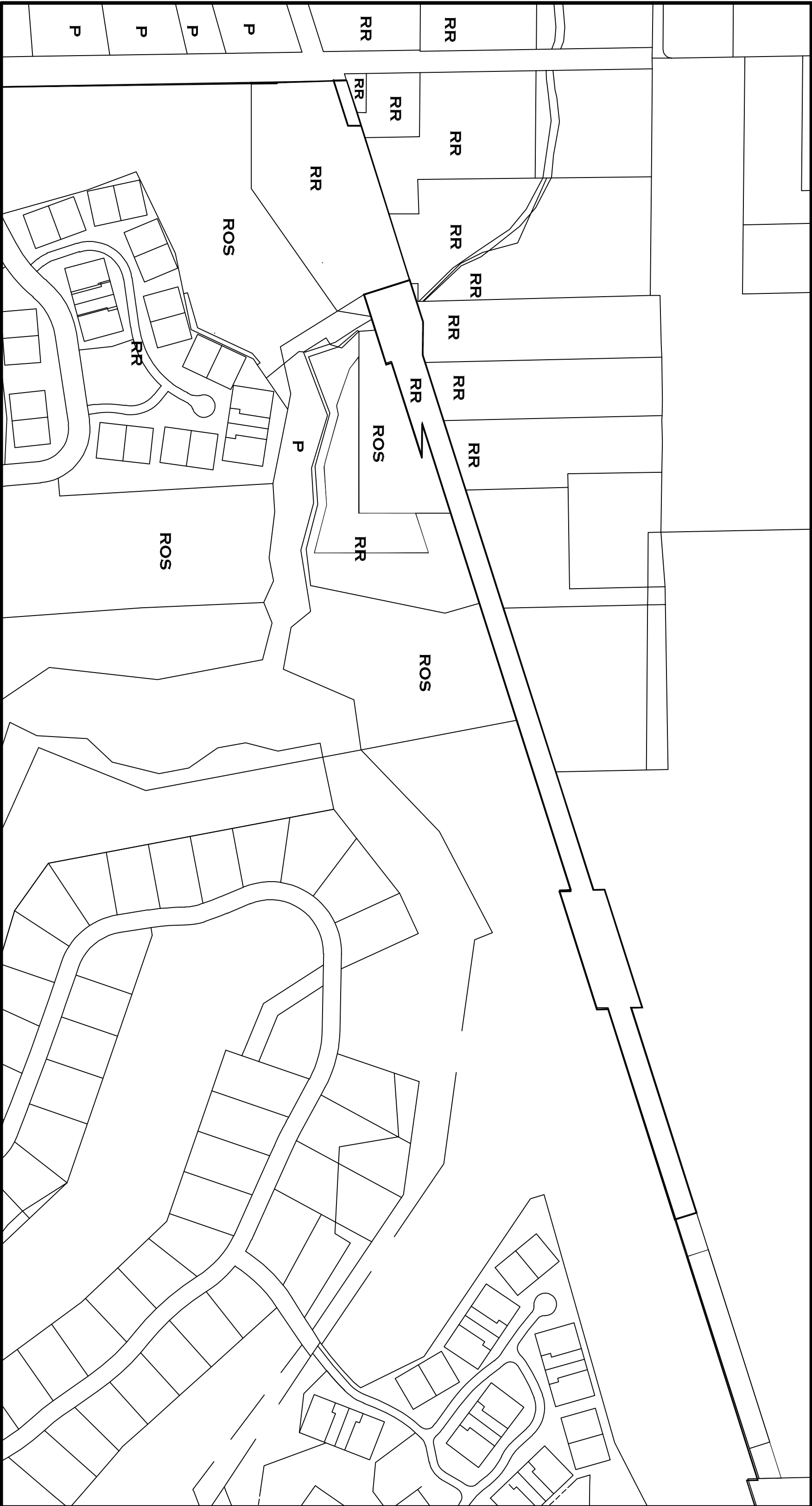
2463 ENTERPRISE ROAD

CLEARWATER, FLORIDA 34623

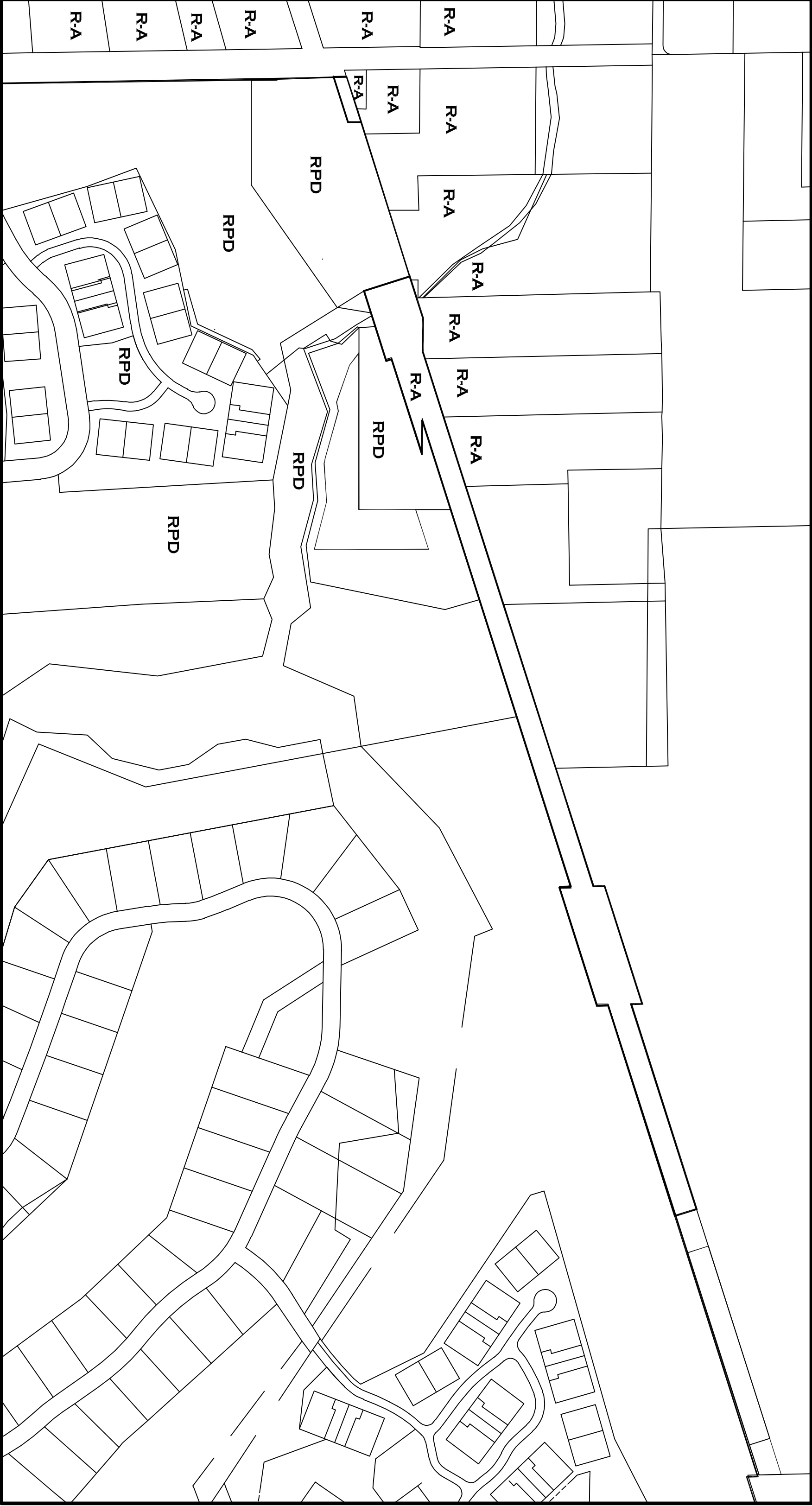


ENGINEERING — LAND SURVEYING
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 34623

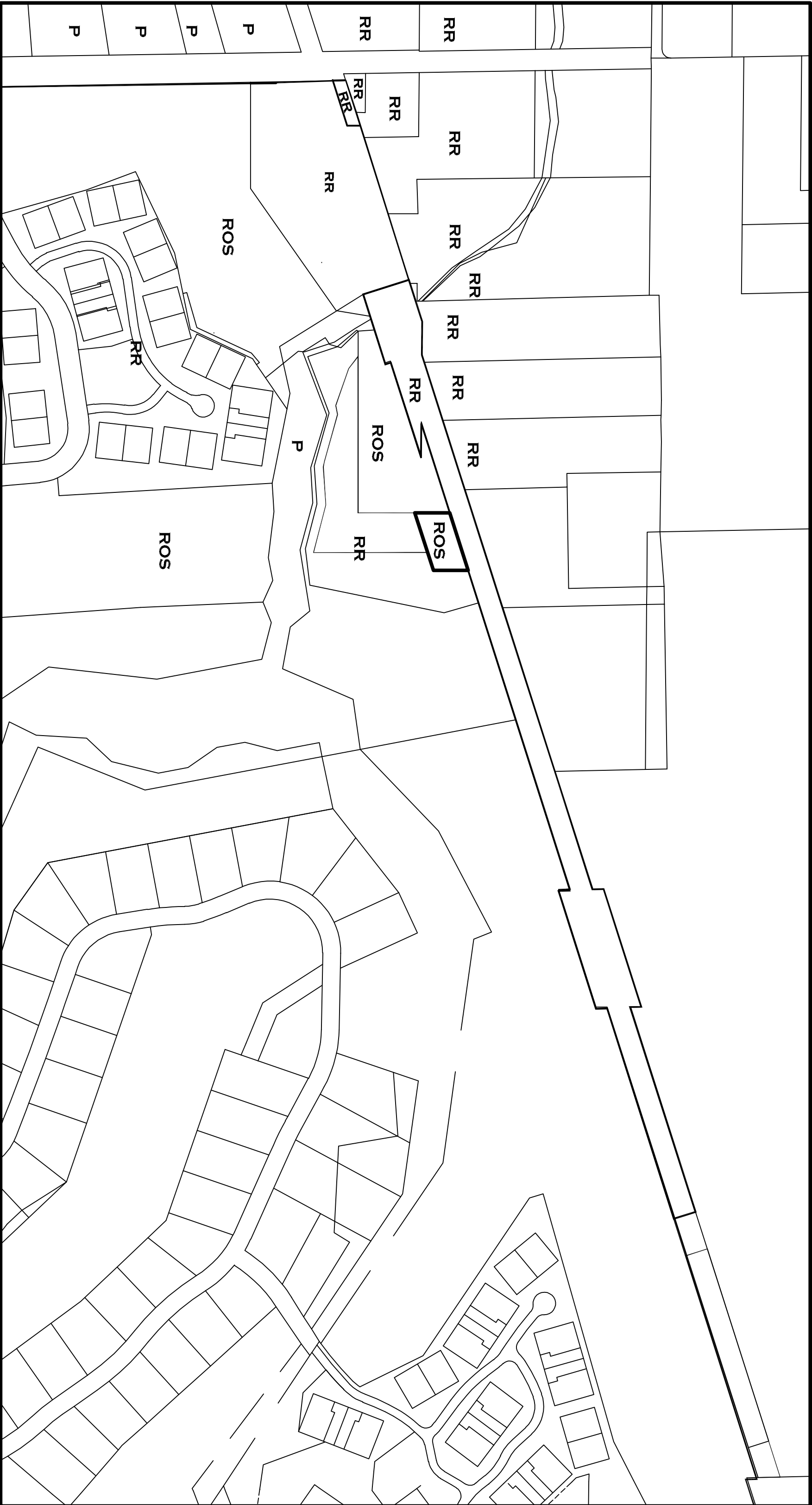
CURRENT FUTURE LAND USE MAP



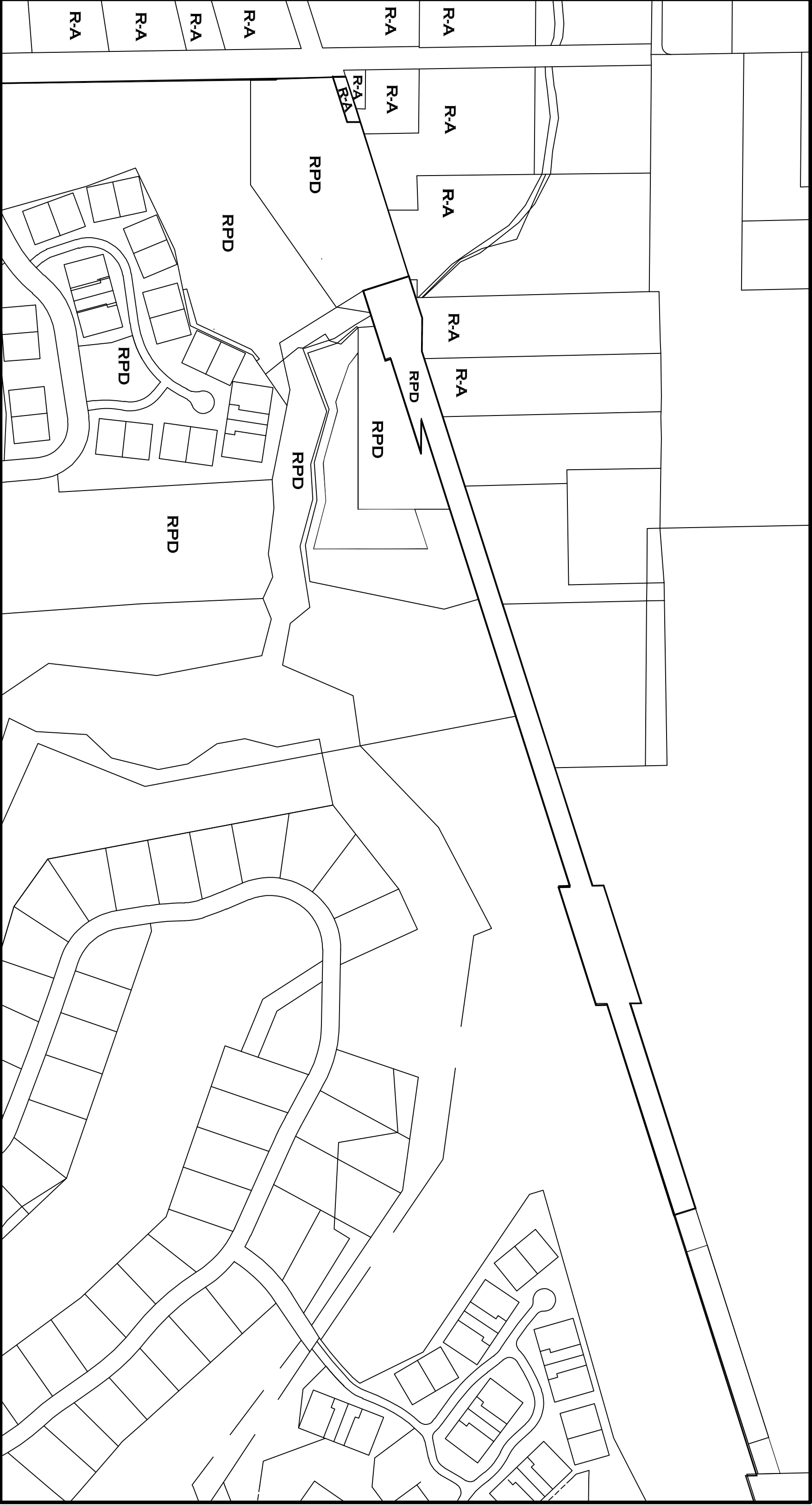
EXISTING ZONING MAP



PROPOSED FUTURE LAND USE MAP - NO CHANGE PROPOSED



PROPOSED ZONING MAP



R E V I S I O N S			
BY	DATE	DESCRIPTION	
RRD	7/8/23	REVISED LAYOUT	

CUMBEY & FAIR, INC.

CONSULTING CIVIL ENGINEERS

CERTIFICATE OF AUTHORIZATION #00002168

ENGINEERING

PLANNING

2463 ENTERPRISE ROAD

CLEARWATER, FLORIDA 33763-1790

LAND SURVEYS

(727) 797-8982

(813) 223-4333

TAMPA

FOR:

CYPRESS RUN OF FLORIDA, LLC

2669 ST. ANDREWS BLVD.

TARPON SPRINGS, FLORIDA 34688

DRWN BY:	RRD	DATE	09/23
DSGN BY:	PJS	DATE	09/23
CHKD BY:	PJS	DATE	09/23

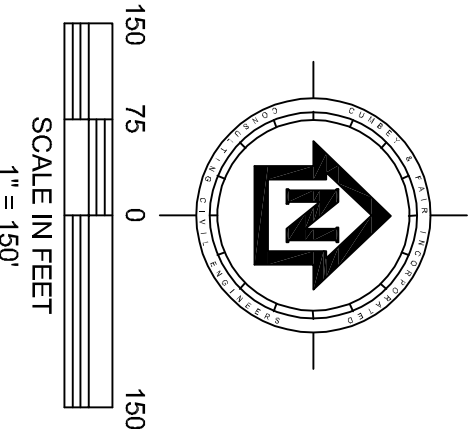
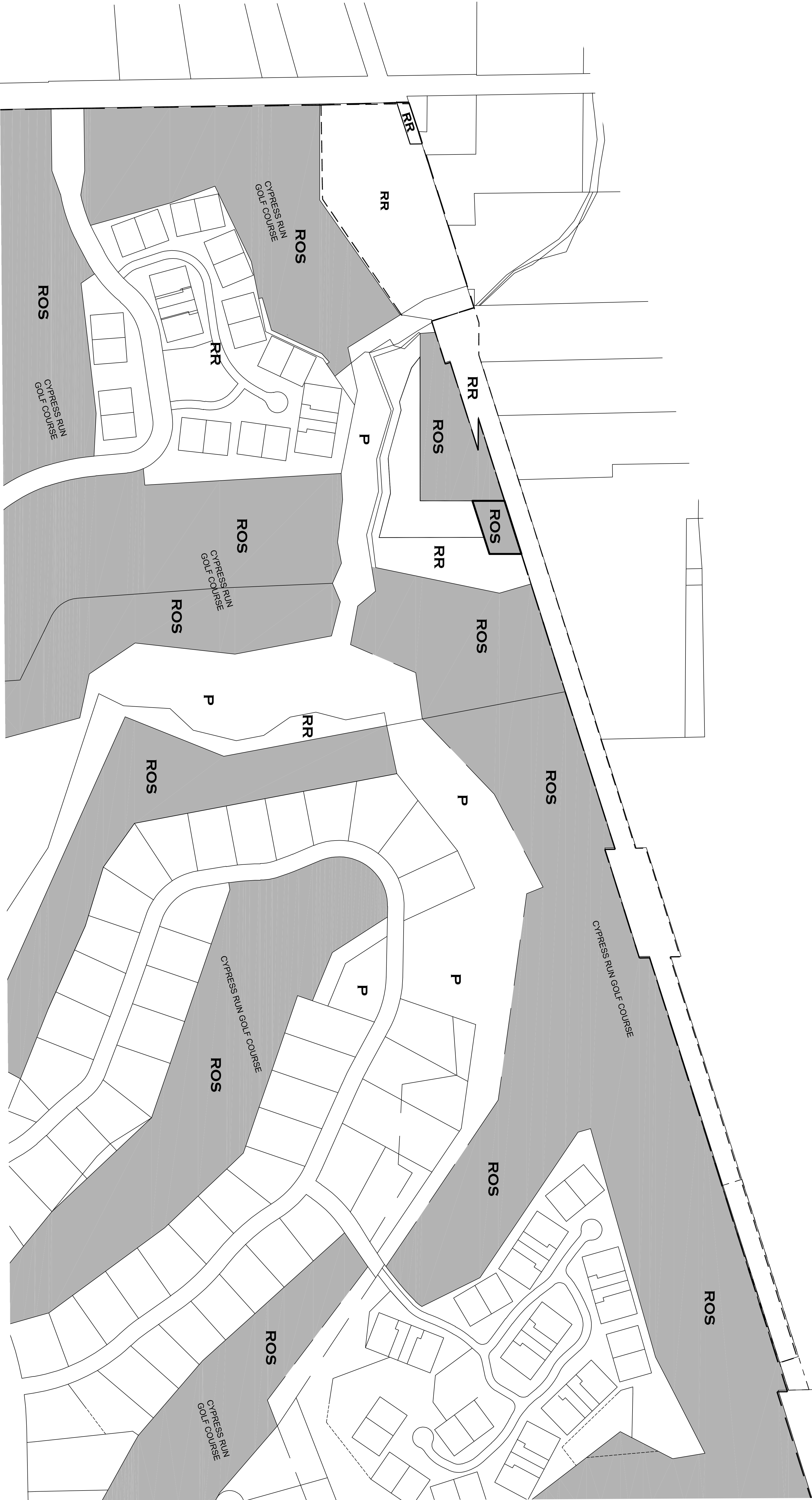
PROJECT		SHEET
CYPRESS RUN TRACT 13 & RAILROAD PARCEL		3 OF 5
FRAMEWORK PLAN LAND USE & ZONING		JOB NO. 20002.07

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



R E V I S I O N S			
BY	DATE	DESCRIPTION	
RRD	7/18/23	REVISED LAYOUT	

CUMBEY & FAIR, INC.

CONSULTING CIVIL ENGINEERS

CERTIFICATE OF AUTHORIZATION #00002168

ENGINEERING

PLANNING

2463 ENTERPRISE ROAD

CLEARWATER, FLORIDA 33763-1790

LAND SURVEYS

(727) 797-8982

(813) 223-4333

TAMPA

FOR:

CYPRESS RUN OF FLORIDA, LLC

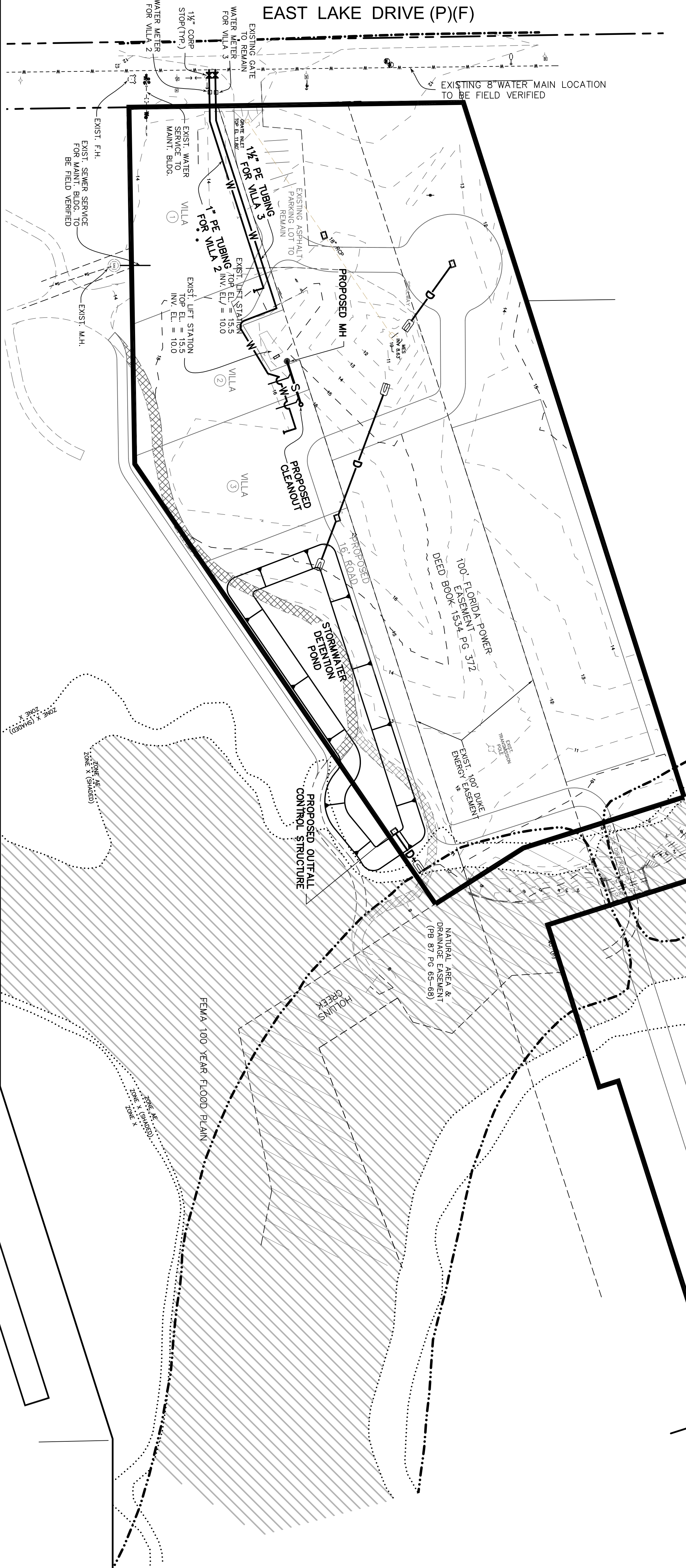
2669 ST. ANDREWS BLVD.

TARPON SPRINGS, FLORIDA 34688

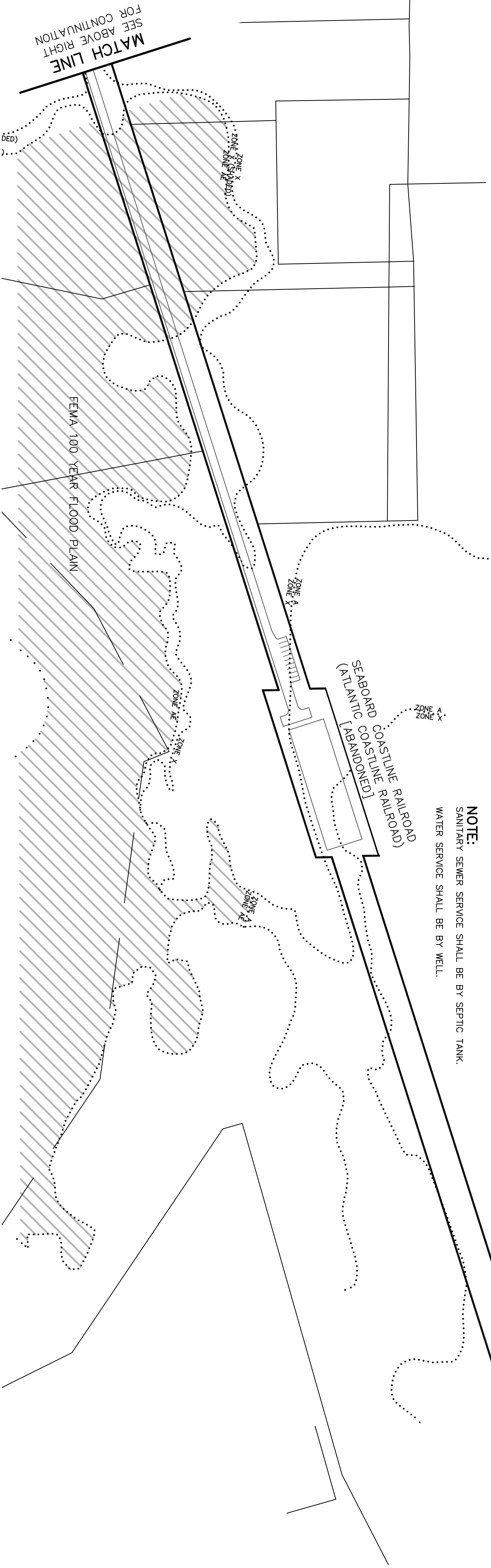
DRWN BY:	RRD	DATE	09/23
DSGN BY:	PJS	DATE	09/23
CHKD BY:	PJS	DATE	09/23

PROJECT	SHEET
CYPRESS RUN TRACT 13 & RAILROAD PARCEL	4 OF 5
FRAMEWORK PLAN OPEN SPACE	JOB NO. 20002.07

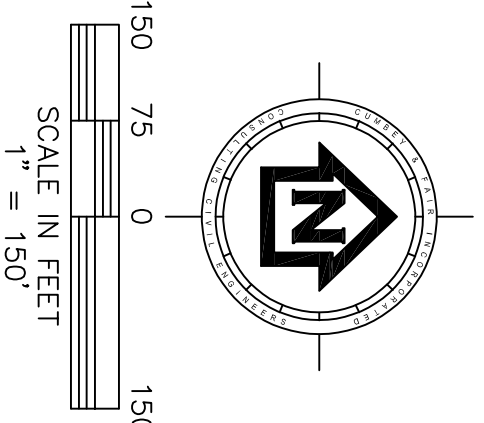
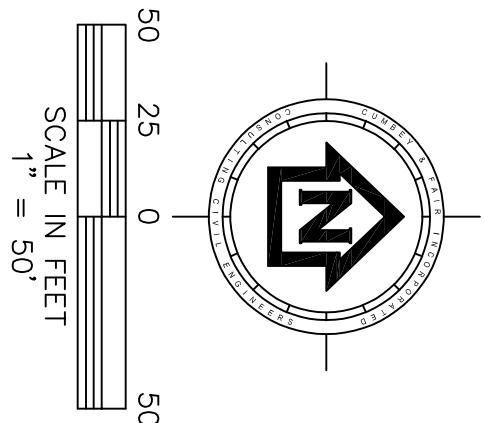
CYPRESS RUN TRACT 13
A PORTION OF TRACT "K" OF CYPRESS RUN – UNIT II
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF
THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS, FLORIDA



NOTE:
SANITARY SEWER SERVICE SHALL BE BY SEPTIC TANK.
WATER SERVICE SHALL BE BY WELL.



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



R E V I S I O N S			
BY	DATE	DESCRIPTION	
RRD	7/18/23	REVISED LAYOUT	
RRD	9/15/23	ADDED FEMA 100 YEAR FLOOD PLAN	

CUMBEY & FAIR, INC.
CONSULTING CIVIL ENGINEERS
CERTIFICATE OF AUTHORIZATION #00002168
ENGINEERING PLANNING
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 33763-1790


LAND SURVEYS
CLEARWATER (727) 797-8982
TAMPA (813) 223-4333

FOR:

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

DRWN BY:	RRD	DATE	09/23
DSGN BY:	PJS	DATE	09/23
CHKD BY:	PJS	DATE	09/23

PROJECT	SHEET
CYPRESS RUN TRACT 13 & RAILROAD PARCEL	5 OF 5
FRAMEWORK PLAN UTILITY AND DRAINAGE PLAN	JOB NO. 20002.07