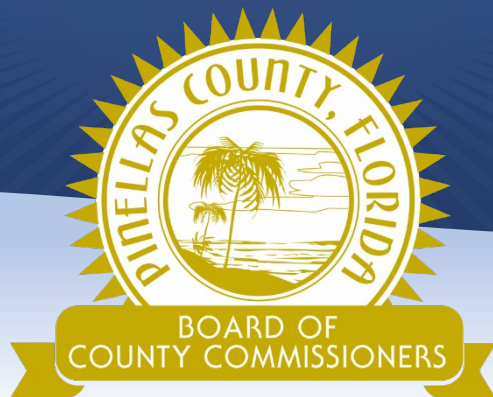


Cypress Run of FL, LLC

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

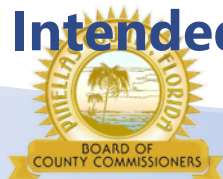
From R-A to RPD (5.46 acres); and From RPD to R-A (0.05 acre)

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

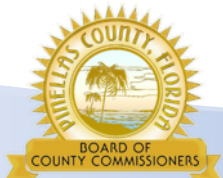


Cypress Run Overview

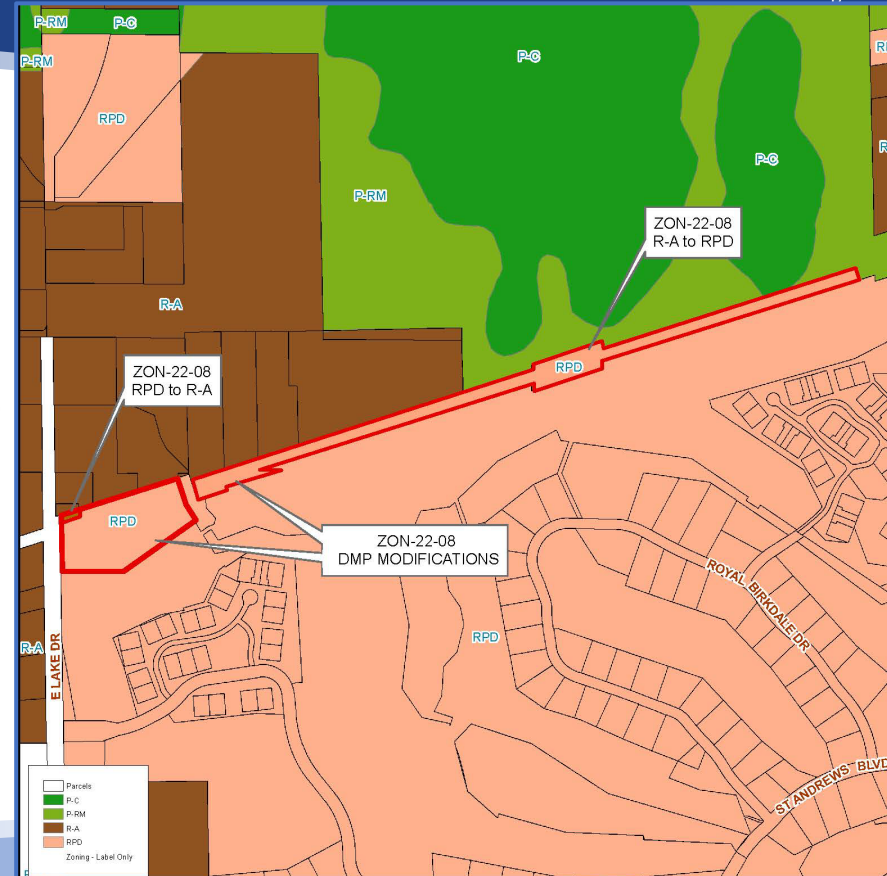
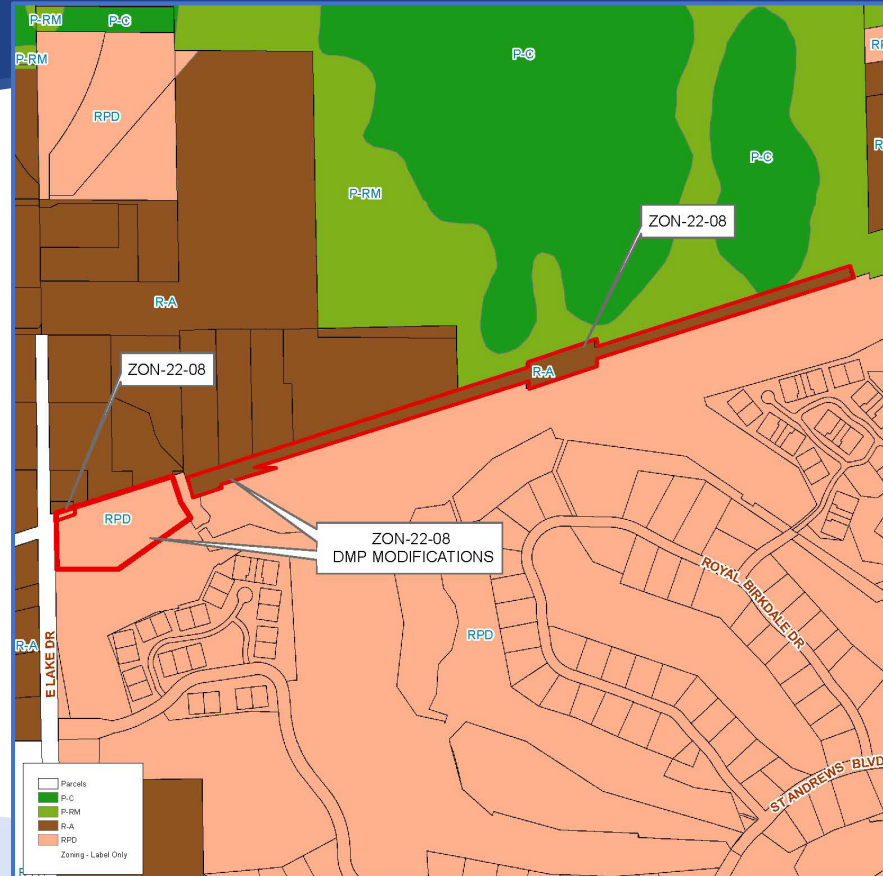


Cypress Run Development Master Plan (DMP)

- **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



Request Overview

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)

Zoning Information

RPD, Residential Planned Development

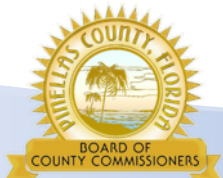
- **Allows a full range of residential dwelling types**
- **Allows complementing nonresidential uses**
- **Development parameters (e.g., height, lot size) are flexible**
- **Requires a Development Master Plan (DMP)**

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**



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

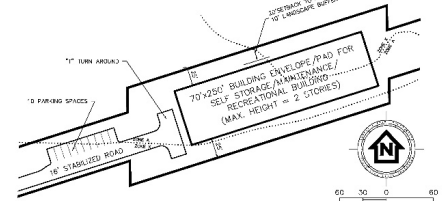
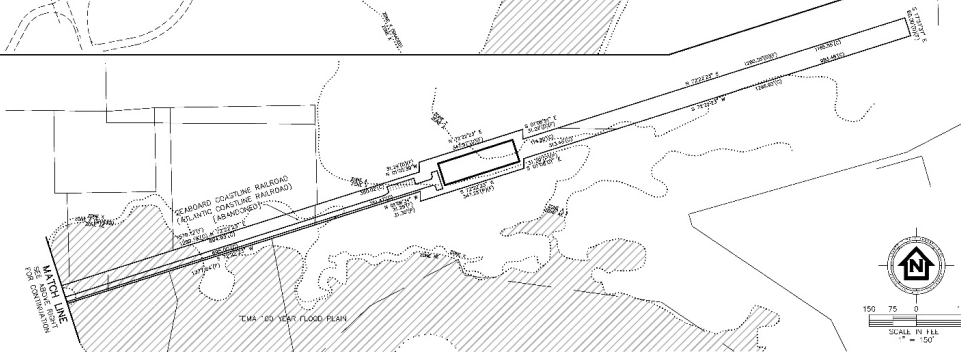
LEGEND

- 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	RPD Site: 328.35 ac	Existing RPD Site: 328.35 ac Railroad Parcel: 5,463 ac Warren Parcel: 3,351.76 ac Revised RPD Site: 331,764 ac
Parcel Sizes	Tract 13 - 1,209 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
FUO Plan Category (No Change Requested)	Tract 13 - R1 Railroad Parcel - R1 Warren Parcel - R1	Tract 13 - R1 Railroad Parcel - R1 Warren Parcel - R1
Zoning District	Tract 13 - RPD Railroad Parcel - R1 Warren Parcel - R1	Tract 13 - RPD (no change) Railroad Parcel - R1 Warren Parcel - R1
Land Uses	Tract 13 - Maintenance Facility for Golf Course Railroad Parcel - Amusement R1 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 Historical Institutional Facilities Self-Storage Warren Parcel - 1 Single Family Detached Home 367 units
Maximum RPD Development Potential of RPD Density	160 units 0.017 units	160 units 0.017 units
Flood Zone	Tract 13 - X-1A Railroad Parcel - X, AE & A Warren Parcel - X	Tract 13 - X-1A Railroad Parcel - X, AE & A Warren Parcel - X
Lot Size	N/A	N/A
Lot Dimensions	N/A	N/A
Setbacks	N/A	N/A
Principal Structure	N/A	Residential Unit Detached Homes Elev: 10' (from Private Street) Side: 7.5' Rear: 15'
Setbacks	N/A	Attached Homes: Front: 10' (from Private Street) Side: 15' (from Building) Rear: 15'
Accessory Structures	N/A	Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all property lines
Height	N/A	5' from Side & Rear Lot Lines 35' to all buildings

DETAIL



REVISIONS

BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
HRD	7/16/23	REVISED LAYOUT			
HRD	5/17/23	ADDED FEMA 100 YEAR FLOOD PLAN			

CUMBEY & FAIR, INC.
CONSULTING CIVIL ENGINEERS

CERTIFICATE OF AUTHORIZATION 000002146
ENGINEERING PLANNING LAND SURVEYS

FOR:
CYPRESS RUN OF FLORIDA, LLC
2689 ST. ANDREWS BLVD.
TARPON SPRINGS FLORIDA 34688

DRAWN BY: HRD DATE: 05/23
DESIGN BY: PJS DATE: 05/23
CHECKED BY: PJS DATE: 05/23

PROJECT CYPRESS RUN
TRACT 13 & RAILROAD PARCEL

FRAMEWORK PLAN
MASTER PLAN

SHEET
1 OF 5

JOB NO.
20002.07

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)