

ZON-22-08

REQUEST FOR ZONING ATLAS AMENDMENT AND DEVELOPMENT MASTER PLAN MODIFICATION

Cypress Run Residential Planned Development
266g Saint Andrews Boulevard
Tarpon Springs, FL 33688

Applicant Information

Property Owners/Applicants:

Cypress Run of FL, LLC & Cypress Run Railroad, LLC

Attorney: Katie Cole, Esq., Hill Ward Henderson

Planner: Cyndi Tarapani, Tarapani Planning Strategies

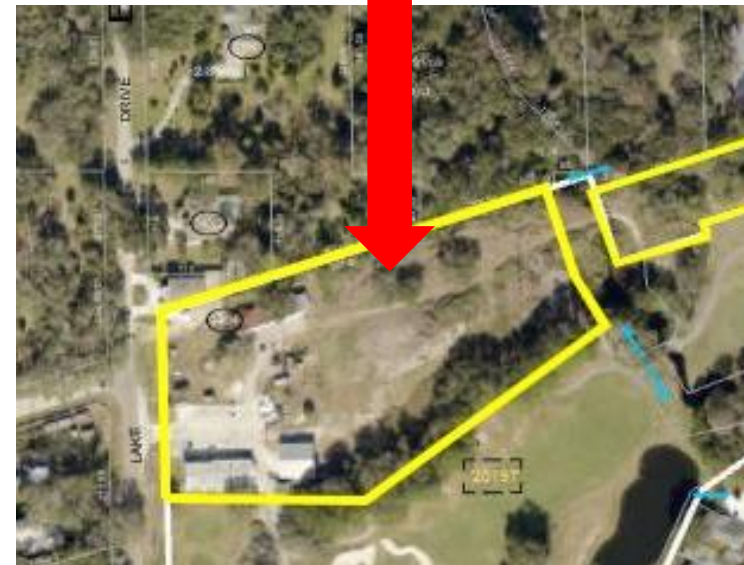
Site Information

- **Location:** Cypress Run Golf Course, North of Keystone Road and East of East Lake Drive
- **Future Land Use:** Residential Rural (RR) (No change proposed)
- **Current Use:** Maintenance Facility and Abandoned Railroad
- **Adjacent Zoning | Future Land Use:**
 - **North:** R-A, P-RM, & P-C | RR, P, & PR-M
 - **East:** : P-RM & RPD | P-RM & ROS
 - **South:** RPD | ROS & RR
 - **West:** R-A | RR & P

Background: FLU-22-06

- Converted 4.21 Acres in Northwest Cyprus Run from Transportation/Utilities (TU) to Rural Residential (RR)
- Allowed for the current proposal
- Approved by Board of County Commissioners on December 13, 2022.

FLU-22-06
Converted from TU to RR



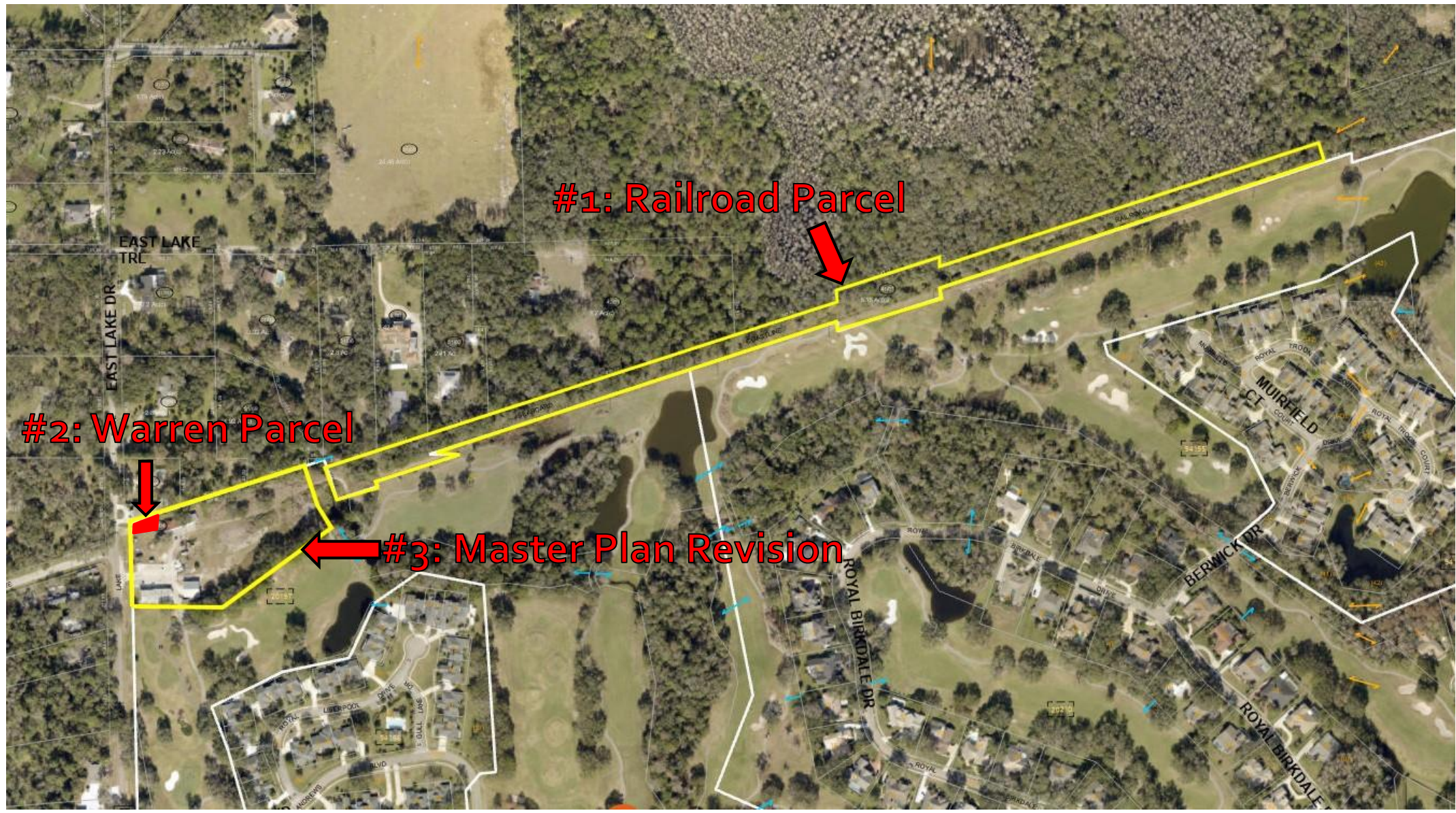
Application Request

Request #1: Rezone from R-A to RPD (5.46 acres).

Request #2: Rezone from R-A to RPD (0.05 acres).

Request #3: Approve modification to RPD Master Plan to :

- A. Add 5.41 net acres to the Master Plan,
- B. 3 new residential units, and
- C. 2 new multi-use buildings for maintenance, self-storage, and recreational use.



#1: Railroad Parcel

#2: Warren Parcel

#3: Master Plan Revision

REQUEST 1

Zoning Atlas Amendment

Request #1: Rezone Railroad Parcel from R-A to RPD (5.46 acres)



REQUEST 2

Zoning Atlas Amendment

Request #2: Rezone Warren Parcel from RPD to R-A (0.05 acres)



Rezoning From RPD to R-A

- 0.05 acres (Warren Parcel) is currently zoned for Residential Planned Development.
- Warren Parcel is to be removed from the Cypress Run RPD
- Warren Parcel is to be combined with the property 1051 East Lake Drive to allow garage.



REQUEST 3

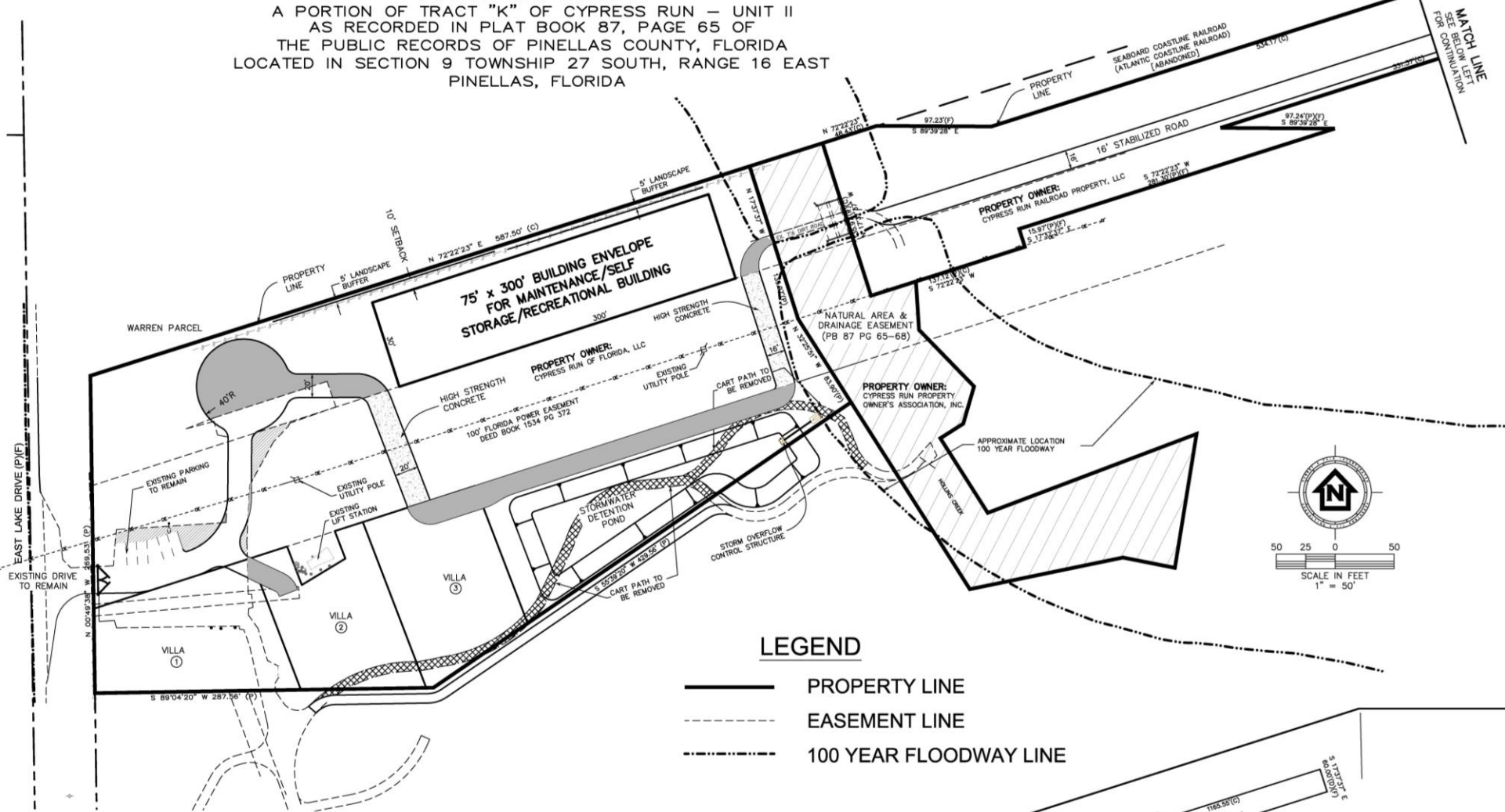
Modification to the Cypress Run Master Plan

Major Modification to RPD Master Plan

1. Add 5.41 net acres to the Master Plan
 - a) Addition of Rail Road Parcel (5.46 Acres)
 - b) Removal of Warren Parcel (0.05 Acres)
2. Add 3 new residential units.
3. Add 2 new multi-use buildings for maintenance, self-storage, and recreational use.
 - a) One will be located on old maintenance site.
 - b) One will be located on the Rail Road Parcel.

The proposal has no impact on existing private HOA documents.

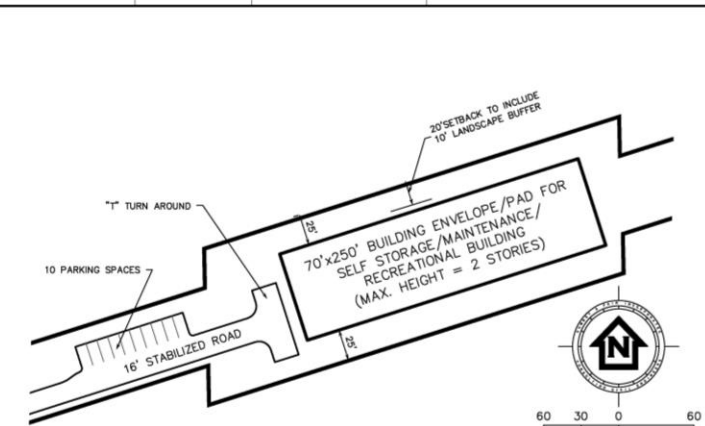
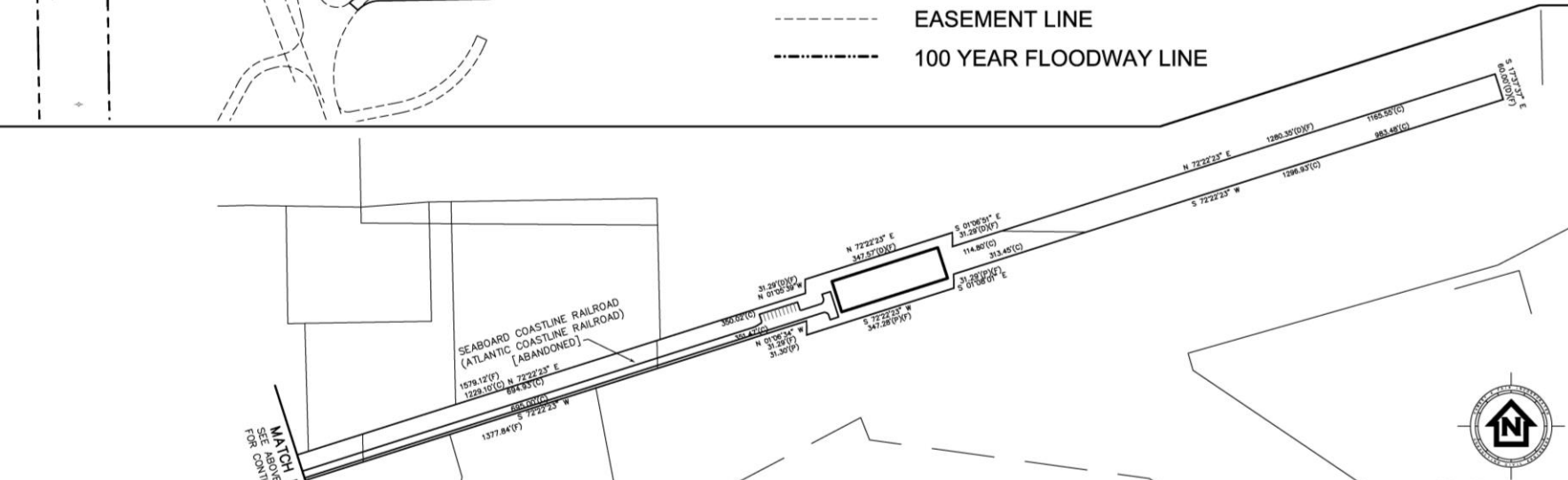
A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF
THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS, FLORIDA



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 100 YEAR FLOODWAY LINE

SITE DATA TABLE		
	Existing	Proposed
RPD Site Size	RPD Site- 328.35 ac	Existing RPD Site- 328.35 + Railroad Parcel- 5.461 ac - Warren Parcel- 0.047 ac Revised RPD Site- 333.764 ac
Parcel Sizes	Tract 13- 4.208 ac Railroad Parcel- 5.461 ac Warren Parcel- 0.047 ac	Tract 13- 4.161 ac Railroad Parcel- 5.461 ac Warren Parcel- 0.047 ac
FLU 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 Railroad Parcel- R-A Warren Parcel- RPD	Tract 13- RPD (no change) Railroad Parcel- RPD Warren Parcel- R-A
Land Uses	Tract 13- Maintenance Facility for Golf Course Railroad Parcel- abandoned RR Warren Parcel- part of Maintenance Facility	Tract 13- 3 Single Family Detached or Attached Homes Maintenance Facility Indoor Recreational Facilities Self-Storage Railroad Parcel- Maintenance Facility Indoor Recreational Facilities Self-Storage Warren Parcel- 1 Single Family Detached Home
Maximum RPD Development Potential	164 units	167 units
RPD Density	0.49 u/ac	0.5 u/ac
Flood Zone	Tract 13- X, AE Railroad Parcel- X, AE & A Warren Parcel- X	Tract 13- X, AE Railroad Parcel- X, AE & A Warren Parcel- X
Lot Size	N.A.	N.A.
Lot Dimensions	N.A.	N.A.
Setbacks- Principal Structure	NA	Residential Use: Detached Homes: Front: 10' (From Private Street) Side: 7.5' Rear: 15' Attached Homes: Front: 10' (From Private Street) Side: 15' between Buildings Rear: 15'
Setbacks- Accessory Structures	NA	Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all property Lines
Height	NA	5' from Side & Rear Lot Lines 35' for all Buildings



DETAIL

Addition of 5.41 Net Acres to the Master Plan



Maintenance Site from East Lake Drive



Maintenance Site



Tree Buffer

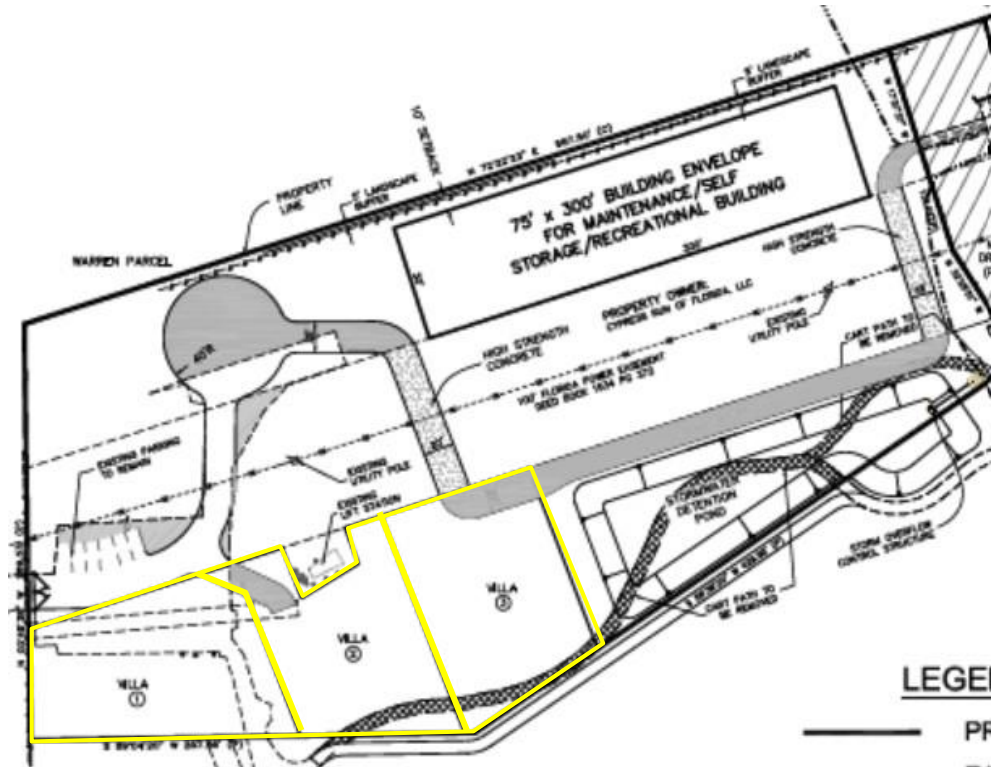


Proposed 3 Residential Units on Tract 13

Current Aerial



Proposed Location

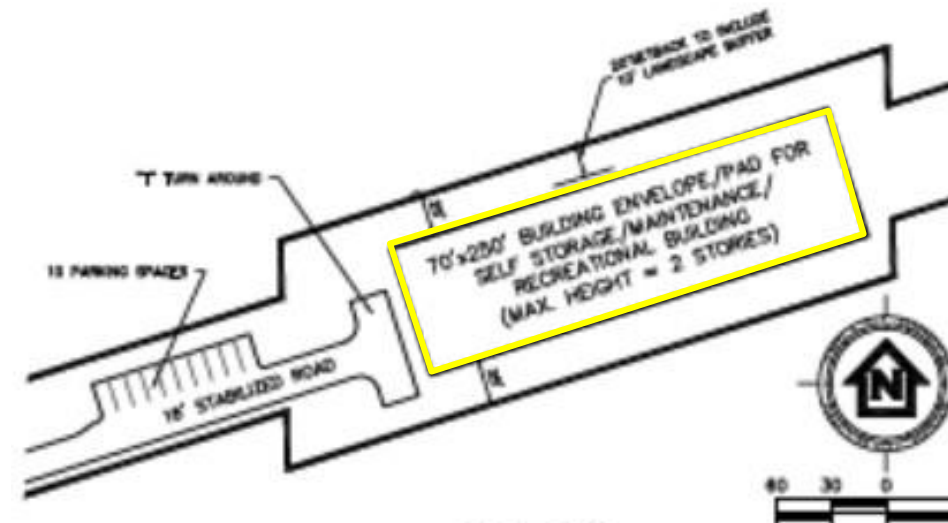


Proposed Multi-Use Building on RR Parcel

Current Aerial



Proposed Location



Summary

- Proposed Residential Home in same style as Cypress Run RPD.
- Proposed Homes overlooking Golf Course.
- Buffering by mature trees.
- Maximum height of 35' for ***all*** buildings.
- No density increase.
- Master Plan will continue to Control Development.
- ***Application meets all criteria for zoning atlas amendment.***
- ***Application meets all criteria for modification of a DMP.***

Summary

- ***Staff recommends approval of the entire proposal.***
- ***Unanimous LPA recommendation of approval.***
- No opposition at Local Planning Agency Hearing

THANK YOU.

Questions?