

# ZON-22-08

## REQUEST FOR ZONING ATLAS AMENDMENT AND DEVELOPMENT MASTER PLAN MODIFICATION

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Cypress Run Residential Planned Development  
2669 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

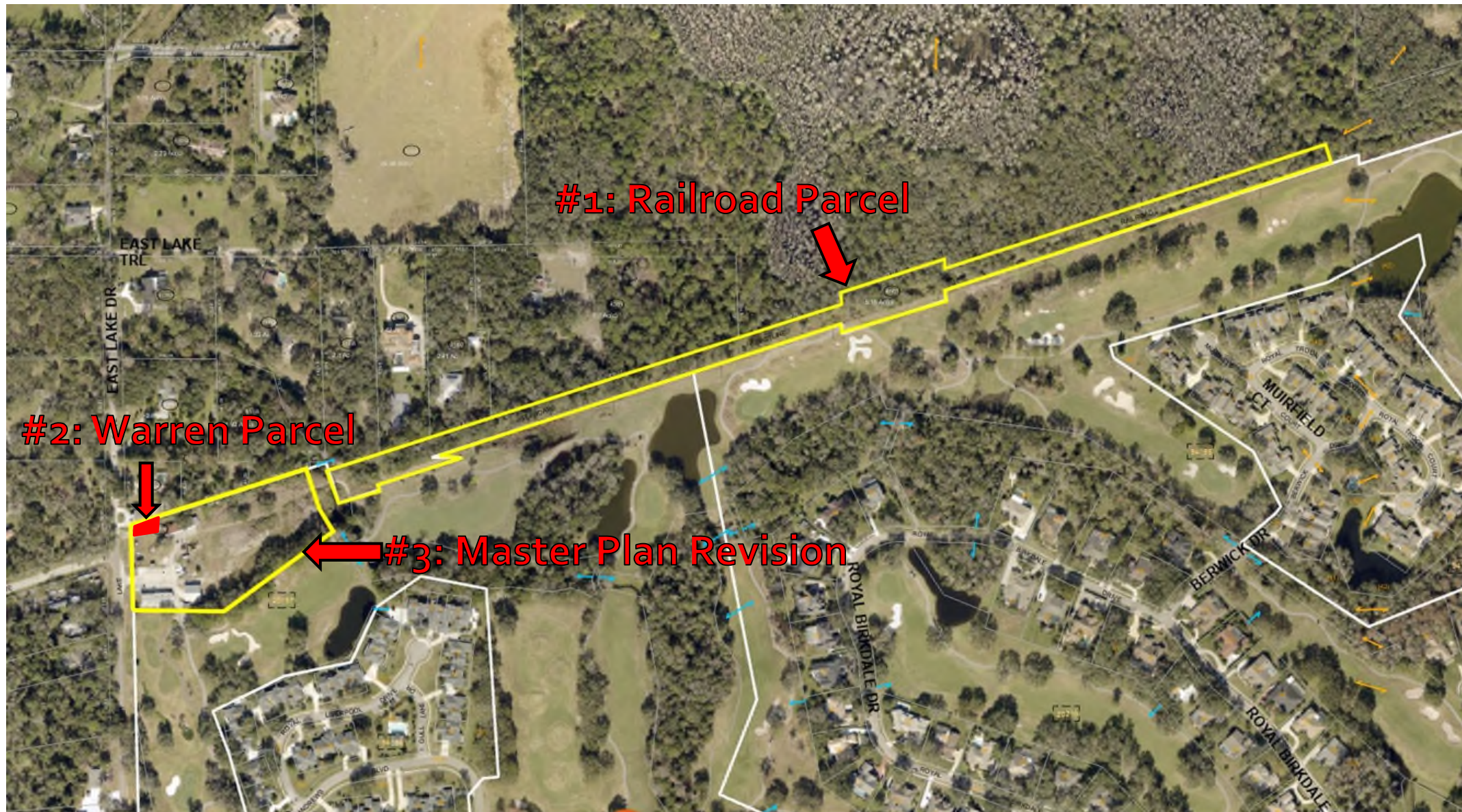
Request #1: Rezone from R-A to RPD (5.46 acres).

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.





# REQUEST 1

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Zoning Atlas Amendment



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





# REQUEST 2

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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

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Modification to the Cypress Run Master Plan

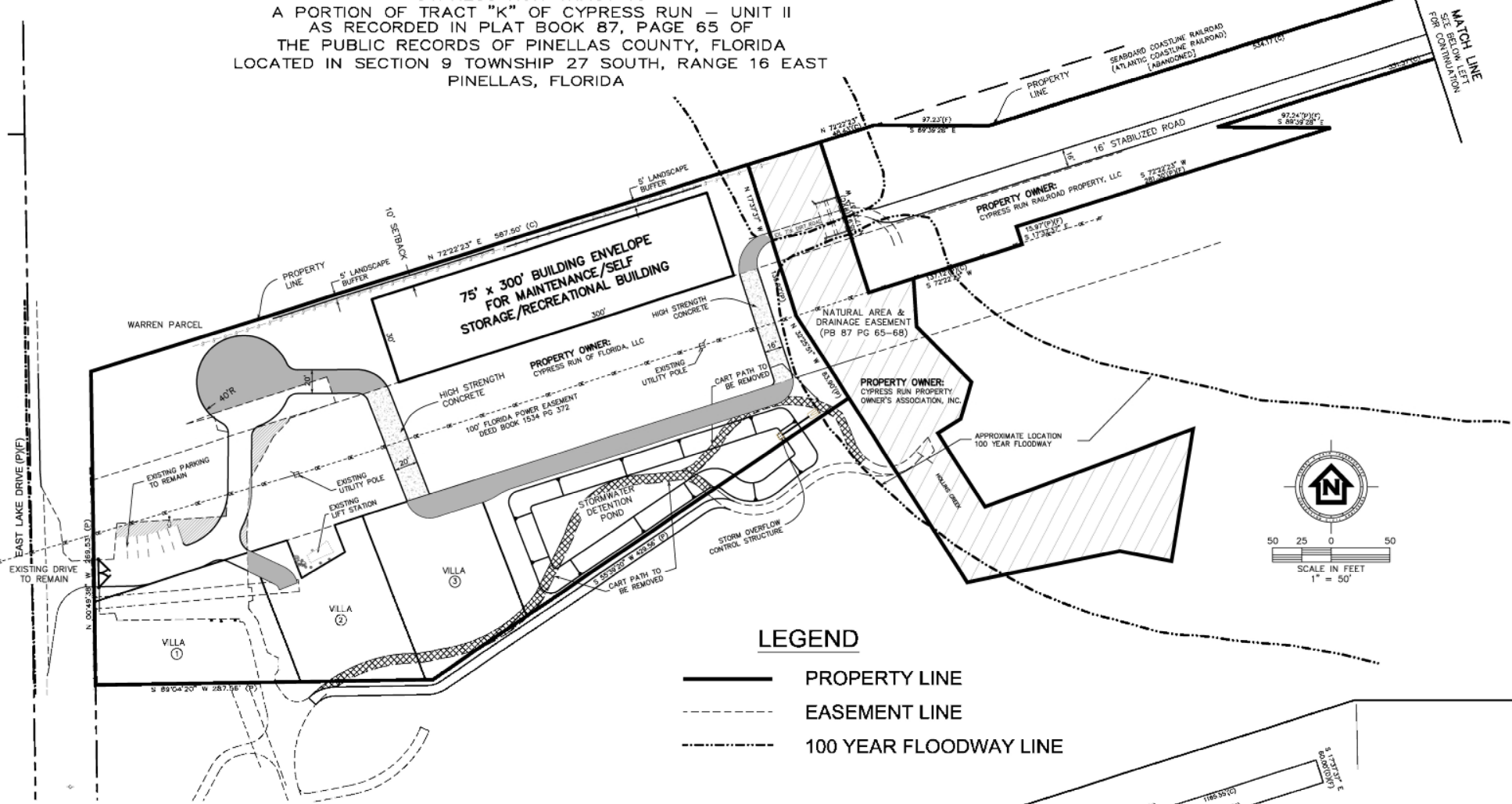
# Major Modification to RPD Master Plan

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.***



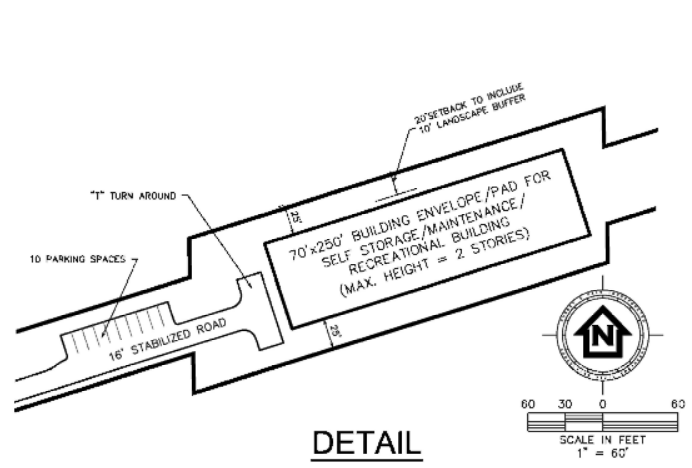
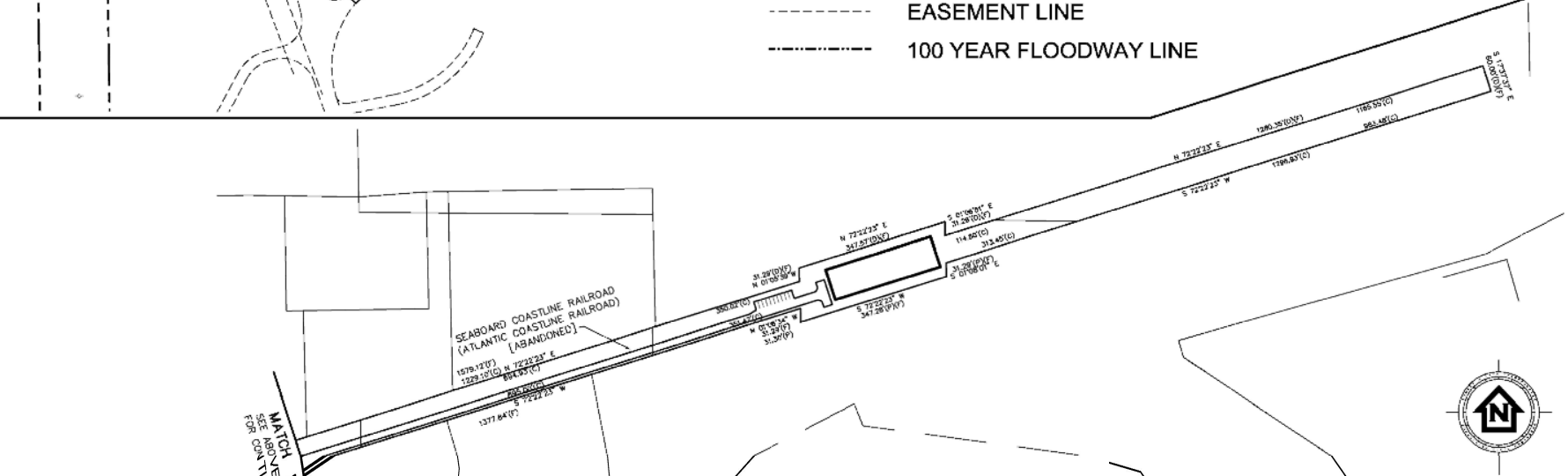
A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II  
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF  
THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
LOCATED IN SECTION 9 TOWNSHIP 27 SOUTH, RANGE 16 EAST  
PINELLAS, FLORIDA



### 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
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 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'  Maintenance, Indoor Recreational Facilities & Self Storage Buildings: 10' from all property Lines
Setbacks- Accessory Structures Height	NA	5' from Side & Rear Lot Lines  35' for all Buildings



# Addition of 5.41 Net Acres to the Master Plan





# Maintenance Site from East Lake Drive



# Maintenance Site





# Tree Buffer



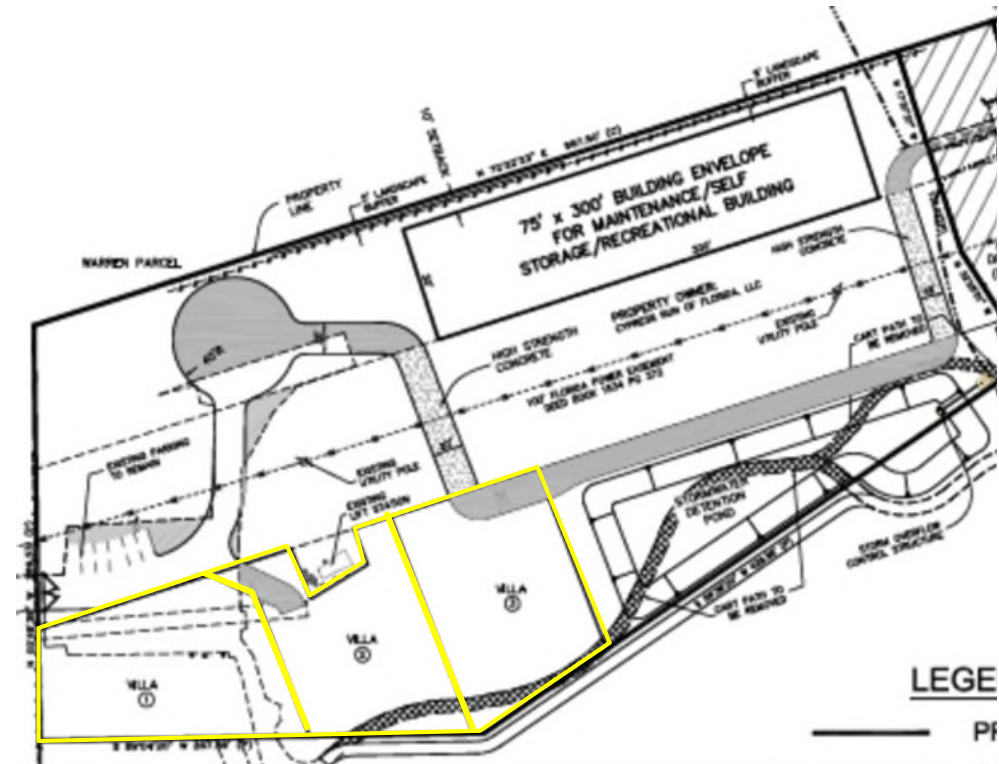


# Proposed 3 Residential Units on Tract 13

## Current Aerial



## Proposed Location

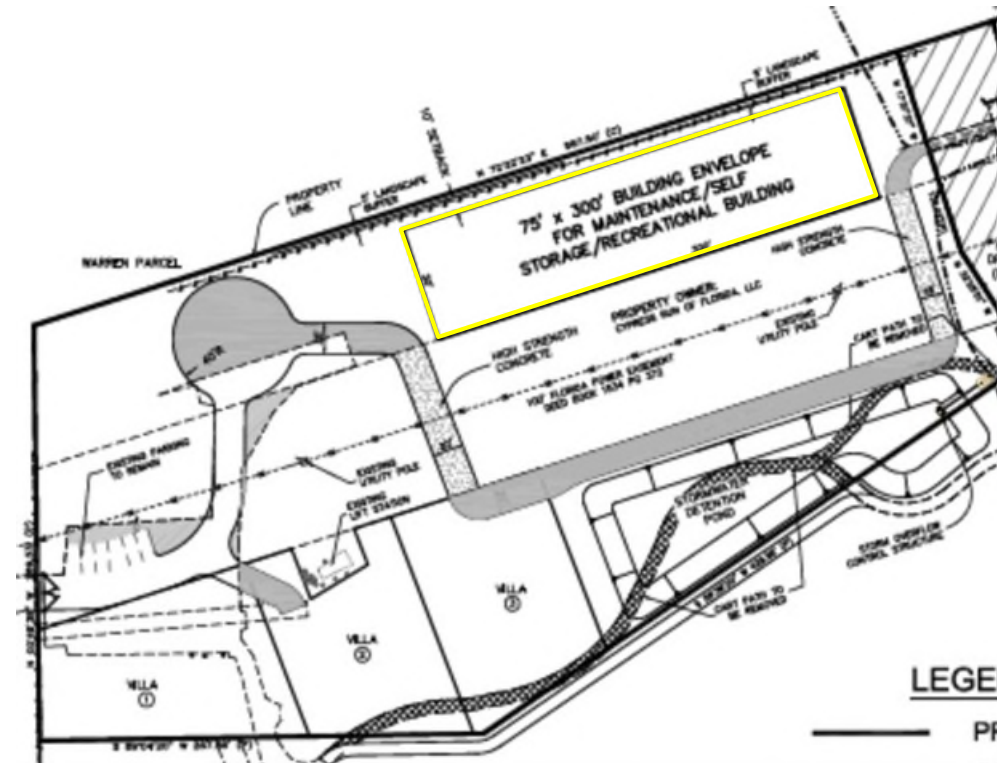


# Proposed Multi-Use Building on Maintenance Site

Current Aerial



Proposed Location

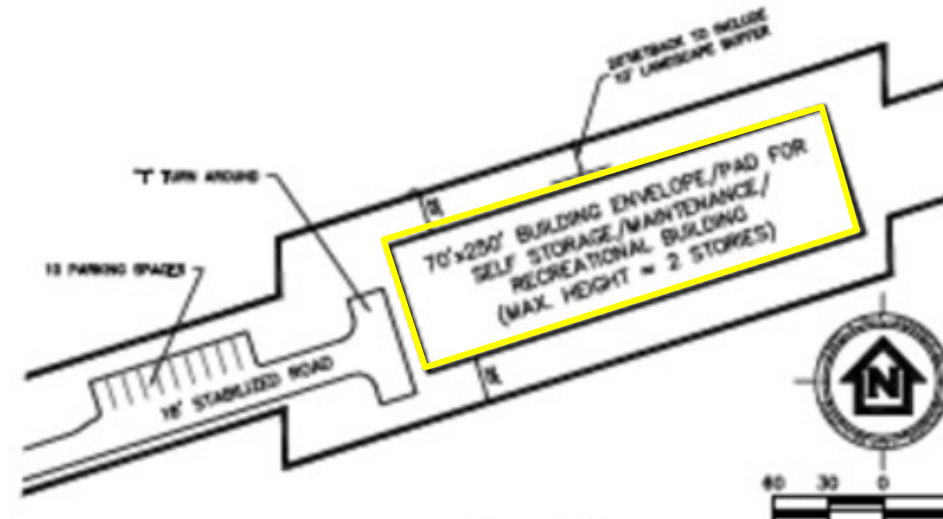


# Proposed Multi-Use Building on RR Parcel

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.

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Questions?