

## Eres, Christian

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**From:** noreply@fs30.formsite.com on behalf of shellysrogers at gmail.com <noreply@fs30.formsite.com>  
**Sent:** Sunday, January 21, 2024 12:24 PM  
**To:** Eggers, Dave  
**Subject:** Online Customer Service Contact Us Form Result #29209976

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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This information is a result of a Pinellas County Online Customer Service form submission from the Pinellas County web site.

**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject** Case Zon-22-08 item 23-1978A

**Message** Attached please find my letter regarding this case.

Commissioners: Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024 I live at \_\_\_\_\_ in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it. We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any

structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b). The proposed “self-storage” use of the “multi-use” building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay. It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues. Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your “No” vote.

<b>Your Name</b>	Shelly S. Rogers
<b>Your Street Address</b>	2605 St. Andrews blvd
<b>City/Unincorporated County</b>	Tarpon Springs
<b>Zip Code</b>	34688
<b>Your Phone Number</b>	3522131446
<b>Your Email Address</b>	<a href="mailto:shellysrogers@gmail.com">shellysrogers@gmail.com</a>

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## Eres, Christian

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**From:** Shelly Rogers <shellysrogers@gmail.com>  
**Sent:** Sunday, January 21, 2024 12:46 PM  
**To:** BCC Agenda Comments  
**Subject:** Agenda 23-1978A case zon-22-08  
**Attachments:** draft letter.pdf

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

~ShellyS.Rogers  
2605 Saint Andrews Blvd  
Tarpon Springs,FL 34688  
727-934-5494  
352-213-1446 mobile

Commissioners:

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

I live at 2605 Saint Andrews Blvd in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it.

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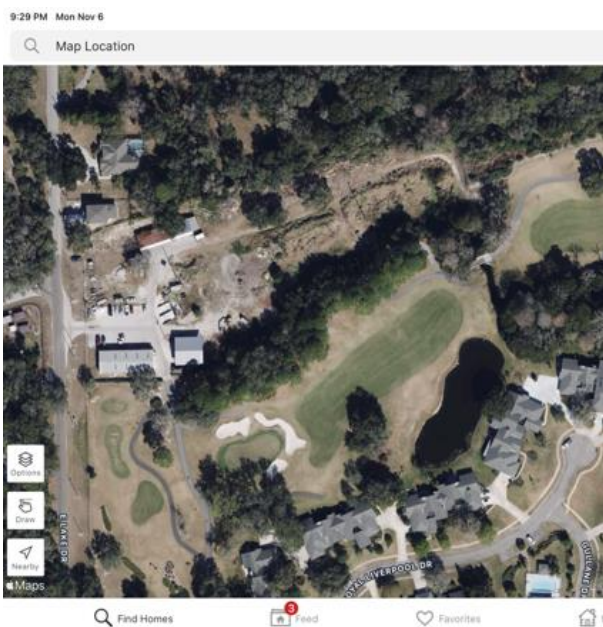
The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

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Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

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*Shelly Lee*

## Eres, Christian

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**From:** Marsha Witkowski <mhwitkowski@aol.com>  
**Sent:** Sunday, January 21, 2024 1:22 PM  
**To:** Long, Janet C; Scott, Brian; Justice, Charlie; Eggers, Dave; Latvala, Christopher; Peters, Kathleen; Robinson-Flowers, Rene  
**Subject:** Case ZON-22-08, Agenda Item 23-1978A at Public Hearing scheduled 6:30 January 30, 2024

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Commissioners:

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

I live at 902 Gullane Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have added a picture at the end of this email to show you the proximity. I respectfully request you vote to deny it.

We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sand hill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

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There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your “No” vote.

Thank you

Marsha H Witkowski





## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Sunday, January 21, 2024 1:30 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

BCC Agenda Date 1-30-2024

Your Stand on the Issue Oppose

### Comments

January 21, 2024 Dear Commissioners: I live at 2545 Royal Liverpool Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it. We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b). The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay. It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically

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Citizen Name	Terri Whetzel
Address	2545 Royal Liverpool Drive Tarpon Springs, FL, FL 34688 United States US
Phone	+17277980000
Email	<a href="mailto:twhetzel2023@outlook.com">twhetzel2023@outlook.com</a>

## Eres, Christian

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**From:** Leslie Ingleman <inglemom@gmail.com>  
**Sent:** Sunday, January 21, 2024 1:51 PM  
**To:** Eggers, Dave  
**Subject:** January 30 Public Hearing

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Commissioner Eggers,

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

I live at 2601 Royal Liverpool Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it.

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expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

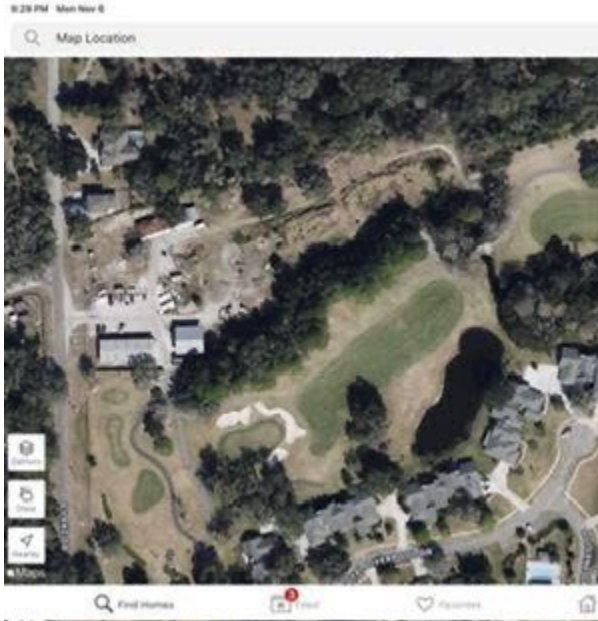
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Thank you for your time.

Leslie Ingleman



## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Sunday, January 21, 2024 2:20 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic Case ZON-22-08  
BCC Agenda Date 1-30-2024  
Your Stand on the Issue Oppose

### Comments

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Citizen Name	Marsh Witkowski
Address	902 Gullane Dr Tarpon Springs, FL 34688 United States US
Phone	+18472692535
Email	mhwitkowski@aol.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Sunday, January 21, 2024 4:53 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic Public Hearing  
BCC Agenda Date 1-30-2024  
Your Stand on the Issue Oppose

### Comments

Commissioners: Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. on January 30, 2024 I live at 942 Gullane Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property. I respectfully request you vote to deny it. We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sand hill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b). The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay. It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57).

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Citizen Name	Stephen Beauregard
Address	942 Gullane Dr FL 34688 United States US
Phone	+17272077242
Email	SPBEAU14@YAHOO.COM



## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Sunday, January 21, 2024 4:55 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic Public Hearing  
BCC Agenda Date 1-30-2024  
Your Stand on the Issue Oppose

### Comments

Commissioners: Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. on January 30, 2024 I live at 942 Gullane Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property. I respectfully request you vote to deny it. We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sand hill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b). The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay. It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57).

This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues. The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues. Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overlay. There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

Citizen Name	Delinda Beauregard
Address	942 Gullane Dr FLORIDA 34688 United States US
Phone	+17272777502
Email	DRBEAU814@YAHOO.COM

## Eres, Christian

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**From:** STEPHEN BEAUREGARD <spbeau14@yahoo.com>  
**Sent:** Sunday, January 21, 2024 4:59 PM  
**To:** Long, Janet C; Scott, Brian; Justice, Charlie; Eggers, Dave; Latvala, Christopher; Peters, Kathleen; Robinson-Flowers, Rene  
**Subject:** Agenda 23-1978A

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Commissioners:

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. on January 30, 2024

I live at 942 Gullane Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property. I respectfully request you vote to deny it.

We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sand hill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits

the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overlay.

There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

## Eres, Christian

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**From:** Patricia Ryan <danandpatriiciaryan@me.com>  
**Sent:** Sunday, January 21, 2024 8:29 PM  
**To:** Eggers, Dave  
**Subject:** Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Commissioners:

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

I live at \_\_\_\_\_ 962 Gullane Dr \_\_\_\_\_ in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it.

We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sand hill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

The proposed “self-storage” use of the “multi-use” building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

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The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your “No” vote.



Sent from my iPhone

## Eres, Christian

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**From:** O'Donnell, Stacy  
**Sent:** Monday, January 22, 2024 8:47 AM  
**To:** Revie, Dere Lynn  
**Subject:** FW: Case ZON-22-08 / Public Hearing 01/30/24

Good morning Dere Lynn:

If I remember correctly, wasn't there a specific email that we can send emails to Board Records that the Commissioners receive regarding a public hearing item? Could you please let me know what email address I should utilize to be sure citizen comments are on record for the public hearing item.

Thank you.

### Stacy O'Donnell

#### Executive Aide to Commissioner Dave Eggers

Pinellas County Board of County Commissioners, District 4  
315 Court Street, Fifth Floor  
Clearwater, FL 33756  
727-464-3276 -Office  
[sodonnell@pinellas.gov](mailto:sodonnell@pinellas.gov)

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**From:** Terri Whetzel <twhetzel2023@outlook.com>  
**Sent:** Sunday, January 21, 2024 1:04 PM  
**To:** Long, Janet C <JanetCLong@pinellas.gov>; Justice, Charlie <cjustice@pinellas.gov>; Eggers, Dave <deggers@pinellas.gov>; Latvala, Christopher <clatvala@pinellas.gov>; Peters, Kathleen <kpeters@pinellas.gov>; Robinson-Flowers, Rene <rflowers@pinellas.gov>; Scott, Brian <brscott@pinellas.gov>  
**Subject:** Case ZON-22-08 / Public Hearing 01/30/24

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

January 21, 2024

**Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024**

Dear Commissioners:

I live at 2545 Royal Liverpool Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it.



We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.



*Terri B. Whetzel*

Terri Whetzel

E-Mail: [twhetzel2023@outlook.com](mailto:twhetzel2023@outlook.com)

Phone: 727-798-0000

## Eres, Christian

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**From:** O'Donnell, Stacy  
**Sent:** Monday, January 22, 2024 9:49 AM  
**To:** BCC Agenda Comments  
**Cc:** Revie, Derelynn  
**Subject:** Public Hearing Item 23-1978A 1/30/24  
**Attachments:** Online Customer Service Contact Us Form Result #29209976; Case ZON-22-08, Agenda Item 23-1978A at Public Hearing scheduled 6:30 January 30, 2024; January 30 Public Hearing; Agenda 23-1978A; Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

Attached are emails received directly by Commissioner Eggers and/or the other Commisisoners regarding the upcoming Public Hearing Item 31 on the January 30, 2024 BCC agenda. There was an email from Terri Whetzel as well but she also completed the form on the Clerk's page so I did not include it since her opposition was already collected through the mypinellasclerk.

Thank you.

### **Stacy O'Donnell**

#### **Executive Aide to Commissioner Dave Eggers**

Pinellas County Board of County Commissioners, District 4  
315 Court Street, Fifth Floor  
Clearwater, FL 33756  
727-464-3276 -Office  
[sodonnell@pinellas.gov](mailto:sodonnell@pinellas.gov)

## Eres, Christian

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**From:** O'Donnell, Stacy  
**Sent:** Monday, January 22, 2024 4:37 PM  
**To:** BCC Agenda Comments  
**Cc:** Revie, Derelynn  
**Subject:** FW: See attached letter  
**Attachments:** Ltr re rezoning at CR.docx

Attached is another email regarding Item 31 on the BCC January 30, 2024 meeting.

### Stacy O'Donnell

#### Executive Aide to Commissioner Dave Eggers

Pinellas County Board of County Commissioners, District 4  
315 Court Street, Fifth Floor  
Clearwater, FL 33756  
727-464-3276 -Office  
[sodonnell@pinellas.gov](mailto:sodonnell@pinellas.gov)

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**From:** Irving DeToro <detoroirving@gmail.com>  
**Sent:** Monday, January 22, 2024 2:22 PM  
**To:** Eggers, Dave <deggers@pinellas.gov>  
**Subject:** See attached letter

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### Irving DeToro

2565 Royal Liverpool Drive  
Tarpon Springs, FL 34688  
727-940-7577

January 22, 2024

Commissioners:

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m.  
On January 30, 2024

I am a resident of Villas West, a section of the Cypress Run Community, and along with my neighbors oppose the Cypress Run Golf Club's application to rezone 5.46 acres and its addition to the Development Master Plan. I live on the street that abuts the golf course and in sight of the property up for rezoning, and I have attached a picture to show you the proximity. I respectfully request your vote to deny the application for rezoning until the owner shows more specific information on the intended development and the removal of industrial buildings from the owner's plan.

We have always felt protected by The East Lake Overlay and assured of your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected Sandhill Cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings are a significant intrusion into the existing residential neighborhood with villas and homes that are single and multiple stories. One building has a footprint of seventy-five feet by three hundred feet and the other seventy feet by two hundred fifty feet. With the proposed maximum height of thirty-five feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It is not clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

Our attorney advises us that the proposed "self-storage" use of the "multi-use" building is not permitted under Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg. 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two large, proposed buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Also, Section 138-241(d) requires that the proposed use will not create other traffic problems. There are no studies on what the impact will be on East Lake Drive, especially as the

new subdivision, North Lake Estates, is progressing with forty-four new homes. This new subdivision has already displaced a significant amount of wildlife and East Lake Drive was not designed for high usage. The planned use of one of these buildings for indoor pickleball suggests additional traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

In summary, the plans are inadequate with too many unknowns for this project to proceed. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

Thank you,

Irving. J. DeToro  
2565 Royal Liverpool Drive  
Tarpon Springs, FL 34688  
727-940-7577

## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Monday, January 22, 2024 6:49 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic Case ZON-22-08

BCC Agenda Date 1-30-2024

Your Stand on the Issue Oppose

### Comments

Commissioners: I live at 2917 St. Andrews Blvd, Tarpon Springs, in the Cypress Run development. I am opposed to the Cypress Run Golf club's application to rezone 5.46 acres and add the same to the Cypress Run Development Master Plan. I respectfully request you vote to deny it. I believe Cypress Run (and my property within it) is protected by the East Lake Overlay and your obligation to enforce it. This application is not compatible with the East Lake Overlay, established to maintain the East Lake area's residential character and quality of life. Cypress Run is a great example of what is to be protected: a beautiful scenic residential community, full of wildlife and open green spaces. This application is at odds with that residential character and quality of life. This rezoning does not fit with the current Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood. The planned buildings are warehouse sized: one building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall. These giant sheds would be imposed on a neighborhood of villas and homes that are one and two stories. The sheds would be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures and the surrounding Villas West and other homes, failing to meet Section 138.2412(b). The proposed "self-storage" use is industrial use not permitted in any residential area, Section 138.395.2. This "multi-use" building is not permitted under the Pinellas County table 138.555. It is intrusive and not compatible with the East Lake Overlay. Adding insult to injury, the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57).

This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues. The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). A significant portion of Cypress Run is villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues. The commercial use of one of these buildings is indoor pickle ball, which is likely to result in considerable traffic 5 am – 12 pm (based on the nearest similar facility in Oldsmar). There has been no study addressing the traffic that will be created on East Lake Drive, a requirement of Section 138-241(d), which requires that the proposed use will not create other traffic problems. This is a material concern at this time, as the new subdivision, North Lake Estates, is building 44 new homes on East Lake Drive, a road not built and never designed for the expected heavy intermittent usage. The plan is to install parking and evening lighting – this is at least a large commercial building and the presentation points to something industrial. In summary, the proposed rezoning - Is insufficiently supported, as it is missing large blocks of information required under multiple sections of the code: o 138.260 o 138.2412(b) o 138.2412(d) o 138.395.2 o 138.555 - Is a violation of the deed restrictions, which prohibit recreational use, use of the ground water and anything other than transitory occupation. - The plan is not consistent with the East Lake Overlay, both in appearance and substance. I expect the applicant to represent “all is well, no need to look for all that paperwork”. I live in Cypress Run and respond “that’s not enough”. This rezoning risks destroying my quality of life and property value – it is too great a risk to let it fly through a meeting where you have a packed agenda. Make this one dot every “i” and cross every “t”. And after that, I urge you to continue the protections of the East Lake Overlay and deny the current request. Vote “No”. Sincerely, Preston Kavanagh

Citizen Name	Preston Kavanagh
Address	2917 Saint Andrews Blvd Tarpon Springs, Florida 34688 United States US
Phone	+18135076569
Email	preston.kavanagh@gmail.com



## Eres, Christian

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**From:** O'Donnell, Stacy  
**Sent:** Tuesday, January 23, 2024 8:55 AM  
**To:** BCC Agenda Comments  
**Cc:** Revie, Derelynn  
**Subject:** FW: Case ZON-22-08

Agenda Item 31 on January 30, 2024.

### Stacy O'Donnell

#### Executive Aide to Commissioner Dave Eggers

Pinellas County Board of County Commissioners, District 4  
315 Court Street, Fifth Floor  
Clearwater, FL 33756  
727-464-3276 -Office  
[sodonnell@pinellas.gov](mailto:sodonnell@pinellas.gov)

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**From:** Linda Schaber <lschabercypressrun@gmail.com>  
**Sent:** Monday, January 22, 2024 7:10 PM  
**To:** Long, Janet C <JanetCLong@pinellas.gov>; Scott, Brian <brscott@pinellas.gov>; Justice, Charlie <cjustice@pinellas.gov>; Eggers, Dave <deggers@pinellas.gov>; Latvala, Christopher <clatvala@pinellas.gov>; Peters, Kathleen <kpeters@pinellas.gov>; Robinson-Flowers, Rene <rflowers@pinellas.gov>  
**Subject:** Case ZON-22-08

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Commissioners:

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

I live at 2639 Royal Liverpool in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it.

We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full

of wildlife (deer, turkeys, protected sand hill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

The proposed “self-storage” use of the “multi-use” building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues. Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current

request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your “No” vote.

Linda Schaber

## Eres, Christian

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**From:** O'Donnell, Stacy  
**Sent:** Tuesday, January 23, 2024 11:22 AM  
**To:** BCC Agenda Comments  
**Cc:** Revie, Derelynn  
**Subject:** FW: Case ZON-22-08

Here is another email regarding Item 31 on the January 30, 2024 agenda.

### Stacy O'Donnell

#### Executive Aide to Commissioner Dave Eggers

Pinellas County Board of County Commissioners, District 4  
315 Court Street, Fifth Floor  
Clearwater, FL 33756  
727-464-3276 -Office  
[sodonnell@pinellas.gov](mailto:sodonnell@pinellas.gov)

---

**From:** Sonia Read <srs50ej@gmail.com>  
**Sent:** Tuesday, January 23, 2024 11:12 AM  
**To:** Long, Janet C <JanetCLong@pinellas.gov>; Scott, Brian <brscott@pinellas.gov>; Justice, Charlie <cjustice@pinellas.gov>; Eggers, Dave <deggers@pinellas.gov>; Latvala, Christopher <clatvala@pinellas.gov>; Peters, Kathleen <kpeters@pinellas.gov>; Robinson-Flowers, Rene <rflowers@pinellas.gov>  
**Subject:** Case ZON-22-08

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Agenda Item 23-1978A  
Public Hearing 6:30 pm on January 30, 2024

Dear Commissioners:

I live at 2575 Royal Liverpool Drive in Cypress Run, Tarpon Springs, FL 34688 and join with this letter many of my neighbors who are in opposition to the Cypress Run Golf Club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property.

Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, sandhill cranes, owls) with open green spaces and limited traffic. It is my opinion this plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use and traffic patterns. This is the view from my property looking north to the subject property:



The size and scale of the proposed buildings represent a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than most living structures in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures including a "self-storage" use of a "multi-use" building from the surrounding Villas West and other homes. Self-storage industrial and/or commercial use is not permitted in our residential area. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage and therefore flooding issues.

There are too many unknowns for this project. The **potential risk for a devastating and irreversible impact on the environment**, our quality of life and property values is simply too great under the current request based on available information. This project **certainly deserves more detailed planning taking into consideration all affected individuals including residents of Villas West @ Cypress Run community. This is a residential neighborhood and I hope will stay like that. Please deny the current request with your "NO" vote.**

Sincerely,

Sonia Read

Sent from my iPhone

Sent from my iPhone

## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Tuesday, January 23, 2024 11:24 AM  
**To:** BCC Agenda Comments

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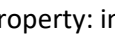
### Live Form

Topic Case ZON-22-08

BCC Agenda Date 1-30-2024

Your Stand on the Issue Oppose

### Comments

Agenda Item 23-1978A Public Hearing 6:30 pm on January 30, 2024 Dear Commissioners: I live at 2575 Royal Liverpool Drive in Cypress Run, Tarpon Springs, FL 34688 and join with this letter many of my neighbors who are in opposition to the Cypress Run Golf Club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, sandhill cranes, owls) with open green spaces and limited traffic. It is my opinion this plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use and traffic patterns. This is the view from my property looking north to the subject property:  The size and scale of the proposed buildings represent a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than most living structures in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures including a "self-storage" use of a "multi-use" building from the surrounding Villas West and other homes. Self-storage industrial and/or commercial use is not permitted in our residential area. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage and therefore flooding issues. There are too many unknowns for this project. The potential risk for a devastating and irreversible impact on the environment, our quality of life and property values is simply too great under the current request based on available information. This project certainly deserves more detailed planning

taking into consideration all affected individuals including residents of Villas West @ Cypress Run community. This is a residential neighborhood and I hope will stay like that. Please deny the current request with your "NO" vote. Sincerely, Sonia Read

Citizen Name	Sonia Read
Address	2575 ROYAL LIVERPOOL DR Tarpon Spring, FL 34688 United States US
Phone	+17275149671
Email	srs50ej@gmail.com



## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Tuesday, January 23, 2024 11:56 AM  
**To:** BCC Agenda Comments

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### Live Form

Topic Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

BCC Agenda Date 1-30-2024

Your Stand on the Issue Oppose

### Comments

January 21, 2024 Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024 Dear Commissioners: I live at 2585 Royal Liverpool Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it. We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b). The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay. It should be noted that the 2021 deed

conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues. The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues. Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote. Stephanie Deverick

Citizen Name	Stephanie Deverick
Address	2585 Royal Liverpool Drive Tarpon Springs, FL, FL 34688 United States US
Phone	+17272248899
Email	stephaniedeverick@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Tuesday, January 23, 2024 1:21 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic Case ZON-22-08

BCC Agenda Date 1-30-2024

Your Stand on the Issue Oppose

### Comments

James and Ann Larsen 2934 St. Andrews Blvd. Tarpon Springs, FL 34688  
To: Pinellas County Commissioners: January 22, 2024 Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. on January 30, 2024 We are residents of the Cypress Run Community and along with my neighbors oppose the Cypress Run Golf Club's application to rezone 5.46 acres and its addition to the Development Master Plan. I have lived in the community since 1986. I respectfully request your vote to deny the application for rezoning until the owner shows more specific information on the intended development and the removal of industrial buildings from the owner's plan. We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b). Our attorney advises us that the proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any

residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay. It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues. The two large proposed buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues. Also, Section 138-241(d) requires that the proposed use will not create other traffic problems. There are no studies on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, is progressing with forty-four new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overlay. In summary, the plans are inadequate with too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote. Thank you for your serious consideration. The Larsens

Citizen Name	James and Ann Larsen
Address	2934 St. Andrews Blvd. Tarpon Springs, FL, FL 34688 United States US
Phone	+17279376109
Email	larsen2934@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.org  
**Sent:** Tuesday, January 23, 2024 1:36 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic	Case ZON-22-08
BCC Agenda Date	1-30-2024
Your Stand on the Issue	Oppose

### Comments

January 23, 2024 Pinellas County Commissioners: Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024 Dear Commissioners: I am a property owner/resident of the Cypress Run Community, and along with my many neighbors, we oppose the Cypress Run Golf Club's application to rezone 5.46 acres and its addition to the Development Master Plan. I respectfully request your vote to deny the application for rezoning until the owner shows more specific information on the intended development and the removal of industrial buildings from the owner's plan. There are several issues of concern here. First, we have the East Lake Overlay plan which should protect us here. The Golf Club's plan is not compatible with the intent of the East Lake Overlay which was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife, and open green spaces. This plan does not fit in with Cypress Run plan and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. Second, the size and scale of the proposed buildings are a significant intrusion into the existing residential neighborhood. One proposed building has a footprint of seventy-five feet by three hundred feet and the other seventy feet by two hundred fifty feet. With the proposed maximum height of thirty-five feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It is not clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b). Third, I understand from other residents, the proposed "self-storage" use of the "multi-use" building is not permitted under Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay. It should be noted that the 2021 deed conveying this

property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg. 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues. These activities are important to note because the Club is acting as a "Community Developer" and not as a golf course owner, which is all they are. These plans proposed to the Commissioners act in that same vein; plans that are inadequate with too many unknowns for this project to proceed. Most importantly, the plans proposed by the Club are not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request and when considering the past history by those making the request. I respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote. Thank you, Melvin L. Strine 2796 St. Andrews Blvd. Tarpon Springs, FL 34688 (727) 729 -1075

Citizen Name	Melvin Strine
Address	2796 St. Andrews Blvd. Tarpon Springs, FL, FL 34688 United States US
Phone	+17277291075
Email	melstrine@gmail.com

January 22, 2024

Commissioners:

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m.  
On January 30, 2024

I am a resident of Villas West, a section of the Cypress Run Community, and along with my neighbors oppose the Cypress Run Golf Club's application to rezone 5.46 acres and its addition to the Development Master Plan. I live on the street that abuts the golf course and in sight of the property that is up for rezoning, and I have attached a picture to show you the proximity. I respectfully request your vote to deny the application for rezoning until the owner shows more specific information on the intended development and the removal of industrial buildings from the owner's plan.

We have always felt protected by The East Lake Overlay and assured of your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected Sandhill Cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings are a significant intrusion into the existing residential neighborhood with villas and homes that are single and multiple stories. One building has a footprint of seventy-five feet by three hundred feet and the other seventy feet by two hundred fifty feet. With the proposed maximum height of thirty-five feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It is not clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

Our attorney advises us that the proposed "self-storage" use of the "multi-use" building is not permitted under Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg. 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two large, proposed buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Also, Section 138-241(d) requires that the proposed use will not create other traffic problems. There are no studies on what the impact will be on East Lake Drive, especially as the

new subdivision, North Lake Estates, is progressing with forty-four new homes. This new subdivision has already displaced a significant amount of wildlife and East Lake Drive was not designed for high usage. The planned use of one of these buildings for indoor pickleball suggests additional traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overlay

In summary, the plans are inadequate with too many unknowns for this project to proceed. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

Thank you,

A handwritten signature in black ink, appearing to read "Robert Bingham", written over the typed name.

Robert Bingham  
2600 St. Andrews Boulevard  
Tarpon Springs, FL 34688



January 21, 2024

**Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m.  
On January 30, 2024**

Dear Commissioners:

I live at 2595 Royal Liverpool Drive in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it.

We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West

has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

0:00 PM Mon, Nov 6

Map Location



Michelle Cobb

Michelle Cobb

January 22, 2024

Commissioners:

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

Dear Pinellas County Commissioners:

We are residents of the Cypress Run Community, and along with my neighbors oppose the Cypress Run Golf Club's application to rezone 5.46 acres and its addition to the Development Master Plan. I respectfully request your vote to deny the application for rezoning until the owner shows more specific information on the intended development and the removal of industrial buildings from the owner's plan.

We have always felt protected by The East Lake Overlay and assured of your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected Sandhill Cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings are a significant intrusion into the existing residential neighborhood with villas and homes that are single and multiple stories. One building has a footprint of seventy-five feet by three hundred feet and the other seventy feet by two hundred fifty feet. With the proposed maximum height of thirty-five feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It is not clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

Our attorney advises us that the proposed "self-storage" use of the "multi-use" building is not permitted under Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg. 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two large, proposed buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Also, Section 138-241(d) requires that the proposed use will not create other traffic problems. There are no studies on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, is progressing with forty-four new homes. This new subdivision has already displaced a significant amount of wildlife and East Lake Drive was not designed for high usage. The planned use of one of these buildings for indoor pickleball suggests additional traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

In summary, the plans are inadequate with too many unknowns for this project to proceed. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

Thank you,

  
John and Linda Heagney  
1057 Royal Birkdale Drive  
Tarpon Springs, FL 34688  
(727) 937-4886

January 22, 2024

**Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. on January 30, 2024**

Dear Honorable Commissioners,

I live at 2805 Berwick Drive Tarpon Springs in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I have lived in the community since 2004. I respectfully request you vote to deny it.

We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits

the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

Bradley D. Kent

A handwritten signature in black ink, appearing to read 'Bradley D. Kent', written in a cursive style.

January 22, 2024

**Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. on January 30, 2024**

Dear Honorable Commissioners,

I live at 853 Royal Birkdale Drive, Tarpon Springs in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I have lived in the community since 1992. I respectfully request you vote to deny it.

We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits

the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.

The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

T.R. Unice, Jr.

A handwritten signature in black ink, appearing to read 'T.R. Unice, Jr.', with a long horizontal flourish extending to the right.





Commission 

Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. On January 30, 2024

I live at 2605 Saint Andrews Blvd in Cypress Run and join with many of my neighbors who are in opposition to the Cypress Run Golf club's application to rezone 5.46 acres and its addition to the Development Master Plan. I specifically live in the Villas West area that abuts the requested rezoning property and have attached a picture to show you the proximity. I respectfully request you vote to deny it.

We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260.

The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b).

The proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay.

It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues.



The two very large buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues.

Section 138-241(d) requires that the proposed use will not create other traffic problems. No studies have been provided on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, progresses with 44 new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overview

There are too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote.

9:29 PM Mon Nov 8

Map Location



Find Homes

*Shelly Rogers*

**R** Shelly Rogers  
2605 Saint Andrews Blvd.  
Tarpon Spgs, FL 34688

## Eres, Christian

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**From:** O'Donnell, Stacy  
**Sent:** Monday, January 29, 2024 8:33 AM  
**To:** BCC Agenda Comments  
**Attachments:** Untitled

### Stacy O'Donnell

#### Executive Aide to Commissioner Dave Eggers

Pinellas County Board of County Commissioners, District 4  
315 Court Street, Fifth Floor  
Clearwater, FL 33756  
727-464-3276 -Office  
[sodonnell@pinellas.gov](mailto:sodonnell@pinellas.gov)

## Eres, Christian

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**From:** EmailRelay, Clerk  
**Sent:** Tuesday, January 23, 2024 1:21 PM  
**To:** Board of County Commissioners Distribution Group

**CAUTION:** *This message has originated from outside of the organization. [Do not](#) click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

### Live Form

Topic Case ZON-22-08

BCC Agenda Date 1-30-2024

Your Stand on the Issue Oppose

### Comments

James and Ann Larsen 2934 St. Andrews Blvd. Tarpon Springs, FL 34688  
To: Pinellas County Commissioners: January 22, 2024 Re: Case ZON-22-08 which is Agenda Item 23-1978A on the Public Hearing Agenda at 6:30 p.m. on January 30, 2024 We are residents of the Cypress Run Community and along with my neighbors oppose the Cypress Run Golf Club's application to rezone 5.46 acres and its addition to the Development Master Plan. I have lived in the community since 1986. I respectfully request your vote to deny the application for rezoning until the owner shows more specific information on the intended development and the removal of industrial buildings from the owner's plan. We have always felt protected by The East Lake Overlay and with your obligation to enforce it. This plan is not compatible with the intent of the East Lake Overlay which, as you know, was established to maintain the East Lake communities' quality of life and residential character. Cypress Run is a beautiful scenic residential community, full of wildlife (deer, turkeys, protected sandhill cranes, protected gopher turtles, owls) and open green spaces. This plan does not fit in with Cypress Run and there is no adequate explanation for how it responds to natural conditions and surrounding land use patterns, as required by Section 138.260. The size and scale of the proposed buildings is a significant intrusion into the existing residential neighborhood with villas and homes that are one and two stories. One building has a footprint of 75 feet by 300 feet and the other 70 feet by 250 feet. With the proposed maximum height of 35 feet, the larger buildings will stand up to three stories tall and be wider than any structure in Cypress Run or the immediate residential areas. It has not been made clear whether there will be adequate separation between the proposed structures from the surrounding Villas West and other homes, failing to meet Section 138.2412(b). Our attorney advises us that the proposed "self-storage" use of the "multi-use" building is not permitted under the Pinellas County table 138.555. Self-storage is industrial use not permitted in any

residential area, Section 138.395.2. It is intrusive and not compatible with the East Lake Overlay. It should be noted that the 2021 deed conveying this property expressly forbids any recreation purposes on the railroad property because it was historically used for railroad industrial operations (Off. Records Bk. 21714, pg 57). This deed also expressly prohibits the use of groundwater for irrigation, human consumption, or other purposes, based on the same environmental exposure issues. The two large proposed buildings are located on a strip of land that is currently vacant open space. The subject property is bisected by Hollins Creek (a linear floodway), Coastal High Hazard Area (CHHA), and 100-Year Floodplain. No competent substantial evidence, or any study, has been provided to show that this proposal will not create drainage problems on the property or its surrounding properties, as required for a type 3 approval under Section 138-241(e). Villas West has villas that abut the Hollins Creek floodplain. It is unknown whether these villas may be impacted by drainage issues. Also, Section 138-241(d) requires that the proposed use will not create other traffic problems. There are no studies on what the impact will be on East Lake Drive, especially as the new subdivision, North Lake Estates, is progressing with forty-four new homes. This new subdivision has already displaced a significant number of wildlife. East Lake Drive was never designed for high usage. Planned use of one of these buildings for indoor pickle ball suggests added traffic. Additionally, the need for parking and evening lighting for safe night use highlights a commercial setting intrusive to Villas West and not consistent with the East Lake Overlay. In summary, the plans are inadequate with too many unknowns for this project. Most importantly, the plan is not consistent with the East Lake Overlay. The chance of a devastating impact on our quality of life AND our property values is simply too great under the current request. We respectfully urge you to continue the protection you have afforded us in the East Lake Overlay and deny the current request with your "No" vote. Thank you for your serious consideration. The Larsens

Citizen Name	James and Ann Larsen
Address	2934 St. Andrews Blvd. Tarpon Springs, FL, FL 34688 United States   US
Phone	+17279376109
Email	larsen2934@gmail.com