

Eres, Christian

From: McLaughlin, Karen
Sent: Friday, January 5, 2024 4:21 PM
To: Clerk Board Records
Cc: Bailey, Glenn
Subject: FW: Vacant Land to be rezoned for Cypress Run Golf and Country Club

Good afternoon,

Please see correspondence regarding the January 30th, 2024, BCC.

Thank you,
Karen McLaughlin

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Friday, January 5, 2024 4:17 PM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Vacant Land to be rezoned for Cypress Run Golf and Country Club

Karen,

See below for correspondence on the Cypress Run case. Please also forward to Board Records.

Thanks,

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Catherine Rhodes <catherinerhodes1@gmail.com>
Sent: Friday, January 5, 2024 3:55 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject: Vacant Land to be rezoned for Cypress Run Golf and Country Club

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.*

Hi Glenn,

As a residents of Cypress Run we are all excited that our community will be growing again. The Club has purchased property along the north side of our current land adjacent

to the maintenance facilities. This land was integrated into the master plan, as approved by the POA in 2022. We understand that the county will be meeting on January 30th to change the zoning to accommodate these plans to develop the land.

As residents of Cypress Run for over 3 years, we would like to see the county rezone this property for development. This would be a great addition to Cypress Run.

Thank you in advance for your assistance on this matter,

Catherine Rhodes and Jeff Piciacchia

--

Catherine J. Rhodes P.A.
BROKER ASSOCIATE

Realty Executives Suncoast

3090 Charles Ave.
Clearwater, FL 33671
Office: (727) 726-3333
Cell: (813) 493-7653

Eres, Christian

From: McLaughlin, Karen
Sent: Tuesday, January 9, 2024 8:19 AM
To: Clerk Board Records
Subject: FW: Cypress Run improvements

Good morning,

For January 30th BCC.

Karen

-----Original Message-----

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 8, 2024 8:46 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Cypress Run improvements

Another.

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.

(tell us how we are doing!)

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.pinellascounty.org%2Fsurveys%2Fplan&data=05%7C02%7CBoardRecords%40mypinellasclerk.gov%7C2f6838ecbba34339968808dc111597ff%7Cc32ee18fa4c746ffaf408ed605642745%7C0%7C0%7C638404031648419783%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=YCp8JwLSWHbVfLUG%2FJWQ6VBYD0IF%2FdGqoDMcvOXPi8%3D&reserved=0>

-----Original Message-----

From: PAMELA ANDRUS <pamandrus@me.com>
Sent: Sunday, January 7, 2024 12:41 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject: Cypress Run improvements

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.

> Dear Mr. Bailey,
>

> Please allow this letter to serve as our enthusiastic support for the owners of the Cypress Run Golf Club to expand the club's footprint along East Lake Drive in Tarpon Springs. The planned improvements will undoubtedly enhance the Cypress Run community by relocating the maintenance building to a less visible location and allow for future construction of additional new homes, thereby improving overall curb appeal. We feel confident that with the golf club's proven track record of community improvements, this proposed new development will add value to our lives, both aesthetically and monetarily.

Sincerely,
Nick and Pam Andrus

651 Royal Dornock Ct
Tarpon Springs, FL 34688

Eres, Christian

From: McLaughlin, Karen
Sent: Tuesday, January 9, 2024 8:20 AM
To: Clerk Board Records
Subject: FW: Board Approval

For January 30th BCC.

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 8, 2024 8:42 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Board Approval

Another.

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: jpg1003@aol.com <jpg1003@aol.com>
Sent: Saturday, January 6, 2024 1:38 PM
To: Bailey, Glenn <gbailey@pinellas.gov>; shaun.mccormick@cypressrun.com
Subject: Board Approval

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.*

Good Day Mr.Bailey,

I am Jim Georgeades the owner of 2629 Royal Liverpool Drive Tarpon Springs FL. the property across from the project that Cypress Run is asking for approval.

I am writing you because I fully support Cypress Runs intended project and I'm asking that the Board approve this project.

Respectfully
James Georgeades

[Sent from the all new AOL app for iOS](#)

Eres, Christian

From: McLaughlin, Karen
Sent: Tuesday, January 9, 2024 8:21 AM
To: Clerk Board Records
Subject: FW: Land request

For January 30th BCC:

-----Original Message-----

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 8, 2024 8:41 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Land request

Another.

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.

(tell us how we are doing!)

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.pinellascounty.org%2Fsurveys%2Fplan&data=05%7C02%7CBoardRecords%40mypinellasclerk.gov%7C0aa2005f222a49c0ab0a08dc1115c3d3%7Cc32ee18fa4c746ffaf408ed605642745%7C0%7C0%7C638404032367330948%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=xbGFFHZzJRr8OmlPm%2FmHZqgOuBPhLBFSl0bZY%2BIC3ng%3D&reserved=0>

-----Original Message-----

From: James Kovach <jk2912@tampabay.rr.com>
Sent: Saturday, January 6, 2024 4:26 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Cc: Shaun McCormick <Shaun.mccormick@cypressrun.com>
Subject: Land request

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.

Dar Mr. Bailey. I am a resident of the Cypress Run community and I fully support and endorse the land acquisition request currently being considered by the planning board. I urge the approval.

Alexander J. Kovach

Lot #076

--

This email has been checked for viruses by AVG antivirus software.

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.avg.com%2F&data=05%7C02%7CBoardRecords%40mypinellasclerk.gov%7C0aa2005f222a49c0ab0a08dc1115c3d3%7Cc32ee18fa4c746ffaf408ed605642745%7C0%7C0%7C638404032367330948%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=1WUVKAfkfwDyigGO0z0EkL9tLJa1mkyZIXU%2B49z3xpU%3D&reserved=0>

Eres, Christian

From: McLaughlin, Karen
Sent: Tuesday, January 9, 2024 8:21 AM
To: Clerk Board Records
Subject: FW: Cypress Run Golf Club Proposal

For January 30th BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 8, 2024 8:41 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Cypress Run Golf Club Proposal

Karen...another one for file and board records.

Thanks,

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Gregg Schindler <gregg.schindler.w8ml@statefarm.com>
Sent: Saturday, January 6, 2024 10:33 AM
To: Bailey, Glenn <gbailey@pinellas.gov>
Cc: Cypress Run Golf Club <shaun.mccormick@cypressrun.com>
Subject: Cypress Run Golf Club Proposal

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.*

Dear Glenn- As a resident of The Cypress Run Community, I asking that you approve the proposal submitted by Cypress Run Golf Club. The changes will have a positive impact on our community and I am looking forward to this improvement.

I respectfully ask for you to approve the proposal.

Thank you,
Gregg



Gregg Schindler Ins Agency Inc
Gregg Schindler CLU®, Agent
727-238-8800



[Get a Quote](#)

[Visit Agent's Page](#)

[My Account](#)



Gregg Schindler Ins Agency Inc

The greatest compliment you can give is a referral.
Click [here](#) to make a payment.

Eres, Christian

From: McLaughlin, Karen
Sent: Tuesday, January 9, 2024 3:58 PM
To: Clerk Board Records
Subject: FW: Cypress Run related zoning issues

For January 30th BCC

-----Original Message-----

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Tuesday, January 9, 2024 3:56 PM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Cypress Run related zoning issues

Hi Karen,

Another.

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.

(tell us how we are doing!)

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.pinellascounty.org%2Fsurveys%2Fplan&data=05%7C02%7CBoardRecords%40mypinellasclerk.gov%7Cc459afca9d2748b2147d08dc1155b344%7Cc32ee18fa4c746ffaf408ed605642745%7C0%7C0%7C638404306983138628%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=VQj76WagusdhuaJ9fl5rtUWCF1CVtMXVKIkJ5JOoC2w%3D&reserved=0>

-----Original Message-----

From: Judith Durdan <judid641@gmail.com>
Sent: Tuesday, January 9, 2024 3:02 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject: Cypress Run related zoning issues

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.

Cypress Run Golf Club (CR of Florida or CRF) has submitted plans for development of property adjacent to the Cypress Run Homeowners community. They will be relocating a maintenance building and adding a multi use building and eventually a couple of villas. These properties will not be part of the Cypress Run community.

The changes proposed will enhance the value of the current villas within Cypress Run and the Cypress Run community as a whole. I would encourage the approval of this proposal.

Judi Durdan.

727-512-3800

Judid641@gmail.com

Sent from my iPad

Eres, Christian

From: McLaughlin, Karen
Sent: Thursday, January 11, 2024 10:47 AM
To: Clerk Board Records
Subject: FW: Support for Change in Zoning

For BCC on January 30th, 2024

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Thursday, January 11, 2024 10:46 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Support for Change in Zoning

Another...

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Todd Cicero <Todd.Cicero@besnardinsurance.com>
Sent: Thursday, January 11, 2024 10:26 AM
To: Bailey, Glenn <gbailey@pinellas.gov>
Cc: shaun.mccormick@cypressrun.com
Subject: Support for Change in Zoning

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.*

Dear Glenn,

As a current resident and member of Cypress Run Golf Club and Community, I am writing this letter in strong support of the proposed requests by Cypress Run Golf Club to change the zoning to accommodate their plans for developing the land on the north side of the property, which is currently adjacent to the maintenance facility.

Cypress Run Golf Club has long been a valuable and cherished asset to our community, providing a place for recreational activities, community events, and contributing to the overall quality of life for residents. The proposed development aligns with the community's interests and offers several benefits that warrant the commission's approval. Cypress Run Golf Club has a track record of responsible environmental stewardship. I am confident that any development plans will include measures to minimize environmental impact and preserve the natural beauty of the area. This commitment to sustainability is crucial for the long-term well-being of our community.

I believe that approving the requested zoning changes will not only benefit Cypress Run Golf Club but will also contribute positively to the entire community. I urge the Zoning Commission to carefully consider these points and support the proposed requests by Cypress Run Golf Club.

Thank you for your time and consideration. I look forward to witnessing the positive impact of this development on our community.

Sincerely,



Todd J Cicero, CIC
Director of Marketing/Underwriting
Office Phone: (813) 287-1822
Mobile : (727) 470-0236
www.besnardinsurance.com
CA License 0G76719 Besnard
Insurance Agency

The information contained in this e-mail and any accompanying documents is confidential, may be privileged, and is intended solely for the person and/or entity to whom it is addressed (i.e. those identified in the "To" and "cc" box). They are the property of Besnard Insurance and Affiliates. Unauthorized review, use, disclosure, or copying of this communication, or any part thereof, is strictly prohibited and may be unlawful. If you have received this e-mail in error, please return the e-mail and attachments to the sender and delete the e-mail and attachments and any copy from your system. Besnard thanks you for your cooperation.

The content in this email is only a summary, the policy wording dictates coverage.

** Please keep in mind that coverage cannot be amended, bound or cancelled via the voice mail system**

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 9:04 AM
To: Clerk Board Records
Subject: FW: Zone meeting

For January 30th BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 15, 2024 11:51 PM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Zone meeting

Another...

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Keith Britts <kwbritts@outlook.com>
Sent: Friday, January 12, 2024 10:38 AM
To: Bailey, Glenn <gbailey@pinellas.gov>
Cc: shaun.mcormick@cypressrun.com
Subject: Zone meeting

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.*

Dear Mr. Bailey,

I'm writing to you concerning the upcoming January 30th zone meeting regarding Cypress Run golf club. I have reviewed their plans and am in favor of the proposal. I am a resident of the Cypress Run community at 886 Royal Birkdale Drive. I believe this will overall benefit and enhance the community.

Sincerely,
Keith Britts

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 9:04 AM
To: Clerk Board Records
Subject: FW: Cypress Run property zoning

January 30th BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 15, 2024 11:49 PM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Cypress Run property zoning

Another...

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Jeneé Peters <petersjenee@gmail.com>
Sent: Thursday, January 11, 2024 10:51 PM
To: Bailey, Glenn <gbailey@pinellas.gov>; shawn.mccormick@cypressrun.com
Subject: Cypress Run property zoning

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.*

Dear Mr. Bailey,

We are writing regarding the rezoning for the property purchased by Cypress Run. We as a family own 4 properties within Cypress Run where one is a villa in the West Villas on Royal Liverpool.

We feel the rezoning would be a great benefit to our property values as Cypress Run Golf Club continues to improve Club property within our Community.

We ask for your approval of this proposal.

Thank you,
Jeneé and David Peters

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 9:05 AM
To: Clerk Board Records
Subject: FW: Cypress Run Golf Club

January 30th BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Thursday, January 18, 2024 8:46 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Cypress Run Golf Club

Another...

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Dan Arrison <dansales6@gmail.com>
Sent: Thursday, January 18, 2024 7:35 AM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject: Cypress Run Golf Club

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.*

Glenn,

I am home owner here at Cypress Run Golf Club and I am asking for the approval for the plans the Club had submitted for relocating the maintenance shop and using that land to build on. I believe it will have a positive impact on our community.

Sincerely,

Dan Arrison
891 Royal Birkdale Drive
Tarpon Springs, FL 34688

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 9:05 AM
To: Clerk Board Records
Subject: FW: Cypress Run

For January 30 BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Friday, January 19, 2024 7:53 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: Fw: Cypress Run

Yet another.

From: Rich Triberti <triberti@comcast.net>
Sent: Thursday, January 18, 2024 10:56 AM
To: Bailey, Glenn <gbailey@pinellas.gov>
Cc: Shaun McCormick <shaun.mccormick@cypressrun.com>
Subject: Cypress Run

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.

I live in theCypress Run development.I encourage you to allow Cypress Run to pursue there project. I thin it will be beneficial to the community! Also improv working conditions for employees. Thank you. Rich Triberti 1069 Royal Troon Ct

Sent from my iPad

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 9:06 AM
To: Clerk Board Records
Subject: FW: Cypress Run Golf Club rezoning

For January 30th BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Friday, January 19, 2024 2:10 PM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: Fw: Cypress Run Golf Club rezoning

From: Michael Dogali <mdogalimd@gmail.com>
Sent: Friday, January 19, 2024 9:43 AM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject: Cypress Run Golf Club rezoning

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.*

Dear Commissioner Bailey,

We are residents of the Villas West Community and our home at 2609 Royal Liverpool Dr. directly faces the land proposed for the rezoning by Cypress Run Golf club. We support the rezoning and expect the proposed buildings and changes in land use will improve the community . At present the land is used for storage and is at best attractive .

After rezoning, the golf club should be able to create and produce detailed plans and appropriate studies to the community and then obtain the required building permits. We believe that the rezoning is essential to progress and fully support it

Michael and Katherine Dogali

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 9:07 AM
To: Clerk Board Records
Subject: FW: Supplemental Letters of Support - ZON-22-08 [IWOV-FirmLive.FID1282051]
Attachments: Letters of Support_ZON-22-08.pdf

Importance: High

For January 30th BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 22, 2024 9:05 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Supplemental Letters of Support - ZON-22-08 [IWOV-FirmLive.FID1282051]
Importance: High

Karen...for file and Board Records.

Thanks,

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Matthew Kelly <Matthew.Kelly@hwhlaw.com>
Sent: Friday, January 19, 2024 4:39 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Cc: KatieCole <katie.cole@hwhlaw.com>; Cyndi Tarapani <c.tarapani@tarapaniplanning.com>
Subject: Supplemental Letters of Support - ZON-22-08 [IWOV-FirmLive.FID1282051]
Importance: High

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.*

Good afternoon Glenn,

Please see attached the neighbor letters of support to supplement the presentation for ZON-22-08.

We will be sending the updated PowerPoint and an additional supplemental document later this weekend/before the EOD deadline on Monday.

Best,

Matt

Matthew Kelly

Attorney

o: 813.221.3900 | d: 813.222.3182 | Matthew.Kelly@hwhlaw.com | hwhlaw.com
101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602



CONFIDENTIALITY NOTE: The contents of this email and its attachments are confidential and may be privileged. If you are not the intended recipient, please immediately notify the sender (by return e-mail or telephone), destroy the original and all copies of this message along with any attachments, and do not disclose, copy, distribute, or use the contents.

Please consider the environment before printing this e-mail.

Dear Mr Bailey,

Just wanted to send a brief note expressing my support for the proposed expansion of the area just north of Cypress Run. I live in the west Villas of Cypress run, this is the area most affected. The area currently contains the maintenance and waste areas for the golf club. The new plan includes villas and a new maintenance building along with a possible new recreation area. We have been assured that the proposed new buildings will be landscaped and separated from the current residential area. This should improve maintenance of the club area as well as provide new housing. Possibly recreation areas can be improved.....Thank you for listening...

Robert A Boldus MD
2621 Royal Liverpool Dr.
Tarpon Springs, Fl 34688

Good Day Mr.Bailey,

I am Jim Georgeades the owner of 2629 Royal Liverpool Drive Tarpon Springs FL. the property across from the project that Cypress Run is asking for approval.

I am writing you because I fully support Cypress Runs intended project and I'm asking that the Board approve this project.

Respectfully
James Georgeades

Dar Mr. Bailey. I am a resident of the Cypress Run community and I fully support and endorse the land acquisition request currently being considered by the planning board. I urge the approval.

Alexander J. Kovach

Lot #076

Hi Glenn,

As a residents of Cypress Run we are all excited that our community will be growing again. The Club has purchased property along the north side of our current land adjacent to the maintenance facilities. This land was integrated into the master plan, as approved by the POA in 2022. We understand that the county will be meeting on January 30th to change the zoning to accommodate these plans to develop the land.

As residents of Cypress Run for over 3 years, we would like to see the county rezone this property for development. This would be a great addition to Cypress Run.

Thank you in advance for your assistance on this matter,

Catherine Rhodes and Jeff Piciacchia

--

Catherine J. Rhodes P.A.
BROKER ASSOCIATE

Realty Executives Suncoast

3090 Charles Ave.
Clearwater, FL 33671
Office: (727) 726-3333
Cell: (813) 493-7653

Dear Glenn- As a resident of The Cypress Run Community, I asking that you approve the proposal submitted by Cypress Run Golf Club. The changes will have a positive impact on our community and I am looking forward to this improvement.

I respectfully ask for you to approve the proposal.

Thank you,
Gregg

Gregg Schindler Ins Agency Inc
Gregg Schindler CLU®, Agent
727-238-8800

[Get a Quote](#)

[Visit Agent's Page](#)

[My Account](#)

Gregg Schindler Ins Agency Inc

The greatest compliment you can give is a referral.
Click [here](#) to make a payment.

Dear Mr. Bailey,

Please allow this letter to serve as our enthusiastic support for the owners of the Cypress Run Golf Club to expand the club's footprint along East Lake Drive in Tarpon Springs. The planned improvements will undoubtedly enhance the Cypress Run community by relocating the maintenance building to a less visible location and allow for future construction of additional new homes, thereby improving overall curb appeal. We feel confident that with the golf club's proven track record of community improvements, this proposed new development will add value to our lives, both aesthetically and monetarily.

Sincerely,
Nick and Pam Andrus

651 Royal Dornock Ct
Tarpon Springs, FL 34688

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 9:27 AM
To: Clerk Board Records
Subject: FW: Cypress Run

For January 30th BCC

-----Original Message-----

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Tuesday, January 9, 2024 8:40 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Cypress Run

Like the others...for file and please send to Board Records.

Thanks,

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.

(tell us how we are doing!)

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.pinellascounty.org%2Fsurveys%2Fplan&data=05%7C02%7CBoardRecords%40mypinellasclerk.gov%7Cb4c22546443f4d64c32808dc1b562df0%7Cc32ee18fa4c746ffaf408ed605642745%7C0%7C0%7C638415304159856804%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=J0eVca%2FtqBzS5NBDATNnpJD0r6zcwrulsK1Kx3mkem0%3D&reserved=0>

-----Original Message-----

From: Bob Boldus <boldgolf1@gmail.com>
Sent: Monday, January 8, 2024 5:19 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject: Cypress Run

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.

Dear Mr Bailey,

Just wanted to send a brief note expressing my support for the proposed expansion of the area just north of Cypress Run. I live in the west Villas of Cypress run, this is the area most affected. The area currently contains the maintenance and waste areas for the golf club. The new plan includes villas and a new maintenance building along with a possible new recreation area. We have been assured that the proposed new buildings will be landscaped and separated from the

current residential area. This should improve maintenance of the club area as well as provide new housing. Possibly recreation areas can be improved.....Thank you for listening...

Robert A Boldus MD

2621 Royal Liverpool Dr.

Tarpon Springs, Fl 34688 Sent from my iPad

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 12:02 PM
To: Clerk Board Records
Subject: FW: Cypress Run

For January 30th BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 22, 2024 11:42 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Cypress Run

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Steve Martin <smartin039@pga.com>
Sent: Monday, January 22, 2024 11:41 AM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject: Cypress Run

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.*

Mr. Bailey,

We live at 972 Royal Birkdale Drive, Tarpon Springs, Florida 34688.

We understand that there are questions regarding the Cypress Run Golf Club's future plans for land on the North End of the property.

We just want you to know that we are in Full Support of the Club and their future plans as we see it doing nothing but adding value to our neighborhood and the surrounding properties.

I am sorry that you have to read emails that you may have had to read discouraging such ideas but they are probably just afraid of progress and making changes but the changes proposed do nothing but enhance a beautiful club and the community.

Steve and Janine Martin

972 Royal Birkdale Dr
Tarpon Springs, FL 34688

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 2:30 PM
To: Clerk Board Records
Subject: FW: Support for Cypress Run Golf Club rezoning request

For January 30th BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 22, 2024 2:27 PM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Support for Cypress Run Golf Club rezoning request

Another one.

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Gary Gunnels <ggunnels@gmail.com>
Sent: Monday, January 22, 2024 2:25 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Cc: Shaun.mccormick@cypressrun.com; Bob Warren <bob@cypressrun.com>
Subject: Support for Cypress Run Golf Club rezoning request

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.*

Dear Mr. Bailey:

We understand the County will meet on January 30 to consider changing the zoning for property Cypress Run Golf Club has purchased on the north side of the Club to accommodate their planned development of this land. We are writing today to express our complete support for this project.

We purchased our home at Cypress Run ten years ago and are members of the Club. The Club has made many improvements since then, and works closely with our POA to accommodate the needs of the owners. We have attended several meetings the Club has held to fully explain their plans and respond to questions and concerns from the property owners and Club membership. We are confident this development will greatly benefit our community and surrounding areas as well.

We are totally in favor of the County's approval for this zoning change request. Thank you.

Gary & Rosemary Gunnels
953 Saint Annes Court
Tarpon Springs, FL 34688
727-224-3759
ggunnels@gmail.com

Eres, Christian

From: McLaughlin, Karen
Sent: Monday, January 22, 2024 3:15 PM
To: Clerk Board Records
Subject: FW: Cypress Run- New Documents for January 30, 2024 BCC Hearing
Attachments: Cypress Run Response to Whetzel Ltr 1-24.pdf; Cypress Run BCC Presentation 1-30-24 PPT.pptx; Cypress Run BCC Presentation1-30-24 pdf.pdf

Categories: Chris, Franchesca

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Monday, January 22, 2024 2:51 PM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Cc: Lugo, Jo A <jlugo@pinellas.gov>
Subject: FW: Cypress Run- New Documents for January 30, 2024 BCC Hearing

Karen,

Please add these to Accela and send to Board Records. Need to make sure the PPT gets queued up at the BCC hearing.

Thanks,

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Cyndi Tarapani <c.tarapani@tarapaniplanning.com>
Sent: Monday, January 22, 2024 2:45 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Cc: KatieCole <katie.cole@hwhlaw.com>; Robert Warren <bob@cypressrun.com>; Matthew Kelly <Matthew.Kelly@hwhlaw.com>; PJ Shah <shah@cumbeyfair.com>
Subject: Cypress Run- New Documents for January 30, 2024 BCC 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.*

Dear Glenn,

I have tried to figure out how to add three documents to the Cypress Run case but to no avail. In order to make sure we meet today's deadline, I am sending three documents to you via this email and ask that they be added to the official file

for Cypress Run, Case ZON-22-08. The first document is a letter responding to the issues contained in the Whetzel letter submitted by Jane Graham. The second and third documents are the Powerpoint that we wish to use at the January 30 hearing- in both PDF and PPT formats.

If you have a minute to call me back with instructions on how to add them to the County's portal, I would be glad to do so.

Thanks in advance for your help!

--

Cyndi Tarapani
Tarapani Planning Strategies, LLC
128 E. Tarpon Avenue
Tarpon Springs, FL 34689
Phone 727-642-2030
c.tarapani@tarapaniplanning.com

TARAPANI PLANNING STRATEGIES, LLC
128 EAST TARPON AVENUE
TARPON SPRINGS, FLORIDA 34689
C.TARAPANI@TARAPANIPLANNING.COM
TELEPHONE 727-642-2030

January 22, 2024

The Honorable Chairman Long and Members
of the Board of County Commissioners
Pinellas County
315 Court Street
Clearwater, Florida 33756

Re: Cypress Run of Florida Rezoning Case Zon-2-08
Response to Whetzel Letter dated November 13, 2023

Dear Chairman Long and Members:

I am writing on behalf of my client, Cypress Run of Florida, who is the Applicant for a rezoning case pending for your review at the County Commission's January 30, 2024 public hearing. Please include this letter in the official file for the Cypress Run application and consider this letter as the Applicant's response to the inaccurate comments contained in the letter dated November 13, 2023 sent by Jane Graham, Attorney for Terri Whetzel.

1. Project is Compatible: The Whetzel Letter contains objections to the project due to a belief that the proposed Master Plan is incompatible with the existing Cypress Run Golf Course and residences. In fact, the Applicant/ Property Owner has made every effort to achieve compatibility with both the Golf Course and especially the existing homes and residents in the following ways:
 - When the property owner first envisioned the project, he held meetings with Cypress Run Property Owners Association and owners outside of the RPD, displayed the proposed Master Plan and heard comments from the residents. This earlier proposal located the new maintenance building on the south side of the site and the residential homes on the north side. Due to objections from both groups of residents, the location of the two uses were switched so that the new homes would face the golf course and existing villas/ townhouses and the maintenance building would be located further from the existing homes and the golf course.
 - The revised proposal that is currently before the County Commission locates the new homes along the south side of the site adjacent to and overlooking the Golf Course. One of the new accessory maintenance facility is proposed to be located on the north

portion of the site and separated from the Golf Course and existing homes by the project's new homes and existing mature trees. The second accessory maintenance facility is a substantial distance east of the villas and is adjacent to the golf course and County preservation area.

- The earlier proposal to include outdoor tennis and pickleball courts has been completely eliminated from the proposed Master Plan. The Applicant made these revisions based on the specific requests of the Cypress Run residents.
- The three new homes will be located approximately 300 feet away from the closest villa/ townhome, and the golf course is located between the existing townhomes and the three proposed homes. In addition to the golf course, there are existing mature trees along the project's south property line that further buffers the new homes from the existing homes.
- When originally approved, the Cypress Run Master Plan proposed different heights for the single family detached homes versus the villas/ townhomes. In the RPD, the maximum height for single family homes is 75' while the maximum height for villas/ townhomes is two stories (no numerical standard established).

The proposed height for all buildings within the new project is 35' in height, which is clearly compatible with the approved heights for both the single family homes and the villas/ townhomes.

- The accessory maintenance building proposed on the Railroad Parcel is bounded on the south by the Cypress Run Golf Course, and on the north by property owned by Pinellas County. This County property is designated as Preservation on the *Future Land Use Map*, which prevents any development on this site. The accessory maintenance building will not have negative impacts on the Golf Course to the south or to the County's Preservation land to the north.
2. Declaration of Use Restriction Irrelevant: The Whetzel letter references a Declaration of Use Restriction ("Restriction Agreement") for a new senior living facility on East Lake Road/ McMullen Booth Road that created a height limit. While we certainly respect the rights of the parties in that Restriction Agreement to privately agree on aspects of that project, the Restriction Agreement is irrelevant to the proposed Master Plan since the senior living facility is completely outside of the Cypress Run RPD on the east side of East Lake Road/ McMullen Booth Road. Additionally, as discussed above, the RPD for Cypress Run regulates the height of all structures; and therefore, there is no need for a private agreement that would duplicate the County's RPD regulations.

3. Consistent with East Lake Tarpon Community Overlay: The Applicant is aware that the Cypress Run RPD is located within the East Lake Tarpon Community Overlay established in the *Future Land Use Element* of the *Comprehensive Plan* (Objective 1.22 and Policies 1.22.1 through 1.22.8). The proposed residential project is consistent with the following applicable Policies shown in *italics* followed by the Applicant's analysis of the project's compliance with the Policy. It should be emphasized that this application does not request a change to the site's Plan Category nor does it request an increase in density.

"Policy 1.22.1 Land Use, zoning and conditional use decisions by Pinellas County that affect properties in East Lake Tarpon Should be compatible with the established residential development pattern and passive recreation areas..."

The project proposes residential uses and accessory maintenance/ recreational uses that are consistent with the residential pattern of the immediate area and with the Overlay area.

"Policy 1.22.3 All future development in East Lake Tarpon should be compatible with the community and fit within the community characteristic land use types, density, height, and scale."

The project's proposed three homes can be developed as either a single family detached home or as townhomes, and each of these residential styles has been previously approved and built within Cypress Run. There is no increase in density proposed by this project and the site has the same Plan Category of Residential Rural and density of 0.5 units/ acre that exists in Cypress Run and in most of the surrounding area. As described earlier in this letter, the height and scale of the buildings are consistent with the height approved in the existing Cypress Run. Therefore, based on this analysis, the proposed project is consistent with this Policy.

"Policy 1.22.7 Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of natural land resources, lake and estuary habitats and dependent species."

The Master Plan for the proposed project demonstrates that there are no wetlands on the site and there will not be any impact on floodway that exists on a portion of the site; therefore, the proposed project is consistent with this Policy.

4. Accessory Maintenance Facility/ Self- Storage/ Recreational Buildings: There are two accessory nonresidential buildings proposed as part of the Master Plan. One building is located to the north of the proposed residential homes, a substantial distance from existing homes within Cypress Run. The second building is located on a wider section

within the Railroad Parcel approximately 1,800 feet east of the new residential homes. The intervening villas that currently exist to the south of the project, the proposed new homes and a mature tree buffer will block the view of the accessory buildings from the existing homes within Cypress Run.

The Master Plan proposes several potential uses for the buildings as a long-term strategy to serve the Cypress Run RPD. Both accessory buildings are proposed to complement the Cypress Run RPD by housing the maintenance operations of the Golf Course, Clubhouse, tennis courts and other aspects of the RPD. The Master Plan also proposes that the accessory buildings may be used in part for self-storage and/or indoor recreational uses. It should be emphasized that the self-storage building will be limited solely to residents of Cypress Run RPD. The indoor recreational use will be limited solely to residents of Cypress Run RPD and/or members of the Cypress Run Golf Course.

5. Floodplain and Floodway: The proposed Master Plan depicts both the Floodplain and Floodway within and adjacent to the Master Plan site. Consistent with County regulations, there are no buildings located within either the Floodplain or the Floodway. The County staff has reviewed the proposed Master Plan and has no objections to the proposed project.
6. Stormwater Management: The proposed Master Plan conceptually depicts a stormwater management area as required by the County's regulations for the RPD Master Plan. The County staff has reviewed the proposed Master Plan and has no objections to the proposed project. As is consistent with the County's regulations, the specific details on the size, dimension and functionality of the stormwater pond will be reviewed by County staff during the site plan review process, and no permits will be issued by the County until it is satisfied that the proposed stormwater management system functions according to the Code. The project will also be required to obtain a permit from the Southwest Florida Water Management District for stormwater management.
7. Access: The project will continue to use the same driveway from East Lake Drive as exists today. After entering the site, there will be a new driveway to the south to serve the three new residential homes and a new driveway to the north for the new maintenance building. This proposed access is conceptually shown on the Master Plan and is subject to the review and approval by the County as part of the site plan review process.

It should be noted that the project does not have any frontage on East Lake Road/ McMullen Booth Road and, therefore, will not have any access to that roadway.

8. Golf Cart Path: Currently, a portion of the Golf Cart Path is located on the project site where the residential homes are proposed. The Master Plan proposes to remove this portion of the existing Golf Cart Path out of the project site and relocate it slightly to the south onto the Golf Course and re-connect it to the existing Path. The relocated Golf Cart Path will remain fully functional for residents with a complete path throughout the Golf Course.
9. Framework Plan: The submitted Framework Plan includes all of the required elements as established in the County's LDC. Specifically, the Open Space Plan is Page 4 of the Framework Plan and depicts the available Open Space within the Cypress Run RPD. Additionally, the Master Plan, Sheet 1 of the Framework Plan, contains a Site Data Table that identifies all of the dimensional standards for the proposed Master Plan. Therefore, the proposed Application is compliant with all of the County-established requirements for a Master Plan.
10. Proper Authorization by Property Owner: The Applicant has supplemented the Application to provide evidence of the authority granted to Robert Warren via a Resolution of Cypress Run of Florida, LLC. A copy of this resolution has previously been submitted to the County. Nothing in that written consent modified Mr. Warren's authority to sign on behalf of Cypress Run of Florida, LLC or Cypress Run Railroad Property, LLC. Rather, the document simply provided written authority. Cypress Run of Florida, LLC is the manager of Cypress Run Railroad Property, LLC, and, thus the authorization may be utilized for both entities. Nevertheless, the County's Application itself requires the signatory to attest as to his authority- of which Mr. Warren has done. Nothing in the County's regulations require further evidence. In the event that Cypress Run Railroad Property, LLC or Cypress Run of Florida, LLC would object to Mr. Warren's actions, it is only those entities who would have standing to argue the same. This issue is simply not an issue pertinent to the standards of approval of this application.

Summary

In summary, the proposed Master Plan and Rezoning Applications request three new residential units and two accessory maintenance/ recreational/ self-storage buildings within the Cypress Run RPD. The new site has been carefully designed for compatibility with the existing homes within Cypress Run and with the surrounding area in the following ways:

- The proposed residential homes are the same residential styles as were approved by the original Cypress Run RPD and as have been constructed within the RPD.

- The residential homes are located overlooking the golf course and villas, are separated from the golf course with tall mature trees along the common property line, and are a minimum of 300 feet away from the closest villa.
- The proposed RPD establishes the dimensional requirements of all buildings, including a maximum height of 35', less than the allowable height of Cypress Run single family detached homes and compatible with the two-story height limit of the villas/ townhomes.
- The accessory buildings are located to minimize impacts to other properties through distance from residential uses and buffering.
- There is no increase in density proposed by this project and the site's Plan Category will remain as Residential Rural (density of 0.5 units per acre) which is the same Category as the balance of Cypress Run RPD and as the surrounding area.
- As with all RPDs, the Master Plan will regulate the land uses, location and dimensional requirements and no significant changes can be made to the Master Plan without Pinellas County review and approval.
- The proposed project meets all of the County's standards for approval of a zoning atlas amendment and for a Master Plan Modification.
- The Pinellas County staff has recommended approval of the applications for Master Plan and Rezoning.
- On October 11, 2023, the Local Planning Agency held a public hearing and unanimously recommended approval of the applications for Master Plan and Rezoning.

Thank you for your consideration of these applications and we will be in attendance at the January 30, 2024 public hearing to answer your questions.

Sincerely,



Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC

c: Robert Warren, Applicant, Cypress Run of Florida, LLC
Katie Cole, Hill Ward Henderson, Applicant's Attorney

ZON-22-08

REQUEST FOR ZONING ATLAS AMENDMENT AND DEVELOPMENT MASTER PLAN MODIFICATION

Cypress Run Residential Planned Development

2669 Saint Andrews Boulevard

Tarpon Springs, FL 33688

Applicant Information

Property Owners/Applicants:

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

Attorney: Katie Cole, Esq., Hill Ward Henderson

Planner: Cyndi Tarapani, Tarapani Planning Strategies

Site Information

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

Background: FLU-22-06

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

FLU-22-06
Converted from TU to RR



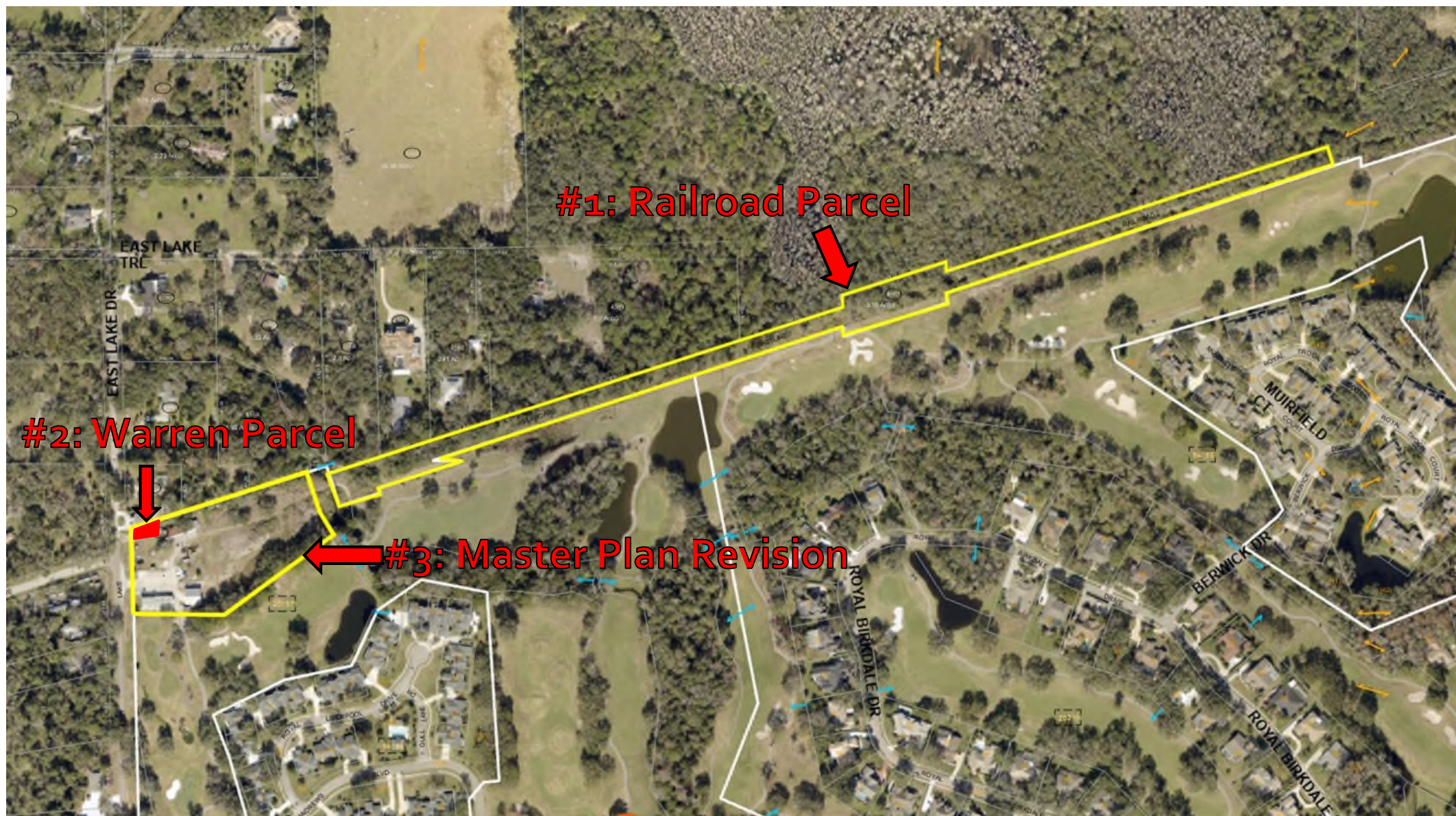
Application Request

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

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

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

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



REQUEST 1

Zoning Atlas Amendment

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



REQUEST 2

Zoning Atlas Amendment

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



Rezoning From RPD to R-A

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



REQUEST 3

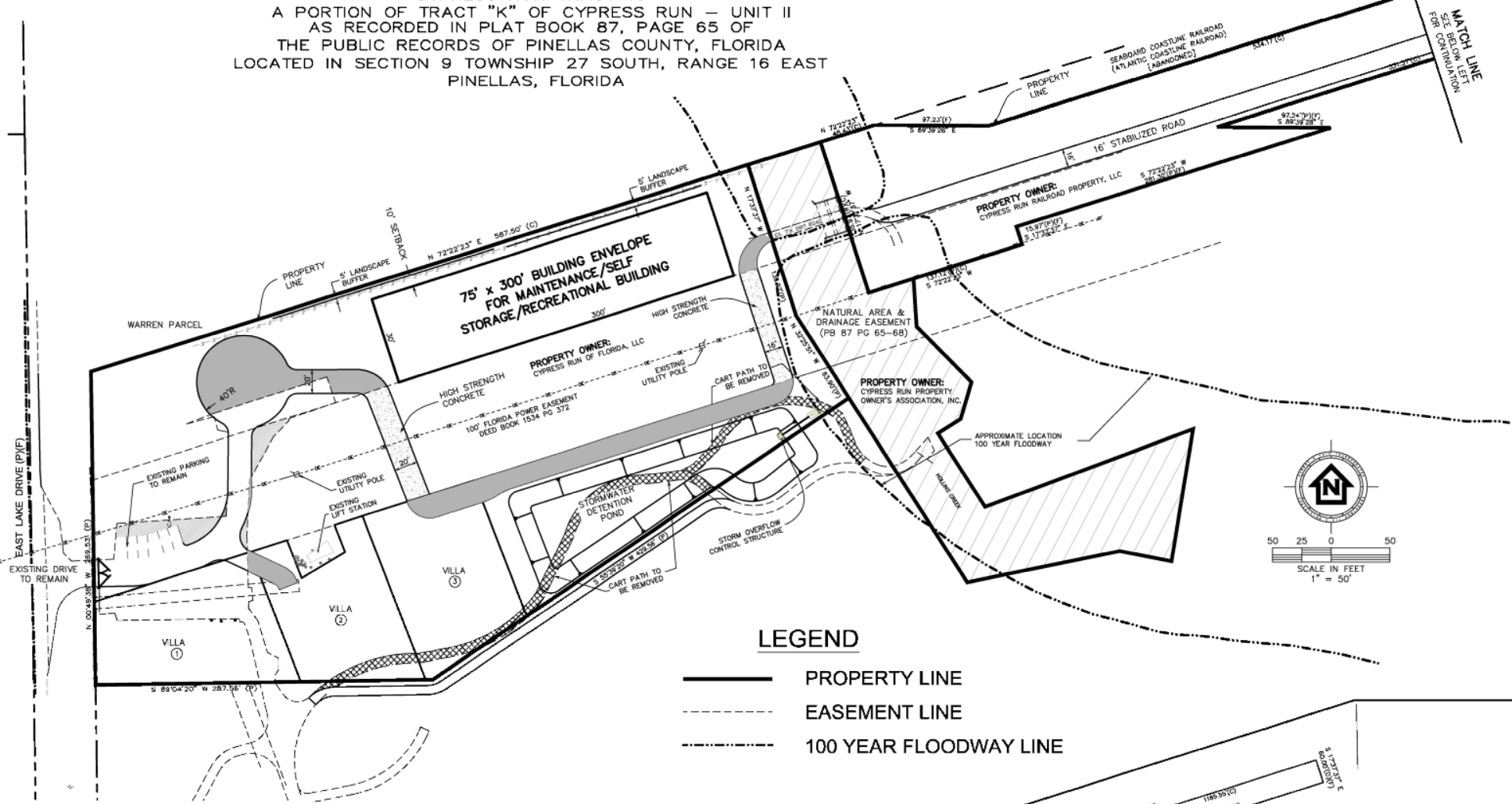
Modification to the Cypress Run Master Plan

Major Modification to RPD Master Plan

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

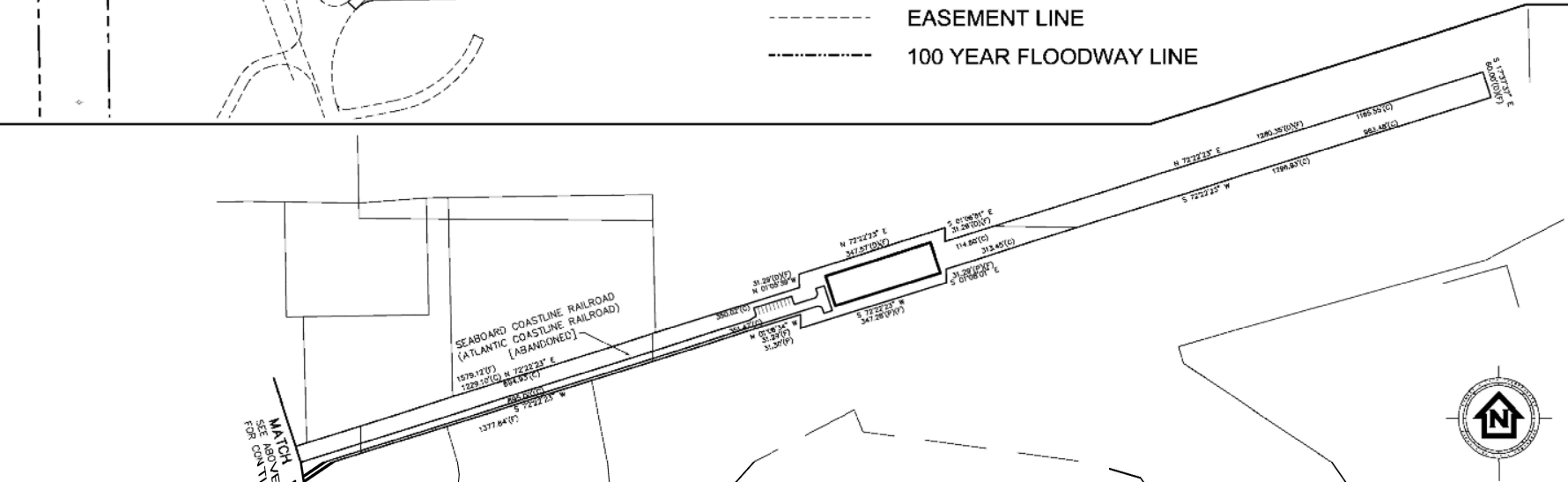
The proposal has no impact on existing private HOA documents.

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



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 100 YEAR FLOODWAY LINE



DETAIL

SITE DATA TABLE

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

Addition of 5.41 Net Acres to the Master Plan



Maintenance Site from East Lake Drive



Maintenance Site



Tree Buffer

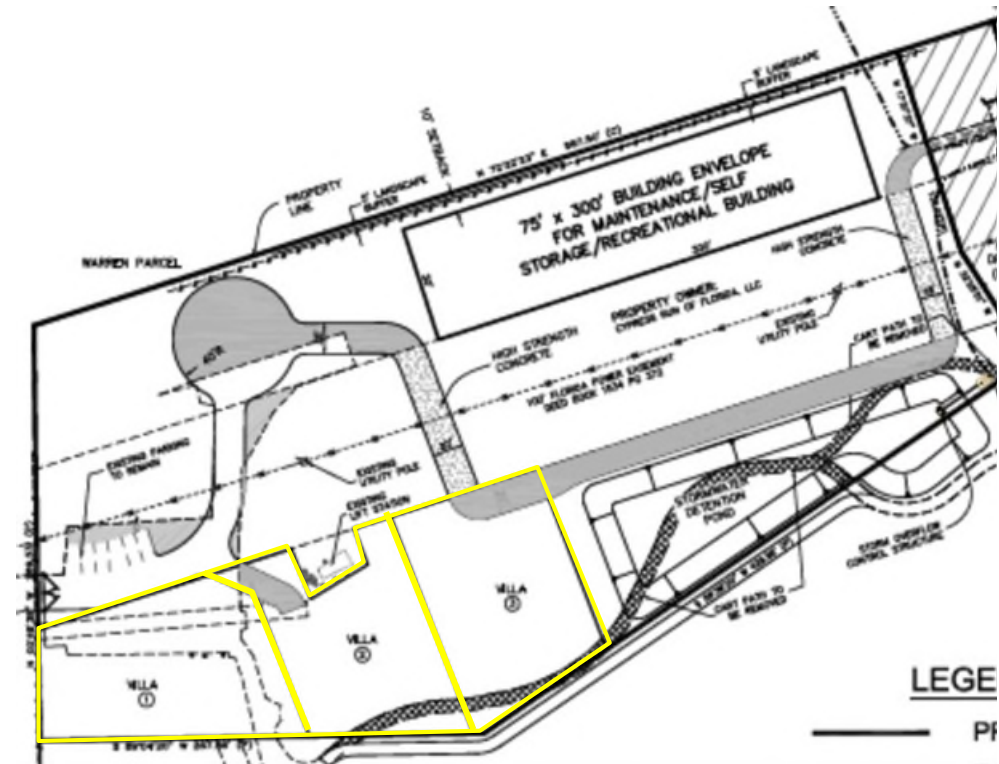


Proposed 3 Residential Units on Tract 13

Current Aerial



Proposed Location

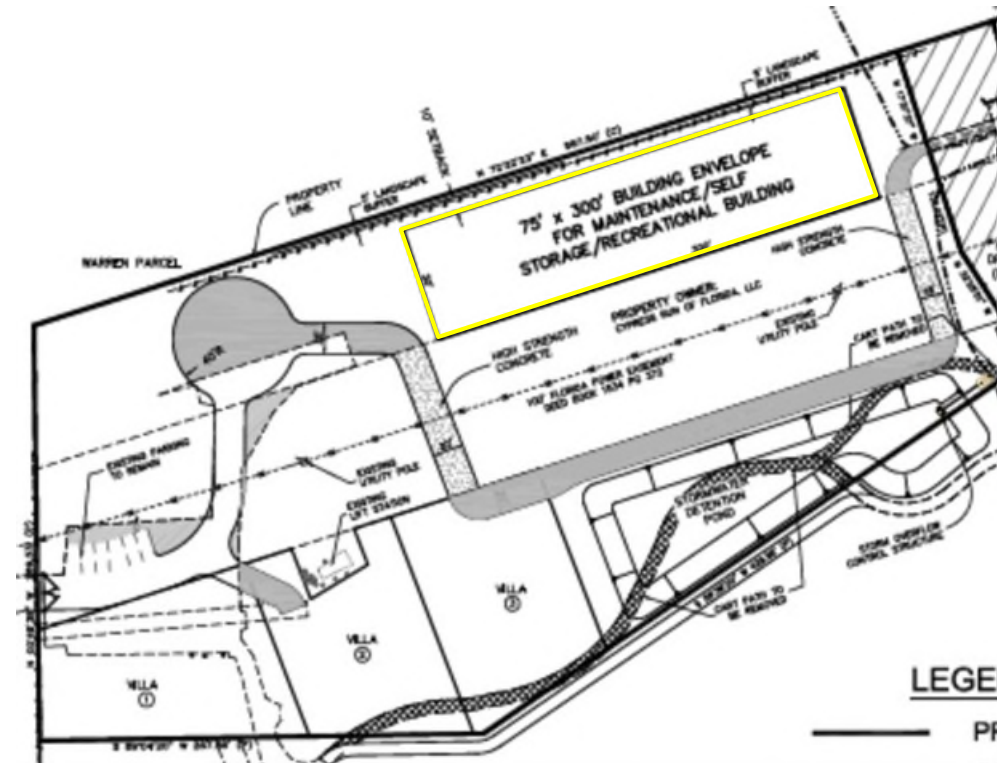


Proposed Multi-Use Building on Maintenance Site

Current Aerial



Proposed Location

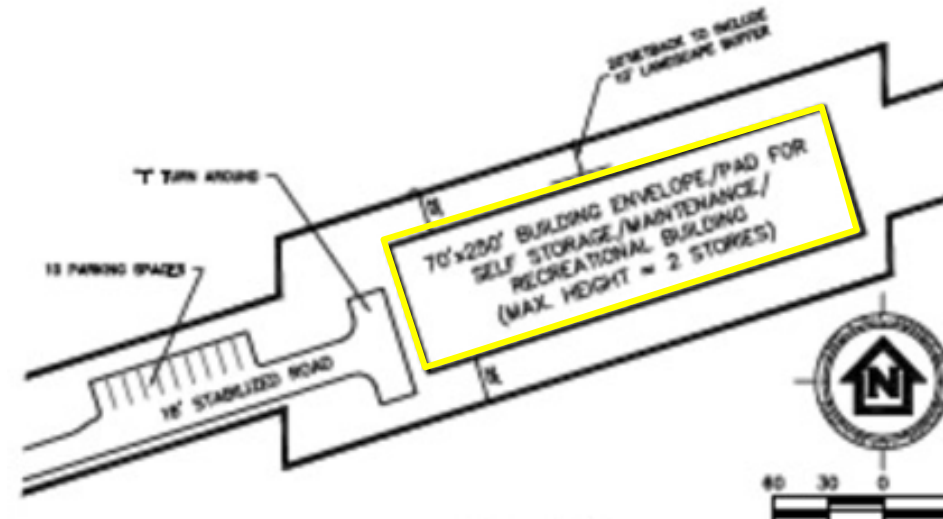


Proposed Multi-Use Building on RR Parcel

Current Aerial



Proposed Location



Summary

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

Summary

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

THANK YOU.

Questions?

Eres, Christian

From: McLaughlin, Karen
Sent: Friday, January 26, 2024 10:28 AM
To: Clerk Board Records
Subject: FW: Cypress Run

For January 30th BCC

-----Original Message-----

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Friday, January 26, 2024 10:16 AM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW: Cypress Run

Another correspondence for Cypress Run.

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.

(tell us how we are doing!)

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.pinellascounty.org%2Fsurveys%2Fplan&data=05%7C02%7CBoardRecords%40mypinellasclerk.gov%7Ca99559023fa24186fbee08dc1e836ed1%7Cc32ee18fa4c746ffaf408ed605642745%7C0%7C0%7C638418797042342203%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=iPjTWecQTYnRliHIVvXxCVFT5exJRZaUaljh9Qzjtl%3D&reserved=0>

-----Original Message-----

From: Ronald May <rmay5@icloud.com>
Sent: Friday, January 26, 2024 10:15 AM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject: Cypress Run

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.

Mr Bailey, my name is Ron May. I've been a resident and member of Cypress Run since 1991. I wanted to tell you that our club is in beautiful shape thanks to what Bob Warren has done. Everything that Bob has done has been for the betterment of our residents. Based upon his track record, any improvement made to the area would be done first class. Thanks for reading this. Ron May Sent from my iPhone

Eres, Christian

From: McLaughlin, Karen
Sent: Friday, January 26, 2024 2:52 PM
To: Clerk Board Records
Subject: FW: Cypress Run (January 30th, 2024 BCC
Attachments: zoning letter group.pdf

For January 30th, 2024 BCC

From: Bailey, Glenn <gbailey@pinellas.gov>
Sent: Friday, January 26, 2024 1:46 PM
To: McLaughlin, Karen <kmclaughlin@pinellas.gov>
Subject: FW:

Karen...here is another.

Glenn Bailey, AICP
Planning Division Manager
Housing & Community Development
(727) 464-5692
gbailey@pinellas.gov

All government correspondence is subject to the public records law.
(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Michael Dogali <mdogalimd@gmail.com>
Sent: Friday, January 26, 2024 12:10 PM
To: Bailey, Glenn <gbailey@pinellas.gov>
Subject:

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.*

Dear Commissioner Bailey,

Attached is a letter of support for the rezoning of land adjacent to the Cypress Run community and owned by the Cypress Run Golf Club. The undersigned residents and owners of Villas West homes support the rezoning with the understanding that the future development plans will be fully disclosed to the community in the planning stage. The

development and rezoning will follow Pinellas County zoning and building requirements and not involve Tarpon Springs zoning , building or annexation unless required by law.

Respectfully submitted,
Michael Dogali MD,CM