



# Pinellas County

## Staff Report

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File #: 21-2490A, Version: 1

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### **Subject:**

Case No. FLU-21-04 (Cypress Run of FL, LLC)

A request for a land use change from Recreation/Open Space (1.43 acres) to Residential Rural and Residential Rural (1.43 acres) to Recreation/Open Space on approximately 2.86 acres located at 2669 St. Andrews Boulevard in East Lake Tarpon. (Legislative)

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-21-04 is recommended for approval:

An Ordinance approving the application of Cypress Run of FL, LLC for a land use change from Recreation/Open Space to Residential Rural (1.43 acres) and Residential Rural to Recreation/Open Space (1.43 acres) on approximately 2.86 acres located at 2669 St. Andrews Boulevard in East Lake Tarpon.

- The applicant is seeking a land use change on two separate, vacant areas of the Cypress Run golf course.
- The applicant is proposing to develop two single-family homes near the tennis courts and clubhouse. This area currently has a Recreation/Open Space land use, which does not allow residential uses.
- The applicant is also proposing to change the land use on a separate area of the golf course from a residential designation to Recreation/Open Space. This would remove development potential from that location and achieve a no net loss of Recreation/Open Space.
- Both amendment areas are part of the Cypress Run master plan development, which has three unused residential units remaining. No additional residential units will be created via this request.
- The Local Planning Agency unanimously recommended approval of the request. One person appeared in support and two people appeared in opposition. Those in opposition cited concerns regarding possible impacts from the future use of the amendment area proposed for Recreation/Open Space.
  - a.) There will be no change of use within this area as it is already part of the golf course.
- A letter of support has been received from the Cypress Run Property Owners Association.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

**Summary:**

The subject property consists of two vacant amendment areas totaling approximately 2.86 acres located within a larger golf course parcel that is part of the Cypress Run master planned community in East Lake Tarpon. The south amendment area is 1.43 acres in size and is designated Recreation/Open Space (R/OS) on the Future Land Use Map (FLUM). It is located along St. Andrews Boulevard adjacent to the community's existing tennis courts and near the clubhouse. It is not an active part of the golf course. The north amendment area also consists of 1.43 acres and is designated Residential Rural (RR) on the FLUM. It is within an active part of the golf course located toward the northwest corner of Cypress Run.

The Cypress Run community is not completely built out, with 161 of the 164 residential units approved under the development master plan having been constructed. The applicants would like to build two of those unused units as single family detached dwellings within the south amendment area, however the R/OS FLUM category does not allow for residential uses. They are therefore proposing to swap the R/OS land use on the south amendment area with the RR land use on the north amendment area. The south amendment area is more logical for residential development because of its location along St. Andrews Boulevard and the fact that it is not an active part of the golf course. The north amendment area is an active part of the golf course, would require a new access road, and is more environmentally sensitive. Being a master planned community, Cypress Run is zoned entirely RPD, Residential Planned Development. No zoning amendments are required as part of this proposal.

The south amendment area is located between St. Andrews Boulevard and the community tennis courts. Single family homes are to the south and east, the clubhouse parking lot is to the west, and the tennis courts and golf course are to the north. The land use designation is R/OS to the north and RR in all other directions. The north amendment area is located approximately 100 feet to the north of the Villas of Cypress Run - West component of the master planned community. An abandoned railroad corridor is to the north, the golf course is to the west and east, and the Hollins Creek Natural Area is to the south. The land use designation is R/OS to the west and east, RR to the north, and Preservation to the south.

The proposed land use swap would place the two (2) planned residential units in a lower flood risk area. The north amendment area proposed for R/OS is at higher flood risk due to its proximity to Hollins Creek. The proposal would remove the potential for residential uses in this higher risk location. No traffic impacts or impacts to other infrastructure are anticipated because the request is an even land use swap with no net change in the acreage of land use categories.

Staff is supportive of the proposed amendment. The R/OS and RR land use swap will move development potential to a more appropriate location along an existing roadway and away from a more environmentally sensitive and flood prone area. Density will not be increasing, nor will impacts to transportation and other infrastructure. Because of the identical size of the two (2) amendment areas, there will be no net loss of R/OS designated land. The plan to build the two (2) single family detached residential dwellings is in keeping with the Cypress Run Development Master Plan, which has three (3) undeveloped residential units. The new dwellings will be similar to those around them and will be subject to the same development criteria, such as building setbacks and height. It is anticipated that the amendment will require review and approval by the Countywide Planning Authority.

**Background Information:**

The LPA recommended approval of the request during its May 13, 2021 public hearing; vote Four (4) - Zero (0).

Surrounding property owners within 250 feet of the golf course were notified by mail. A sign advertising the public hearings was posted on the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Impact Assessment  
Traffic Analysis  
Ordinance  
1\_Existing Cypress Run Proposed Plan  
2\_Site Exhibit - 1.43 ac  
3\_Boundary Lots 1 & 2  
4\_Boundary Map of Description  
5\_Cypress Run MPUD Site Plan  
Correspondence  
Public Notification Map  
Power Point Presentation  
Legal Ad  
Legal Ad Map