



Pinellas County

Staff Report

File #: 22-2092A, Version: 1

Subject:

Case No. FLU-22-06 (Cypress Run of FL, LLC.)

A request for a change of Land Use from Transportation/Utility to Residential Rural on approximately 4.21 acres located on the east side of East Lake Drive in East Lake Tarpon, through Cynthia H. Tarapani, Tarapani Planning Strategies.

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-22-06 is recommended for approval:

An ordinance approving the application of Cypress Run of FL, LLC. for a change of Land Use from Transportation/Utility (T/U) to Residential Rural (RR).

- The applicant is seeking a Land Use change on a 4.21-acre property that is currently developed with a maintenance facility for Cypress Run Golf Course.
- The subject property is located at the northwest corner of and within the Cypress Run Residential Planned Development (RPD), and subject to the Cypress Run Development Master Plan (DMP).
- The subject property and surrounding area are located within the East Lake Tarpon Community Overlay as recognized by the Pinellas County Comprehensive Plan and identified on the FLUM.
- In addition to the Cypress Run RPD, the surrounding area consists of mostly low-density single family residential.
- The applicant desires to move the current use of the property to an adjacent property to the east and redevelop the subject property with three single-family residential units and various recreation facilities.
- A companion Zoning Atlas case and DMP modification is forthcoming and will be contingent up this FLUM amendment.
- The Local Planning Agency recommended approval of the request (vote 5-0). Two persons spoke in opposition and four letters in opposition have been received. The primary reasons given for opposition include concerns for wildlife and the natural habitat, potential building height of future homes, and future movement of the maintenance facility to an adjacent parcel.

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 4.21 acres located on the east side of East Lake Drive across from the intersection of North Highland Avenue in East Lake Tarpon. It is located at the northwest end of the Cypress Run master planned development and consists of a portion of the existing Cypress Run golf course parcel. The subject property currently contains a golf course maintenance facility. The maintenance facility is accessed via a gated entrance off of East Lake Drive. There is no direct roadway connection to the other developed portions of Cypress Run, although it is connected via golf cart paths.

The applicant wishes to redevelop the maintenance facility area with three single family detached homes and some recreational amenities, included tennis and pickleball courts. The RR land use allows for the proposed residential and recreation uses while TU does not.

Surrounding Use Character and Designations

The subject property and associated golf course maintenance area is located in the NW corner of the Cypress Run development and the railroad parcel runs along the center portion of the development's northern boundary. Immediately to the south is part of the Cypress Run Golf Course, beyond which are preservation areas and the residentially developed sections of Cypress Run. Properties with single family homes exist to the north. County-owned preservation lands are to the northeast. There are also single-family homes to the west of the subject property across East Lake Drive.

Property directly to the south is part of the Cypress Run development and includes RR and Recreation/Open Space (R/OS) FLUM designations. Properties to the north are designated RR and to the west, across East Lake Drive, include RR and Preservation (P) designations. All of the Cypress Run areas to the south are zoned RPD, while the surrounding single-family homes outside of Cypress Run are zoned R-A. The County-owned land to the northeast has preservation-related designations.

Cypress Run is located in the more rural northeast portion of Pinellas County in the East Lake Tarpon area. It is subject to the East Lake Tarpon Community Overlay as recognized by the Pinellas County Comprehensive Plan and identified on the FLUM. The Overlay describes the community's desire to maintain its low-density residential character, expansive open spaces, and limited commercial development. It is staff's opinion that the requested FLUM amendment is in keeping with the parameters of the Overlay as the residential density remains low.

Transportation

The subject property contains a golf course maintenance facility. The maintenance facility is accessed via a gated entrance off of East Lake Drive. The facility does not typically generate daily vehicular trips. The applicant's expressed future use of the property for three single-family homes, six tennis courts, and two pickle ball courts have been assigned trip generation factors, respectively; however, due to the location proximity of the recreation facilities with the three residential units, the limited access to such facilities as being private, and internal access potential for residents from the south via a golf cart path, an overall trip generation reduction of 50% was used to calculate potential vehicular trips under the future development intent. Note, these trip generation numbers were calculated for FLUM amendment impact assessment purposes. More detailed and accurate trip generation figures will be calculated at the time of development review.

Flood Risk

The subject property and railroad parcel directly to the east are separated by Hollins Creek, which is a linear floodway that is also within the Coastal High Hazard Area (CHHA). The applicant has expressed that there are no additional planned improvements for this flood sensitive area. The proposed residences would be well to the west and the relocated maintenance facility to the east would be accessed via an existing driveway that bridges the creek.

Conclusion

Staff finds the proposed amendment appropriate and compatible with the surrounding uses. Staff further finds the proposal to be consistent with the Pinellas County Comprehensive Plan and the East Lake Tarpon Community Overlay.

Background Information:

The LPA recommended approval of the request during its November 9, 2022, public hearing (Vote 5-0).

Surrounding property owners within 750 feet of the subject site 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:

Ordinance
LPA Report
Impact Assessment
Traffic Impacts
Case Maps
Certification of Ownership
Narrative
Legal Sketch
Public Notification Map
Correspondence
Legal Ad
Legal Ad Map
PowerPoint Presentation