From: Ron Stephens < ronvstephens@gmail.com > Duplicate name

Sent: Sunday, February 21, 2021 2:17 PM

To: Swinton, Tammy M <tswinton@co.pinellas.fl.us> Subject: IF WE LOSE IT-IT WILL BE LOST FOREVER!

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Dear Pinellas County Commissioners, Members of our LPA Board, Ladies and Gentlemen of Our Pinellas **County Engineers:**

Early last year I wrote the below e-mail to our Commissioners..... I believe it is worthwhile reviewing again what was said.

The Citizens of our Community are Blessed to be living where we currently do. Our neighborhood, which surrounds the Tides Golf Course Recreational Open space is an UNINCORPORATED AREA IN PINELLAS COUNTY, and not part of the City of Seminole.... but the City and our area tells an important story of the expansive changes our Community has seen over the ages!

CITY OF SEMINOLE

A City created in the orange groves of western Pinellas county became City of Seminole officially on November 15, 1970. A land where once 4,000 individuals called creek Indians made their home.

This was the land where they lived, hunted deer, rabbit ,wild turkeys...fished and grew corn.

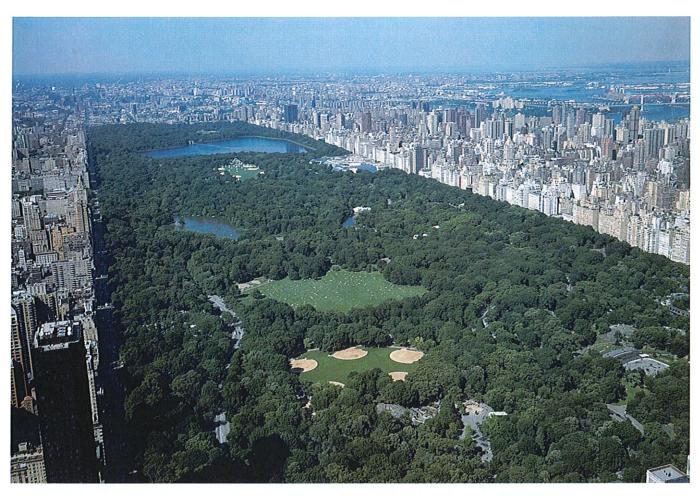
Mastodons, giant sloths, saber-toothed cats and armadillos the size of Volkswagen beetles once called this home; citrus farmers grew and prospered here, cattlemen raised their stock here. Today Seminole is a bustling city of more than 18,886 residents.

Trailer parks and mobile home developments helped ease the housing demand in the early 1960s. Holiday camp ground was a 101 acre park on the other side of park blvd from lake Seminole that grew and prospered in Seminole City. In 2003, that same 101 acre park was sold to condo developers for \$14 Million or \$138,614 per acre.

Can you see the history of our area! The Tides GC RECREATIONAL OPEN SPACE is filled with that history. Just think what lurks below the historic soil of the Tides! Giant mastodon pieces plus all the other great creatures that roomed our area, plus the Indians and their history. Just go to our History Museum in Seminole Park.....you will be amazed at the historic findings in our Community!

A lady by the name of Gwen wrote on our SAVE THE TIDES web site, "A GREAT PLACE TO LIVE NEEDS PARKS AND GREEN SPACES!"

Just think of what **New York** would look like **without it's CENTRAL PARK!** New York's founders had a vision of what New York would be and realized **GREEN**SPACE must be preserved for FUTURE GENERATIONS! THANK GOD THEY WERE VISIONARIES!



That is why we are fighting to SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE! WE DO NOT WANT TO SEE THIS BELOW:



TURN INTO THIS:



Mr. Hills and his current development plan.... Case # Z/LU-14-09-19... is now before our Pinellas County Staff for a SECOND TIME(FIRST GO AROUND ENDED WITH A RECOMMENDATION OF DENIAL FROM OUR COUNTY STAFF) for evaluation...MR.Hills wants to wipe out our GREEN SPACE and fill it in with 273 UNITS.....not necessarily homes like our Surrounding Community! He wants us to look like NEW YORK without it's Central Park!

If Mr. Hills truly wants to REDEVELOP Property, buy the Wagon Wheel below where traders and buyers use to come to sell their wares. This is truly 125 acres of land that needs a new reuse, plus it has a beautiful lake behind the property!



DO NOT DESTROY OUR PRECIOUS RECREATIONAL OPEN SPACE TO FEED YOUR BANK ACCOUNT!!!

COVID19 destroyed the Wagon wheel Dynasty which lasted 55 years....this 125 acres is perfect for a REDEVELOPMENT PROJECT!

Our COMPREHENSIVE PLAN is the controlling document for our County and how it controls it's RECREATIONAL OPEN SPACE AND ZONING! It has a separate section in it for PLANNING TO STAY...pointing out the importance of OPEN SPACE and it's contribution to our QUALITY OF LIFE!

Our Pinellas County is a BUILT-OUT COUNTY with NO ADDITIONAL LAND!

WHAT WE HAVE AS RECREATIONAL LAND MUST BE PRESERVED!

IF WE LOSE THE TIDES TO THIS DESTRUCTIVE DEVELOPER ...IT WILL BE
LOST FOREVER...WE WILL NEVER BE ABLE TO REPLICATE OUR
BELOVED TIDES GOLF COURSE RECREATIONAL OPEN SPACE AGAIN!

Dear Pinellas County Commissioners, Members of our LPA Board, Ladies and Gentlemen of our County Staff, we must not let this developer take our precious GEM of a RECREATIONAL OPEN SPACE AWAY FROM OUR COMMUNITY AND COUNTY:

PLEASE....

VOTE NO TO ANY CHANGE IN LAND USE DESIGNATION FOR OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

VOTE NO TO ANY ZONING CHANGE TO THE TIDES GOLF COURSE
PROPERTY!

VOTE NO TO ANY TYPE OF DEVELOPMENT OF OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

Respectfully,

Ron Stephens

SAVE OUR TIDES GC RECREATIONAL OPEN SPACE

#SaveTheTides

From: Ronald V Stephens < ronvstephens@gmail.com > Duple cate name

Sent: Wednesday, February 17, 2021 3:49 PM

To: Swinton, Tammy M <tswinton@co.pinellas.fl.us>

Subject: WHAT A BEAUTIFUL PRESERVE THE TIDES WOULD BE!

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Dear Pinellas County Commissioners, Members of our LPA Board, Ladies and Gentlemen of our Pinellas County Staff:

Across our State of Florida, Communities and Counties are improving their resources NOT BY DESTROYING AND REDEVELOPING THEIR PRECIOUS RECREATIONAL OPEN SPACES WITH HOMES, BUT BY RE-DOING LAND TO IMPROVE IT'S BENEFIT TO THE COMMUNITY!

LEMON CREEK WILDLIFE PRE\$SERVE in Charlotte County is a great example of what I am talking about. What you see hear and I hope you can watch the video by going to their web site is exactly what we can do to the Tides RECREATIONAL OPEN SPACE!

LEMON CREEK PRESERVE started with an abandoned golf course(It Ran from 1971 to 2006)....much like the Tides did and looks like today. Through the efforts of the Community, NOAA and the SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, they took a piece of property and turned it into land that is used for:

1. Storm Water Protection 2. Improvements for HABITAT Survival 3. A Cleansing Platform to help keep our Intra Coastal Water Ways and Bay free of nutrients. 4. Helped to protect the restoration of our Aquafer Drinking water as well. This project was hailed by our Governor at that time because it met all of the standards he had been pushing for improving our water quality both fresh and salt water throughout the State of Florida. Much like our Current Governor is doing! Just imagine, maybe we can never again have the beautiful golf course that Mr. Hills destroyed on us that you see below:

This is the very reason my Family settled here 38 years ago!

But it can be a TIDES RECREATIONAL PRESERVE that would serve many of the needs that our County is faced with on a daily basis. That is what LEMON CREEK WILDFLOWER PRESERVE did for Charlotte County		
below:		

LEMON CREEK WILDFLOWER PRESERVE is where people can enjoy the outdoors that God created for us. Plus it benefits their COMMUNITY for recreation, wild life preservation, storm water protection and just a beautiful 80 acres of land you can admire!

Go to Lemon Creek Preserve to view their video. It will just knock your socks off as to what you can do to make land work for you.

Our COMPREHENSIVE PLAN states: we must consider both visual and environmental impact on our County as a whole should private golf courses gradually be replaced by development! The IMPACT WOULD BE DRAMATIC! THIS IS A GREAT WAY TO MAKE THE TIDES AN EVEN BETTER

HABITAT for all of the wildlife that depends on the TIDES for their survival!

Another Preserve called the ROBINSON PRESERVE that you see below:		

The Robinson Preserve is 150 acres of land in Manatee County. That is the size of our Tides Golf Course property. This land does everything that the Lemon Preserve does plus it is used to improve the stocking of redfish allowing 10-12" long redfish to be released into the preserve which flushes into the bay area having a place for the redfish to flourish!

WE all know that Pinellas County is the second smallest County in Florida, yet the Most Densely Populated County in all of Florida! Pinellas has a density of 3,499 people per acre. Miami-Dade has 1,430 people per acre. WE ARE 2.45 TIMES MORE DENSELY POPULATED THAN THE MIAMI AREA!

WE ARE A BUILT OUT COUNTY....WE MUST NOT LOSE RECREATIONAL OPEN SPACE FOR MORE DEVELOPMENT!

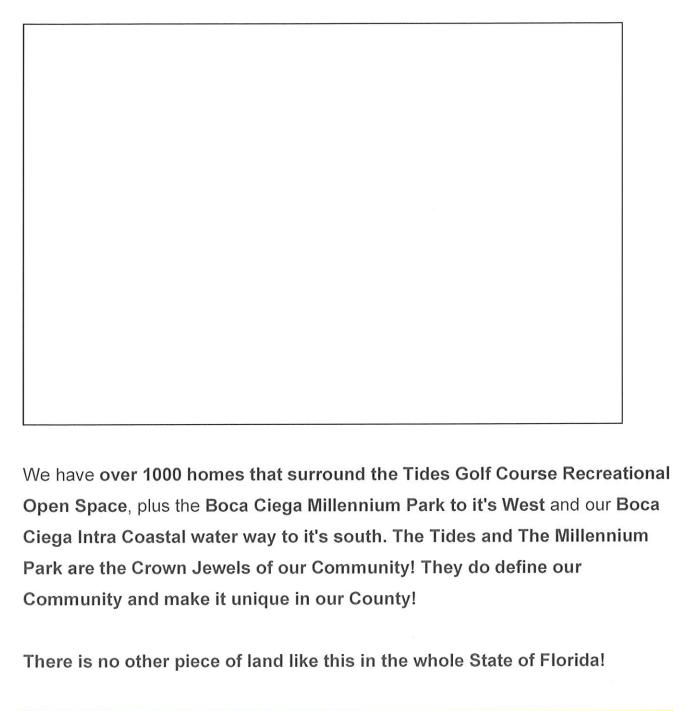
There are plenty of projects going on in our County where town homes, Condos, Individual homes and apartments are taking place in massive numbers. WE MUST PRESERVE THOSE AREAS LIKE OUR PRECIOUS TIDES GOLF COURSE RECREATIONAL OPEN SPACE so our children and their children can enjoy what Florida means to all of the wild inhabitants that call Florida their home!

COMMISSIONERS, LPA BOARD MEMBERS, OUR PINELLAS COUNTY
ENGINEERING STAFF....WE CANNOT AFFORD TO LOSE THIS MOST
PRECIOUS PIECE OF RECREATIONAL OPEN SPACE THAT WE CALL OUR
TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

Lou Devos, the LATE Manager of the Tides Golf Course once stated: "OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE IS WHAT DEFINES OUR COMMUNITY!"

WHEN YOU LOOK AT THE TIDES BELOW....YOU KNOW HIS STATEMENT THEN... AS IT IS NOW..... WAS SPOT ON!

THIS COULD BE OUR FUTURE PRESERVE SO THAT A
THOUSAND YEARS FROM NOW PEOPLE WILL STILL
HAVE A PLACE THAT THEY CAN ENJOY NATURE!



Our Comprehensive Plan talks about how we sustain our Communities! You do not sustain Community Life by destroying one of the Crown Jewels of that Community, namely, the TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

Our Comprehensive Plan states that "The Key to success of a Sustainable Community is the ongoing support by our Elected Officials, and a renewed

sense of collaboration and commitment among our County Departments!"

"Sustainable Communities are....those that people want to live in, they will have a place to play, to reflect on Nature, and to seek respite from the busy world around them. The air and water will be clean; a diversity of plant and wildlife will abound!"(THAT DESCRIBES OUR TIDES RECREATIONAL OPEN SPACE TO A T!)

All of the above, our Community Currently HAS..... but Jeffery Hills, The Tides current owner, is trying to destroy our PRECIOUS RECREATIONAL OPEN SPACE PIECE BY PIECE to grow his own personal wealth at the expense of our COMMUNITY!

WE CANNOT, WE MUST NOT, LET THAT HAPPEN!

Dear County Commissioners, LPA BOARD Members we are asking you to listen to the recommendation of DENIAL of Mr. Hills Development Plan called Preservation Bay that our Pinellas County Staff has sent to our LPA Board Members. Their investigation of Mr. Hills Plan revealed that is was all wrong for our Community and it went against our Comprehensive Plan. We are asking you to step forward and protect our Unincorporated Community of Seminole....we need your help!

When you meet to decide on this Development Plan, we are asking you to:

VOTE NO TO ANY LAND USE DESIGNATION CHANGES TO THE TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

VOTE NO TO ANY ZONING CHANGES!

VOTE NO TO THE DESTRUCTION OF THE GEM THAT KEEPS OUR COMMUNITY SUSTAINABLE, NAMELY OUR BELOVED TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

Respectfully,	
Ron Stephens	
SAVE OUR TIDES GC RECREATIONAL OPEN S	PACE

#SaveTheTides

This email was sent to tswinton@pinellascounty.org
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Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA

From: SAVE OUR TIDES RECREATIONAL OPEN SPACE < ronvstephens@gmail.com > Duplicate Carl

Sent: Sunday, February 7, 2021 12:54 PM

To: Swinton, Tammy M <tswinton@co.pinellas.fl.us>

Subject: [BULK] A Healthy Place To Live!

Importance: Low

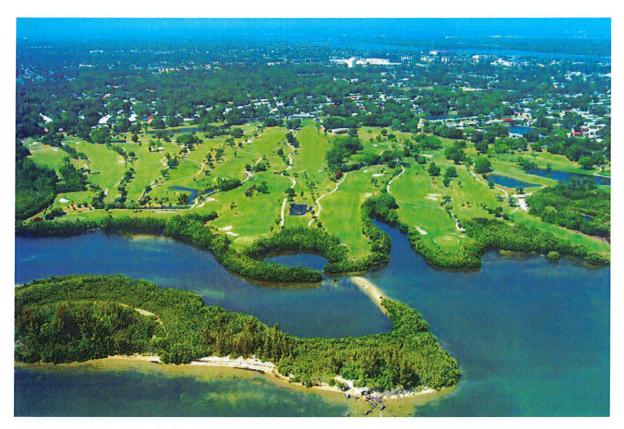
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Dear Pinellas County Commissioners, Members of our LPA Board, Ladies and Gentlemen of our **Pinellas County Staff:**

We are in a real battle and have been for going on 9 years now! It is an important battle, because we want to SAVE the precious GREEN SPACE that our Community now is privileged to have. We are an ENERIGIZED and DEDICATED COMMUNITY WILLING TO DO WHAT IT TAKES TO SAVE THIS **GREEN SPACE! AND, WE ARE DOING JUST THAT!!!!!**

Not long ago our PRECIOUS GREEN SPACE CALLED THE TIDES GOLF COURSE looked like this:



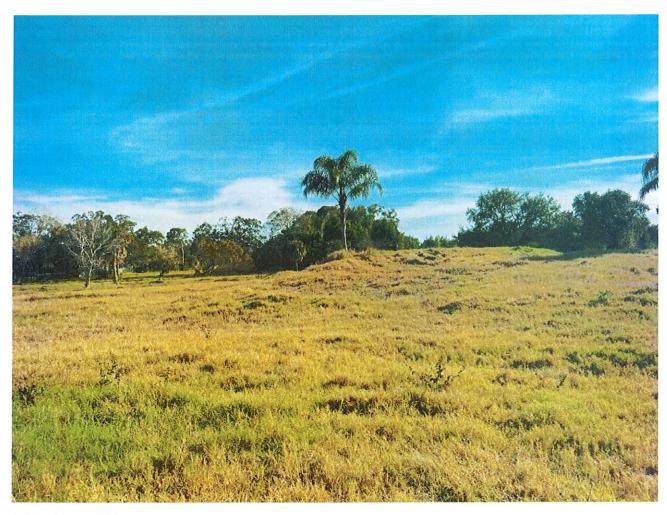
Unfortunately, we had a **MONEY HUNGRY DEVELOPER** that bought our Tides based on the **SHAM** he was going to **RUN IT AS A GOLF COURSE!** A **DEVELOPER RUN A GOLF COURSE...WE KNEW THAT WAS NOT TRUE!**

IN A VERY SHORT TIME AFTER BUYING THE TIDES....HE SHUT IT DOWN BECAUSE HE SAID IT WAS NO LONGER A VIABLE GOLF COURSE!

THAT WAS A BIG FAT LIE!

HE NEEDED IT SHUT DOWN SO HE COULD GO ABOUT HIS ORIGINAL PLAN OF DEVELOPING THE TIDES! A VIABLE GOLF COURSE WAS STANDING IN HIS WAY!

He has let our **BEAUTIFUL GOLF COURSE RECREATIONAL OPEN SPACE** deteriorate to this:



AND TO THIS:



Because of this Developer's actions, and his in actions of MAINTAINING THE TIDES PROPERTY we are in danger of losing <u>our Community's PEARL OF A</u>

<u>GREEN SPACE!</u>

AS A COMMUNITY, AS A COUNTY....WE MUST NOT LET THIS HAPPEN!
THE LIMITED AMOUNT OF GREEN SPACE OUR COUNTY NOW HAS MUST
BE PRESERVED!

Dr. Florio has some very important input on this loss of **GREEN SPACE!** Please listen to what she has to say below! **AND PLEASE CLICK ON THE LINK SHE HAS PROVIDED US ALL!**

Dr. Florio has been part of our Community BATTLE TO SAVE OUR TIDES

RECREATIONAL OPEN SPACE from the very earliest days of our original

Taylor Morrison development plan back in 2012! She has an interesting story to
tell in a very short, but sweet letter. Please read what she has below and take the
time to go to the site she has given us as a link. Thank you Doctor for sharing
this with us.....your letter and this link information is another reason why we
must PRESERVE THE TIDES GOLF COURSE RECREATIONAL OPEN

SPACE for the many of generations that will follow us:

Good Afternoon,

My name is Dr. Kathryn Florio and I own property in Pinellas County that my husband and I will be retiring to in 2 years. I have been involved in the "Save the Tides" fight since its inception because it is a fight worth winning. I am saying that not just from an environmental standpoint but also a medical standpoint. I have attached a compendium of studies on the positive health benefits urban green spaces impart on a population. These benefits are extremely important now given the physical and mental toll Covid-19 is wreaking on our nation.

https://journalistsresource.org/studies/environment/cities/health-benefits-urban-greenspace-research-roundup/

I urge you to consider the positive role keeping the Tides property as public green space will play in the lives of Pinellas County residents. Our physical and mental health are counting on you.

Respectfully,

Dr. Kathryn Florio

DEAR COMMISSIONERS, MEMBERS OF OUR LPA BOARD, LADIES AND GENTLEMEN OF OUR COUNTY ENGINEERING STAFF....WE MUST PRESERVE THIS GREEN SPACE FOR OUR GENERATIONS TODAY AND THOSE THAT WILL FOLLOW US!

PLEASE VOTE NO TO ANY CHANGE IN OUR RECREATIONAL OPEN SPACE LAND DESIGNATION FOR THE TIDES!

VOTE NO TO ANY ZONING CHANGE FOR THE TIDES!

VOTE NO TO ANY TYPE OF DEVELOPMENT ON THE TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

Respectfully,

Ron Stephens

SAVE OUR TIDES GC RECREATIONAL OPEN SPACE

SaveTheTides

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From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE < ronvstephens@gmail.com > "

Duplicate name

Sent: Sunday, January 24, 2021 2:39 PM

To: Swinton, Tammy M < tswinton@co.pinellas.fl.us Subject: DEAR COMMISSIONERSWE NEED YOUR HELP!

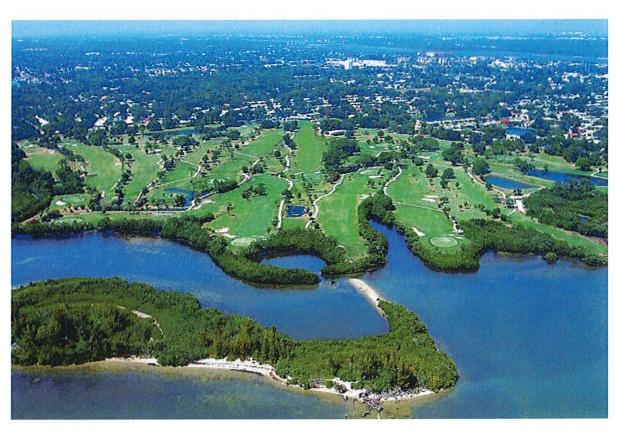
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Dear County Commissioners, Members of our LPA Board, Ladies and Gentlemen of our County Engineers:

There is a member of our Community below, that would like to express his concerns about what is happening to our Beloved Recreational Open space called the Tides Golf Course. Please read his e-mail below.

We just cannot let our Recreational Open Space like our Tides Golf
Course go to what the current Tides owner's Lawyer calls
REDEVELOPMENT! His REDEVELOPMENT can be used in other
places....THE TIDES NEEDS NO REDEVELOPMENT!



Bob Geyer's message to us all is below:

Dear County Commissioners, LPA Board, and County Engineers:

Being new to the area I have found that developers are not much different here than they were where I came from in Ohio. I was an elected official in Ohio as the County Engineer for 22 plus years. I found that one must be true to your constituents and you also must comply with the rules and regulations established by the state, county, and federal government if you wish to be re-elected. Currently we have a developer that is

running rough shod over this county and the residents that live in the vicinity as well as others in the area. This developer has not complied with any of the agreed upon items in his agreement with the county without recourse, in that grass has not been mowed and the drainage has not been maintained, two major issues. He is going to tear down the clubhouse rather than fix two broken windows and re-screen a porch all to just fly in the face of those opposing his wishes to develop The Tides. Quite clearly the Comprehensive Plan that is in affect does not permit this. This was extensively written about when the last developer attempted this. I ask you follow the the prior report written by the staff and that you not allow this developer to develop this beautiful piece of property. If you allow this you will set up all golf courses and remaining open space to development. This property is shining jewel in Pinellas County and deserves to be saved. Please vote NO on rezoning **Bob Geyer**

Dear County Commissioners, <u>we just need your help....we cannot do</u>
<u>this without your help!</u> When this REDEVELOPMENT PLAN comes
before you in the near future. It is sad that our Pinellas County Staff

have already reviewed Mr. Hills Development plan and sent their recommendation to the LPA Board of DENIAL! Because the Owner through his Engineering GRoup sent a letter basically telling our County Engineers they do not know what they are talking about....and the Development plan should not be denied!

WHO KNOWS OUR COUNTY AND IT'S COMPREHENSIVE PLAN BETTER THAN OUR STAFF OF COUNTY ENGINEERS!

THIS DEVELOPER IS TRYING TO BULLDOZE RIGHT OVER OUR COUNTY STAFF RECOMMENDATION OF DENIAL BECAUSE THEY KNOW THAT HAS WORKED FOR THEM IN THE PAST!

WE MUST NOT...WE CANNOT..... LET THIS HAPPEN!

DEAR COMMISSIONERS, MEMBERS OF OUR LPA BOARD AND ESPECIALLY OUR COUNTY STAFF OF ENGINEERS....STAND YOUR GROUND! DO NOT LET THIS DEVELOPER MAKE FOOLS OF OUR COUNTY!

VOTE NO TO ANY LAND DESIGNATION CHANGE FOR THE TIDES GOLF COURSE!

VOTE NO TO ANY ZONING CHANGE FOR THE TIIDES GOLF COURSE!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF COURSE!

Respectfully,

Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE

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From: Ron Stephens < ronvstephens@gmail.com >

Sent: January 31, 2021 3:08 PM

To: Mattaniah Jahn <mjahn@thelawmpowered.com>
Subject: THE TIDES IS OUR PEARL IN OUR COUNTY OYSTER

Dear Pinellas County Commissioners, Members of our LPA Board, Ladies and Gentlemen of Our Pinellas County Engineers:

It is so sad that our Community has had to endure a battle to SAVE OUR PRECIOUS RECREATIONAL OPEN SPACE called the TIDES GOLF COURSE going on NINE YEARS now! During that time, two developers have tried to win over our County to develop the Tides. TWICE NOW...THESE TWO DEVELOPERS WERE TOLD THE COUNTY STAFF OF ENGINEERS WAS RECOMMENDING DENIAL GOING FORWARD OF ANY DEVELOPMENT OF THE TIDES!

NOW OFCOURSE, THE DENIAL OF THE CURRENT OWNER TO DEVELOP THE TIDES HAS GONE BACK TO OUR COUNTY ENGINEERS BECAUSE THE DEVELOPER CLAIMS HE KNOWS MORE THAN THE COUNTY ABOUT OUR COMPREHENSIVE PLAN! WE MUST PROVE HOW WRONG HE IS!

We now realize MORE THAN EVER that Mr. Hills was the WOLF that entered OUR COMMUNITY in SHEEPS CLOTHINGNOT "TO SAVE THE TIDES" as Mr. Carpenter, his partner once said to me...but to DESTROY OUR PRECIOUS RECREATIONAL OPEN SPACE!

Just look at what our County presently has BELOW, get rid of it with development and you will never, ever be able to replicate it again! We just cannot let this PEARL in OUR PINELLAS COUNTY OYSTER be plucked and destroyed!

Hillsboro County where Mr. Hills has established his business, actually started a program called ELAPP (Environmental Lands Acquisition and Protection Program) back in 1987.

ELAPP was born in a 1987 referendum, when county voters overwhelmingly chose to dedicate funding to purchase environmentally sensitive lands. The program is non-regulatory and only acquires parcels from willing sellers. Anyone can nominate a property for ELAPP consideration, which triggers a review by county staff and the public ELAPP committee.

By2017, the 30th Year Anniversary of it's program, ELAPP had purchased over 61,000 Acres of sensitive Land!

- The Board of County Commissioners approved an Environmentally-Sensitive Lands Ordinance, which provided \$21 million over a four-year period to acquire environmentally-sensitive lands
- That Land Ordinance began a glorious ride to save thousands of acres of land that otherwise might have fallen into the hands of Developers like Mr. Hills!

Lands such as you see below, Hillsboro County saved through ELAPP, they are now sensitive and beautiful pieces of property that are being enjoyed by old and new generations for many eternal years to come!

Look at what the Tides presents to our Community: It is such a precious piece of land that our County, Our Community must not lose it! We must somehow find a way to SAVE THE TIDES LIKE HILLSBORO COUNTY HAS SAVED 61,000 ACRES of their County for PRESENT AND FUTURE GENERATIONS! Mr. Tew, Mr. Hills Lawyer and their Group will try anything to get this development through. They even had a ZOOM Meeting with Pinellas County Staff to see if there was some way of getting

around the County Staff of Engineers' Recommended Denial going forward of their Development Plan! Mr. Tews little maneuver did not work. THE RECOMMENDED STAFF DENIAL GOING

FORWARD TO THE LPA BOARD COULD NOT BE CHANGED!

Dear County Commissioners, Ladies and Gentlemen of our LPA Board, our Community surrounding the Tides Recreational Open Space, and **the more than 19,188 people** that signed our Petition to Save Our Tides GC Recreational Open Space (82% of which are Pinellas County Residents and Voters....The balance are visitors from 42 States in the United States and 20 Countries from Around the World) are asking you when this development plan (Restoration Bay...case# Z/LU-14-09-19) of Mr. Hills comes before you to please:

VOTE NO TO ANY LAND DESIGNATION CHANGE FOR THE TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

VOTE NO TO ANY ZONING CHANGE FOR THE TIDES GC RECEATIONAL OPEN SPACE!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GC RECREATIONAL OPEN SPACE!

Respectfully, Ron Stephens SAVE OUR TIDES GC RECREATIONAL OPEN SPACE

#SaveTheTides

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