

From: Ron Stephens <ronvstephens@gmail.com>
Sent: Sunday, December 22, 2019 3:28 PM
To: Swinton, Tammy M
Subject: RAPIDLY RISING CONCERN

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

Our Seminole Unincorporate Community for Save The Tides Inc would like to wish each of you and your Families a Very Merry and Blessed Christmas!

Recently, the Tampa Bay Times wrote an Editorial on the rapid rising of our seal levels. They spoke of people having a 30 year mortgage and before it is paid sea levels may become their back yards. Sea Levels during the next thirty years could possibly rise up to 12 feet!

There are places in the Keys now that are asking our Government to buy their homes so they can find higher ground for their living...they are tired of being flooded out! Monroe County wants to raise the roads, but they realize that the estimated cost to raise just a 3 mile stretch of road from future expected flooding will cost over \$60 million/per mile.

The Tides GC Recreational Open Space, **two-thirds** of which is a **100 year flood zone** plus part of the **other third** being a **500 year flood zone**, has been our safety link for flooding. With the improvements that the

County has made plus all of the waters that the Tides takes from our Community.....we just do not have any type of flooding no matter how big the storm! And it must be noted that in the **past decade, we have had 26 storms** that were categorized as **100 year storms!**

This Gem of a property that we call the Tides Golf Course Recreational Open Space that you see below



must never be destroyed. It is our Recreational Land along with our Savior from Flooding! The Developer says he is going to improve the flood protection for the sake of our Community! In reality, what **he is trying to do** is **DESTROY OUR MOST PRECIOUS RECREATIONAL OPEN SPACE.....A HUGH DETRIMENT TO THE STABILITY OF OUR COMMUNITY!**

People are already leaving...forsale signs are more prevalent today than when the Tides was Vibrant! If the Tides gets destroyed.....you will see

many more go up!

Our Comprehensive Plan, Objective 1.4 of the Recreation , Open Space and Culture Element requires Pinellas County to "Protect its open spaces and scenic vistas for their contributions to quality of life". Objective 1.5 is particularly significant in that it states: "in recognition of the limited amount of available open spaces remaining within our County, Pinellas County shall prohibit the conversion of dedication recreation/open space land uses".

The destruction of the Tides Gof Course Recreational Open Space directly opposes our PLANNING TO STAY ELEMENT!

The Tides golf course property is a defining feature of our Unincorporated Community and has been for almost 50 years!

Dear County Commissioners, when this development plan comes before our County Engineers, LPA Board and yourselves, please let this developer know that we do not take kindly to outsiders coming to our Community to destroy our Precious Recreational Open Spaces and,

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

VOTE NO TO ANY CHANGE IN ZONING FOR THE TIDES!

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

Respectfully,

Ron Stephens

SAVE OUR TIDES GC RECREATIONAL OPEN SPACE

#SaveTheTides

This email was sent to twinton@pinellascounty.org

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA



From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Sent: Sunday, December 01, 2019 2:38 PM
To: Swinton, Tammy M
Subject: We HOPE YOU HAVE OUR BACKS!

Duplicate name

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

Cindy Stilles, a member of our Community and very concerned citizen of our Unincorporated Seminole just finds it hard to believe what Mr. Hills has done to our beloved Tides Golf Course! She is doing everything she can and engaging everyone she can....to make sure the TIDES GOLF COURSE IS NOT DESTROYED!

Cindy recently wrote the below letter to Charlie Crist because of her forever concern. Imagine, there are over 21,385 concerned citizens like Cindy that have signed our Petition to SAVE THE TIDES GOLF COURSE!

These signatures are represented by 81% Pinellas County Citizens plus visitors from 20 Countries and 42 States in the United States!

NOTHING LIKE THIS PETITION HAS EVER BEEN PRESENTED TO OUR COUNTY FOR ANY SITUATION!

WE ARE CONCERNED VISITORS AND CITIZENS....WE DO NOT WANT OUR BELOVED TIDES GOLF COURSE DESTROYED!

Dear Congressman Crist,

Today I met you at the Low Vision Expo at Chapel on the Hill in Seminole. I discussed with you that both The Tides and Bardmoor Golf Courses are endanger to be developed. As I stated, I and many residents are concerned about the damages from flooding and sea-level rise since these courses are along the bayous. Also, both of these courses are full of nature with many animals and hundreds of species of birds with some that are endanger. Our National Symbol (The Bald Eagle) hunts feeds and nests along these bayous.

We are concerned because if the zoning is changed from recreational to residential and residential housing is built on them, the existing homes will be more prone to flooding since there will be land removed and roads built. These lands have proven themselves to act as wetlands and retention ponds to stop the water from flooding the already existing homes. Not only that, but if housing is built on them and when flooding occurs, it will cost the County and The Great State of Florida millions to fix the infrastructure from the water damage. It would cost more money to fix newly developed housing than it would to leave these lands alone and let them work in their natural state. That is, the way God made them and intended them to be.

We need your help. We have petitions signed and many residents and even individuals who are not residents of these areas like myself, are fighting to save the last bit of green space that Pinellas County has from the hands of greedy developers that do not care about the nature that resides on these properties.

Ron Stephens has put in a lot of effort to write the Pinellas County Commissioners often asking to vote no to rezone The Tides. I am also going to ask the residents to write you their concerns so that you will know how

many citizens want to keep our green space, stop flooding and save our nature and our history.

Another thing about these properties. Both are nearly 50 years old and I think that the Tides should be A Natural Preservation Park and the clubhouse should be turned into an educational center much like Weedon Island. I think The Tides would be a great tourist attraction for those tourist who stay on the beach and can't make it to the east side of Pinellas to Weedon Island. They would have a closer location to learn about Florida Nature and how to treat our nature and how delicate our nature really is. Also, I talked to The University of South Florida Archeological Department and I was told that there is some kind of archeological finding along The Tides but it has not been dug up yet. I don't think ANY kind of digging for residential development should be done until the Archeological diggings have been completed especially when we are losing so much of it to sea-level rising. The clubhouse itself may be able to make it on The National Register of Historic Places since it has some significant history behind it.

Bardmoor has had some significant historical golfers on it and it may qualify to make it in Florida's Historical Golf Courses which is a honorable listing of Florida's Golf Courses.

We would love to have you speak at one of our meetings if you can find the opportunity to do so. We would also love to have you come visit The Tides and Bardmoor neighborhoods and talk to some of the citizens about their concerns.

I am a Democratic voter and YES, I voted for you.

Your help with our concerns will be deeply appreciated.

To find out more about what we are doing, below are Facebook and site links that have more information to what is happening to these communities and the danger they face to development.

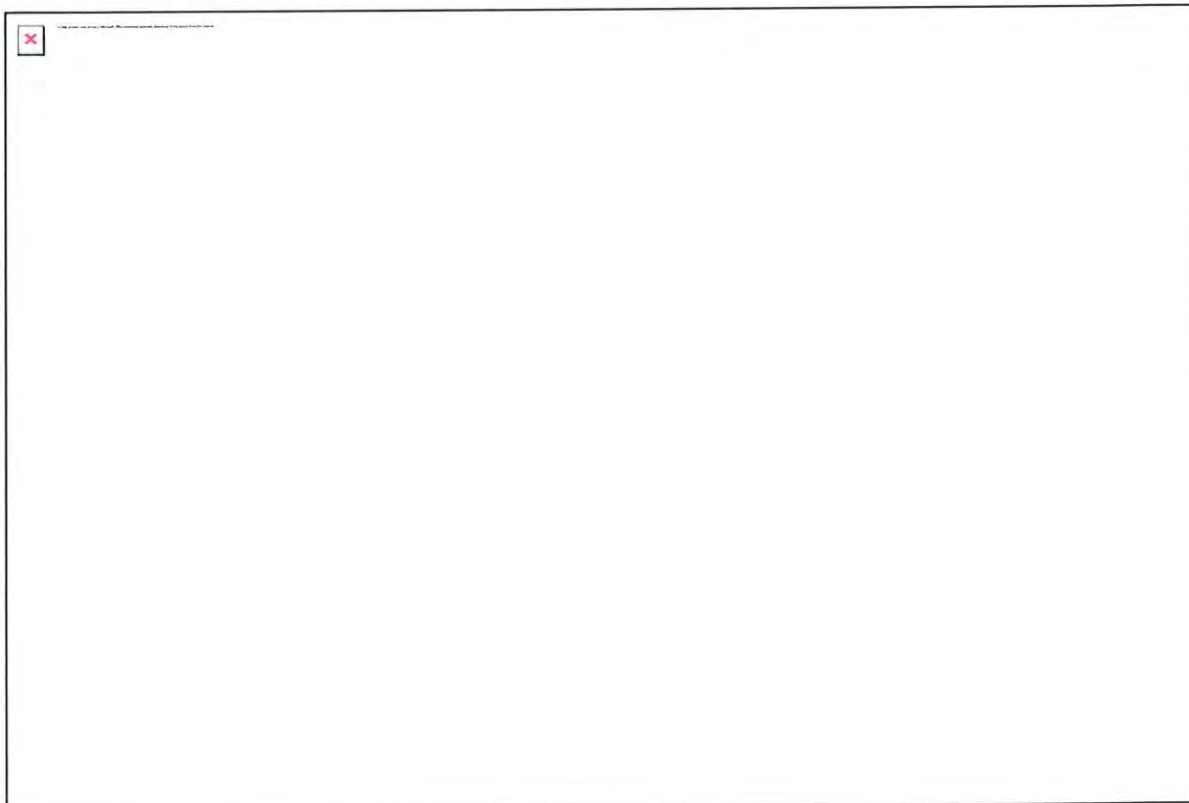
Respectfully,

Cindy Stilles

Concerned Unincorporated Pinellas County Citizen

Our Comprehensive Plan, in Objective 1.4 of the Recreation, Open Space and Culture Element *requires Pinellas County to* "protect its open spaces and scenic vistas for their contributions to quality of life".

Dear Pinellas County Commissioners, members of our LPA Board, Members of our County Engineers, we must not lose this most beautiful and precious land to a developer:



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

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

**VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF
COURSE!**

Respectfully,

Ron Stephens

SAVE OUR TIDES GC RECREATIONAL OPEN SPACE

This email was sent to tswinton@pinellascounty.org

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA



From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Sent: Sunday, November 10, 2019 12:21 PM
To: Swinton, Tammy M
Subject: WE MUST SAVE OUR NATURAL FLOOD PLAINS

Duplicate name

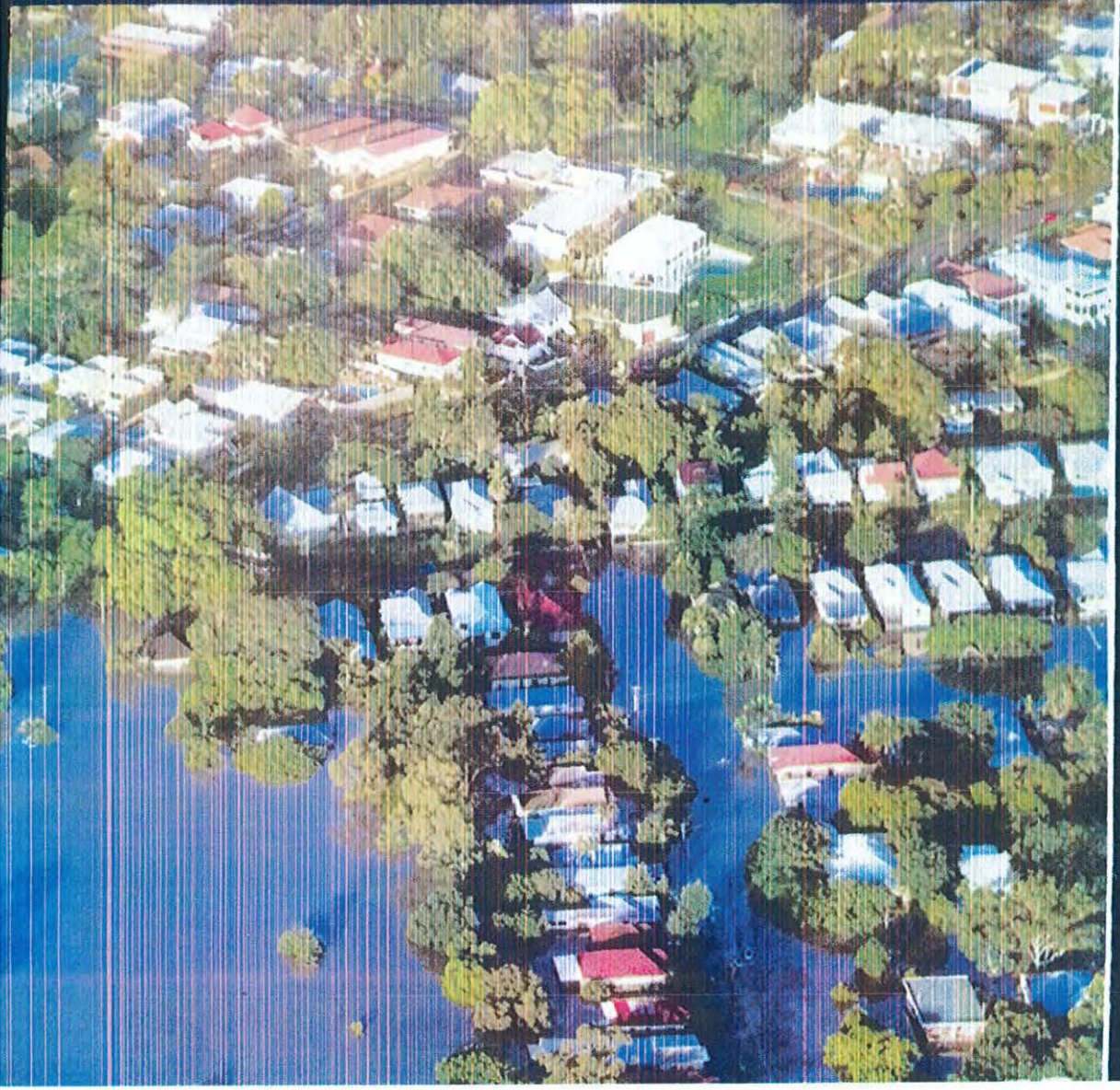
CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

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

I wrote a number of months ago about Floods in our Community and how important the TIDES RECREATIONAL OPEN SPACE IS in COMBATTING such storms!



YOUR GUIDE TO
Flood Information
in Pinellas County



Our Pinellas County Published an excellent Flood Information Guide above. In the **Did YOU Know** portion, Our County states:

Natural Flood Plains provide storage for Flood waters and buffer the coastal areas from Storm Surges. They also improve water quality, recharge aquifers, improve wildlife habitat and provide recreational opportunities!

The above words describe our BELOVED TIDES GC RECREATIONAL OPEN SPACE to a TEE!

The Tides (**OUR NATURAL FLOOD PLAIN**) is surrounded by our Community of 1,000 homes! It keeps our Community from flooding by allowing the Neighborhood flood waters to flow across the **Tides providing all** of the **PLUS POINTS** that Our **Pinellas Flood Guide** spells out.

In an article in the Tampa Bay Times entitled **Require A Flood History Disclosure**, the writer talks about by the **year 2100**, our **Tide waters will rise 8.5 feet** from where they are today. He stresses the importance of informing people of the hazards of building property in an existing flood zone.

Do you think Mr. Hills and Mr. Carpenter are going to let potential buyers of their homes know that more than **50% of the Tides property** is in a **100 Year Flood zone**, plus **75% of the entire property** is considered in a **500 Year Flood Zone?????**

Within the past decade we have had 26 of these 500 year flood zone storms hit Florida!

There are regions in Florida now identifying flood zones and saying **we must**

stop building there!

FEMA tells us not to build in 100 and 500 year flood zones....but those are the attractive areas for new potential homes. This is crazy...**we are constructing in Flood Plains** and **then rebuilding in the same areas AGAIN** once these structures are **destroyed by horrendous storms!**

Let's face it, our **CLIMATE is CHANGING** and **SEAS are RISING!** Even if you say that the lower level is to be considered uninhabitable....the rising tides are going to mean you may have to have two such levels to be safe in years to come!

IT DOES NOT MAKE SENSE TO BUILD IN A 500 YEAR FLOOD ZONE **WHICH IS WHAT THE TIDES GOLF COURSE IS!**

We need to get smarter and stop building in areas that are flood zones....and destroying our natural Flood Plains that protect us from flooding!



Dear County Commissioners, when Case# Z/LU-14-09-19 comes before you.....do not let this builder push you into destroying a beautiful Gem in our Community that we call the Tides GC RECREATIONAL OPEN SPACE!

Vote not to any designation change to the Tides Golf Course!

Vote No to any zoning change to the Tides Golf Course!

Vote No to any development of the Tides Golf Course!

Respectfully,

Ron Stephens

Save The Tides GC Recreational Open Space

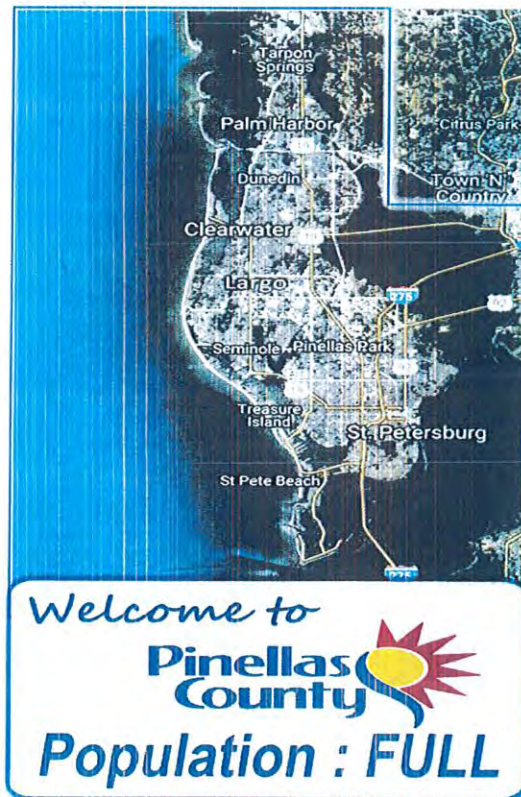
From: Ron Stephens <ronvstephens@gmail.com> *Duplicate name*
Sent: Sunday, November 03, 2019 11:51 AM
To: Swinton, Tammy M
Subject: FULL DOES NOT MEAN >>>WE NOW MUST DESTROY RECREATIONAL OPEN SPACE

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

PINELLAS COUNTY IS FULL!



We have heard many times that Pinellas County is the Second Smallest County in Florida yet the MOST DENSELY POPULATED COUNTY in all of Florida!

Arguments are made that we now must REDEVELOP certain areas in order to gain maximum use of the land that is available!

Maybe that is true...but that does not mean you go and destroy a Going

Concern of a Golf Course Like Our Tides Golf Course....and then **label it REDEVELOPMENT OF VACANT LAND AND ABANDONED PROPERTY** that the developer intends to make it into: property that "contributes to economic vitality, community revitalization, community health and environmental improvement."

MY score card on that last statement scores each of those four points a **big fat "F"!**

These are all suppose to be benefits for our Community? We all know better than that!

Mr. Hills **destroys** a viable **golf course**, **devistates** the ability of the **land** to support it's reliant wildlife, **impacts the ability of this landscape to act as the wetlands** that once protected us from impending storm flooding, plus will eventually become **a destructive force for the ecology of the Intra-Coastal waterway** that lines our Southern border!

NONE OF THIS BENEFITS OUR COMMUNITY OR COUNTY!

Mr. Hill is laying out a lot of rehtoric in his development plan that makes this destruction of our RECREATIONAL OPEN SPACE sound like this is the best thing that has ever happen to our COMMUNITY!

If you believe that statement....I have some land for development in the heart of the EVERGLADES that you might be interested in buying!



Just as you would not try and build homes in this area.....you certainly should not destroy our RECREATIONAL OPEN SPACE, DESTROY IT and SAY IT'S GREAT FOR OUR COMMUNITY!

Our Comprehensive Plan, *THE PROVISION OF RECREATION and OPEN SPACE, 1.4 Objective: "Pinellas County will protect it's open spaces and it's scenic vistas for their contributions to quality of life"*

1.4.3 "Pinellas County will encourage and incentivize the retention.....of open vistas.....with particular emphasis on coastal areas and lands surrounding parks and environmental lands"

Under PROTECTION AND MANAGEMENT OF PARKS AND ENVIRONMENTAL LANDS. 2.1 Objective: "Pinellas County shall continue to design and develop its resource-based parks, open spaces and environmental

lands....conservation,protection,restoration, management and

interpretation of natural and cultural resources".

Dear Pinellas County Commissioners, LPA Board Members and Members of our Pinellas County Engineering Staff: Our Tides Golf Course Recreational Open Space is a very valuable piece of property that we MUST NOT LET THIS DEVELOPER DESTROY!

When case # **Z/LU-14-09-19** comes before you, our **COMMUNITY** is asking you to:

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

VOTE NO TO ANY ZONING CHANGE TO THE TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

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

Respectfully,
Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstevens@gmail.com>
Sent: Friday, October 18, 2019 11:35 AM
To: Swinton, Tammy M
Subject: TAMPA BAY TRIBUNE-SAVE THE TIDES OPEN SPACE

Duplicate name

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.

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

Last year, there was an article published in the TAMPA BAY TIMES NEWS PAPER (FRIDAY, 7-13-2018) discussing the issue of the closing of the Tides Golf Course!



It discussed the tragedy of this whole issue of the Destruction of the Tides

Golf Course, and how important the safe guard of RECREATIONAL OPEN SPACES IS to the Vibrancy and Stability of our ENTIRE COMMUNITY!

THE CLOSING OF THE TIDES IS WRONG! But we knew it would happen because Mr. Hills and Mr. Carpenter are developers, they do not want to run a golf course. THEY WANT TO DEVELOP IT

They will come to you with their sob story and say "WE TRIED, BUT IN THE END IT JUST WAS NOT A VIABLE GOLF COURSE!" That IS an OUT AND OUT LIE THEY WANT YOU TO TAKE FOR GOSPEL!!!!

REALITY tells a different story!

The Tides was flourishing, growing well through difficult times of ownership by a bank that could care less about saving a golf course or RECREATIONAL OPEN SPACE!

But the underlining story here is.... are we going to let this developer define our Community for us?

Are we going to let an outsider come into our County, take our precious RECREATIONAL OPEN SPACE away from us and cause many in our COMMUNITY to LEAVE.....they do not want to STAY HERE ANY LONGER?

NOT IF WE AS A COMMUNITY HAVE SOMETHING TO SAY ABOUT IT AND WE ARE HEARD!

We have 39 homes that ring the Tides Golf Course on the North and

East Side of the Course. Twenty (20) of these homes were built after the Tides Golf Course was developed. In Mr. Hills development plan for the Tides...on page 7 he states" it is very clear that residential neighborhoods adjoining the golf course were not developed in reliance upon or as part of the golf course".

Twenty (20) of these homes built after 1973 represent 51% of the property built along the Tides Golf Course! *These owners built their property because of the Tides.*

My Wife and I are one of those owners!

But most importantly, what the developer does not realize is that almost all of the original owners have passed away!

Those that now own on the Tides bought and loved the area because of the beauty of the Tides Golf Course and what it offered our Community!

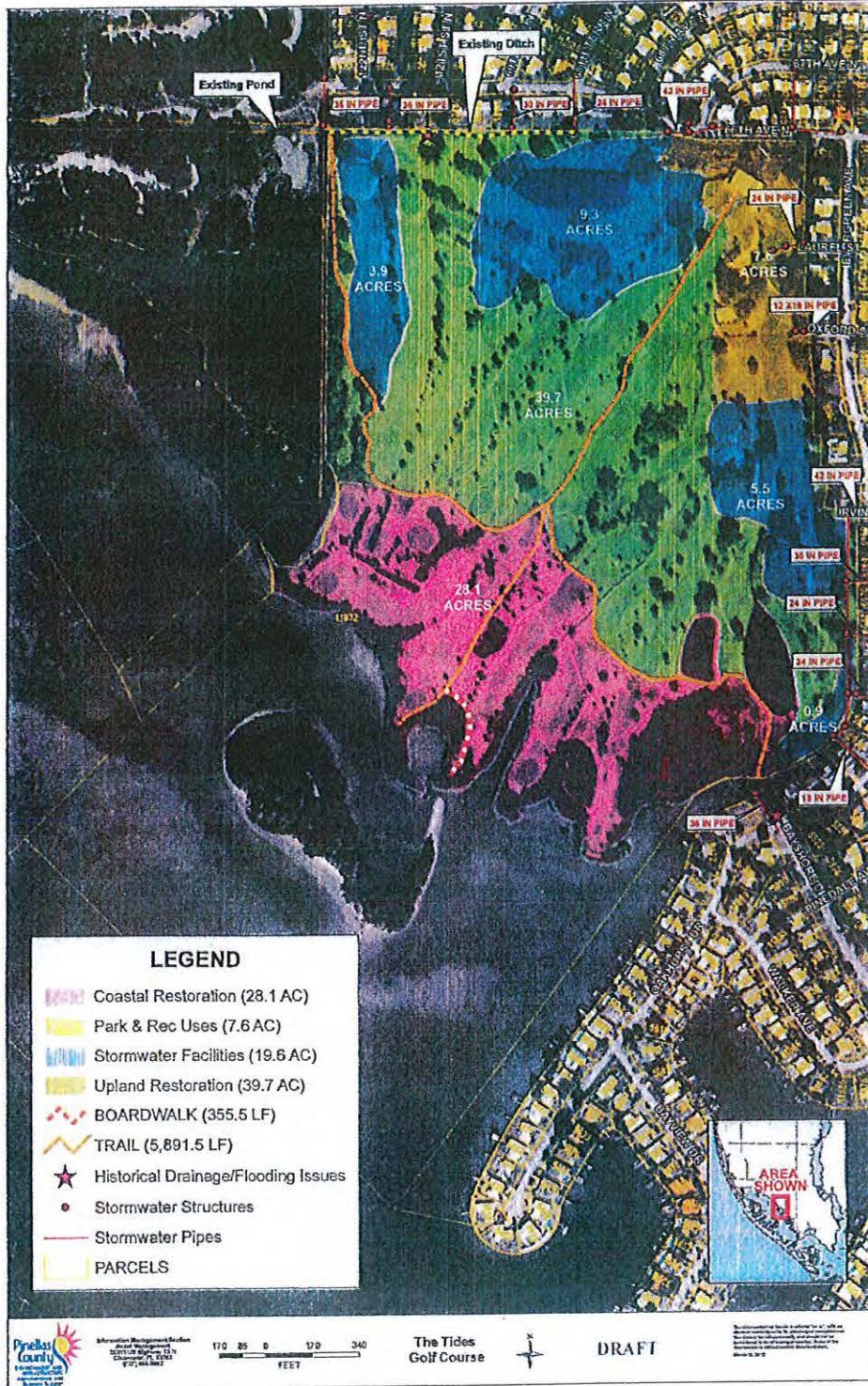
No doubt about it...This Precious Recreational Open Space, the center of our Community, is what has caused so many of us to stay in our Community!

Places like this define our Community:



Let's keep our Community open like this:

PINELLAS COUNTY PARK DISPOSAL - Per JOHN CUEVA



JUNITS/
ACRE
Want
 $2\frac{1}{2}$ units
ACRE
current
Allows
 0.5 units
ACRE
OR
1
HOME
ON
2 ACRES
94.1
TOTAL
LAND
ACRES
ON
THIS
MAP

The above land layout proposal was Pinellas County's plan for a park they wanted Wells Fargo to see and discuss their proposal....but Wells Fargo would not give our County the time of day!

LET'S KEEP THE TIDES A GOLF COURSE OR A COUNTY PARK.....BUT NEVER DESTROY THE TIDES AND DEVELOP IT!

In our Comprehensive plan, we recognize in Our Planning to Stay Segment that the sensitive structure of a Community must be safe guarded if we expect future generations to populate here.

"Studies throughout the United States have consistently shown that businesses and residents place a high value on quality of life when choosing a place to live or work, including the quality of the community's parks and preserves, trails, arts and cultural facilities, historic resources, schools and other elements of the public realm. The desire to provide quality facilities and recreational experiences was a driving force behind the creation and adoption of the Pinellas County Recreation, Open Space and Culture System Master Plan. "

Dear County Commissioners, Members of our LPA Board, Members of our County Engineering Group, when this development plan, Case # Z/LU-14-09-19 comes before you for a vote:

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

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

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF COURSE!

RESPECTFULLY

RON STEPHENS

SAVE OUR TIDES RECREACTIONAL OPEN SPACE

From:
Sent:
To:
Subject:

Ron Stephens <ronvstephens@gmail.com>
Saturday, October 12, 2019 12:34 PM
Swinton, Tammy M
Tides Golf Course Recreational Open Space...THE ONLY WAY TO GO!

Duplicate name

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 Morning Everyone!

The developer...Mr. Hills is trying to convince everyone that the development plan he is proposing is the only solution and the right solution for the destruction of the Tides Golf Course Recreational Open Space. **Our Community certainly knows that is not true!** Let me point out the ways the developer has tried to bend the truth to enable him to get his development plan through, so he can amass great profits from the **destruction of our Beloved Tides Golf Course Recreational Open Space!**

FALSEHOOD: The owner claimed he did his best, but people stopped coming and therefore the Tides Golf Course is no longer a viable golf course. People are not coming to play plus Irma devastated the property.

TRUTH: This developer from day one **never wanted to run a golf course** or for it to succeed, **HE WANTED TO DEVELOP IT!** He did everything he could to destroy the Tides! He Never engaged our community, never advertised the course, let the course run down, cut back on watering it and raised the price of golf to discourage play at the Tides. Hurricane Irma did little damage, plus the Insurance Company paid for it all!

Plus more than 40,000 plays a year and growing..... The Tides is a **viable golf course!**

FALSEHOOD: The old plat of land shows the County wanted this area called the Tides Recreational Open Space to be a plotted area of homes.

TRUTH: The old plat drawing shows a possible layout of land... just like hundreds of others that were drawn all over Florida in the early 1900's so people could be shown a possible place to buy land. **They mean nothing...carry no significance, no density, no rights to development.**

FALSEHOOD: In Footnote1, Page 6 of the Developer's Restoration Bay Development Plan, he states: in 1985, Pinellas County replied at the public hearing: **"If the property owner wants to utilize the golf course for some other use, then an application for change in zoning and amendment to the land use plan could be submitted to be heard by the board"**. (Z3468-Minutes of 10/22/85 Hearing). **Not a true statement!**

TRUTH: In 1985, the **correct and exact statement** was as stated by The County's Administrator, "Mr. Marquis when talking about ***the referenced islands*** that were included in the area proposed for rezoning to AL. He added that: If the owner wants to utilize it for some other purpose, he has the right to request a zone change for the appropriate purpose." **They were discussing the Islands south of the golf course...not changes on the golf course itself !** (Z3468-Minutes of 10/22/85 Hearing).

FALSEHOOD: The developer wants to get a Brownfield designation for the property to help facilitate the assessment and cleanup of the environmental issues due to the historic golf course operations.

TRUTH: In reality, the developer bought the Tides and ran it for 18 months....he should have cleaned up any issues he had then. As owner and operator of the Tides, he should not be eligible for a Brownfield designation. **He ran it...he needs to clean up at his costs.** The tax payers need not be on the hook for his issues!

FALSEHOOD: The proposed concept plan, Restoration Bay of the developer has been designed to serve the larger public interest !

TRUTH: In reality, the **developer destroys our 150 acres of Recreational open space** and **gives us 10 acres in open space in return!** Makes Irving, Oxford and possibly one other road way , an entry into our quiet neighborhood plus overwhelming 66Th Ave. with significant more traffic! Overtaxes our sewer systems with 273 more homes! Destroys the unity of the land with the wildlife that has been dependent on the Tides for their very survival! This disruption of the quality of Life that we all have come to love and cherish with the Tides Golf Course is ***creating in our Community a question of a desire to stay!*** **IS THAT WHAT YOU CALL SERVING OUR LARGER PUBLIC INTEREST??? OUR COMMUNITY THINKS NOT!**

Dear County Commissioners, LPA Board Members, Members of our County Engineers....**this development plan being presented CASE# Z/LU-14-09-19 must be recognized as what it truly is...A**

Destruction of a very Precious and Important Recreational Open Space for the purpose of generating \$Millions of dollars for this GREEDY DEVELOPER! Once completed, he will disappear leaving our Community to contend with his disaster!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF COURSE!

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

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

Respectfully,

Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

RON STEPHENS
6242 EVERGREEN AVE
SEMINOLE, FL 33772-6501

From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Sent: Saturday, October 05, 2019 4:56 PM
To: Swinton, Tammy M
Subject: YOU CANNOT BEAT THE CURRENT TIDES AS A WATER SHED PROPERTY

Duplicate name

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

Last Thursday, Our Save The Tides Group met before two County Boards to stop the destruction of the Tides Golf Course Club house. Approximately 70 people in our GREEN SAVE THE TIDES shirts were in attendance.



We expect for the LPA Board Meeting on November 14, 2019 and the County Commissioners Meeting on December 14, 2019 when it comes to hearing our

Respectfully,
Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

This email was sent to tswinton@pinellascounty.org
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA



9/29/2019

Dear Commissioners, LPA Board members, and Development Department
County Engineers:

Mr. Hott was the Operations Manager for the Tides under Mr. Hills
ownership. His letter attached is very telling about how Mr. Hills ran the
Tides into the ground, and then claimed it was not a viable golf course!
It was still Viable...he just was getting eager to close it down and develop
it. Listen to Mr. Hott's letter attached. It will be a VIABLE GOLF COURSE
AGAIN WHEN THIS DEVELOPMENT PLAN IS DENIED!

**In the Taylor Morrison Case # Z/LU-19-8-13 (Tides Golf Club), Just before
the January 9th, 2014 meeting, the County Planning Staff
Recommendation was finalized: The County Staff recommended that
the LPA find, conclude and recommend to the Board of County
Commissioners that a) the proposed Future Land Use Map (FLUM)
amendment, rezoning and associated Development Agreement are
inconsistent with the Pinellas County Comprehensive Plan; and b) the
proposed FLUM amendment and rezoning be denied, and c) that no
action be taken on the associated Development Agreement.**

Nothing has changed with Mr. Hills and Mr. Carpenter's now filed case#
Z/LU-14-09-19. They are asking what Taylor Morrison asked for except
Taylor wanted 170 homes, this case calls for 273 Homes!

**Such destruction of our RECREATIONAL OPEN SPACE MUST
NEVER HAPPEN!**

Respectfully,
Ron Stephens Duplicate name

**Ron Stephens (Please SAVE OUR TIDES GC RECREATIONAL
OPEN SPACE)**

To the Members, Guests, Community, and “Golfing Community”,

I am still in awe of the reasons posted for the closing of our beloved TIDES! This letter will highlight a few of those reasons and provide information that will contradict some of those statements. While working at The Tides from June of 2015 to April of 2017, I kept records as a way to compare from the previous years to see how/where/when we could improve as a club. Managers are supposed to do that right? During that time I was fortunate to see tremendous growth as a golf club because of the hard work by loyal employees in the maintenance, golf, and food/beverage departments. We received tremendous support by the “golfing community”, residents and neighborhoods of Pinellas County. EVERY GOLF LEAGUE SAW GROWTH, thanks to our members and guests, and I believe they were once again proud to be a “MEMBER” of “THE TIDES”! Things were starting to take off thanks to “YOUR” victory against Wells Fargo and Taylor Morrison! The restaurant was reopened, we held social parties, with a great local band, and had outstanding attendance at every event we put on!

(pictures will prove this)

A “VIABLE” club was coming back!

To the Members, Guests, Community, and “Golfing Community”,

After reading the notice regarding the closing of The Tides Golf Club that was posted by the General Manager, Keith Bradshaw, Century Golf / Arnold Palmer Golf Management from Dallas, TX, I take exception to some of the reasons posted for its closing.

I served as Operations Manager for Mr. Bradshaw at The Tides Golf Club from June of 2015 to April of 2017, when I resigned due to lack of support. I kept records as a way to compare from the previous years to see how/where/when we could improve as a club. During that time I was fortunate to see tremendous growth as a golf club because of the hard work by loyal employees in the maintenance, golf, and food/beverage departments. We received tremendous support from the “golfing community”, residents and neighborhoods of Pinellas County. Every golf league saw growth, thanks to our members and guests, and I believe they were once again proud to be a “MEMBER” of “THE TIDES”! The restaurant was reopened, we held social parties, with a great local band, and had outstanding attendance at every event we put on! A “VIABLE” club was coming back to life!

The following are the reasons posted for closing The Tides. You be the judge:

"Due to the lack of support from the golfing community"

In 2014 – 29,154 rounds of golf played

Superintendent Louis DeVos and his staff did miracles

In 2015 – 36,000 rounds of golf played

We were getting outstanding reviews and building clientele!

In 2016 – 39,653 rounds of golf played

November 2016 - New Owners, Eisenhower Property Group, 111 S. Armenia Ave, Tampa

"A golf course at this location is not a viable business"

Here are first quarter numbers (January thru March) "at this location"!

2014 (1st quarter) – 9,457 – number of rounds

2015 (1st quarter) – 12,251 – number of rounds

2016 (1st quarter) – 13,358 – number of rounds

2017 (1st quarter) – 14,405 – number of rounds

"After enduring Hurricane Irma and the ensuing clean-up"

The storm ended up going over Lakeland, and the damage in Seminole was minimal. After all this is Florida, and we have lots of strong rain and wind storms, plus I know they were covered by insurance, so I don't know how "The Management" can claim it was a debilitating loss.

"Upgrading the fuel storage facility"

Involved putting a cheap new "catch" tub under a fuel tank!

However, by March 2018, I began hearing from members regarding poor conditions, and some had sent letters to the Century Golf corporate office in Dallas, regarding management and deterioration of The Tides.

It is my sincere hope the Eisenhower Property Group will decide to offer the golf course up for sale rather than develop it. There ARE multiple buyers who want it as a golf course, will make it a "viable business" place, and want to maintain this quality of life in Seminole!

The Tides has been zoned Recreational Open Green Space for decades, reinforced by the Pinellas County Commissioners unanimous 1985 Summary Judgment and the January 2014 PINELLAS COUNTY PLANNING STAFF REPORT, denying an attempt to rezone. It is a special place, and since 1973, has been enjoyed by members, residents, children, and visitors from all over the world! The Tides Golf Club is not just a golf club, but a “way of life” for a lot of people!

**Respectfully,
Dan Hott
Pinellas County Resident**

From:
Sent:
To:
Subject:

Ron Stephens <ronvstephens@gmail.com>
Saturday, September 28, 2019 10:44 AM
Swinton, Tammy M
NEW DEVELOPMENT PLAN BUT NOTHING HAS CHANGED!!!!

Duplicate name

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

Back in 2013, Taylor Morrison submitted a Development Plan to destroy the Tides Golf Course and build 170 homes. In 2014, our Development Plan County Staff review Committee gave their below assessment of that plan and their recommendation to the Pinellas County LPA Board:

CASE No. Z/LU-19-8-13 (Tides Golf Club)

January 9, 2014

Planning Staff Recommendation

The County Staff recommends that the LPA find, conclude and recommend to the Board of County Commissioners that: a) the Proposed Future Land Use Map (FLUM) Amendment, rezoning and associated Development Agreement are inconsistent with the Pinellas County Comprehensive Plan; and b) the proposed FLUM amendment and rezoning be denied, and c) that no action be taken on the Associated Development Agreement.

NOTHING HAS CHANGED HERE!

Mr. Hill and Mr. Carpenter have now submitted their Development Plan for 273 homes to destroy the Tides Golf Course that they now call Restoration

Bay Case# Z/LU-14-09-19 filed 7/23/2019!

Our Term for this case should be "RECREATIONAL OPEN SPACE DESTRUCTION"!

We cannot let this happen.

IN THE PLANNING TO STAY SECTION OF OUR COMPREHENSIVE PLAN:

It requires that the "ETHIC OF SUSTAINABILITY" be "fundamental" to every County policy, decision and plan. Principle 3 of the PLANNING TO STAY requires that the long term impacts of each policy decision will be evaluated to ensure that it does not compromise a "Sustainable Future"! This development plan which wants to amend our Future Land Use Map (FLUM), causes a Recreational Open Space to be destroyed so this developer can make millions off his land deals! This large loss of land, 96 or more acres of buildable land and 150 acres of Recreational Open Space....is a great loss to our Community! In our "BUILT OUT" community...it can never be replaced!

We have lost residents in our Community already because of the closing of the Tides Golf Course and the fencing of it! More people are also going to leave because of the potential loss of the Tides and the radical change it makes to our Community!

This is not a "SUSTAINABLE COMMUNITY" and a place where people are PLANNING TO STAY! Mr. Hills is trying to destroy our Community to

fill his pockets with cash from our TRAVESTY! WE JUST CANNOT LET HIM DO THIS!

Dear Planning Staff, LPA Board Members and County Commissioners we must not allow this DEvelopment Plan to go through. This will destroy the focal GEM of our COMMUNITY!

This area is not just a golf Course...it is a gathering place for our Community and many thousands of others that hope to come here every year!

Over 18,000 signatures on our SAVE THE TIDES PETITION, 82% Alone from Pinellas County citizens, others are visitors to our Community from other Florida Counties, visitors from 42 States in the United States and visitors from 20 Foreign Countries are asking our County to SAVE THE TIDES GOLF COURSE RECREATIONAL OPEN SPACE FROM DESTRUCTION.

Our Petition, once presented to Our County Commissioners, represents the largest accumulation of signatures the County has ever received asking the County to SAVE OUR RECREATIONAL OPEN SPACE!

Once this development plan is stopped, we have people that want to buy this property from these developers!

PLEASE.....DO NOT LET THIS RECREATIONAL OPEN SPACE BE DESTROYED!



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

VOTE NOT TO ANY ZONING CHANGE TO THE TIDES GOLF COURSE!

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

Respectfully,
Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

This email was sent to tswinton@pinellascounty.org
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA



From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Sent: Sunday, September 22, 2019 7:12 PM *Duplicate name*
To: Swinton, Tammy M
Subject: WE CANNOT AFFORD TO LOSE THIS PRECIOUS PIECE OF OPEN SPACE!

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

A PLAN TO DESTROY!

Mr. Hill and Mr. Carpenter now have our Planning Board Engineers reviewing their development plan under case# Z/LU-14-09-19. Our County Engineers ruled back in January 9, 2014 on the plan that Taylor Morrison submitted that it was **"INCONSISTENT WITH THE PINELLAS COUNTY COMPREHENSIVE PLAN AND IT SHOULD BE DENIED"**. Taylor Morrison realized he had lost and pulled his development plan before the LPA Board meeting!

NOTHING HAS CHANGED HERE!

The owner shut down the Tides so he could have an advantage saying the Tides was no longer a viable golf course! **HE LIED TO TRY AND GAIN AN ADVANTAGE!**

LYING DOES NOT MAKE IT HERE!

Look at what we are risking here....there is not another place like this in Pinellas County!

We just cannot afford to lose it!



Our Comprehensive Plan, Objective 1.4 of our Recreation, Open Space and Culture Element requires Pinellas County to "protect its open spaces and scenic vistas for their contributions to quality of life".

Mr. Hills says he will offset the loss of our Open Space by replacing it with 10 acres of open space!

What a joke!

Destroy more than 95 acres of Recreational Open Space, replace it with homes, concrete and asphalt and tell our County.... this is a great deal??? You may think it Mr. Hill, but the people of our Community and the **People that run our County are not STUPID! We realize the sham you are trying to put past our County!**

Dear County Engineers, I know you will realize that this development plan does not cut it, just as the Taylor Morrison one did not. In fact, now the developer wants to put 273 homes here rather than 170 that Taylor Morrison wanted.

We cannot let this person come into our County and destroy our Recreational Open Space so he can get rich off our loss!

When this comes to vote by our Engineers, LPA Board and Our County Commissioners:

VOTE NO TO ANY CHANGE IN OUR RECREATIONAL OPEN SPACE DESIGNATION!

VOTE NO TO ANY ZONING CHANGES!

VOTE NO TO ANY DEVELOPMENT ON OUR TIDES GC RECREATIONAL OPEN SPACE!

Respectfully,

Ron Stephens

SAVE OUR TIDES GC RECREATIONAL OPEN SPACE

This email was sent to tswinton@pinellascounty.org
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA



Duplicate name

From: Ron Stephens <ronvstephens@gmail.com>
Sent: Tuesday, September 17, 2019 8:00 PM
To: Pellegrino, Brandy L; Young, Christopher; Moore, Christopher D; Whisennant, Denise A; Stowers, Jake; Levy, Kelli H; Freeman, Lisa S; Michael Bessette; Schoderbock, Michael; Berlage, Paul N; Regina Kardash; Vincent, Renea; Ronald Schultz; Brinson, Ryan; Bishop, Sally A; Swearngen, Scott M; Stephen D. Robinson; Steven Klar; Susan M. Reiter; Swinton, Tammy M; Washburn, Thomas E; ABC action news; Lindberg.Anne(W); Baynews 9 2; Lowack, Brian; cathyharrelson@gmail.com; Justice, Charlie; Herbic Clinton; Eggers, Dave; David Walker; Donna Winchester - Tampa Bay Times Reporter; Erik Waxler; Georgia Roman Reporter MayNEWS 9; Gerald A. Figurski; Bailey, Glenn; hcrozier@largo.com; Walsh, J Doyle; Long, Janet C; Beyrouti, Jay J; jayoub@cityofsafetyharbor.com; Seel, Karen; Kate Bradshaw-Tampa Trib.; Katie McCall Ch. 10 NEWS Reporter; Welch, Kenneth; Kimberly A. Leoffler Bay News 9; Lauren Lawson; Woodard, Mark S; Gerard, Pat; Paul Wikle; R.J. Myers; Tiffany Razzano; Valerie Murray; Wilkinson, Kisha L Bay News9 Reporter
Subject: Fwd: Penny Allocations

Respectfully,

Ron Stephens

Save OUR Tides Recreational Open Space

----- Forwarded message -----

From: William Nix <bnix@outlook.com>
Date: Tue, Sep 17, 2019 at 3:57 PM
Subject: Penny Allocations
To: ronvstephens@gmail.com <ronvstephens@gmail.com>

<http://www.pinellascounty.org/Penny/pdf/Environment.pdf>

I wonder how much property taxes would increase the county budget and the offset for additional maintenance for storm management, sewers and the like. What would be the bottom line as opposed to the maintenance of a public park? The club house could be renovated for a nature exhibit and class room for school educational field trips about nature and wildlife. Boy and Girl scouts could use for camping and outdoor activities etc.

From:
Sent:
To:
Subject:

SAVE OUR TIDES RECREATIONAL OPEN SPACE <ronystephens@gmail.com>
Sunday, September 15, 2019 4:38 PM
Swinton, Tammy M
SAVE TIDES LIKE CHICAGO SAVED THEIR PRESERVES

Duplicate name

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

I am originally from Chicago(Moved here permanently with my Family of 5 More in 1981)... from millions of people in the city as well as the suburbs. If developers had their way, all of Chicago and it's surrounding areas would be concrete, asphalt and living spaces! Developers did not plan for GREEN SPACES, they were taken away and preserved so they would not be developed!

Now Mr. Hill and his partner, are looking to take away and destroy our **TIDES RECREATIONAL OPEN SPACE** from our **COMMUNITY!!!!** They call their action **REDEVELOPMENT!**

Our COMMUNITY CALLS IT UTTER DESTRUCTION OF OUR BEAUTIFUL RECREATIONAL OPEN SPACE!

Our 1985 Commissioners saw the need for PRESERVING GREEN SPACE....that is why in 1985 they took action!

In 1985, Commissioners Rainey and Barbara Sheen Todd , (In Pinellas County Zoning Case # Z-3468), along with two other Commissioners put in place a zoning change to secure the special LAND DESIGNATION

The Tides Golf Course had as a "**RECREATIONAL OPEN SPACE**". **Zoning was approved as well** by the four(4) present Commissioners of **AE for the Uplands** and **AI for the Wet Lands!** They did this to assure that the Tides Golf Course would be here for generations in the future to enjoy!

Similiarly, in 1913, because of the sprawling urban development taking place especially in Chicago, the Illinois Legislature created the Forest Preserve District Act. This act allowed land to be acquired and preserved for all time. The first lands were acquired on June 25, 1916, a **500 acre piece of land** now known as Deer Grove!

Today, In Cook County and Five (5) other counties surrounding Chicago, **there are now 153,800 acres of forest preserve** . I know Mr. Barry Burton, our County Administrator, probably in his time in Chicago,experienced how wonderful it was to have such extensive **GREEN SPACE!**

They acquired and held this beautiful land of forests, animals, birds and flora to protect and preserve these lands for **ALL FUTURE GENERATIONS** for the purpose of education, pleasure and recreation for the Public!

Today, picnic areas, bicycle and **walking paths YOU SEE BELOW,**



parks and golf courses, in this picture below,



have been carved from these preserved Recreational Open Space lands so they may be preserved and enjoyed for generations to come.

In our Pinellas County Comprehensive Plan,

OBJECTIVE 1.4 of the Recreation, Open Space and Cultural Element it requires Our Pinellas County to, “*protect its open spaces and scenic vistas for their contributions to our quality of life*”. Policy 1.4.3 states that “*Pinellas County will encourage and incentivize the retention and reestablishment of open vistas..... with particular emphasis on coastal areas and lands surrounding parks and environmental lands*”

The Tides GC Recreational Open Space is very unique in being nestled among a regional resource based park(Boca Ciega Millennium Park), Boca Ciega Intra Coastal Water Way and Our Residential Community!

THERE IS NOT ANOTHER PROPERTY IN OUR COUNTY THAT MATCHES WHAT WE HAVE WITH OUR TIDES GC RECREATIONAL SPACE!

WE JUST CANNOT SEE THIS GEM OF A SPACE SLIP THROUGH OUR FINGERS AND BE DESTROYED!!!!

This is not a piece of LAND THAT NEEDS TO BE INFILLED WITH DEVELOPMENT!

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

VOTE NO TO ANY CHANGE IN DESIGNATION TO THE TIDES GC RECREATIONAL OPEN SPACE!

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

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

Respectfully,

Ron Stephens

Save The Tides GC RECREATIONAL OPEN SPACE

*Duplicate name***[Test] RESTORATION BAY DESTROYS A RECREATIONAL OPEN SPACE**

1 message

SAVE OUR TIDES RECREATIONAL OPEN SPACE <ronvstephens@gmail.com>

Sun, Sep 15, 2019 at 12:30 PM

Reply-To: us18-f49eb68fd5-8dfefea9de@inbound.mailchimp.com

To: ronvstephens@gmail.com

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

Mr. Ron Carpenter and his partner, Mr. Hills have until September 13th to make any changes before Our County Engineers begin digesting Case# Z/LU-14-09-19 Filed on 7/23/2019. This new development plan attempt mimics **Case# Z/LU-19-8-13 that Taylor Morrison presented** to our County and it **was denied**. The 74 page report the County Engineers filed stated all of the reasons they could not recommend that development plan go through!

NOTHING HAS CHANGED HERE!

CASE# Z/LU-14-09-19 wants to do the same as Taylor Morrison only now they want to build 103 more homes(Taylor Morrison wanted 170 homes) Mr. Carpenter now wants 273 homes!

Taylor Morrison wanted to:

1. Build 170 homes
2. replace our 150 Acres of Recreational Open Space with 18 Acres of public access
3. Build a trail on the property
4. Build a kiosk to explain local wildlife and his water plans
5. Agreed to maintain the Trail.

Mr. Carpenter wants to:

1. Now put 273 Homes on the Tides
2. Replace our 150 Acres of Recreational open Space with 10 acres of public access
3. Build a trail on the property
4. Designate the Tides a Brownfield area...so he can get assistance money wise from the Government

The Tides Golf Course since it's conception has presented our Community a place to recreate, a place that gathers the storm water from our Community, a place that helps to replenish new waters to our Aquifer, a place that filters the storm waters

and cleanses it prior to emptying into our Intra Coastal Water areas, and finally, presents an estuary for all types of wildlife, mammals and sea creatures allowing them to live and grow producing future generations!

Mr. Carpenter says his plan is SERVING OUR PUBLIC INTEREST by his proposal plus in his words, "**MAXIMIZING the beneficial reuse of vacant and abandoned properties in a manner that contributes to economic vitality, community revitalization, community health and environmental improvement."**

HOW CAN SOMEONE SAY SO MANY UNTRUTHS AND THINK YOU AND OUR COMMUNITY ARE GOING TO SWALLOW THIS GARBAGE!

In Our County's **Comprehensive Plan**, we have Objective 1.5 of the Recreation, Open Space and Culture Element which states: **in recognition of the limited amount of available open space remaining within the county, Pinellas County shall prohibit the conversion of dedicated recreation/open space land uses"**.

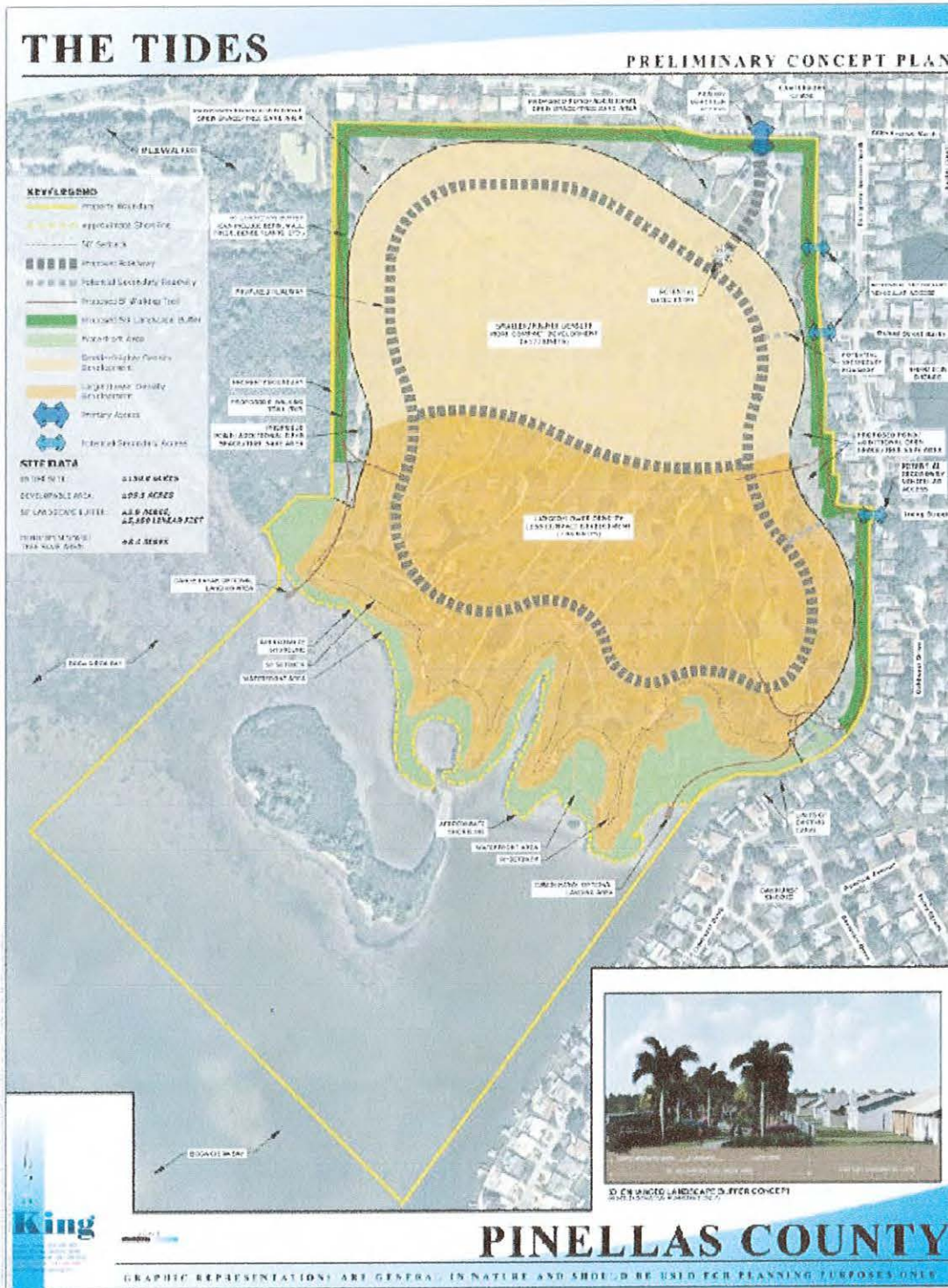
Mr. Hills needs to understand...when he bought the Tides...**he bought a recreational open space** so dedicated and so zoned! **It must not be developed!** Below, please Look at what he bought....

we must preserve this from his destruction!



Pinellas County has been an environmental leader in Florida. You must not allow this beautiful RECREATIONAL OPEN SPACE TO BE DESTROYED!

Hills Development Plan for the Tides



Taylor Morrison's Plan for the Tides in 2013

The
ESTUARY
at Boca Ciega Bay

EXHIBIT D



Concept Development Plan

Dear Commissioners, LPA Board and Engineers, the Tides along with our other golf courses are **MAJOR GREENWAY CONNECTORS** ...they have a very special relationship with the fundamental functioning to existing environmental and preservation lands (Look at The Tides and Boca Ciega Millinnum Parka perfect example of how the right type of land and their location can enhance the

lives of all of the animals and birds that live on them).

The Destruction of the Tides GC Recreational Open Space will generate into a domino effect causing other golf courses to go the way of the Tides! ONCE THE TIDES GOLF COURSE IS LOST...IT WILL BECOME THE PRECEDENT FOR THE DEMISE OF MANY OTHERS! WE JUST CANNOT LET THAT HAPPEN!

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

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

VOTE NO TO ANY ZONING CHANGE FOR THE TIDES!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES!

Respectfully,
Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE

This email was sent to ronvstephens@gmail.com

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Save The Tides Inc. · [6242 Evergreen Ave](#) · [Seminole, FL 33772-6501](#) · USA



From:
Sent:
To:
Subject:

SAVE OUR TIDES RECREATIONAL OPEN SPACE <ronvstephens@gmail.com>
Sunday, September 08, 2019 2:20 PM
Swinton, Tammy M
RESTORATION BAY DESTROYS A RECREATIONAL OPEN SPACE

Duplicate name

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

Mr. Ron Carpenter and his partner, Mr. Hills have until September 13th to make any changes before Our County Engineers begin digesting Case# Z/LU-14-09-19 Filed on 7/23/2019. This new development plan attempt mimics **Case# Z/LU-19-8-13 that Taylor Morrison presented** to our County and it **was denied**. The 74 page report the County Engineers filed stated all of the reasons they could not recommend that development plan go through!

NOTHING HAS CHANGED HERE!

CASE# Z/LU-14-09-19 wants to do the same as Taylor Morrison only now they want to build 103 more homes(Taylor Morrison wanted 170 homes) Mr. Carpenter now wants 273 homes!

Taylor Morrison wanted to:

1. Build 170 homes
2. replace our 150 Acres of Recreational Open Space with 18 Acres of public access
3. Build a trail on the property
4. Build a kiosk to explain local wildlife and his water plans
5. Agreed to maintain the Trail.

Mr. Carpenter wants to:

1. Now put 273 Homes on the Tides
2. Replace our 150 Acres of Recreational open Space with 10 acres of public access
3. Build a trail on the property
4. Designate the Tides a Brownfield area...so he can get assistance money wise from the Government

The **Tides Golf Course since it's conception** has presented our Community a **place to recreate, a place that gathers the storm water from our Community, a place that helps to replenish new waters to our Aquifer, a place that filters the storm waters and cleanses it prior to emptying into our Intra Coastal Water areas, and finally, presents an estuary for all types of wildlife, mammals and sea creatures allowing them to live and grow producing future generations!**

Mr. Carpenter says his plan is SERVING OUR PUBLIC INTEREST by his proposal plus in his words, "**MAXIMIZING the beneficial reuse of vacant and abandoned properties** in a manner that contributes to economic vitality, community revitalization, community health and environmental improvement."

HOW CAN SOMEONE SAY SO MANY UNTRUTHS AND THINK YOU AND OUR COMMUNITY ARE GOING TO SWALLOW THIS GARBAGE!

In Our County's Comprehensive Plan, we have Objective 1.5 of the Recreation, Open Space and Culture Element which states: in recognition of the limited amount of available open space remaining within the county, Pinellas County shall prohibit the conversion of dedicated recreation/open space land uses.

Mr. Hills needs to understand...when he bought the Tides...*he bought a recreational open space* so dedicated and so zoned! **It must not be developed!** Below, please Look at what he bought....

we must preserve this from his destruction!



Pinellas County has been an environmental leader in Florida. You must not allow this beautiful RECREATIONAL OPEN SPACE TO BE DESTROYED!

Hills Development Plan for the Tides

THE TIDES

PRELIMINARY CONCEPT PLAN



KEY/LEGEND

- Property Boundary
- Approximate Shoreline
- 30' Setback
- Proposed Roadway
- Historical Secondary Roadway
- Proposed 50' Landscape Buffer
- Planting Area
- Green/Blue/Red/Orange Development
- Large/Small Density Development
- Primary Access
- Point of Secondary Access

SITE DATA

SITE TYPE	1130.6 ACRES
DEVELOPABLE AREA	295.3 ACRES
50' LANDSCAPE BUFFER	42.0 ACRES
	45,150' LINEAR FEET
PERMITTED DENSITY (YEAR 2010)	42.4 UNITS/ACRE

King
 301-481-0000
 301-481-0001
 301-481-0002
 301-481-0003
 301-481-0004
 301-481-0005
 301-481-0006
 301-481-0007
 301-481-0008
 301-481-0009
 301-481-0010

PINELLAS COUNTY

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

Taylor Morrison's Plan for the Tides in 2013

The
ESTUARY
at Boca Ciega Bay

EXHIBIT D



* INCLUDES AN OBSERVATION/VIEWING AREA/BOARDWALK AMENITY SUBJECT TO APPLICABLE PERMITTING. (NOT INTENDED FOR BOAT MOORING OR ACCESS)

** THE FINAL PLAT WILL REFLECT A DISTRIBUTION AND ARRANGEMENT OF LOTS AND BUILDING DESIGN THAT RESPECT AND REFLECT THE LOWER ELEVATIONS APPROACHING AND ADJACENT TO THE BOCA CIEGA BAY SHORELINE. IN PARTICULAR, THE SINGLE-FAMILY LOTS LOCATED ADJACENT TO THE SHORELINE WILL BE LARGER IN SIZE AND YIELD A LOWER DENSITY THAN THE AVERAGE LOT SIZE AND OVERALL PROJECT DENSITY. SPECIFICALLY THE DENSITY WITH THE COASTAL HIGH HAZARD AREA (CHHA), WHICH CORRESPONDS TO THAT AREA AFFECTED BY A CATEGORY 1 STORM EVENT, WILL BE LESS THAN THE OVERALL PROJECT AREA DENSITY.

Concept Development Plan

Dear Commissioners, LPA Board and Engineers, the **Tides** along with our other golf courses are **MAJOR GREENWAY CONNECTORS** ...*they have a very special relationship with the fundamental functioning to existing environmental and preservation lands (Look at The Tides and Boca Ciega Millinneum Parka perfect example of how the right type of land and their location can enhance the lives of all of the animals and birds that live on them).*

The Destruction of the Tides GC Recreational Open Space will generate into a domino effect causing other golf courses to go the way of the Tides! ONCE THE TIDES GOLF COURSE IS LOST...IT WILL BECOME THE PRECEDENT FOR THE DEMISE OF MANY OTHERS! WE JUST CANNOT LET THAT HAPPEN!

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

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

VOTE NO TO ANY ZONING CHANGE FOR THE TIDES!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES!

Respectfully,

Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE

From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Sent: Sunday, September 01, 2019 12:08 PM
To: Swinton, Tammy M
Subject: TIDES PROPERTY-Property Protects our Community

Duplicate name

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

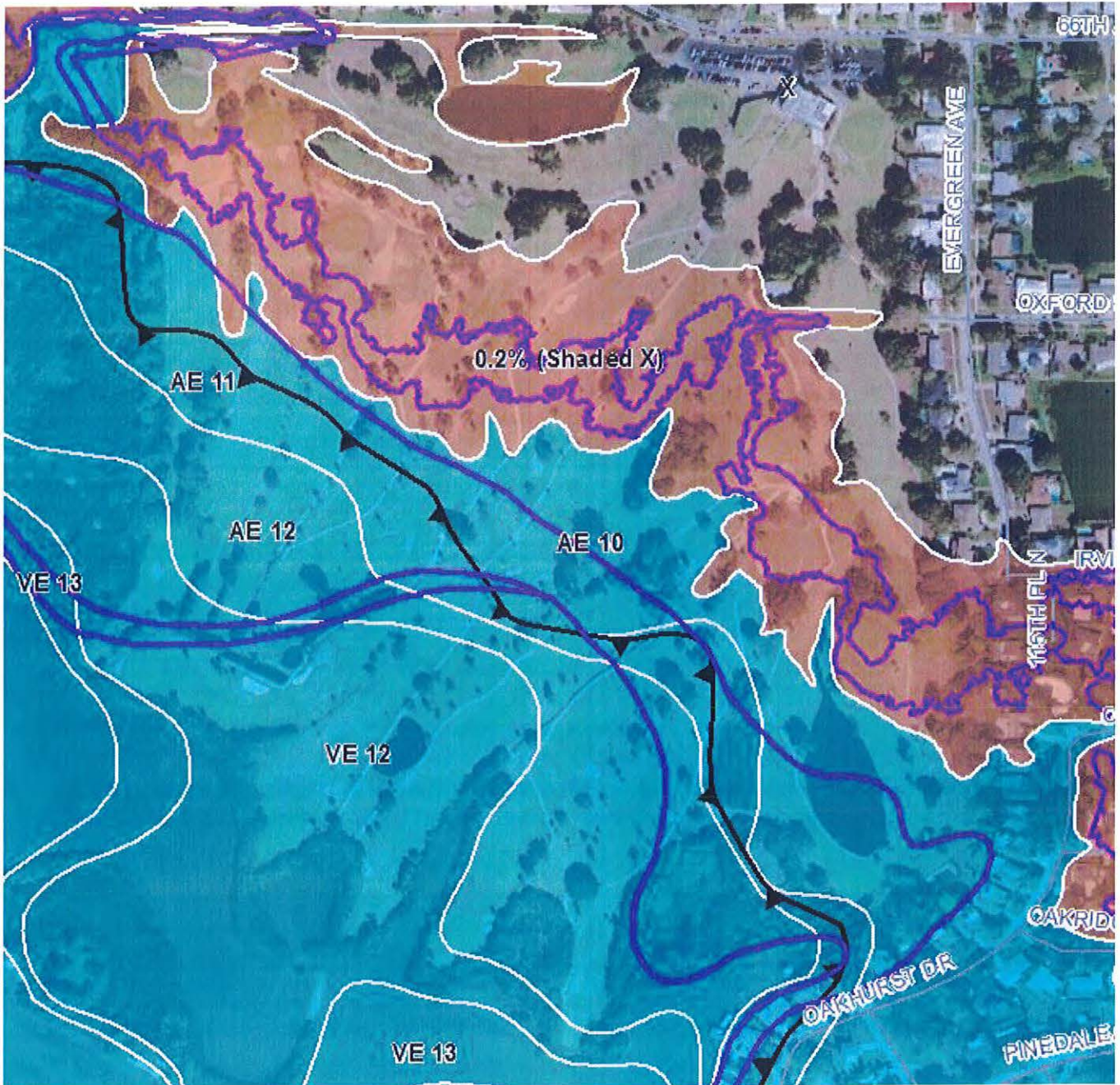
Hurricane Dorian is slowly closing on the Bahamas, this storm (With 175+ mile/hour winds) is going to change the landscape of the Bahamas forever! Wind and water will reshape what Nature had originally formed!

Our Community has had many issues with flooding when heavy rains and Hurricanes have come our way. We are blessed with changing sewer systems which allow the flood waters from our Communities to allow these waters to flow from these areas directly onto the Tides Golf Course! **The Tides has become our NATURAL FLOOD PLAIN RESOURCE!**



Florida Disaster.Org put out a pamphlet "A Guide to Flood Mitigation". In this pamphlet, they talk about **PROTECTING NATURAL FLOOD PLAIN RESOURCES!** It says, "Flood plains, wetlands, and coastal barrier resources or land use regulations, such as zoning, can be used to steer development away from sensitive or natural areas".

Our Tides is our NATURAL FLOOD PLAIN RESOURCE!



More than 3/4 of the Tides Golf Course is a 500 Year Flood Zone. 1/2 of it is a 100 year flood zone! THIS IS A VERY SENSITIVE AREA FOR OUR COUNTY AND ASSUREDLY FOR OUR COMMUNITY!

The Tides is our Natural Flood Plain. It protects us from storms, absorbs the stormwater runoff from our Community, filters it, allows some of it to seep into our

Aquifers, replenishing our Natural Drinking water, cleans the runoff before it hits our intra coastal water way! The Tides Helps keep those waters from dumping debris into that beautiful water way below it...our Intra-Coastal water resource!

Dear County Commissioners, the Tides in the Core of our Community! Our Protector! Our special resource and home for thousands of birds, animals and mammals! Mr. Hills is going to try and "SNOW" our County Engineers into thinking they are going to Renovate the Tides into a better area to clean our waters.

Taylor Morrison tried their best to "SNOW" our Engineers...Our Pinellas County Engineers 74 Page report on Z/LU-19-8-13 (Tides Golf Club) would have none of that...Our Engineers decided and stated they "recommended to the LPA Board for their January 9, 2014 hearing, and concluded and recommend to the Board of County Commissioners that: a) the proposed future land use map (FLUM) amendment, zoning and associated Development Agreement are inconsistent with the Pinellas County Comprehensive Plan; and b) the proposed FLUM amendment and rezoning be denied, and c) that no action be taken on the Associated Development Agreement."

Nothing has changed on the Tides Property since that decision except Mr. Hills tried to slowly destroy it!

WE MUST NOT LOSE THIS PRECIOUS GEM OF A PROPERTY CALLED THE TIDES GOLF COURSE!

The builder. Mr. Hill, has submitted his development plan now which mimics what Taylor Morrison tried to do beack in 2012....EXCEPT NOW THIS PLAN WANTS 273 HOMES VERSUS TAYLOR MORRISON'S 177 HOMES!

Dear County COMMISSIONERS, Members of our COUNTY ENGINEERS,
PLEASE, for the sake of our **COMMUNITY AND OUR COUNTY:**

**VOTE NO TO ANY CHANGE IN LAND DESIGNATION FOR THE TIDES GC
RECREATIONAL OPEN SPACE!**

VOTE NO TO ANY ZONING CHANGES FOR THE TIDES GOLF COURSE!

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

Respectfully,

Ron Stephens

SAVE OUR TIDES GC RECREATIONAL OPEN SPACE

This email was sent to tswinton@pinellascounty.org

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA



From: Ron Stephens <ronvstephens@gmail.com>
Sent: Saturday, August 24, 2019 3:40 PM
To: Swinton, Tammy M
Subject: NEVER SHOULD THE TIDES BE DESTROYED

Duplicate name

TO OUR COUNTY COMMISSIONERS, LPA BOARD and ENGINEERS ON OUR COUNTY STAFF:

Mr. Charles Alberding was the originator and owner of the Tides Golf Course!

When the Tides was an open, shabby piece of land, Mr. Alberding bought it from the County, with the County Commissioners total approval, which permanently vacated the old plotted lots so he could build his Tides Golf Course!

Mr. Charles Alberding, built the Tides because his bath club members on Redington Beach wanted a golf course to play on! In 1985, when the County Commissioners made the Tides a Recreational Open Space, ***Mr. Alberding never challenged that 1985 ruling because he wanted the Tides to endure for ALL GENERATIONS! He never wanted to sell the Tides....he loved his creation!***

Mr. Hills, now the current owner of the Tides, **purchased this property with the SOLE INTENTION OF DEVELOPING IT!**

He never intended to run this as a golf course!

He looked at the property with \$Signs as to how much he could make building on it!

Now he is calling his development plan: RESTORATION BAY. He says,

"We believe that sustainable development is the path to a greater, greener future"
How can this be said when they want to destroy our ***GREATER,
GREENER Recreational Open Space below:***



And replace it with homes, concrete and asphalt!



They claim this will be an improved cleansing method to remove the impurities that are running over the Tides and washing into our Intracoastal Waterways.

This is not the RESTORATION BAY OF THE TIDES GOLF COURSE RECREATIONAL OPEN SPACE....IT IS THE UTTER DESTRUCTION OF THE FOCAL POINT AND GEM OF OUR COMMUNITY!

Since when does concrete, asphalt and homes cleanse better

than green flowing grasses!

Does concrete, asphalt and homes allow rushing waters from our neighborhood communities storm water run off help **cleanse, purify and fill our Aquifer? The Current Tides Golf Course Recreational Open Space property does!**

When Taylor Morrison tried to develop the Tides ***the Comprehensive Plan gave the County Engineers all the reasons why they could not:***

1. Recreational, Open Space and Culture Element:

There are few open spaces left to accommodate the wants and needs of private developers and our County.

Objective 1.4 calls for the "protection of open spaces and scenic vistas for their contributions to quality of life"

"Pinellas County will encourage and incentivize the retention and reestablishment of open vistas" "With particular emphasis on coastal areas and lands surrounding parks and environmental lands"

"Our Tides has given us for over 45 years a beautiful Recreational Open Space called the Tides Golf Course that has given us it's visual access, wildlife galore, and the beautiful expanse of the sloping elevations down to Boca Ciega Bay. This whole area is of significant value to all of the wildlife that use it!"

"The Tides, Boca Ciega Millennium Park and our Intra Coastal Waterway to it's south provide a valuable ecosystem function for this part of our County."

These above statements came from Our County Engineers recognizing the vast value of the Tides Recreational Open Space and it's intertwining connection to the Boca Park, Our Community and the Intra Coastal water ways that run behind it!

Dear County Commissioners, our County Engineers are putting together the parts now to look over Mr. Hill's Restoration Bay Development Plan for the utter destruction of our BELOVED TIDES RECREATIONAL OPEN SPACE!
THE CENTER AND HUB OF OUR COMMUNITY!

Destruction of this most precious piece of property destroys the PLANNING TO STAY segment of our Comprehensive Plan for our Community. JUST THE THOUGHT OF SUCH ACTION HAS PEOPLE MOVING OUT OF OUR COMMUNITY!

ALL OF THIS BECAUSE MR. Hill WANTS TO MAKE \$MILLIONS off of our DEVASTATION!

WE JUST CANNOT LET THIS HAPPEN!

Dear Commissions, County Engineers:

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

VOTE NO TO ANY ZONING CHANGE!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF COURSE!

RESPECTFULLY,

RON STEPHENS

SAVE OUR TIDES RECREATIONAL OPEN SPACE

This email was sent to tswinton@pinellascounty.org

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA





Ron Stephens <ronvstephens@gmail.com>

Duplicate name

[Test] Our County Needs To Protect It's Open Space From Destruction

1 message

SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Reply-To: us18-f49eb68fd5-cbded227c9@inbound.mailchimp.com
To: ronvstephens@gmail.com

Sat, Aug 17, 2019 at 1:40 PM

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

Our County Engineers in our Development Department are currently digesting Case# Z/LU-14-09-19 Filed on 7/23/2019. Mr. Hills and his partner Ron Carpenter are asking you to **destroy a Beautiful Recreational Open Space** called the **Tides Golf Course!** **Mr. Hills certainly does not need this property to build on. He currently owns or controls 9100 lots** since the inception of Eisenhower Property Group and has sold nearly 2, 000 of them (all in the Tampa Bay area to major public and private home builders.

In Our County's Comprehensive Plan, we have Objective 1.5 of the Recreation, Open Space and Culture Element which states: **in recognition of the limited amount of available open space remaining within the county, Pinellas County shall prohibit the conversion of dedicated recreation/open space land uses".**

Mr. Hills needs to understand...when he bought the Tides...**he bought a recreational open space** so dedicated and so zoned! **It must not be developed!** Below, please Look at what he bought...

we must preserve this from his destruction!



Mr.Hills does not need this land to further his development plans...he has at lease 7100 lots to work with. He wanted the **Tides** because it is a **PREMIER RECREATIONAL OPEN SPACE in our COUNTY!** Plus...HE BOUGHT IT FOR PRACTICALLY NOTHING IN COMPARISON TO WHAT OTHER DEVELOPMENT TYPE OF LANDS SELL FOR THESE DAYS!

Pinellas County has been an environmental leader in Florida. You have earned that reputation because you protected the most precious green spaces we currently have in our County, Weedon Island, Boyd Hill, East Bay, to name a few. Plus you created through our Penny For Pinellas, **our oh so pleasant** Pinellas Trail.

Hills wants to destroy Recreational Open Space....our County is known as a protector of Recreational Open Spaces! You Protected us when Taylor Morrison wanted to destroy our Recreational Open Space. **WE NEED YOUR PROTECTION ONCE MORE!** When you look at the designs for the Tides Development, they look almost the same ...see below. King Engineering did both of these!

Hills Development Plan for the Tides

The
ESTUARY
at Boca Ciega Bay

EXHIBIT D



A little difference in water retention areas, plus Taylor Morrison wanted 177 homes, Hills wants 273 homes!

Dear Commissioners, LPA Board and Engineers, the Tides along with our other golf courses are **MAJOR GREENWAY CONNECTORS** ...they have a very special relationship with the fundamental functioning to existing environmental and

preservation lands (Look at The Tides and Boca Ciega Millinnum Parka perfect example of how the right type of land and their location can enhance the lives of all of the animals and birds that live on them).

County Engineers, this developer offers nothing to our COUNTY but the **DESTRUCTION OF A BEAUTIFUL RECREATIONAL OPEN SPACE CALLED THE TIDES GOLF COURSE!** Send Mr. Hills and his partners back to Tampa where they have plenty of lots to develop!

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

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

VOTE NO TO ANY ZONING CHANGE FOR THE TIDES!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES!

Respectfully,

Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE

This email was sent to ronvstephens@gmail.com
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
Save The Tides Inc. · [6242 Evergreen Ave](#) · [Seminole, FL 33772-6501](#) · USA



Subject:

FW: TIDES PROPERTY-FLOOD PLAIN RESOURCE

From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE [<mailto:ronvstephens@gmail.com>]

Sent: Monday, July 29, 2019 7:51 PM

To: Bailey, Glenn <gbailey@co.pinellas.fl.us>

Subject: TIDES PROPERTY-FLOOD PLAIN RESOURCE

Duplicate
name

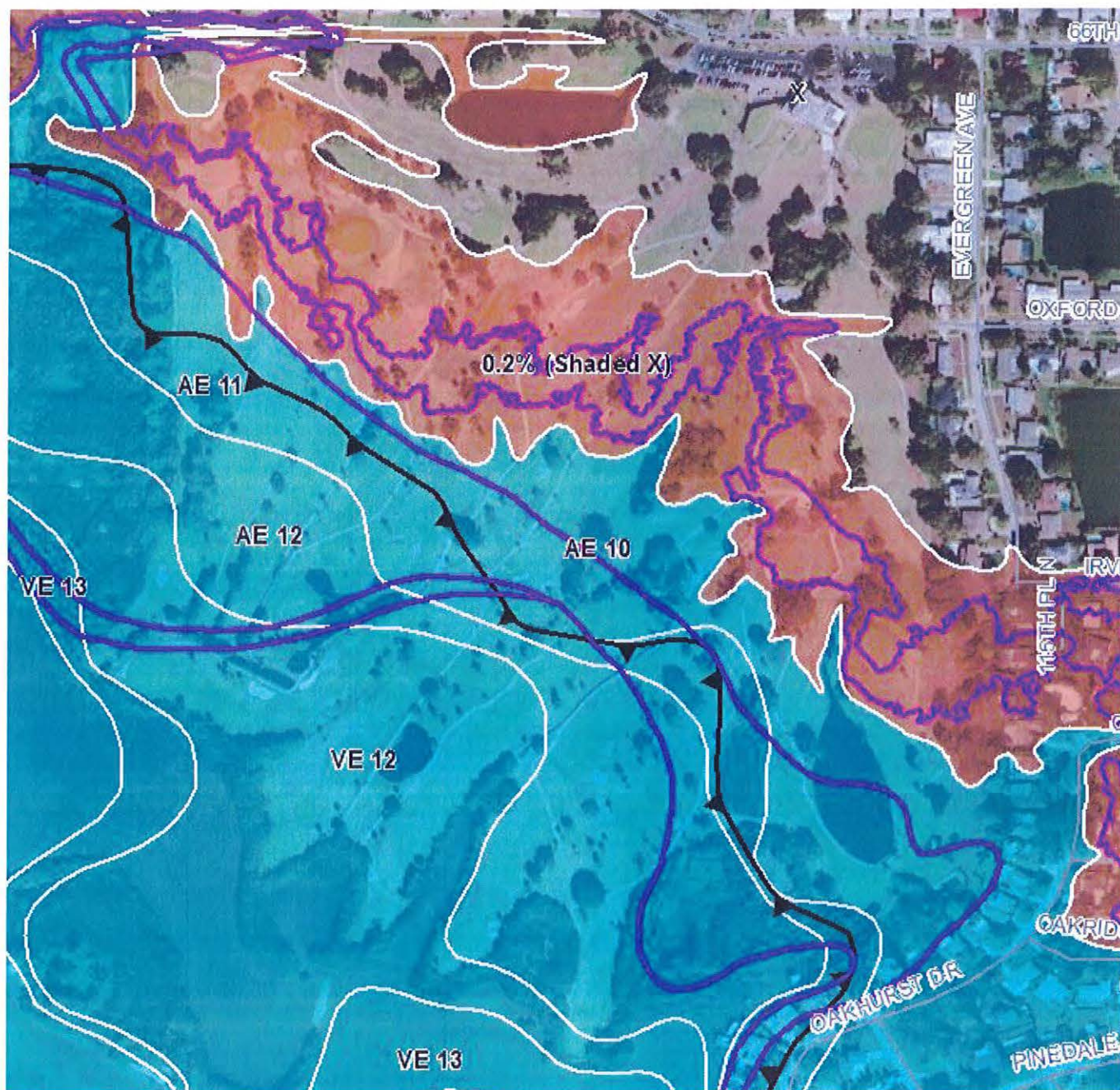
Dear County Commissioners, Members of our LPA Board, Ladies and Gentlemen of our County Engineers:

In 1981, our Community had many issues with flooding when heavy rains and Hurricanes came our way. Irving Avenue would flood and almost be not passable! Oxford would flood by Evergreen causing a number of issues. Both problems were solved by opening these areas to water flow from these areas to the Tides Golf Course! **The Tides became our NATURAL FLOOD PLAIN RESOURCE!**



Florida Disaster.Org put out a pamphlet "A Guide to Flood Mitigation". In this pamphlet, they talk about **PROTECTING NATURAL FLOOD PLAIN RESOURCES!** It says, "Flood plains, wetlands, and coastal barrier resources or land use regulations, such as zoning, can be used to steer development away from sensitive or natural areas".

Our Tides is our NATURAL FLOOD PLAIN RESOURCE!



More than 3/4 of the Tides Golf Course is a 500 Year Flood Zone. 1/2 of it is a 100 year flood zone! THIS IS A VERY SENSITIVE AREA FOR OUR COUNTY AND ASSUREDLY FOR OUR COMMUNITY!

The Tides is our Natural Flood Plain. It protects us from storms, absorbs the stormwater runoff from our Community, filters it, allows some of it to seep into our Aquifers, replenishing our Natural Drinking water, cleans the runoff before it hits our intra coastal water way! The Tides Helps keep those waters from dumping debris into that beautiful water way below it...our Intra-Coastal water resource!

Dear County Commissioners, the Tides in the Core of our Community! Our Protector! Our special resource and home for thousands of birds, animals and mammals!

HOW CAN WE EVEN THINK OF EVER DESTROYING SUCH A VALUABLE RESOURCE FOR OUR COUNTY AND ESPECIALLY OUR COMMUNITY! WE ALL KNOW ONCE DESTROYED IT WILL NEVER BE DUPLICATED IN OUR COUNTY!

WE MUST NOT LOSE IT!

Soon, the developer, Mr. Hills will be presenting his development plan to our County Engineers! We must not allow this development plan to win any type of approval!

COMMISSIONERS, PLEASE, for the sake of our COMMUNITY:

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

VOTE NO TO ANY ZONING CHANGES FOR THE TIDES GOLF COURSE!

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

Respectfully,

Ron Stephens

SAVE OUR TIDES GC RECRFEATIONAL OPEN SPACE

This email was sent to gbailey@co.pinellas.fl.us

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA



From:
Sent:
To:
Subject:

SAVE OUR TIDES RECREATIONAL OPEN SPACE <ronvstephens@gmail.com>
Saturday, July 13, 2019 7:22 PM
Swinton, Tammy M
DEAR COMMISSIONERSWE NEED YOUR HELP!

Duplicate name

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, we just need your help....we cannot do this without your help! When this REDEVELOPMENT PLAN comes before you in the near future:

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

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

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF COURSE!

Respectfully,

Ron Stephens

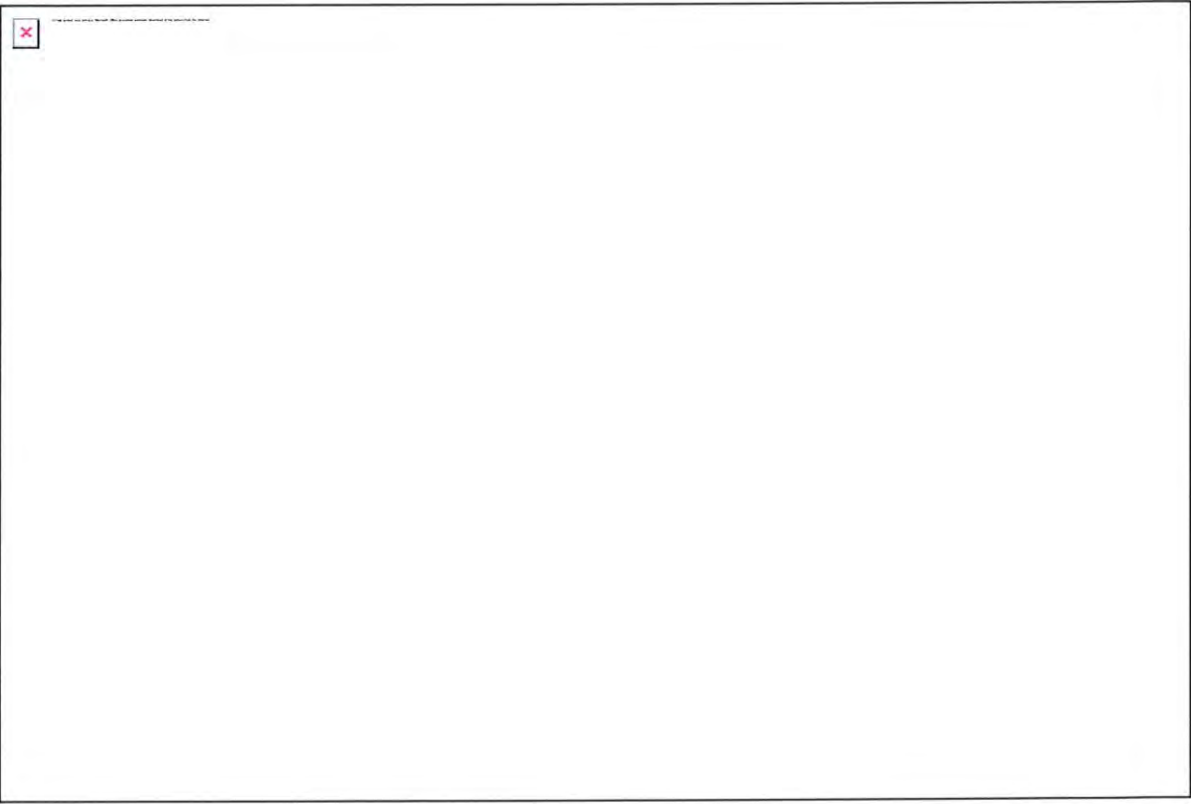
SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE

From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Sent: Saturday, July 06, 2019 3:42 PM
To: Swinton, Tammy M
Subject: RECREATES US, PROTECTS US, SERVES OUR COUNTY/COMMUNITY WELL!

Duplicate name

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

Our County has a formal **Flood Plain Management Program** that **perfectly fits our** Recreational Open Space called the **Tides Golf Course.**



FLOOD MITIGATION

Floodplain Protection
A floodplain is typically a low lying, flat area adjacent to an ocean, bay, river, creek, pond, or other body of water.

The Pinellas County Floodplain Management Program was developed to protect and improve the County's natural and beneficial floodplains and to reduce flood losses due to major storms and heavy rainfall for citizens living and working in the County.

Pinellas County's [natural floodplain areas](#), including wetlands such as hardwood swamps, cypress swamps, freshwater ponds and marshes, mangrove swamps and salt marshes, lessen the effects of storm and flood waters. They provide natural storage areas for flood waters and buffer the coastal areas from storm surges. Natural floodplain areas also provide excellent habitat for diverse wildlife and enhance water quality.

Natural Floodplain Functions:

- Provide flood storage
- Filter stormwater runoff and improve water quality
- Provide habitat for a variety of fish and wildlife, including endangered species
- Provide outdoor recreation such as kayaking, hiking, and picnicking and golfing

Mr. Alberding always thought of his **Tides golf Course** being the pride of Tides Bath Club and something that would endure through the ages! It was a golf course to him....**to our COMMUNITY IT IS MUCH MORE!**

The Tides Golf Course Recreational Open Space is all that our County describes in the Natural Floodplain Functions above! It is serving our County and Community Well As a Natural Flood Plain, Recreational Area and Natural Habit for thousands of birds, animals and mammals!

It is truly a wonderland for our Community and County.

Dear Commissioners, look at the beauty of our Tides Golf Course Recreational Open Space!

There is not another piece of property like it in our COUNTY!

WE JUST CANNOT LET ANYONE DESTROY IT OR TAKE IT AWAY FROM US!

Our Comprehensive Plan, explains that, "Special interest facilities such as golf

courses....contributes to the quality of life that makes Pinellas County unique

among many Florida counties and need to be recognized, valued and preserved".

Our unincorporated Community of Seminole Citizens are asking for "strict protection of our

existing RECREATION OPEN SPACE CALLED THE TIDES GOLF COURSE".

"The very character of our County and our COMMUNITY is definable by the open

spaces and recreational opportunities around us".

Dear Commissioners, *only you have the power* to protect our Recreational Open Spaces from destruction and development!

When Mr. Hills presents his development plan to our County this month, we are asking you, Our Pinellas County Commissioners, when it comes to your vote to:

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

VOTE NO TO ANY ZONING CHANGE!

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

Respectfully,

Ron Stephens
Save the Tides Golf Course Recreational Open Space

This email was sent to tswinton@pinellascounty.org

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA



From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Sent: Wednesday, July 10, 2019 12:20 PM
To: Swinton, Tammy M
Subject: BEAUTY MUST NOT BE DESTROYED BY GREED

Duplicate name

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

My Wife Sandy wrote a short but to the point e-mail to Commissioner Janet Long, **(With The Thought of Our Tides Golf Course Recreational Open Space possibly being destroyed by a Greedy Developer)** that I would like all of your to be part of. **It fits perfectly with our Comprehensive Plan tone when we discuss Planning to Stay, Vibrant Communities and Protecting our Open Spaces for our FUTURE GENERATIONS:**

Hello Janet ~

Thought I would forward my email just to you ~ in case you had not gotten a chance to read it. I know you have a lot of important things to do and many people wanting to be heard.

I believe in the "Common Good" what is best for ALL ~ it is a beautiful and true way of life.

To rezone an area for someone who knows what he bought ~ and the people of Pinellas County not wanting to loose any more "recreation open space" because we are so "over populated". We need to save it for "ALL" of the people of Pinellas County ! Just because we own land does not mean any of us can do whatever we want on it.

Hope all is well in your life.

God Bless

Sincerely,

Sandy Stephens

(Vivian)

COMMON GOOD should be an integral part of all of our decision making processes when it comes to deciding the fate of a particular **COMMUNITY**. Are we doing the right thing for our **COMMUNITIES**. Our *Comprehensive Plan* is our guide to follow to make sure we are doing just that!

Archbishop Charles Chaput states when talking about the **COMMON GOOD** that, *“human progress means more than getting more stuff, more entitlements, and more personal license.”*

We understand that Mr. Hills the developer and owner of the Tides, has the right to present a development plan to the County....We also understand he has no inherent right to have the Designation of the Tides Property changed from Recreational Open Space nor the Zoning changed that supports that!

Mr. Tew, the attorney for Mr. Hills is going to argue that way before the Tides Golf Course was built, that area was plotted for homes! Those plots were all vacated by our County Commissioners then so Mr. Alberding (Owner of the Tides Bath Club) could build his golf course! That argument is now just a mute issue!

When I look at the Beauty of the Tides Golf Course Recreational Open Space,



**I ask myself why would anyone want to destroy such a beautiful piece of property!
GREED, that is why!**

We just cannot let this unusual and Beautiful Recreational Open Space be destroyed and turned into this:



There are still Areas in Pinellas County that can be and need to be REDEVELOPED! That is not true for our COMMUNITY'S BELOVED TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

Dear Commissioners, Mr. Hills is going to start his push this month to get his development plan looked at and approved by our County Engineers, LPA Board and finally you! We are asking you as CITIZENS and RESIDENTS of your Unincorporated County of Seminole to:

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

VOTE NO TO ANY REZONING OF THE TIDES GOLF COURSE!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF COURSE!

**Respectfully,
Ron Stephens**

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE

Copyright © 2019 Save The Tides Inc., All rights reserved.

We are sending you these E-Mails because we believe Strongly in the Saving of our Recreational Open Space

Our mailing address is:

Save The Tides Inc.

6242 Evergreen Ave

Seminole, FL 33772-6501

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



From:
Sent:
To:
Subject:

Ron Stephens <ronvstephens@gmail.com>
Thursday, July 04, 2019 1:56 PM
Swinton, Tammy M
WHY OUR TIDES GC RECREATIONAL OPEN SPACE NEEDS TO BE SAVED

Duplicate name

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

Dr. Janet Ley, a resident of our Unincorporated Seminole
Community, wrote an outstanding letter to Commissioner Janet Long
that I feel everyone should be aware of. There are people like Mr. Hills
the developer that wants to deprive us of our most **PRECIOUS**
RECREATIONAL OPEN SPACE CALLED THE TIDES GOLF
COURSE! Dr. Ley's letter spells out what we must do as a County
when outsiders decide they want to **destroy** our **OPEN SPACE!**

Please Read Dr. Ley's Letter below to Commissioner Janet Long:

Janet A. Ley, PhD 11823 67th Ave Seminole, FL 33772
February 24, 2019

Janet C. Long District 1 Countywide, Pinellas County Board of

**County Commissioners, Tampa Bay Regional Resiliency
Coalition 315 Court St. No. 501 Clearwater, FL 33756
JanetCLong@pinellascounty.org**

**Re: Opposition to changing the land use designation for The
Tides Golf Course property**

Dear Commissioner Long:

**I am writing to offer some recommendations for your
consideration regarding The Tides Golf Course (11832 66th Ave.,
Seminole), based on my professional expertise and 40 years of
experience in environmental planning. Retaining the Tides Golf
Course property as Recreation/Open Space protects a key water-
front resource in the County's exemplary recreation/open space
system centered on beautiful parks and recreational
opportunities, linked by the extensive pedestrian/bike trail
network.**

**On February 12, 2019, a Town Hall Meeting, led primarily by the
county's Jake Stowers and Blake Lyon, was held in my
neighborhood to provide information about the County's land use
and zoning process. I was among the several hundred attendees
who learned that the owners of the 96-acre Tides golf course
intend to apply for a change to the Pinellas County
Comprehensive Plan, Future Land Use map (FLUM); specifically,
they intend to request a change from its current Recreation/Open
Space designation to an, as yet, unidentified residential
designation.**

I can personally attest to the wildlife habitat value of this land. Bald eagles, Wood Storks, Spoonbills, Ibis and Red-shouldered Hawks frequent the mangrove and freshwater wetlands, and roost in the stands of hardwoods and pines. Juvenile sportfish such as Red Drum, Common Snook and Tarpon make use of the tidal headwaters and mangrove fringe habitats. The environmental characteristics of this rare coastal open space are conserved under the Recreation/Open Space designation. Clearly, this benefit was recognized by the BCC in applying the designation in the FLUM.

In terms of flood risk, this property is so low-lying that more than 50% lies in the highest risk hurricane flood zone (VE12/VE14). Thus, if residential or commercial development were to be allowed, people and property would be in danger. Climate change will worsen this problem as sea level rise. Furthermore, the only access to the property is via minor residential streets, none of which is adequate to support the additional traffic imposed by even a low-density residential designation. Children frequently walk to a private elementary/middle school through the very streets that would have to convey traffic to this property. Given these less than ideal development constraints, if the designation is changed from Recreation/Open Space to a more intensive development category, benefits to the County property tax base would be offset by the costs of public infrastructure improvements necessary to: (a) upgrade the streets, (b) improve drainage, and (c) address public safety concerns, as well as reductions in our neighborhood property values.

The community came together to resist a previous development proposal. As long as the property is privately owned, there is a risk of undesirable land use change. Thus, I believe the best alternative before the BCC is to purchase this land and add it to the Boca Ciega Millennium Park, which forms the western boundary of the Tides property. Such an expansion in southern Pinellas County would mirror the recent expansion of Wall Springs park in the north county. Expanding the existing Boca Ciega Park may relieve pressure on over-used Lake Seminole Park which has more than 1 million attendees per year. Furthermore, a top priority in the Pinellas County Recreation, Open Space and Culture System Master Plan is to “strengthen connections to the water;” acquiring this property clearly supports this objective.

To assist you in the process of public acquisition, please consider inviting the input and participation of the highly respected and effective Trust for Public Lands (www.tpl.org). I have spoken with Mr. Douglas Hattaway, leader for their Florida initiatives (850 – 212- 6859). Retired Pinellas County Planning Director, Brian Smith, worked with John Garrison (now also retired) of this NGO on previous projects and would undoubtedly support this recommendation.

I hope this letter is been helpful to you as you consider this important issue. If you have any questions or would like to contact me, my email address is: danceswithfish.jal@gmail.com and my phone number is 727 365 7468.

As you know, Seminole is such a great place to live in unincorporated Pinellas County. This is especially true for Canterbury Chase, my neighborhood and the area most impacted by the application for intended change.

YOUR LEADERSHIP IN UPHOLDING THE COMPREHENSIVE PLAN AND MAINTAINING OUR QUALITY OF LIFE IS GREATLY APPRECIATED BY OUR ENTIRE NEIGHBORHOOD!

Dr. Janet A. Ley
Environmental Scientist/Planner

This email was sent to tswinton@pinellascounty.org
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
Save The Tides Inc. · 6242 Evergreen Ave · Seminole, FL 33772-6501 · USA

