

Media Contact:
Deanna Loew
828.772.6625
deanna@identitymediapr.com
FOR IMMEDIATE RELEASE



The Restoration Bay Project: Low Density, Sustainable Redevelopment

An in-depth look into the development project of the land formally known as Tides Golf Course

Pinellas County, Fla. (July 26, 2019)- On June 30th, 2018, the golf course formerly referred to as the Tides was shut down due to financial decline, leading to general community unrest. Upon hearing the community discourse surrounding the Tides, the development team of Ron Carpenter held a series of community charettes to address major community concerns. The result of these community charettes is Restoration Bay. On July 24, 2019, a Comprehensive Plan Amendment Application was submitted to Pinellas County. The principal development attributes of the Restoration Bay plan are outlined below, including sustainable development initiatives and greenspace initiatives. For more information on Boca Ciega Bay and the property's brownfield area application, please view our blog post [here](#).

Low-Density Residential Redevelopment

Following the designation of the site as a Brownfield land and the subsequent revitalization of the area through natural stormwater treatment systems, the Restoration Bay project will redevelop the land in the form of low-density housing. The sustainable residential project will continue to work towards environmentally beneficial improvements to the Boca Ciega Bay ecosystem, hence the project name—Restoration Bay. The existing plan has been prepared based on careful environmental assessment to ensure that the proposed layout is best suited for the natural environment. The development plan provides for a low-density clustered pattern around a series of storm water management ponds, generous separation distances and open space buffers.

Greenspace & Trails

After attending community charettes, the development team proposed a concept plan for the property that has been designed to address the larger public interest in a variety of ways. The proposed concept plan provides for a significant portion of the site to be set aside for a linear greenway and trail system that will be accessible to the public. The park and trail area will make up approximately 10 acres of the site and will provide pedestrian access connectivity from the county's Millenium Park to the fringe of the newly enhanced shoreline of Boca Ciega Bay.

About the Restoration Bay Project

Restoration Bay is the Development Team's vision and initiative addressing the issue of contaminated stormwater runoff by developing natural, preventative storm water treatment plans. Ron Carpenter is thrilled to lead this initiative, saying, " We believe that sustainable development is the path to a greater, greener future and we look forward to building that future right here in the sunshine state." Through sustainable development and mindfulness regarding harmful pesticides, Restoration Bay is changing tides, one property at a time.

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An in-depth look into the development project of the land formally known as Tides Golf Course

Pinellas County, Fla. (xxx, 2019)- On June 30th, 2018, the golf course formerly referred to as the Tides was shut down due to financial decline, leading to general community unrest. Upon hearing the community discourse surrounding the Tides, the development team, led by the Managing Partner Ron Carpenter, held a series of community charettes to address major community concerns. The result of these community charettes is the conceptual plan for the property, known as Restoration Bay. On June ____, 2019, a Comprehensive Plan Amendment Application was submitted to Pinellas County. The principal tenets of the Restoration Bay plan are outlined below, including sustainable development initiatives and greenspace initiatives.

Cleaning the Bay & EPA Brownfield Status

In the case of the 151-acre waterfront property formerly operating as Tides Golf Course, there are two large, underlying issues that need to be addressed. The first being that the former Tides Golf Course likely used harmful chemicals to promote turfgrass growth and control pests, which is a common and legal golf course practice. The second being that the neighborhoods that surround this property were developed before modern storm water treatment standards were enacted in Florida, which means that most of these areas produce direct stormwater runoff without any treatment for removal of pollutants. In fact, the drainage easements on this property currently allow this largely untreated runoff to drain directly through the property.

Combined, this means that the chemicals potentially used in golf course maintenance may have accumulated on the land surface, allowing them to be continually picked up by storm water runoff that drains directly into the adjacent Boca Ciega Bay. These pollutants may then go on to frustrate the ecosystem and stimulate algal blooms.

Thus, the Restoration Bay Project is seeking [Brownfield status](#) for the property based upon prior use as a golf course and in consideration of the historical, adverse impacts from largely untreated storm water runoff from adjacent properties flowing through the property to directly discharge into Boca Ciega Bay. The Restoration Bay project will remediate existing contaminated soils, as well as chemical-laden sediments that have accumulated within the various onsite ponds and ditches. Under the proposed improvement plan, storm water runoff from surrounding areas will be retained onsite and treated to improve the quality of water discharging into Boca Ciega Bay. Through implementation of the Restoration Bay plan, onsite stormwater runoff will also be treated through stormwater treatment facilities designed to today's strict criteria. The result will be improvement of water quality both from the subject property and surrounding residential neighborhoods that contribute to Restoration Bay's watershed.

One of the main redevelopment goals of the property is to produce substantial, area-wide public benefits from an environmental perspective. Further environmental enhancements will be achieved through the removal of invasive vegetation in favor of native species, creation and preservation of upland coastal habitats, and the establishment of a wetland buffer adjacent to the bay, where none exists today.

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