
Subject:

FW: BEAUTY OF THE TIDES...WE MUST NOT DESTROY IT!

From: Ron Stephens <ronvstephens@gmail.com>

Duplicate name

Sent: Sunday, January 17, 2021 2:18 PM

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

Subject: BEAUTY OF THE TIDES...WE MUST NOT DESTROY IT!

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

A BATTLE WE CANNOT AND MUST NOT LOSE!

Our QUEST to Save Our Tides Golf Course Recreational Open Space began on 12-3-2012. Ed Methfessel organized a meeting to alert everyone that Taylor Morrison, a Prominent Developer wanted to buy the Tides and develop it. This was County Case Z/LU-19-8-13. The County Staff of Engineers examined their Development Plan and delivered their verdict...**WE RECOMMEND TO THE LPA BOARD DENIAL OF THE DEVELOPMENT PLAN! Taylor Morrison Pulled their Plan and never went any further.**

Another Developer, Eisenhower Property Group, then buys the Tides, runs it for approx. 18 months, shuts it down and presents his development plan to our County, Case # Z/LU-14-09-19. Our County Staff of Engineers reviewed that development plan and on April 20, 2020, sent their **recommendation to our LPA Board of DENIAL** again based on this plan

was **INCONSISTENT** with our **COUNTY COMPREHENSIVE PLAN !**

The Developer then had his engineering group write back to our County saying they were all wet and did not know what they were talking about....in so many words! **THE DEVELOPER KNOWS BETTER THAN OUR STAFF OF COUNTY ENGINEERS!** Now our County Staff is reviewing this plan once again

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



January 17, 2020,our St. Pete Times ran an article entitled **COUNTY TO SAVE FORMER GOLF COURSE FROM DEVELOPMENT.** Our Assistant County Administrator, Mr. Rahim Harji talked about the vision of our

County for saving the Bay Pointe Golf Course property from development. Mr. Harji said "the \$1.2 million purchase of the property would prevent run off from flowing into Boca Ciega Bay and provide the region with **much desired space for trails and greenery**".

OUR COUNTY DID SAVE BAY POINTE!

That is why we are fighting so hard to Save Our Tides GC

Recreational Open Space from development. The Tides provides:

1. *The most perfect green space for catching the run off from our Community, cleansing it, capturing it and helping it feed our Aquifer.*
2. Waters like this flow below onto the Tides rather than causing flooding in our Community!



3. Because of the way the Tides and Our Boca Ciega Millenium Park handle flood waters, the Boca Ciega Intra-Coastal Waters behind the Tides is a flourishing estuary for Redfish, Trout, Snook, Flounder plus a hunting grounds for all types of birds and animals!
4. Before the Tides Closure, it was a Green Space for Recreation, walking, and admiring what GOD has created! Just what our

Assistant County Administrator says is needed in our County.

We just cannot destroy it!

5. Do we really believe that destroying the Tides, building 273 homes, covering the Tides property with homes, concrete and asphalt is going to be an improvement over the beauty and the majestic way the Tides currently handles our Community Storm water run off?

WE THINK NOT!

THIS HAS AND WILL BE A BATTLE WE MUST NOT LOSE.....WE WILL FIGHT THIS CASE UNTIL WE ALL AGREE THAT THIS DEVELOPMENT PLAN MUST BE DENIED AGAIN and FOR THE FINAL TIMEAND OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE IS SAFE FROM ALL DEVELOPMENT FOREVER!

In Our Pinellas County Comprehensive Plan, Recreation, Open Space & Culture Element, 1.5. Objective: "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"

Our 1985 Commissioners, especially Commissioner Rainey and Commissioner Barbara Sheen Todd, put this special designation on the Tides Property of RECREATIONAL OPEN SPACE so the many

generations to follow would enjoy the Majestic Beauty of The Tides as so many of us already have! The Zoning of AE and AL were used to set that designation...it was the **best zoning available at the time** that would fit **RECREATION OPEN SPACE DESIGNATION!**
IT WAS NEVER MEANT TO MEAN PEOPLE COULD THEN DEVELOP IT!

Our Comprehensive Plan essentially tells us to SAVE THE TIDES in it's many books and passages. Our Comprehensive Plan realizes as our County becomes more densely populated as it has, that developers are going to eye our RECREATIONAL OPEN SPACES for their development opportunities!

WE MUST NOT LET THAT HAPPEN!

YOU SAVED THE BAYPOINTE RECREATIONAL OPEN SPACE FROM DESTRUCTION!

FOR THE SAKE OF OUR COMMUNITY, WE ARE ASKING YOU TO NOW SAVE THE TIDES!

Dear County Commissioners, LPA Board Members and Ladies and Gentlemen of our County Staff, when Case# Z/LU-14-09-19 comes before you (AS IT NOW HAS AGAIN), please for the sake of our present Community and all the many generations that will follow us:

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

VOTE NO TO ANY ZONING CHANGE FOR THE TIDES GC

RECREATIONAL OPEN SPACE!

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF COURSE

RECREATIONAL OPEN SPACE!

Respectfully,

Ron Stephens

SAVE OUR TIDES GC RECREATIONAL OPEN SPACE

#SaveTheTides

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



Subject:

FW: WHY OUR TIDES GC RECREATIONAL OPEN SPACE NEEDS TO BE SAVED

From: Ron Stephens <ronvstephens@gmail.com>

Duplicate Name

Sent: Sunday, January 10, 2021 2:49 PM

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

Subject: WHY OUR TIDES GC RECREATIONAL OPEN SPACE NEEDS TO BE SAVED

CAUTION:

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

Driving around our County as an UBER Driver has alerted me to how much development is actually taking place in our County. Massive amounts of Development on open land like what you see below:



Sprawling Structures for Apartments.



NEW Housing in the EAST LAKE AREA!



APARTMENT HOMES being built off South 19 and 34 Avenue South.

I show you all this because these are huge projects being built on land that is **NOT RECREATIONAL OPEN SPACE!** Mr. Hills can attest to that.... he has found plenty of that kind of land all over Hillsboro County and Pasco County. He does not need to **DESTROY OUR RECREATIONAL OPEN SPACE**, our **GREEN SPACE** to build his homes on!

WE MUST NOT LET MR. HILLS DESTROY OUR RECREATIONAL OPEN SPACE ON THE TIDES WHEN HE HAS LITERALLY THOUSANDS OF ACRES OF UNDEVELOPED LAND HE OWNS AND HAS NOT DEVELOPED! HE DOES NOT NEED TO DESTROY OUR TIDES!

I am presenting Dr. Janet Ley's letter again that she wrote to our

Commissioner, Janet Long, that spells out perfectly why we must not let our TIDES GOLF COURSE RECREATIONAL OPEN SPACE BE DESTROYED BY MR. HILL'S push for development!

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 Find 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

From: SAVE OUR TIDES RECREATIIONAL OPEN SPACE <ronvstephens@gmail.com>
Sent: Sunday, August 30, 2020 3:27 PM
To: Swinton, Tammy M <tswinton@co.pinellas.fl.us>
Subject: WE MUST SAVE OUR NATURAL FLOOD PLAINS

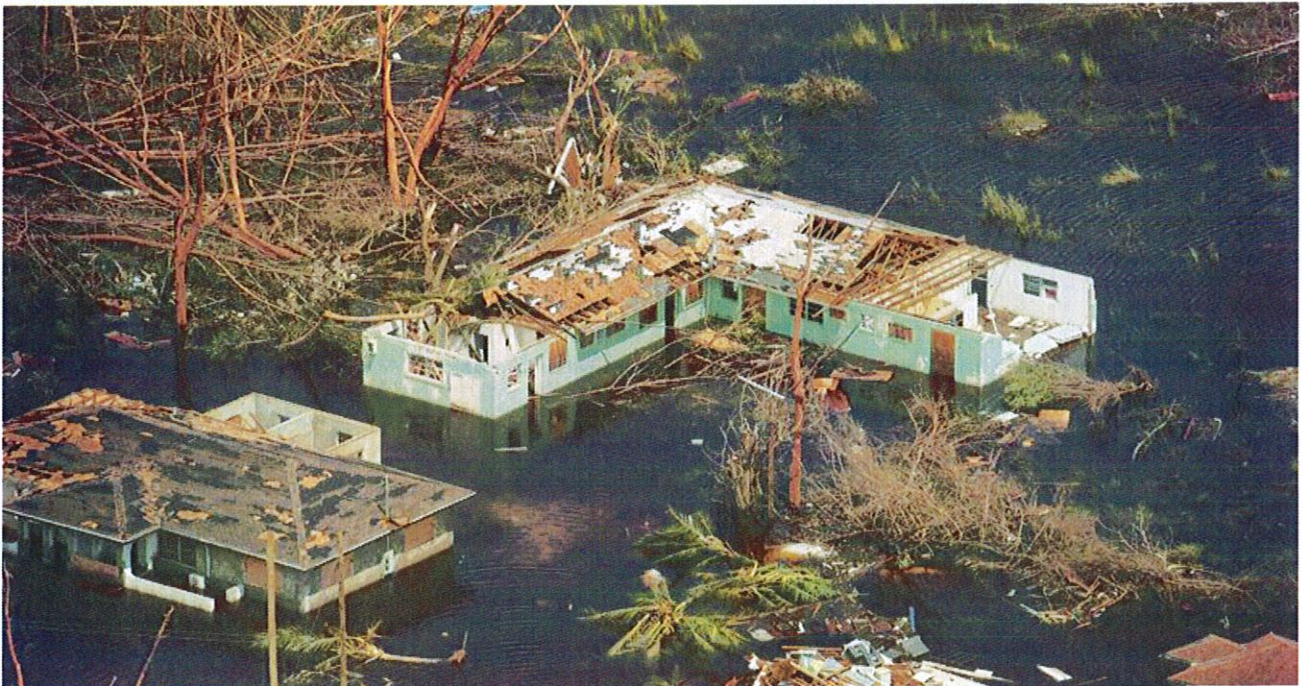
Duplicate name

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

Today, we have all witnessed the damage and devastation that Hurricane Laura, Category 4 Hurricane unleashed with sustained winds of over 150 miles per hour hitting the coast of Louisiana. **A massive wall of water 11 feet high demolished the coastal area it hit!**



Katrina, when it hit New Orleans, was a **Category 5 Hurricane with 175**

mile/hour sustained winds. It carried a **massive 28 foot wall of water** which destroyed everything in it's path!

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.

Building 270+ homes on our Tides GC Recreational Open Space....**land that is a 100/500 YEAR FLOOD ZONE, must never take place. EVER!**

This is what those homes on the Tides might have looked like if a storm like Katrina or Laura ever hit the Tides!



You have seen this above sad picture recently because Laura actually did this damage to Louisiana!

As it traveled inland, into populated areas the damage increased!



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.

We can all debate how high our local waters will rise by the year 2100....but the important fact is **building on the Tides puts people in a FLOOD ZONE that I am sure FEMA would not accept!**

I assume 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**. **Or WILL THEY? Probably not!**

JUST TO BE CLEAR.....there have beenWithin the past decade.... 26 of these 500 year flood zone storms hit Florida!

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!**

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 No to any designation change to 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 The Tides GC Recreational Open Space

From: Ron Stephens <ronvstephens@gmail.com>
Sent: Sunday, August 02, 2020 1:37 PM
To: Swinton, Tammy M <tswinton@co.pinellas.fl.us>
Subject: FROM RAGGED LAND-BEAUTY SHINES THROUGH

Duplicate name

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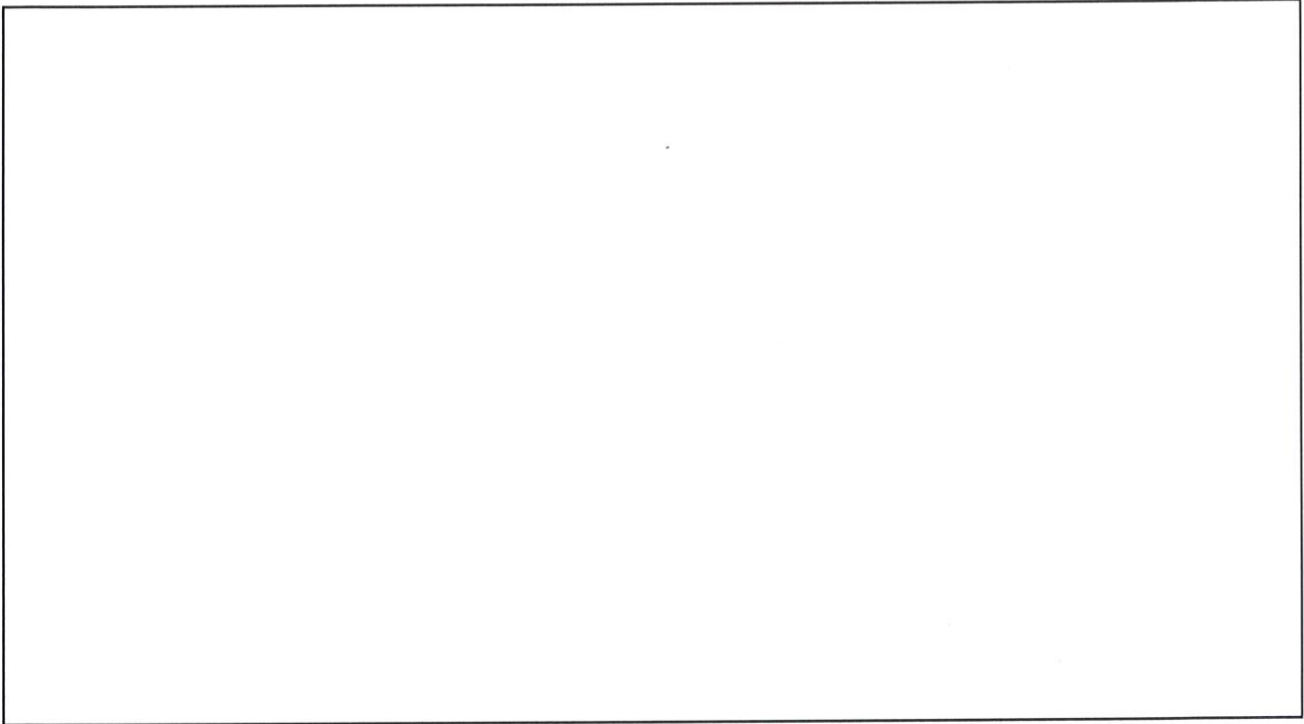
Dear Pinellas County Commissioners, Members of our LPA Board, Ladies and Gentlemen of our Pinellas County Staff:

Mr. Hills closing of our Beloved Tides Golf Course Recreational Open Space was in his words... "it just was not a viable golf course"! **He claimed interest in the game of golf is fading! Really! THAT IS NOT THE CASE IN OUR AREA! Tell that to those that are avid viewers of the golf channel! Tell that to the thousands that Played the Tides only to see it closed on them! Look at how busy Bardmoor and Seminole Lake Country Club are now....you have a hard time getting on to play there! I know a number of people that have given up trying to play the game because of the LACK OF TEE TIMES IN OUR AREA!**

As of 2017, People are flocking to the Villages in Central Florida enticed by the 40 Executive Golf Courses they find for their REST and RELAXATION! PEOPLE ARE DRAWN TO GOLFING COMMUNITIES!

If the game of golf is fading then why are so many people flocking to the Villages to live...why are people looking for golf course communities to make their home?

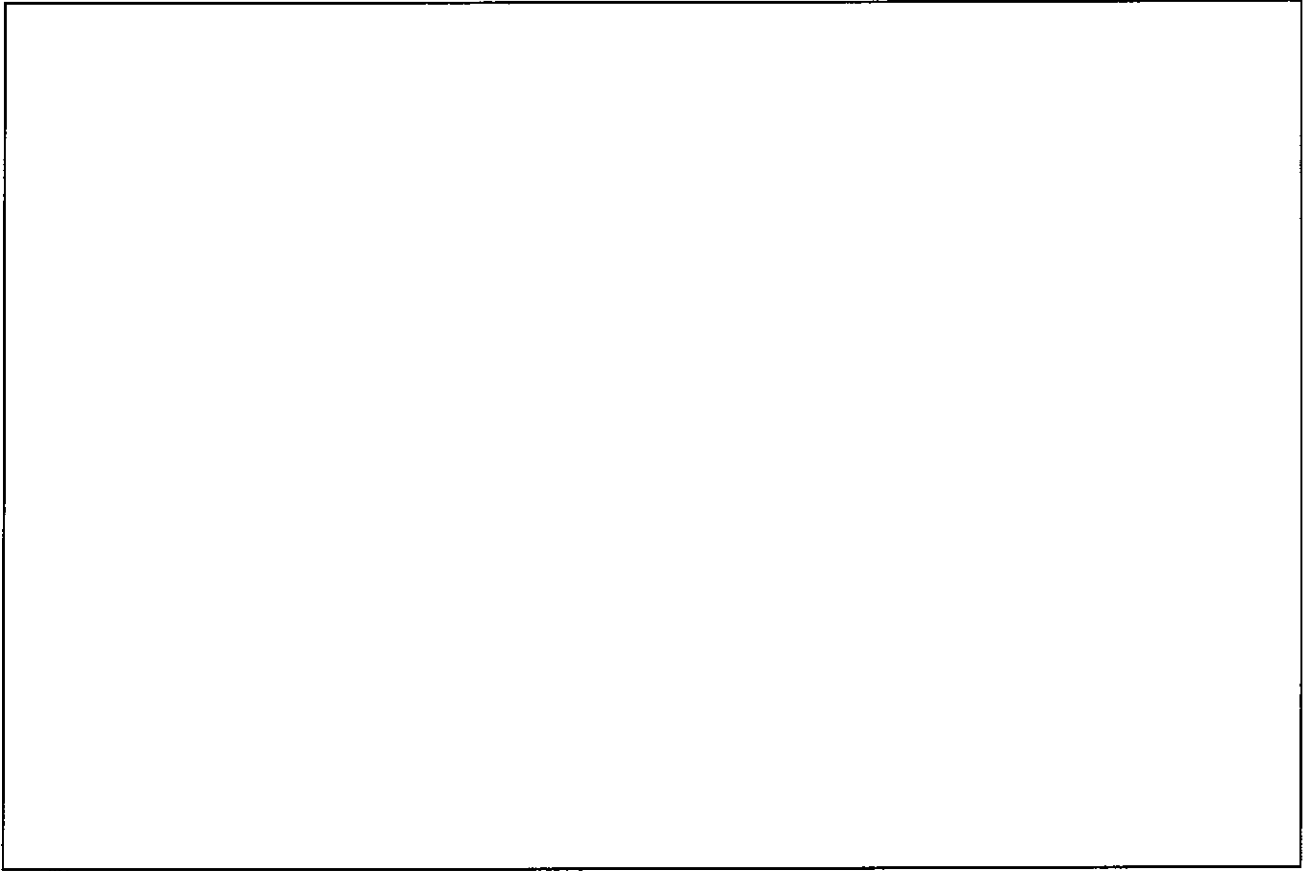
This is a good example below. In Central Florida, Citrus County, digging for phosphate is a big business. Unfortunately, when the digging is done...the land left looks like this below:



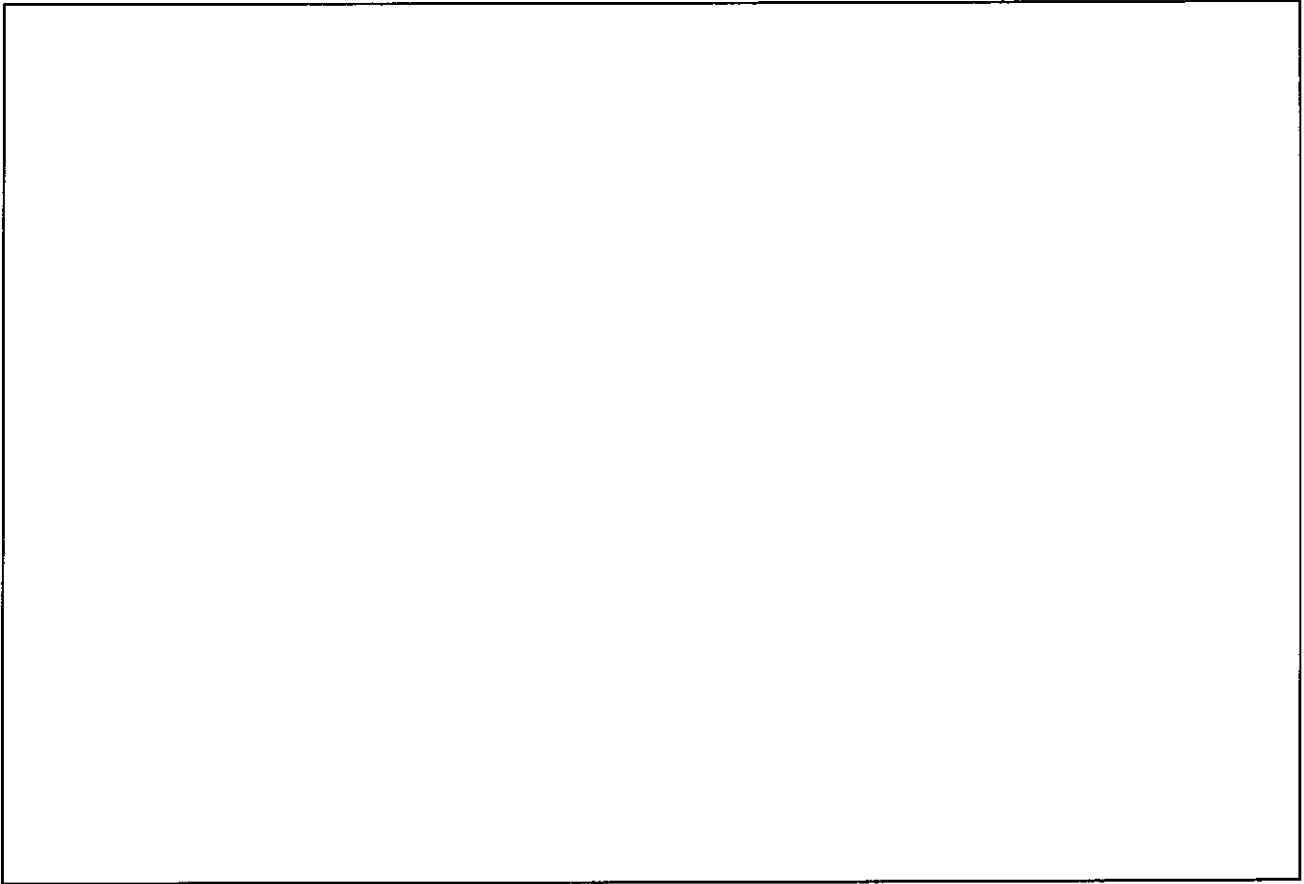
All of the valuable top soil is scrapped away looking for the phosphate beneath it. When the mining is finally stopped.....only scared earth remains.

One city in Citrus County decided that they were going to do something about such waste land. They envisioned a beautiful place to live and play could come out of this damaged earth.....drawing people to their area with a **PLANNING TO STAY ATTITUDE!**

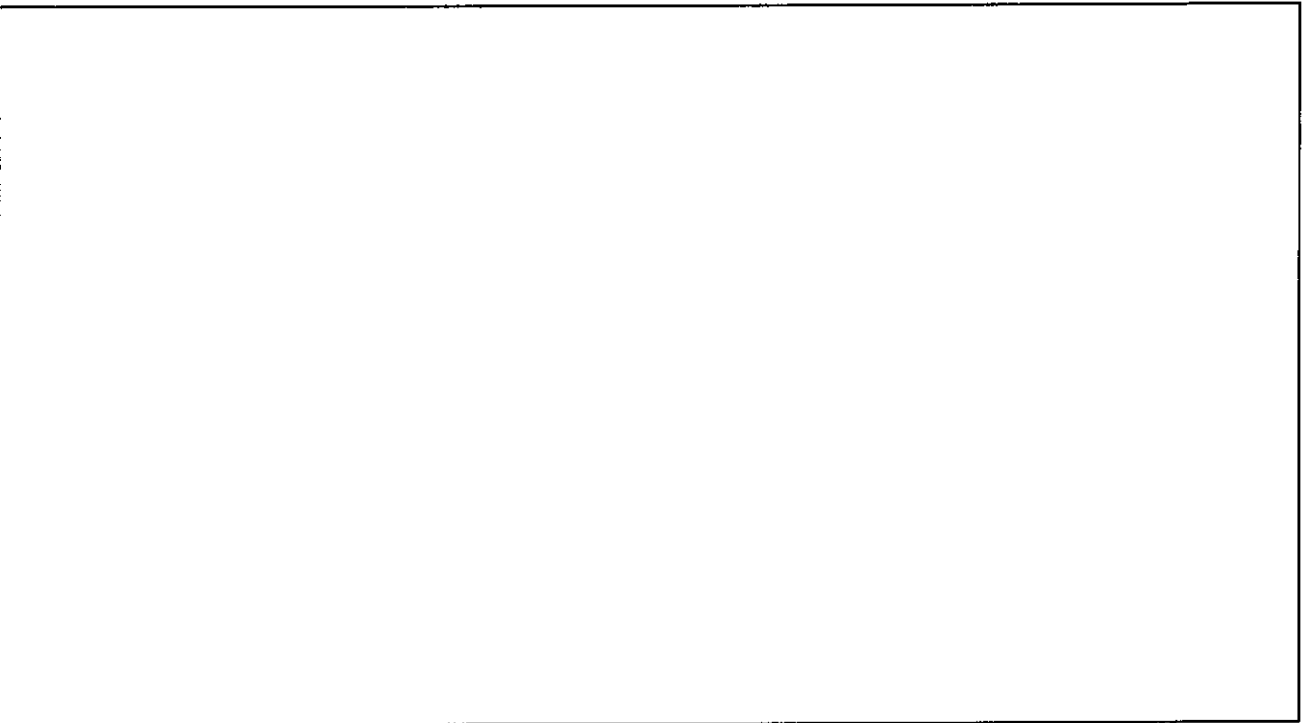
Out of that decision, the Community you see below emerged!



Beautiful homes surrounded it!



That Beauty and life style came from this decimated land below! I know it's hard to believe!



+

This County actually developed this land into a wholesome community surrounding 45 golf holes!

The People of Citrus County had a vision of "Building the best golf courses in the world, and then hundreds of homes built throughout the courses".

"Build it and they will come!" Sound Familiar!

So Black Diamond emerged and the community's gates were first opened in December 1987.

The people that ran this County wanted land to attract people and hold them to their area....just like our Pinellas County....they wanted a Community where people **PLANNED TO STAY!**

The Tides is not 45 holes! HOWEVER, It is 150 acres (18 Holes) of beautiful landscape, thousands of all kinds of wild life to observe and enjoy! Neat areas of rolling land surrounded in places by our Intra-Coastal water way and our Boca Ciega Millennium Park. A place where no matter what your golf skill is....the Tides would be a challenging and enjoyable experience! We must not let this Precious Land below slip through our fingers and get destroyed!

Dear Commissioners, LPA Board members..... Mr. Hills does not care about our Community or whether we are **PLANNING TO STAY!** He closed the Tides, claimed it was no longer a Viable golf course....Which just was not a TRUE STATEMENT.... so he could begin the destruction of this beautiful RECREATIONAL OPEN SPACE CALLED THE TIDES GOLF COURSE!

He never wanted to run a golf course, he just wanted the land so he could build on it!

We must not let the DESTRUCTION OF OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE EVER happen!

We cannot afford as a Community and County to ever let this happen! No matter how ugly something seems, as you have seen earlier.....BEAUTY CAN EMERGE FROM IT!

We already have the BEAUTY.....WE JUST NEED TO SAVE IT.....AND GIVE IT A NEW ONCE OVER!

Our Pinellas County Staff have already done their due diligence on the Tides. The development plan Mr. Hills presented called Restoration Bay, Case# Z/LU -14-09-19, has been thoroughly evaluated and FOUND NOT ACCEPTABLE! Our County Staff have sent their recommendation to our LPA Board of their recommended DENIAL of the proposed FLUM and Zoning Atlas amendments, Development Agreement and Development Master Plan to the Pinellas County Board of Commissioners!

Dear Pinellas County Commissioners, LPA Board members, when this case comes before you, our Community is asking you to:

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

VOTE NO TO ANY ZONING CHANGE TO OUR 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 GC RECREATIONAL OPEN SPACE

#SaveTheTides

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