

**Restoration Bay Pinellas County
LPA April 6, 2021**

Brian A. Bolves, Esq.
Manson Bolves Donaldson Varn, P.A.

TTCG, LLC Buys the Property

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 22nd day of November 2016, by **REDUS FL PROPERTIES, LLC**, a Delaware limited liability company (“**Grantor**”), whose mailing address is 301 S. College Street, Charlotte, NC 28288, and **TTGC, LLC**, a Florida limited liability company (“**Grantee**”), whose mailing address is 111 S. Armenia Avenue, Suite 202, Tampa, Florida 33609.



Dear Tides Golf Club Annual and Loyalty Club Member,

Thank you for your loyal support of The Tides Golf Club. Over the past few years, the club would not have been able to remain open without your involvement. During the first 18 months under new ownership, the new owners replaced an aged golf cart fleet with brand new carts, installed new irrigation pumps, improved golf course views, and upgraded the fuel storage facility in an effort to improve the financial stability of the club. After enduring Hurricane Irma and the ensuing clean-up, the club has seen a continued decrease in activity. Due to the lack of support from the golfing community, the owners have made the decision to close operations effective July 1, 2018. A golf course at this location is not a viable business.

While future use of the land remains uncertain, our immediate goal is to secure the perimeter to ensure the safety and security of the community.

With Sadness,

*Management
The Tides Golf Club*

Scott W. Cobbe
Robert A. Maxwell III
John F. Ferguson
Mark A. Wirth
Heather Ross-Yagou
Andrew M. Karna
Michael J. Woods
Raymond L. Zimmerman
Katherine L. Coyle
Michael O. Campopiano
Matthew S. Walsh
Robert V. Deas
Douglas J. Coburn
Henry J. Woensching
Sarah Monomenna Tapp
Taylor M. Weather
Julian L. Goss



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*(Formerly admitted as Counsel
in Virginia)*

ATTORNEY
Thomas Z. Hise

William M. Cobb
(1931-1959)
Thomas T. Cobb
(1916-2004)
W. Warren Cobb, Jr.
(1926-2002)

July 23, 2019

VIA ELECTRONIC AND US MAIL

Teri Hasbrouck, CPM
Brownfield Land Recycling Program
County of Pinellas
13805 58th Street North, Suite 1-200
Clearwater, FL 33760

Re: Request for Brownfield Area Designation - Restoration Bay
11832 66th Ave. FL
Parcel ID No.: 33-30-15-00000-240-0100

Dear Ms. Hasbrouck:

As you know, Cobb Cole has the pleasure of representing TTGC, LLC (the "Applicant") with respect to redevelopment of the property located at 11832 66th Avenue in Seminole, Florida (the "Property"). A figure depicting the approximate location of the Property is attached hereto as Exhibit A. Please accept this letter as the Applicant's formal request to have Pinellas County designate the Property as a Brownfield Area in accordance with Section 376.80, Florida Statutes. In addition, enclosed herein please find a completed Pinellas County Brownfields Redevelopment Program Individual Application for Brownfield Designation with attachments.

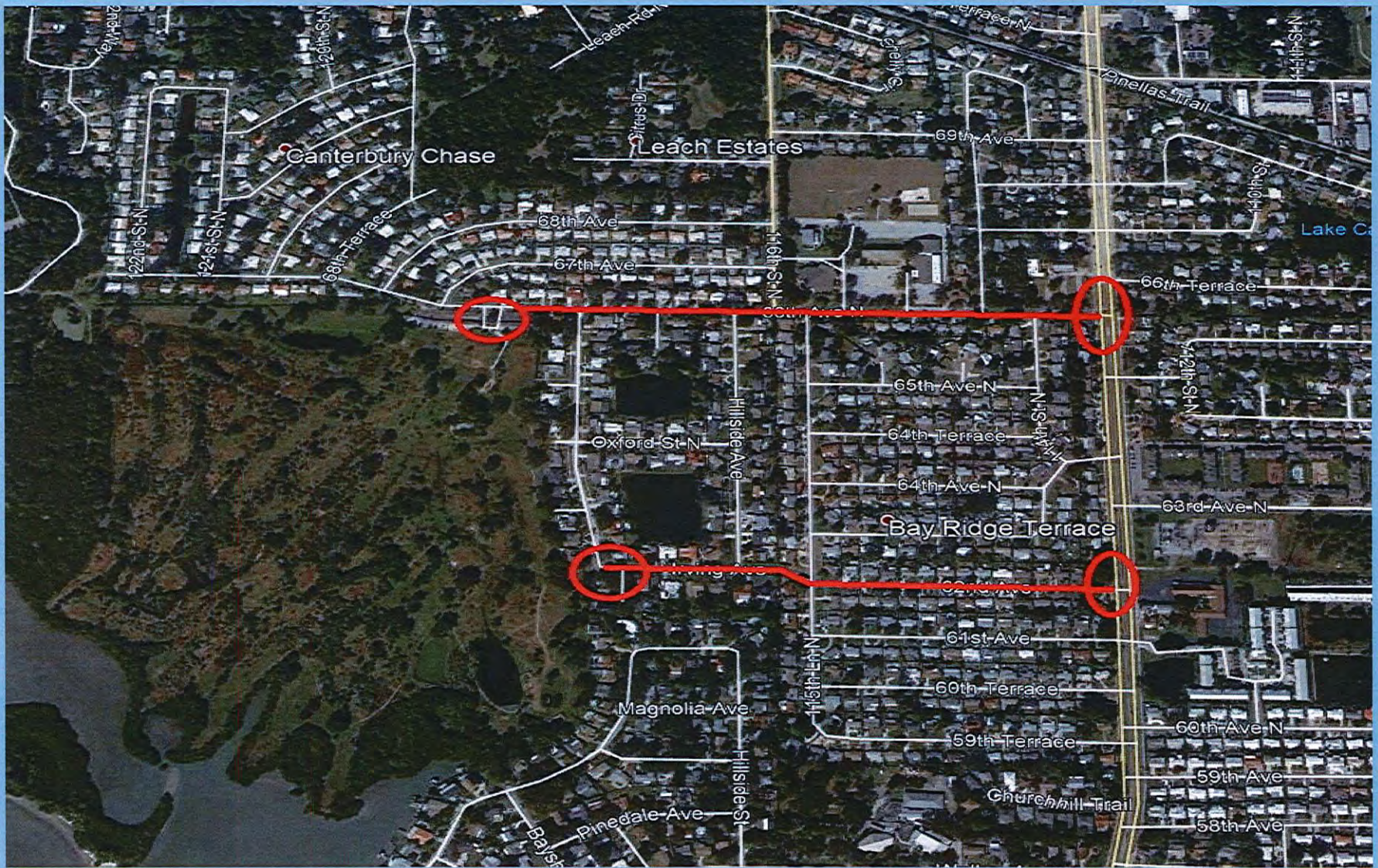
The Applicant is interested in redeveloping the Property for residential, recreational, and conservation uses focused around the natural resources present on the property. However, the redevelopment of the Property is complicated by environmental issues associated with the historic use and operation of the Property as a golf course. The Applicant is interested in redeveloping the Property using the Florida Brownfields Redevelopment Program to facilitate the cleanup of any environmental issues.

Under Section 376.80(2)(c), Florida Statutes, a local government designates a property as a Brownfield Area if the applicant meets the applicable criteria provided for in the statute. A description of said criteria and an analysis of how the Applicant meets the same is provided below.

The Applicant is interested in redeveloping the Property for residential, recreational, and conservation uses focused around the natural resources present on the property. However, the redevelopment of the Property is complicated by environmental issues associated with the historic use and operation of the Property as a golf course. The Applicant is interested in redeveloping the Property using the Florida Brownfields Redevelopment Program to facilitate the cleanup of any environmental issues.



50' ENHANCED LANDSCAPE BUFFER CONCEPT
(FOR ILLUSTRATIVE PURPOSES ONLY)





Received

MAR 30 2021

November 25, 2020

Mr. Blake Lyon
Director, Pinellas County Planning Department
310 Court Street, 1st Floor
Clearwater, FL 33756

Re: Restoration Bay
Case Number: Z/LU-14-09-19
Parcel: 33-30-15-00000-240-0100
RFAI Response #1

Dear Mr. Lyon:

Pursuant to the Applicant's September 3, 2020, notification, this staff report/comment response letter and the enclosures constitute the Applicant's amended submittal package for Case Number Z/LU-14-09-19. This supplemental filing is in response to the County staff's previous report and comments for this application. It is intended to supplement the Applicant's prior submittal package(s), which remain part of the record for this Application. The Applicant reserves all rights pursuant to its prior submittal, and specifically disputes the staff's findings and conclusions set forth in the prior staff report and recommendation on this Application. However, to facilitate the continued application review and to focus on the specific comments and/or issues identified by County staff in response to the prior application materials, the Applicant has listed below each staff comment and/or issue expressly identified by County staff (in **bold** typeset), with each such staff comment/issue then followed by the Applicant's response:

1. **Staff Comment: The layout of the proposed Development Master Plan substantially encroaches into and is reliant upon development within the 100-year flood plain, VE zones, and all levels of expected storm surge inundation from a CAT 1 through a CAT 5 hurricane. This expressly conflicts with Comprehensive Plan policies restricting development within the Coastal Storm Area and directing population concentrations out of the Coastal Storm Area.**

Applicant's Response: The staff has misstated the Pinellas County Comprehensive Plan's Coastal Management Element (Chapter 4), and the Coastal Management Goals, Objectives and Policies related to proposed single-family residential development in the coastal storm area (as specifically defined in said policies). The substantive errors underlying the above staff comment are numerous:

- (a) The comment ignores the fact that the Coastal Management Element narrative, at Chapter 4-19, expressly acknowledges that "**single-family development**" is one of the "**predominate land use activities in unincorporated coastal Pinellas County**". . .".
- (b) The staff's comment (above) presumably is referencing **Objective 1.3** to support the staff's representation that the Coastal Management Goals, Objectives and



Policies prohibit such single-family land use in the coastal storm area; however, this staff comment is misleading and fundamentally incorrect for several reasons:

- (i) The general concept set forth in Objective 1.3 to “restrict development” within the coastal storm area and to “direct population concentrations” elsewhere, is then precisely defined and qualified by the specific restrictions and limitations of the adopted policies pursuant to said Objective 1.3. The specific policies (stated below) clearly contradict the staff’s erroneous interpretation of Objective 1.3 as a blanket prohibition on single-family development. The fact is that staff’s comment does not identify the specific policy which prohibits single-family residential development in the coastal storm area for a very simple reason: **there is no such stated policy in the Chapter 4 Coastal Management Element.**
- (ii) The comment generalizes the very specific definition of the “coastal storm area” as set forth in Policy 1.3.2.
- (iii) Directly contrary to the prior staff recommendation and the above comment, the adopted policy of Pinellas County **specifically authorizes and allows single-family development in the coastal storm area.** The controlling policy directly on point, **Policy 1.3.5**, expressly states:

“Pinellas County shall not approve any request to amend the Future Land Use Map to designate parcels of land within the coastal storm area **with a Future Land Use Map category that permits more than 5.0 dwelling units per gross acre.**” (emphasis added).

Had the County’s legally adopted policy under Objective 1.3 been to completely prohibit single-family development in the coastal storm area, as staff’s report and comment erroneously suggest, then Policy 1.3.5 would state that **no residential density (i.e., 0.0 units per gross acre)** shall be allowed in the coastal storm area. **To the contrary, the County’s specific implementation of the general concept set forth in Objective 1.3 was to “restrict” the coastal storm area to allow only lower, single-family density (below 5.0 dwelling units per gross acre) and to “direct” residential densities above 5.0 dwelling units per acre elsewhere in the County. This fact is legally binding and conclusive on the pending Application.**

- (c) The fact that single-family residential development (at 5.0 dwelling units per gross acre, or less) is expressly authorized by the Coastal Management Element of the Comprehensive Plan is further documented by Policy 1.3.11, also adopted pursuant to Objective 1.3. **Policy 1.3.11** specifically states:

“Mitigation required under Policy 1.3.11 [for coastal storm area residential development] shall not exceed the amount required for a developer to accommodate **impacts reasonably attributable to their development and shall require Pinellas County** and the developer to enter into a binding agreement to **memorialize the mitigation plan.**”(emphasis added).



Obviously, if staff were correct that no single-family development is allowed within the coastal storm area, then no such hurricane shelter mitigation plan would be addressed under Objective 1.3 (the same Objective 1.3 which staff claims is a prohibition on single-family development within the coastal storm area). Simply stated, Pinellas County is obligated pursuant to Policy 1.3.11 to work in good faith with the developer to agree on a reasonable and proportionate hurricane shelter mitigation plan (i.e., either an on-site amenity facility which also can serve as a hurricane shelter or a reasonable contribution by the developer to an existing off-site hurricane shelter which can serve to also meet the development's own specific impacts). **The Applicant stands ready, willing and able to discuss with the County and to incorporate such hurricane shelter mitigation agreement consistent with Policy 1.3.11 into its proposed Development Agreement which is a part of this application.**

- (d) As further evidence that the Applicant's position regarding Objective 1.3 is correct, note that **GOAL THREE** of the Coastal Management Element specifically requires Pinellas County to provide adequate public facilities to serve the development and redevelopment proposed in the unincorporated coastal planning area. Moreover, this Goal is then implemented through five (5) specific policies (Policies 3.1.1 through 3.1.5). **If the staff were correct that no single-family residential development is allowed in the coastal storm area, then this self-imposed mandate for the County to provide the public infrastructure to support such development in the coastal storm area, would not have been included in the Comprehensive Plan.**
- (e) Finally, it is significant that **GOAL FOUR** of the Coastal Management Element, which sets forth the County's Coastal Land Use policies, nowhere contains any policy which restricts or prohibits single-family residential development (at 5.0 dwelling units or less per gross acre), in the coastal storm area. This Goal Four contains thirty-two (32) specific implementation policies related to the County's coastal development law; certainly the County knew how to include a prohibition upon all residential development within the coastal storm area, if that was the legal intent at the time of adoption of the last Comprehensive Plan. Clearly that was not the case.

Notwithstanding the foregoing Comprehensive Plan policies which clearly authorize and allow the Applicant's proposed single-family density in the coastal storm area (at 5.0 dwelling units or less per gross acre), the Applicant nevertheless has voluntarily revised its proposed Development Master Plan in a good faith effort to respond further to staff's prior recommendation and comments, and to enable staff to reconsider its erroneous findings and recommendation. Consequently, the Applicant has enclosed a revised conceptual master plan which now provides for a graduated, transitional mix of dwelling lot sizes to:

- (i) provide a substantial building setback buffer between the southern waterfront and any residential dwelling development area;
- (ii) increase lot size and reduce density in most southern dwelling development areas closest to the southern waterfront dwelling buffer area; and



- (iii) then transitioning within and from each respective storm surge area and the corresponding Hurricane Evacuation zones to greater density as the project transitions northward away from the waterfront area.

Thus, the plan not only provides for a density of less than 3.0 dwelling units per gross acre (substantially less than the allowable 5.0 dwelling units per gross acre), the revised plan also now concentrates and directs most of that density inland.

For example, not only does the plan provide for a substantial (approximately 50-foot wide min.) voluntary dwelling building setback buffer along the entire southern waterfront area, but the plan then also then provides for lots having a minimum width of 100' in the outer (southern) development edge, with gradual transitioning of lot widths to slightly higher densities moving away (northward) from the waterfront dwelling buffer area.

Again, the overall proposed maximum density of 273 dwelling units is less than 3.0 dwelling units per gross acre, which is less than 60% of the allowed 5.0 dwelling units per gross acre pursuant to Policy 1.3.5 of the County's Comprehensive Plan. In addition to the revised Development Master Plan, the Applicant also has included in this supplemental response an illustrative exhibit which graphically depicts this transition of lot sizes/density from larger lots/lesser density nearest to the waterfront areas, with slightly decreasing lot sizes/increasing densities moving northward away from the waterfront.

2. **Staff Comment: While the proposed Future Land Use map designation of Residential Low is generally consistent with the surrounding area, the locational characteristics of the category recognize that the more appropriate designation for areas within the 100-year flood plain is Preservation or Recreation/Open Space and that the Residential Low category is only appropriate if Preservation and/or Recreation/Open Space are not feasible, which has not been demonstrated by the applicant.**

Applicant's Response: As stated above, there is no such policy which precludes residential development (at 5.0 dwelling units or less per gross acre) in the coastal storm area. **Because staff has acknowledged in its comment that the proposed Residential Low FLUM designation is, in fact, consistent with the surrounding land use designations, there is no legitimate legal basis for denial of this FLUM amendment.** To the contrary, Policy 1.3.5 specifically requires approval of a density at 5.0 dwelling units or less, and the Applicant through its companion Development agreement has agreed to limit density to less than 3.0 dwelling units per acre, which is only 60% of the Applicant's legal entitlement pursuant to Policy 1.3.5. Notwithstanding the Applicant's legal rights under Policy 1.3.5, and in response to staff's prior recommendation and comment, the enclosed revised Development Master Plan contains substantial preservation and open space which fairly address any legitimate "locational characteristics."



For example, there are substantial open/recreational space areas provided on all four (4) sides of the proposed residential dwelling area; this amounts to **35 acres** (which is 36% of the land within the project) of open/recreation space in the locations most consistent with the “appropriate” locational characteristics: (i) adjacent to the Boca Ciega Millenium Park on the west boundary; (ii) adjacent to the comparable and consistent residential subdivision to the north; (iii) adjacent to the comparable and consistent residential subdivision(s) to the east, and (iv) the substantial dwelling setback buffer along the Boca Ciega Bay waterfront on the south. Additionally, the Applicant has met any legitimate request for public open/recreation space through its commitment to provide a 1.2 mile long multi-use public trail which connects to/from the Boca Ciega Millenium Park, extends around the entire project boundary, and connects to the Boca Ciega Bay Water Access/Trail Head. This will ensure that the public has recreational amenity access for everyone, while preserving the private home ownership and security/safety of the project residents whose dwellings will be concentrated in the interior of the property. This public access was not available and was not allowed under the prior golf course operation on this property; hence this confers a significant new public benefit.

Finally, the Staff’s comment that a Residential Low designation is only “appropriate” if Preservation and/or Recreation/Open Space “are not feasible,” is directly contrary to Policy 1.3.5 (as demonstrated above). The County cannot impose this unlawful, entirely subjective mandate, and the Applicant certainly is not required to “demonstrate” that the resumption of use of the property for the prior (now extinct) golf course use is not “feasible.” If it is determined that the Applicant has such legal burden (which the Applicant specifically disputes), then the Applicant in fact can and will demonstrate that the former golf course operation is not viable or “feasible” as a matter of market economic reality (again, there is no such legal burden upon the Applicant for this proposed FLUM amendment pursuant to the adopted Comprehensive Plan, applicable Florida law, or applicable federal and/or constitutional law). **This is particularly the case now that staff has acknowledged in its own comment above, that “the proposed Future Land Use map designation of Residential Low is generally consistent with the surrounding area. . . ”.**

While expressly reserving its position that the Applicant has no legal burden to prove that continued recreation/open space use is not “feasible” (as asserted by staff), the Applicant has attached a summary of the historical financial performance for the previous Tides Golf Course operation, including years of ownership prior to the Applicant and after the Applicant’s purchase of the property. The financial data demonstrates declining revenue, declining golf rounds played, and substantial losses annually for the entire 7-year period which pre-dated the final closure of the golf course business operation and demolition of the golf course building improvements, thus demonstrating that such recreation/open space business operation was not “feasible.” The County has no legal right or authority to mandate or to impose such continued financial losses upon any property owner or business under the guise of legitimate land use regulation.

- 3. Staff Comment: The RPD zoning district requires that the district be master planned as a creative, walkable and context-sensitive community that responds to the surrounding land use pattern and preserves unique natural features. Therefore, the Development Master Plan should seek to set aside the more vulnerable areas of the site for preservation/open space uses. The current design does not achieve this, nor does it evaluate and compensate for the impacts of future sea level rise.**



Applicant's Response: The revised Development Master Plan in fact provides for a "creative, walkable and context-sensitive community that responds to the surrounding land use pattern and preserves unique natural features." Apart from the fact that this is a purely subjective criteria that is not legally enforceable, the Applicant nevertheless has provided such plan.

As stated above, staff itself has acknowledged that the Residential Low category is entirely consistent with the surrounding areas; consequently, the proposed Residential Low plan category and RPD density (as limited by the Development Agreement to only 60% of the legal density available per Policy 1.3.5) by definition are responsive to the surrounding land use pattern even without all of the voluntary buffers and public access trail enhancements which have been provided.

In addition, multiple design elements have been incorporated into the RPD Development Master Plan to further demonstrate that the proposed plan is "creative, walkable, and context sensitive." Furthermore, the only "unique natural feature" on the property is the Boca Ciega Bay waterfront, as the remainder of the property has long-since been altered from its natural state and substantially degraded (environmentally) by the historic golf course use. Clearly the substantial waterfront dwelling setback buffer recognizes the unique natural feature of the waterfront and fairly addresses that feature, as does the provision of the public access trails and trail heads to that unique feature for members of the public. Again, please refer to the revised RPD District Development Plan which shows 35 acres of open/recreation space including the waterfront dwelling setback buffer and the 1.2 mile long multi-use path providing public access from Millenium Park and the adjacent neighborhoods to the Boca Ciega Bay waterfront, which was not previously available with the prior golf course use.

Finally, as stated above Policy 1.3.11 specifically addresses the mitigation requirements for residential development within the coastal storm area. Pursuant to that express policy, the Applicant is not required to "evaluate and compensate for the impacts of future sea level rise." Once again, staff is asserting a nebulous, subjective, and undefined criteria which not only cannot be found in the Costal Management Element, but which also is directly contrary to the County's own mandate in Policy 3.1.11 to limit the Applicant's obligations to its proportional hurricane shelter mitigation based solely upon the project's impacts to such required shelter space. Nevertheless, as stated above the Applicant has voluntarily revised the lot size transition to ensure that density is directed away from the coast and has utilized the waterfront dwelling setback area to protect the most vulnerable portion of the property from storm impacts. Consistent with recent creative design standards adopted by the City of St. Petersburg for its coastal storm areas, the Applicant also is willing to discuss and agree with staff upon appropriate, similar design standards to address the potential impacts of wind, storm surge and hypothetical long-term sea level rise. Such concepts then can be included in the companion Development Agreement.

4. **Staff Comment: While projected roadway intersection levels of service are satisfactory, the proposed density of the project may alter the roadway classification of 66th Avenue North and creates traffic management conflicts that have not been mitigated by the applicant. The application does not consider unmet area needs of other multimodal improvements in the area (incomplete sidewalk gaps, trail connections) as required by the Transportation Element of the**



Comprehensive Plan when considering decisions on Future Land Use Map amendments.

Applicant's Response: The staff comment acknowledges that the Applicant's traffic analysis meets the applicable level of service requirements for the relatively minor impacts caused by no more than 273 single family dwelling units; specifically, that the pertinent intersections will continue to operate at acceptable levels of service with the addition of the project traffic. The speculative comment that the roadway classification for 66th Avenue North may change, or that "traffic management conflicts" might arise, are poorly defined concepts beyond the traffic impact study requirements. Nevertheless, if staff can be more precise as to such perceived issues the Applicant is ready, willing, and able to work with the County to better identify and define such concerns, and then to implement any reasonable and practical mitigation strategies through the Development Agreement. As discussed previously with staff, the existing turn lane lengths on 66th Avenue North are pre-existing deficiencies in the transportation system which are not the Applicant's legal responsibility (the Applicant points out that pursuant to Florida law, the Applicant is only responsible to mitigate the specific impacts of its own project, and is not legally responsible for pre-existing level of service, classification, or traffic management issues, which remain the responsibility of the County or FDOT, as applicable). Nevertheless, on a voluntary basis the Applicant is willing to include in the proposed Development Agreement an obligation for the Applicant to modify and improve the existing turn lanes within the existing 66th Avenue North medians to current standards, subject to (i) County approval and direction and (ii) the County's procurement of FDOT permits to modify the existing median openings in 66th Avenue North to accommodate such lengthened turn lanes.

With respect to the last comment re: other multimodal needs in the area, it should be noted that the proposed plan does satisfy previously unmet needs by providing a public access multi-use path around the entire development that connects not only the surrounding neighborhoods to both the County park and the waterfront (which was not possible with the prior golf course use), but also connects the county's neighboring Boca Ciega Bay Millennial Park to the waterfront. This certainly does provide a previously unmet need as the public will have access to the trail and the waterfront. The Applicant also has offered to implement practical and feasible streetscape, sidewalk and safer pedestrian access features along both 66th Ave North and 113th Street North, to which staff previously had agreed as an appropriate mitigation strategy. If staff will identify other specific mitigation measures which are the result of the project's impacts (as opposed to other pre-existing failures/issues), then the Applicant certainly will mitigate them as required by law.

5. **Staff Comment: While the overall planned density of 3.1 units per acre for the entire site is consistent with existing surrounding densities, the proposed plan results in internal and external impacts that conflict with the County's Comprehensive Plan policies and established Land Development Regulations.**

Applicant's Response: The staff comment acknowledges that the proposed density for the project is consistent with the pre-existing, surrounding land use densities. This finding requires approval of the Residential Low plan designation. The vague and unsupported comment that the Development Master Plan somehow conflicts with the Comprehensive Plan and land development regulations is not legally sufficient without providing a specific basis for such position. The staff has not specifically identified any Comprehensive Plan



polices and established Land Development Regulations that supposedly present such conflict. To the contrary, as noted above, the Coastal Management Element Policy 1.3.5 specifically authorizes the single family residential density at up to 5.0 dwelling units per gross acre, and of course the project proposes only 60% of that allowable density, as staff has acknowledged in its comment. While staff has not identified any specific policies or regulations to the contrary, the Applicant points out that the proposed RPD District Development Plan demonstrates consistency with the following Comprehensive Plan policies as outlined in the project narrative including but not limited to:

- Objective 1.16 and policies 1.16.1, 1.16.2, 1.16.3, 1.16.4, and 1.16.5 implementing the Brownfield Program to maximize the beneficial reuse of vacant and abandoned properties in a manner that contributes to economic vitality, community revitalization, community health, and environmental improvement.
- Objectives 3.1 and 3.2 together with related policies promoting balance between development and natural environment.
- Policy 1.3.5 authorizing amendments in the coastal storm area with a FLUM category that permits no more than 5.0 du/gross acre (proposed density is less than 3.0/acre).
- Objective 1.6 encouraging bicycle and pedestrian activity. The multiuse path will allow the area to be accessible to bicyclists and pedestrians.
- Goal Two under Natural Resource Conservation facilitating the restoration of the prior golf course use. The operation of the golf course's historical impacts to the environment will be assess and remediated to FDEP standards. In additional, the proposed layout will provide stormwater treatment before the water reaches Boca Ciega Bay improving water quality.
- Policies 1.1.2 and 1.1.4 of the Housing Element promoting ways to maximize use of permitted densities on vacant residential land in recognition that urban land is becoming too scarce a resource to tolerate significant underutilization.
- Policy 1.6 of Recreation, Open Space and Culture Element to improve public access to County parks and other facilities including County beach access, parks, multiuse trails and boat ramp facilities.
- Objective 4.2 of the Facility Based Recreation Section encouraging the provision of facility-based recreation opportunities, where feasible, by public agencies, private enterprise and private developers.

6. **Staff Comment: When viewed in its totality, the proposed external stormwater treatment (while clearly beneficial to the area) comes at the expense of not setting aside the most vulnerable areas of the property for preservation/open space, and places residential development in these areas instead. On balance, the public benefit does not outweigh the overall impacts of the development and the loss of recreation/open space and preservation uses on the property.**



Applicant's Response: The staff comment acknowledges the substantial public benefit from the external stormwater treatment plan, but then offers the purely subjective opinion that somehow this public benefit "does not outweigh the overall impacts of the development . . ." This nebulous and arbitrary conclusion is not legally defensible, nor does it represent the facts or sound planning principles.

As stated above, the Applicant has proposed to utilize over 35 acres of the property for open/recreation space purposes, including the waterfront dwelling setback area to protect the most vulnerable portion of the project from potential storm impact, and a substantial multi-use trail around the entire development to improve public access to the County park and to the waterfront (public access which was not available previously and which cannot otherwise be provided by the County).

Importantly, these public benefits can be provided in addition to the brownfield and stormwater programs; they are not somehow precluded by the proposed development plan. To the contrary, the proposed plan carefully and creatively locates the low-density residential development in the center of the property, utilizing a substantial dwelling setback buffer from the coastal area and dwelling design standards appropriate for the coastal storm area (see, e.g., the City of St. Petersburg design standards program), provides a smart transition of lot sizes to shift density away from the waterfront, adds multimodal public access to the County park and the waterfront, implements a brownfield program to restore the environmentally-damaged golf course property, and provides the opportunity for on-site treatment of off-site, untreated storm water that has been a chronic historic problem dumping into Boca Ciega Bay.

Given these undisputed facts, it is unfair and erroneous to contend that "on balance, the public benefit does not outweigh the overall impacts of the development," especially when Policy 1.3.5 specifically provides that up to 5.0 dwelling units per gross acre are appropriate for the coastal storm area (with no mention in the policy of any "public benefit requirement" which has been manufactured by County staff out of less than whole cloth).

Upon your receipt of this response letter and the revised enclosures, we hope staff will conclude the review of this project and proceed with the required public hearings. Should you have any questions regarding this information, or require the submittal of additional information, please contact me at (813) 880-8881. Thank you for your assistance with this project.

Sincerely,

Clark Lohmiller

Clark C. Lohmiller, PLA
Planning & Landscape Architecture
Group Leader

CCL/lag

Enclosure

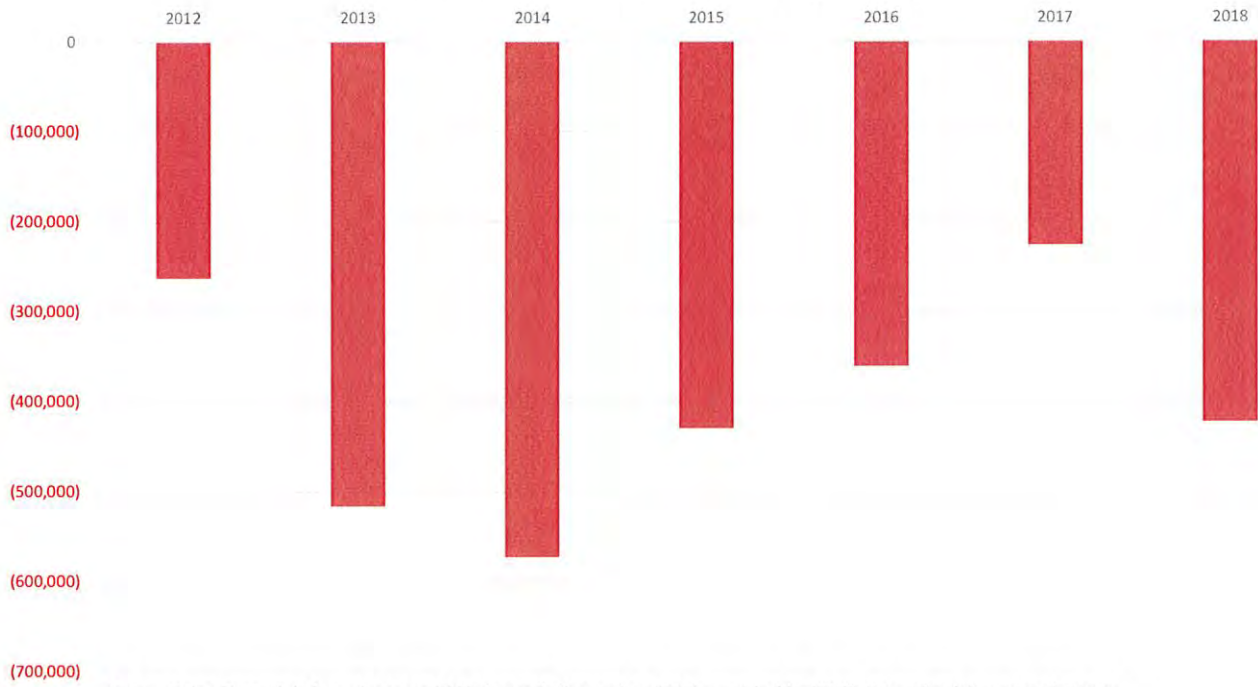
cc: Joel R. Tew, Esquire, Applicant's Land Use Counsel
File: 00121/2019-0195-00

Former The Tides Golf Course Use Historical Financial Performance Total Revenues and Number of Rounds Played



Notes: Prior Financial data & rounds provided by Wells Fargo Bank from January 2012 through November 2016.
Revenue declined by 42% from \$1.6 million in 2012 to \$957,000 in 2018.

Former The Tides Golf Course Use
Historical Financial Performance
Net Income After Expenses (Losses)



Notes: Prior Financials from January 2012 through November 2016 provided by Wells Fargo Bank to current owner.
Golf course operation closed in September 2018 due to financial losses however the numbers are annualized for comparison purposes.
Golf Course Clubhouse and supporting structures demolished in 2019 pursuant to Pinellas County permit approval.



Dear Tides Golf Club Annual and Loyalty Club Member,

Thank you for your loyal support of The Tides Golf Club. Over the past few years, the club would not have been able to remain open without your involvement. During the first 18 months under new ownership, the new owners replaced an aged golf cart fleet with brand new carts, installed new irrigation pumps, improved golf course views, and upgraded the fuel storage facility in an effort to improve the financial stability of the club. After enduring Hurricane Irma and the ensuing clean-up, the club has seen a continued decrease in activity. Due to the lack of support from the golfing community, the owners have made the decision to close operations effective July 1, 2018. A golf course at this location is not a viable business.

While future use of the land remains uncertain, our immediate goal is to secure the perimeter to ensure the safety and security of the community.

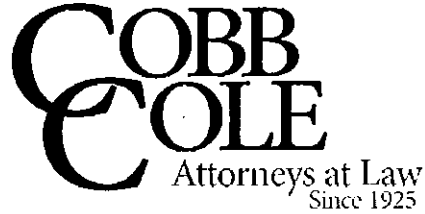
With Sadness,

Management
The Tides Golf Club



HANCED LANDSCAPE BUFFER CONCEPT (ILLUSTRATIVE PURPOSES ONLY)

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Andrea M. Kurak
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
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Matthew S. Welch
Robert E. Doan
Douglas J. Collins
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Taylor M. Westfall
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OF COUNSEL
Kelly Parsons Kwiatek
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Peter R. J. Thompson*
*Practice limited to federal
immigration matters

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
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July 23, 2019

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VIA ELECTRONIC AND US MAIL

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Dear Ms. Hasbrouck:

As you know, Cobb Cole has the pleasure of representing TTGC, LLC (the "Applicant") with respect to redevelopment of the property located at 11832 66th Avenue in Seminole, Florida (the "Property"). A figure depicting the approximate location of the Property is attached hereto as Exhibit A. Please accept this letter as the Applicant's formal request to have Pinellas County designate the Property as a Brownfield Area in accordance with Section 376.80, Florida Statutes. In addition, enclosed herein please find a completed Pinellas County Brownfields Redevelopment Program Individual Application for Brownfield Designation with attachments.

The Applicant is interested in redeveloping the Property for residential, recreational, and conservation uses focused around the natural resources present on the property. However, the redevelopment of the Property is complicated by environmental issues associated with the historic use and operation of the Property as a golf course. The Applicant is interested in redeveloping the Property using the Florida Brownfields Redevelopment Program to facilitate the cleanup of any environmental issues.

Under Section 376.80(2)(c), Florida Statutes, a local government designates a property as a Brownfield Area if the applicant meets the applicable criteria provided for in the statute. A description of said criteria and an analysis of how the Applicant meets the same is provided below.

I. Section 376.80(2)(c)1, Florida Statutes. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.

The Applicant, who is the owner of the Property, is requesting the Brownfield Area designation. As the owner of the property, the Applicant plans to enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection in order to complete site rehabilitation and redevelopment of the brownfield site.

II. Section 376.80(2)(c)2, Florida Statutes. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.

The redevelopment of the Property for residential uses will include the creation of recreational areas, conservation areas, and/or park areas. As such, the job creation requirement does not apply to the proposed redevelopment. However, the Applicant anticipates that the redevelopment of the Property will result in the creation of more than 10 new permanent, full-time equivalent jobs for association management, home sales, and maintenance of the new residential community, which will not be associated with redevelopment project demolition or construction at the Property.

III. Section 376.80(2)(c)3, Florida Statutes. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.

The proposed Future Land Use categories associated with the redevelopment are Residential Low, and Preservation. The proposed designations allow for the development of a residential subdivision while preserving sensitive natural lands and habitat. As a part of the proposed development, the Applicant is dedicating roughly 6 acres for public open space uses, which includes a Greenscape Corridor which connects the Boca Ciega Millennium Park all the way to Boca Ciega Bay. The installation of educational signage, pedestrian access walkways, and canoe/kayak launches can be utilized to encourage individuals to observe and understand the importance of protecting natural spaces. The Property, located next to a 187-acre resource-based park, is the perfect opportunity for smart development that allows for an interconnected wildlife and habitat corridor while providing for the continued growth of Pinellas County.

The Property's current Future Land Use categories are Recreation/Open Space and Preservation. These land use designations were meant to depict the areas of the County that are now used, or appropriate to be used for open space and recreational purposes and in this instance, were specific to the previous Golf Course use (now terminated). Concurrent with this Brownfield Area designation request, there are pending, concurrent applications for FLUM and zoning designation amendments to coincide with the proposed redevelopment of the Property for residential, open space, recreation, and conservation uses. Consequently, upon concurrent approval of all related applications, the Brownfield designation will be consistent with the current Future Land Use category.

Redevelopment of the Property for residential use requires an amendment to the Future Land Use Designation and Zoning Designations applicable to the property. The proposed Future Land Use is Residential Low. The property's current Future Land Use is not compatible with the current zoning on the Property, which allows for large residential lots associated with agricultural development. The proposed Future Land Use change and rezoning will clarify the permitted uses and ensure a consistent application of the regulations on the Property.

Policy 1.16.2 of the Pinellas County Land Development Code states that "[t]he Pinellas County Brownfield Program will work with public and private entities, landowners and purchasers to assess the impacts of previous site uses and to facilitate cleanup of eligible properties in order to return them to a productive economic purpose and desirable community use." While the Property's former use as a golf course was considered a viable open space use under the Comprehensive Plan, the golf course has since gone out of operation and is no longer economically productive. If left undeveloped, the property may fall into a state of overgrowth and disrepair that will negatively affect the overall character of the surrounding area. Further, the landscaping used on the former golf course included non-native vegetation, and the continued growth of these species may result in impacts to local habitat and wildlife. The Applicant has committed to providing native vegetation throughout the redevelopment to ensure a healthy and vibrant natural corridor. The Applicant further proposes to protect the Boca Ciega waterfront corridor through appropriate limitation of permissible passive uses therein.

The operation of a golf course can have significant impacts to local waterbodies, groundwater, and soil resulting from the application of pesticides and herbicides in large quantities. The contaminants found in pesticides and herbicides can negatively affect human health and safety, impact water quality, and disrupt natural food chain processes. As a part of the redevelopment, any environmental impacts resulting from the former golf course operation will be assessed and remediated to the standards required by the Florida Department of Environmental Protection. In addition, the proposed layout of the ponds and swales will provide an opportunity for stormwater treatment before the water reaches Boca Ciega Bay, which will further improve water quality in the area.

The Property's current zoning is Residential Agricultural, with a small portion of the property designated as Aquatic Lands. The proposed zoning includes is to a Residential Planned

Development (RPD). The proposed residential redevelopment includes a density of less than 2.5 units per acre, which is less than the maximum allowed of 5 units per acre, and is in line with the 273-lot plat approved for the Property before its use as a golf course. This density is less than what is developed in adjoining subdivisions and provides for greater open space and recreational areas as part of the development.

The proposed redevelopment of the former golf course into a residential subdivision will help provide for the continued growth by converting disused land into new living opportunities for residents. The proposed development preserves approximately 39% of the property for recreational and open space uses, in addition to the open space areas that will be contained within the development area itself. This Property presents the opportunity to remediate potential impacts resulting from its former use as a golf course while continuing to provide open space recreational opportunities to residents through the use of the planned nature boardwalks and conservation areas. The planned development and associated open space preservation meets Objective 3.2 of the Pinellas County Comprehensive Plan, which states that Pinellas County shall "ensure that [natural] resources are successfully integrated into the urban environment such that the overall function and viability of these areas is maintained, or where practical, enhanced or restored."

IV. Section 376.80(2)(c)4, Florida Statutes. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.

The Applicant is committed to providing proper notice and facilitating public involvement in the brownfield area designation process and the redevelopment of the Property. The Applicant will assist the County in complying with the required notice provisions for the Brownfield Area, including notifying neighbors and stakeholders, providing the County with any and all comments and suggestions it receives regarding site rehabilitation, posting the notice at the proposed Brownfield Area, and reimbursing the County with all costs incurred in complying with the notice requirements.

V. Section 376.80(2)(c)5, Florida Statutes. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

Information regarding the Applicant's financial resources is attached to the enclosed Application. As an affiliate of a successful, state-wide business with a history of responsible redevelopment, the Applicant has sufficient financial resources to implement and complete site rehabilitation and redevelopment of the Property.

Pinellas County
July 23, 2019
Page 5

If you have any questions or comments regarding the Applicant's request, please do not hesitate to contact me. We look forward to working with Pinellas County on this matter.

Sincerely,



Michael O. Sznapstajler

Direct Dial (386) 323-9222
Michael.Sznapstajler@CobbCole.com
Fax (386) 944-7963

Enclosure

cc: Ron Carpenter, MSRE
Joel Tew, Esquire
(each with enclosure)

Exhibit A

Property Description



EXHIBIT A

LEGAL DESCRIPTION: PER COMMITMENT FOR TITLE INSURANCE
PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
FILE NUMBER 12062805 JJS, EFFECTIVE DATE JULY 19, 2012 at 5:00PM.

TIDES GOLF COURSE (PARCEL 1)

Commence at the Northwest corner of Lot 12, Block 35 of said Section B Seminole Estates for a Point of Beginning, proceed South 01°08'22" West, 391.13 feet; thence South 88°51'38" East, 10.00 feet; thence South 01°08'22" West, 150.00 feet; thence South 05°42'12" East, 121.02 feet; thence South 01°08'22" West, 30.00 feet; thence South 88°51'38" East, 4.50 feet; thence South 01°08'22" West, 30.00 feet; thence South 05°48'04" East, 151.11 feet; thence South 01°08'22" West, 146.27 feet; thence South 00°47'39" East, 30.00 feet; thence North 89°12'21" East, 28.70 feet; thence South 00°47'39" East, 30.00 feet; thence South 00°00'28" East, 120.00 feet; thence North 89°59'32" East, 19.27 feet; thence South 00°00'28" East, 58.59 feet; thence South 11°46'19" West, 51.00 feet; thence South 83°24'57" East, 132.86 feet; thence 50.28 feet along the arc of said curve to the right radius 736.67 feet, chord South 08°29'38" West, 50.27 feet; thence North 88°50'33" West, 5.47 feet; thence South 547.01 feet; thence 377.26 feet along the arc of a curve to the right, radius 317.02 feet; chord South 34°05'32" West, 355.39 feet; thence South 68°11'02" West, 144.02 feet; thence North 89°57'30" West, 134.22 feet; thence South 68°11'02" West, 33.27 feet; thence 106.22 feet along the arc of a curve to the left, radius 340.00 feet, chord South 59°14'01" West, 105.80 feet; thence North 00°08'29" East, 17.76 feet; thence along the government meander line North 65°03'45" West, 850.03 feet; thence North 45°03'45" West, 790.22 feet; thence North 00°18'27" East, 1464.36 feet; thence South 88°47'05" East, 1221.57 feet; thence 182.85 feet along the arc of a curve to the left, radius 550.00 feet, chord South 79°18'51" East, 182.01 feet; thence South 88°50'33" East, 324.45 to the Point of Beginning.

AND (PARCEL 2)

A portion of Government Lot 2, Section 33, Township 30 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 33 for a Point of Beginning; said Point of Beginning being on the Northern boundary line of Government Lot 2, thence South 00°18'27" West, 124.93 feet; thence South 46°00'00" West, 270.00 feet More or Less to Point "A", said Point "A" being on the approximate Mean High Water Line; thence return to the Point of Beginning; thence North 88°50'33" West, 128.30 feet; thence South 46°00'00" West, 170.00 feet More or Less to a point on the approximate Mean High Water Line, thence meandering in a Southeasterly direction along the approximate Mean High Water Line 210 feet More or Less to Point "A" as previously described. Government Lot 2 together with any accretions to Government Lot 2, which lies within the following described tract: From the Southeast corner of Section 33, Township 30 South, Range 15 East, run West along

EXHIBIT A

Section line, 1320 feet; thence South 43°30'00" West, 1450.00 feet; thence North 45°00'00" West, 1950.00 feet to a Point of Beginning; continue North 45°00'00" West, 1850.00 feet (deed) (calculated 1882.82 feet); thence North 46°00'00" East 1450.00 feet; thence Southeasterly following the Government meander line of Boca Ciega Bay to a point where Government Lot 2 and Government Lot 3 intersect; thence South 36°26'49" West, 1813.09 feet, more or less to the Point of Beginning.

Received

MAR 30 2021

PREPARED BY AND RETURN TO:

James B. Porter, Esq.
Smith, Gambrell & Russell, LLP
50 N. Laura Street, Suite 2600
Jacksonville, Florida-32202

Parcel Identification No.: 33-30-15-00000-240-0100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 22nd day of November 2016, by **REDUS FL PROPERTIES, LLC**, a Delaware limited liability company ("Grantor"), whose mailing address is 301 S. College Street, Charlotte, NC 28288, and **TTGC, LLC**, a Florida limited liability company ("Grantee"), whose mailing address is 111 S. Armenia Avenue, Suite 202, Tampa, Florida 33609.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in-hand paid by Grantee, receipt of which is hereby acknowledged, hereby grants, bargains, conveys, and sells to Grantee, the following described land situate, lying, and being in Pinellas County, Florida, to wit:

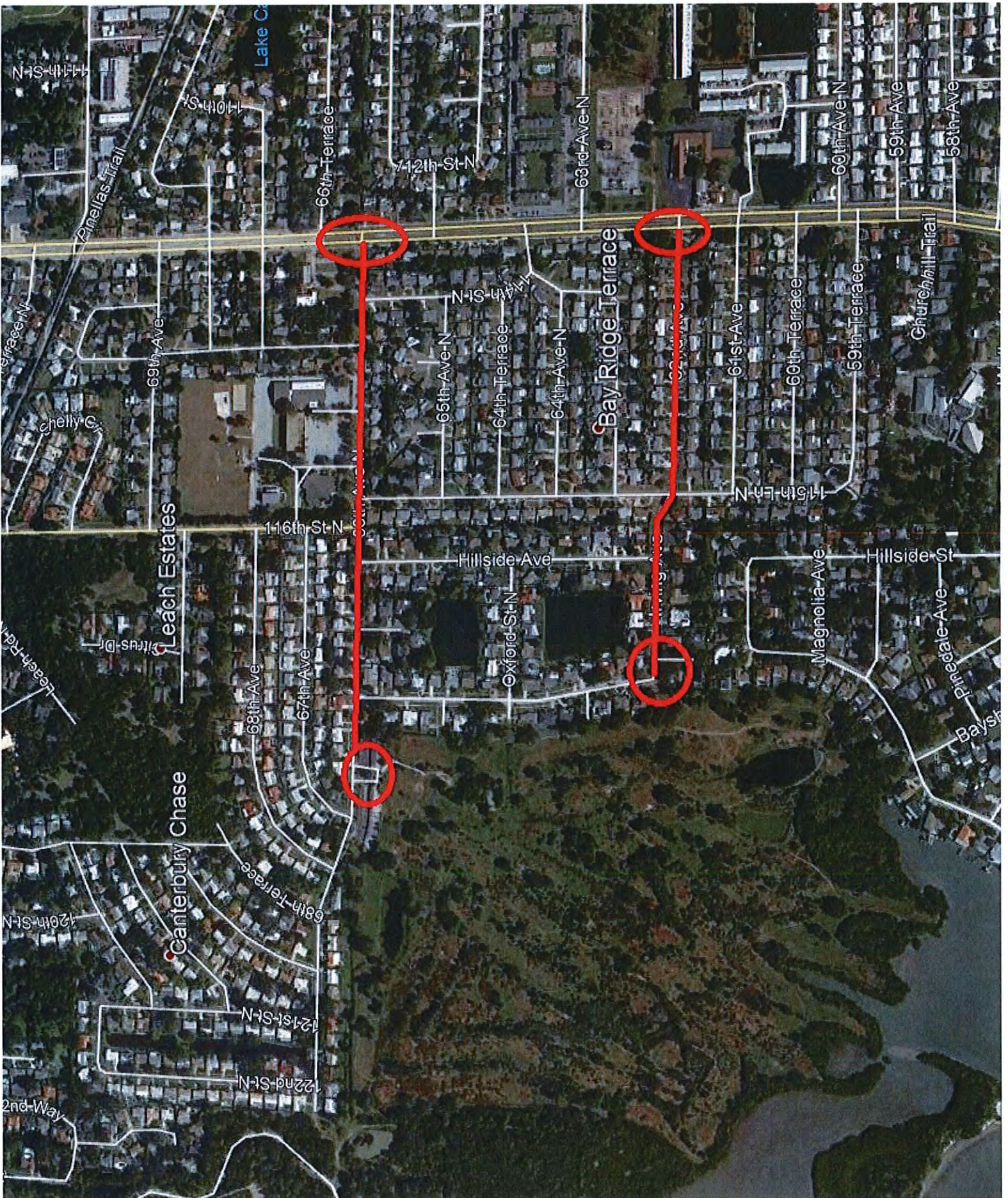
See Exhibit A attached hereto

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT, HOWEVER, to those permitted exceptions set forth in Exhibit B attached hereto, without operating to reimpose the same.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but against none other.



From: noreply@fs30.formsite.com <noreply@fs30.formsite.com> on behalf of Formsite <noreply@fs30.formsite.com>
Sent: Monday, March 29, 2021 7:16 AM
To: Planner <Planner@co.pinellas.fl.us>
Subject: Pinellas County Planning Contact Us Form Submission Result #20514918

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.

This information is the result of a Planning Contact Us form submission from the Pinellas County web site.

Your Name	kim bomonti
Your Street Address	12155 70th avenue
City/Unincorporated County	seminole
Zip Code	33772
Your Phone Number	7273661551
Your Email Address	cbomonti@gmail.com
Comments	Pinellas County Staff are sending the LPA Board a recommendation of DENIAL!

BELOW IS THEIR WRITTEN RECOMMENDATION. THIS MAKES TWO DENIAL RECOMMENDATIONS FOR THE SAME CASE!

Staff Recommendation

Staff recommends that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas, Development Agreement, and Development Master Plan INCONSISTENT with the Pinellas County Comprehensive Plan, based on this report.

Staff Further recommends that the LPA recommend DENIAL of the proposed FLUM and Zoning Atlas Amendments, Development Agreement and Development Master Plan to the Pinellas County Board of County Commissioners.

This report is approximately 54 pages in length. The two above statements are what is pertinent to our battle a RECOMMENDATION OF DENIAL GOES TO THE LPA Board!

With the County Staff recommendation, this development plan should be denied by the LPA Board and then it should be denied by our Pinellas County Commissioners at their May 25th meeting.

SAVE THE TIDES!!! SAVE THE TIDES!!! SAVE THE TIDES!!! SAVE THE TIDES!!!

From: Jean Charles-Marks <jcharlesmarks@gmail.com>

Sent: March 30, 2021 9:39 PM

To: beyer@pcsb.org; herbicc@pcsb.org; lari@larijohnsonpr.com; Mattaniah Jahn <mjahn@thelawmpowered.com>; paul@wiklrtealestaste.com; rod@sdgfl.com; rs@futuregear.com; sreiterhome@gmail.com; steve@klarklar.com; valcgs.1100@yahoo.com

Subject: Fwd: The Tides Golf Course, 11832 66th Ave. N. Seminole, FL 33772

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

From: Jean Charles <jean@suncoastsierra.org>

Date: Tue, Mar 30, 2021 at 9:17 PM

Subject: The Tides Golf Course, 11832 66th Ave. N. Seminole, FL 33772

To: Jean Charles-Marks <jcharlesmarks@gmail.com>

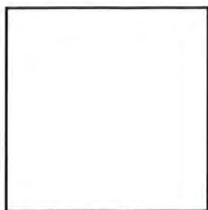
Hello to the Members of the Local Planning Agency,

I am attaching a letter that I've written on behalf of the Suncoast Sierra Club Executive Committee regarding the former Tides Golf Course.

I certainly appreciate you taking a minute to read our stance on this beautiful piece of property which is adjacent to Boca Ciega millennium Park.

Thanks in advance!

Jean Charles



Re: The Former Tides Golf Course...

--
Jean Charles
Suncoast Sierra Club Executive Committee
Infuse your life with action.
Don't wait for it to happen, make it happen.
Do what you can to make grace happen, right now, right down here on Earth.
Bradley Whitford

From: Paul Correia <corrpic@yahoo.com>
Sent: Friday, April 2, 2021 9:05 AM
To: Burton, Barry; bcarter@pinellascounty.org; blynn@pinellascounty.org; Lyon, Blake G; Moore, Christopher D; Justice, Charlie; Stricklin, Carol L; Still, Clifford R; Watkins, Cynthia D; Young, Christopher; Eggers, Dave; Morris, Dayne; Nedvidek, Daniel; Sadowsky, David S; dwalker@pinellascounty.org; Whisennant, Denise A; efreeman@co.pinellas.fl.us; Johnson, Evan; Spencer, Evelyn; Bailey, Glenn; Boccia, Gwynne; Crosson, Gene E; Herbic Clinton; Long, Janet C; Borries, Joseph G; Graham, Joseph R; Mandilk, Jean M; Levy, Kelli H; Peters, Kathleen; Seel, Karen; Foster, Lisa D; Schoderbock, Michael; Berlage, Paul N; Gerard, Pat; Ayers, Randolph; Brinson, Ryan; Robinson-Flowers, Rene; Bishop, Sally A; srobinson@pinellascounty.org; Swearengen, Scott M; Swinton, Tammy M; Washburn, Thomas E
Subject: The Tides - Denial of proposed FLUM and Zing Change

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To whom it may concern,

I am a property owner and part-time resident of the Tides neighborhood in Seminole. I am following the efforts of my community to oppose the rezoning of the Tides Golf Course. I purchased this property two years ago to become my full time residence. When I purchased this property, I purchased it knowing that the Tides Golf Course area was deemed to be open space and subject to **NO DEVELOPMENT** other than those allowed by the **CURRENT** zoning laws. It is unfortunate that The Tides Golf Course closed, as it served and continues to serve as a beacon to this community. Now that I am physically living here, I have been noticed that the current owners are neglecting the property - broken fences, overgrown landscaping and endangering the precious wildlife of the area. Having said that, any development of this land, would further deteriorate the neighborhood and precious open space in Pinellas County.

I also oppose any development because of the potential traffic on 66th St that will impose upon the character of this community. 66th St. is the only way in and out of this neighborhood and adding more residential properties will be detrimental to the neighborhood, it's families and all residents.

My understanding of the County Staff recommendation is as follows:

- Staff recommends that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas, Development Agreement, and Development Master Plan **INCONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- Staff Further recommends that the LPA recommend **DENIAL** of the proposed FLUM and Zoning Atlas Amendments, Development Agreement and Development Master Plan to the Pinellas County Board of County Commissioners.

With the County Staff recommendation, this development plan should be **DENIED** by the LPA Board and then it should be **DENIED** by our Pinellas County Commissioners. It is the responsibility of the LPA and Country Commissioners to **LISTEN** to residents whom they serve, and to listen to the County Staff who have made their recommendation.

I highly encourage that the LPA at it's April 6th meeting to **DENY** this request and that you do the right thing for the citizens and taxpayers of the Tides Neighborhood who have elected you to serve the residents.

Respectfully,

Paul Correia
11883 67th Ave
Seminole, FL 33772
(401) 529-5687

From: davis12089@gmail.com
Sent: Thursday, April 1, 2021 7:22 AM
To: Burton, Barry; Burton, Barry; bcarter@pinellascounty.org; blynn@pinellascounty.org; Lyon, Blake G; Moore, Christopher D; Justice, Charlie; Stricklin, Carol L; Still, Clifford R; Watkins, Cynthia D; Young, Christopher; Eggers, Dave; Morris, Dayne; Nedvidek, Daniel; Sadowsky, David S; dwalker@pinellascounty.org; Whisennant, Denise A; efreeman@co.pinellas.fl.us; ejohnson@co.pinellas.fl.us; Spencer, Evelyn; Bailey, Glenn; Boccia, Gwynne; Crosson, Gene E; Herbic Clinton; Long, Janet C; Borries, Joseph G; Graham, Joseph R; jmandilik@pinellascounty.org; Levy, Kelli H; Peters, Kathleen; Seel, Karen; lfoster@pinellascounty.org; Schoderbock, Michael; Berlage, Paul N; Gerard, Pat; Ayers, Randolph; Brinson, Ryan; Robinson-Flowers, Rene; Bishop, Sally A; srobinson@pinellascounty.org; sswearinger@pinellascounty.org; Swinton, Tammy M; Washburn, Thomas E
Subject: Tides Property Redzone

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Dear Pinellas County Officials,

I am writing to share my feelings and request that you REJECT any application to rezone the Tides property in Seminole, Florida. Pinellas County is Florida's most densely populated County and is over built; too many homes, condo's, stores, roads and people. For many reasons, but most especially removing this green space will destroy the "quality of life" we so badly need to preserve. I respectfully request this land be preserved as "green space" for everyone to enjoy today as well as future generations. Once you remove green space we will NEVER get it back. In two previous attempts to rezone, your County Staff has researched and reviewed prior applications and recommended this property NOT be rezoned. Over 19,000 people have signed a petition to prevent rezoning, please take a stand against greed and protect this property for the people to enjoy forever.

Respectfully,

Rich Davis

From: s d <stevedannemiller32@gmail.com>
Sent: Tuesday, March 30, 2021 8:35 AM
To: Nedvidek, Daniel; Watkins, Cynthia D; Justice, Charlie; Eggers, Dave; Long, Janet C; Beyrouti, Jay J; Seel, Karen; Robinson-Flowers, Rene; Gerard, Pat; figlawfirm@outlook.com; paul@wiklerealestate.com; sreiterhome@gmail.com; steve@klarklar.com; rs@futuregear.com; rkardash@tmdlawfirm.com; valcgs1100@yahoo.com; Herbic Clinton; Moore, Christopher D; Levy, Kelli H; Bailey, Glenn; Washburn, Thomas E; Schoderbock, Michael; Young, Christopher; Swinton, Tammy M; Whisennant, Denise A; Brinson, Ryan; Bishop, Sally A; Morris, Dayne; Lyon, Blake G; Crosson, Gene E; Ayers, Randolph; Boccia, Gwynne; Burton, Barry; Burton, Barry; Peters, Kathleen; Stricklin, Carol L; Still, Clifford R; Borries, Joseph G; Berlage, Paul N; Graham, Joseph R; Spencer, Evelyn; Foster, Lisa D; Johnson, Evan; Swearengen, Scott M; Sadowsky, David S; Mandilk, Jean M
Subject: Development

CAUTION:

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Pinellas County is built out. We do not need the tax revenues or the added traffic and congestion. The County Staff has mad it's recommendation (again). NO to development of the Tides.

Sent from my iPhone



FINCH PLANNING GROUP, LLC
SUSAN M. FINCH, AICP

Received

MAR 30 2021

PROFESSIONAL EXPERIENCE

Hillsborough County, Tampa, FL

Land Use Hearing Officer and Zoning Hearing Master

- February 1, 2015 to Present
- Conduct Land Use Hearing Officer and Zoning Hearing Master hearings and render recommendations and decisions regarding applications for rezoning, variances, special uses, vested rights, appeals of administrative decisions and related matters.

Finch Planning Group, LLC, Tampa, FL

Principal

- July 2014 to Present
- Land use consulting regarding comprehensive plan amendments, rezonings, special exceptions, variances and code enforcement issues. Additionally, expert witness testimony, assistance with impact fee negotiations, municipal code drafting and eminent domain support.

Adams and Reese, LLP, Tampa, FL

Land Use Planner

- March 2010 to June 2014
- Represent clients at land use hearings. Assist in preparation and negotiation of rezoning applications, comprehensive plan land use amendments and site plan review. Perform impact fee analysis for developer and governmental clients.

Ruden, McCloskey, Smith, Schuster & Russell, Tampa, FL
Land Use Planner

- March 2005 to February 2010
- Represent clients at zoning hearings. Assist in preparation and negotiation of rezoning applications, comprehensive plan land use amendments and site plan review. Perform impact fee analysis for developer clients.

Hillsborough County, Tampa, FL
Impact Fee Manager

- 1998 to March 2005
- Responsible for a fifty-five million dollar program, which results in the purchase and construction of Hillsborough County infrastructure such as roads, parks, school sites and fire stations. Responsibilities include, but are not limited to, negotiations with County staff and developers to build needed capital improvements, administration of County programs such as the No Fee Zones, Time Payment of Impact Fees, contractual obligations for repayment to developers for the construction of improvements, presentations to the Board of County Commissioners and supervision of staff.

Engelhardt, Hammer and Associates, Tampa, FL
Urban Planner

- 1993 to 1998
- Part of team of urban planners that provided land use services to developers and attorneys. Services included rezoning of property including Development of Regional Impact applications, alcoholic beverage requests, site development, eminent domain and appraisal support. Supervised creation of zoning presentation materials as well as trial graphics.

Hillsborough County, Tampa, FL
Senior Planner

- 1992 to 1993
- Highest ranking planner on the zoning staff. Presented and authored hundreds of zoning reports to the Zoning Hearing Master.

Hillsborough County, Tampa, FL
Community Planner I

- 1990 to 1992
- Lowest ranking planner on the zoning staff. Reviewed all Personal Appearance applications as well as conducting phosphate application reviews.

Hillsborough County, Tampa, FL
Planning Technician

- 1989 to 1990
- Created a tracking system for all 4-COP-RX alcoholic beverage licenses in Hillsborough County. Assisted technical staff with graphic presentations and all else to increase my skill set.

EDUCATION

University of South Florida, Tampa, FL
Bachelor of Arts Degree in Political Science, 1988

PROFESSIONAL MEMBERSHIPS AND BOARDS

- Hillsborough County Land Use Hearing Officer and Zoning Hearing Master (February 2015 to Present)
- American Institute of Certified Planners (AICP)
- American Planning Association
- National Impact Fee Roundtable (Speaker)
- Former City of Tampa Code Enforcement Board Member

REFERENCES

Available Upon Request

Planning Analysis of Z/LU-14-09-19

Restoration Bay Development
(property formally known as the Tides Golf Club)

for: Mr. Tom Beckwith
5728 Oakhurst Drive
Seminole, FL 33772

Received

MAR 30 2021



Susan M. Finch, AICP
Finch Planning Group, LLC
April 6, 2021

**Request:
Amendment**

Comprehensive Plan Future Land Use Map

From: Recreation/Open Space (R/OS) and
Preservation (P)
To: Residential Low (RL) & Preservation (P)

Request:

Rezoning

From: Residential Agriculture (R-A)
To: Residential Planned Development
(RPD) for 273 single-family detached
dwelling units at a density of 3.1 units
per acre

Subject Property Acreage: 95.96 acres m.o.l.

Applicant: TTGC, LLC

Subject Property History

The subject property has historically been utilized as a golf club, formally known as the Tides Golf Club, since the early 1970's. Pinellas County records show that that subject property has been designated Recreation/Open Space on the Countywide Land Use map since 1975. County staff found that the subject property was zoned R-1 and R-2 in the 1970's and was rezoned by a County-initiated rezoning to Agricultural Estate (A-E) for the upland portion of the property in 1985. The A-E zoning district has since been renamed Residential Agriculture (R-A) which is the current zoning on the site.

The subject property was platted in 1926 for 273 dwelling units but was never developed residentially.

County records show that a Special Exception was approved by Pinellas County in 1969 to permit the use of the property as a golf course. This approval expired in 2018 when the property was no longer used as a golf course for more than 180 days.

Millennium Park, which is a regional County regional park approximately 187 acres in size, is located to the west of the subject property. The areas to the north and east are developed with single-family homes. The property fronts Boca Ciega Bay along its southern boundary.

The plat for the 273 dwelling units was voluntarily vacated by the property owner in 1992.

A Comprehensive Plan amendment and rezoning application was filed in 2013 on the subject property to request a residential project consisting of 170 dwelling units. The application was withdrawn after County staff recommended denial.

The existing R/OS Future Land Use category permits public and private open space, public and private parks, public recreational facilities, public beach/water access and golf courses. Notably, residential dwelling units are not listed under the permitted property use characteristics.

The existing R-A zoning district permits residential development at a maximum density of up to 0.5 units acre and requires a minimum 2-acre lot size.

As the Future Land Use category does not permit residential development and the property owner vacated the residential plat in 1992, there are no residential entitlements on the subject property.

Therefore, the request to develop 273 single-family homes requires a Comprehensive Plan amendment and rezoning of the property.

Analysis of Request to Amend the Comprehensive Plan and Rezone the Subject Property

The subject property Comprehensive Plan amendment and rezoning application was filed to request 273 single-family homes on the subject property. The request includes a proposed public trail around a portion of the perimeter of the property.

The Pinellas County Comprehensive Plan is comprised of chapters referred to as Elements which describe the Objectives, Goals and Policies of the County. Section 134.89 of the County's Land Development Code states that "All development undertaken by and all actions taken in regard to development orders of the Board of County Commissioners shall be consistent with the Pinellas County Comprehensive Plan..."

The 99.96 acre subject property represents an existing significant amount of open space in Pinellas County. The existing R/OS and P land use categories recognize the historical use of the property as well as its environmental features. Pinellas County is the most densely populated county in Florida with 3,347 people per square mile. This fact emphasizes the need to preserve existing open space to maintain a quality of life for its residents.

Need to Preserve Open Space and Preservation Areas

The County's Comprehensive Plan as well as the Countywide Plan Rules includes numerous Policies which encourage the preservation of open space and preservation areas. These include:

Future Land Use Element

Policy 1.8.3: The Board shall continue to pursue acquisition of open space and environmentally sensitive areas.

Policy 1.8.4: The Board shall continue to designate environmentally sensitive areas as Preservation or Preservation-Resource Management on the Future Land Use Map.

Policy 3.1.1: Environmentally-sensitive lands which are designated by the Preservation land use category on the Future Land Use Map, shall be protected through the application of existing land development regulations or the development of new regulations.

Policy 3.1.2: Designated preservation areas shall be retained as undeveloped land suitable for passive recreation, conservation, or aesthetic uses to provide opportunities to appreciate the natural environment.

Policy 3.1.4: The Local Planning Agency of the Board shall continue to recommend provisions within the zoning regulations for retaining open space and preserving groundwater recharge characteristics in both developed and developing areas of the County.

Recreation, Open Space & Culture

Objective 1.4: Pinellas County will protect its open spaces and scenic vistas for their contributions to quality of life.

Policy 1.4.1: Pinellas County shall continue to pursue incentives, enforce existing ordinances, and consider new regulations that require the provision of open space areas and retention of open vistas, where appropriate.

Policy 1.4.2: Pinellas County shall enforce existing land development regulations, and evaluate the need for additional provisions or incentives for the retention of recreation and open space acreage, based on criteria and standards that reflect environmental, aesthetic and community needs.

Policy 1.4.5: Pinellas County will encourage and incentivize the retention and reestablishment of open vistas, where appropriate, with particular emphasis on coastal areas and lands surrounding parks and environmental lands.

Objective 1.5: 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, and encourage the retention of non-dedicated recreation/open space land uses.

Policy 1.5.1: By December 2012, Pinellas County will evaluate whether additional policies, regulations, and/or incentives are required to support the retention of recreation/open space land use designations on golf course properties, small parks and other similarly designated privately-owned open space properties.

Objective 6.1: Pinellas County will support and facilitate realization of the concept of livable urban communities by planning for, and providing, quality recreational opportunities and open spaces throughout the County, in a responsible manner that promotes and protects the environmental value of the County's natural reservations.

Policy 6.1.5: In recognition of the County's near built-out condition and the fragile balance between the urban interface and its regional parks system and environmental lands, Pinellas County will institutionalize sustainability ethics as a way to help the County's natural reservations remain intact for habitat value and the enjoyment and benefit of future generations.

Countywide Plan Rules LU12.1: In recognition of the limited amount of available open space remaining within the County, strongly discourage the conversion of Recreation/Open Space and Preservation to other designations.

Countywide Plan Rules LU 12.4: Discourage the conversion of golf courses to other land uses without addressing how the loss of open space and recreational opportunities for the community will be mitigated.

Need to Preserve Open Space Overrides Neighboring Lot Size Compatibility

The lot sizes proposed for the subject property are consistent with the neighboring subdivisions. It is noted that the adjacent subdivisions to the north and east were developed prior to the adoption of the current Comprehensive Plan and Land Development Code regulations. Lot size, however, is not the only factor in the consideration of appropriateness to amend the Comprehensive Plan and zoning atlas. These factors include the overriding need, in this case, to preserve open space in the most densely populated county in Florida and to maintain quality of life. A before and after aerial of the area is attached to illustrate the need to preserve open space in Pinellas County. This aerial photo shows the overwhelming amount of existing development in Pinellas County. The second aerial shows the proposed site plan on the property thereby illustrating the significant loss of open space if the land use amendment and rezoning application were approved.

Coastal Impacts of Development

Future Land Use Element Policy 1.2.4 states that “Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.” The impact of the proposed development on the surrounding community is significant as the majority of the property is located in the 100 year flood plain (see attached Pinellas County Flood Plain Boundary Map). According to Pinellas County staff, 27 percent of the property is located in the Velocity zone. Further, the entire property is located within the Coastal Storm Area as over 20 percent of the site is within the Coastal High Hazard Area.

There are numerous policies that address the coastal impacts of development and the need to protect existing residents in the Pinellas County Comprehensive Plan and the Countywide Plan Rules. These include the following:

Policy 1.6.1: Development or redevelopment in storm impact areas shall be restricted based upon the Natural Disaster Planning objectives and policies listed in the Coastal Management Element. The policies associated with those objectives shall be consistent with the criteria in the National Flood Insurance Program, and the County's Flood Damage Prevention and Flood Plain Management provisions of the Land Development Code.

Objective 4.3: Pinellas County Land Development Regulations shall require that the level of population density and development intensity in the coastal planning area shall be compatible with the evacuation capabilities provided for in the hurricane evacuation program.

Policy 4.3.1: In order to limit the exposure of residents and property to coastal hazards and not increase existing and planned demands on hurricane evacuation corridors and public shelters, the population density and development intensity within the coastal planning area shall be consistent with Objective 1.3 of the Coastal Management Element and the supporting policies.

Countywide Plan Rules LU 8.5: Land development should be appropriately limited or regulated in coastal high hazard areas and floodplains.

Impact to Adjacent Neighborhoods

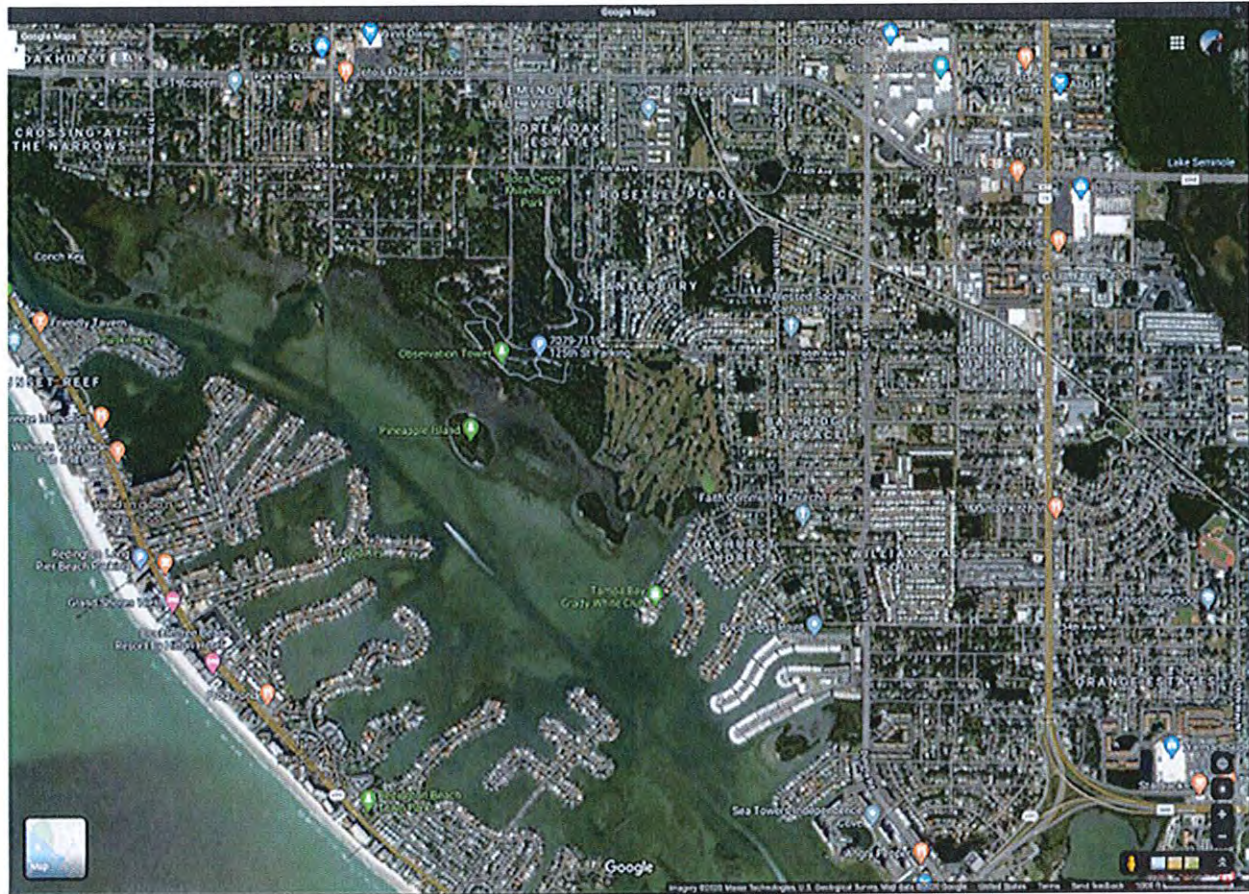
The property's location in the floodplain requires adherence to the applicable regulations regarding the Base Flood Elevation (BFE). Therefore, the proposed building height maximum of 35 feet would be measured from the BFE and not from grade. The development of property located in the Coastal Storm Area would significantly impact the adjacent neighborhoods in terms of stormwater, transportation and shelter space.

Summary of Analysis

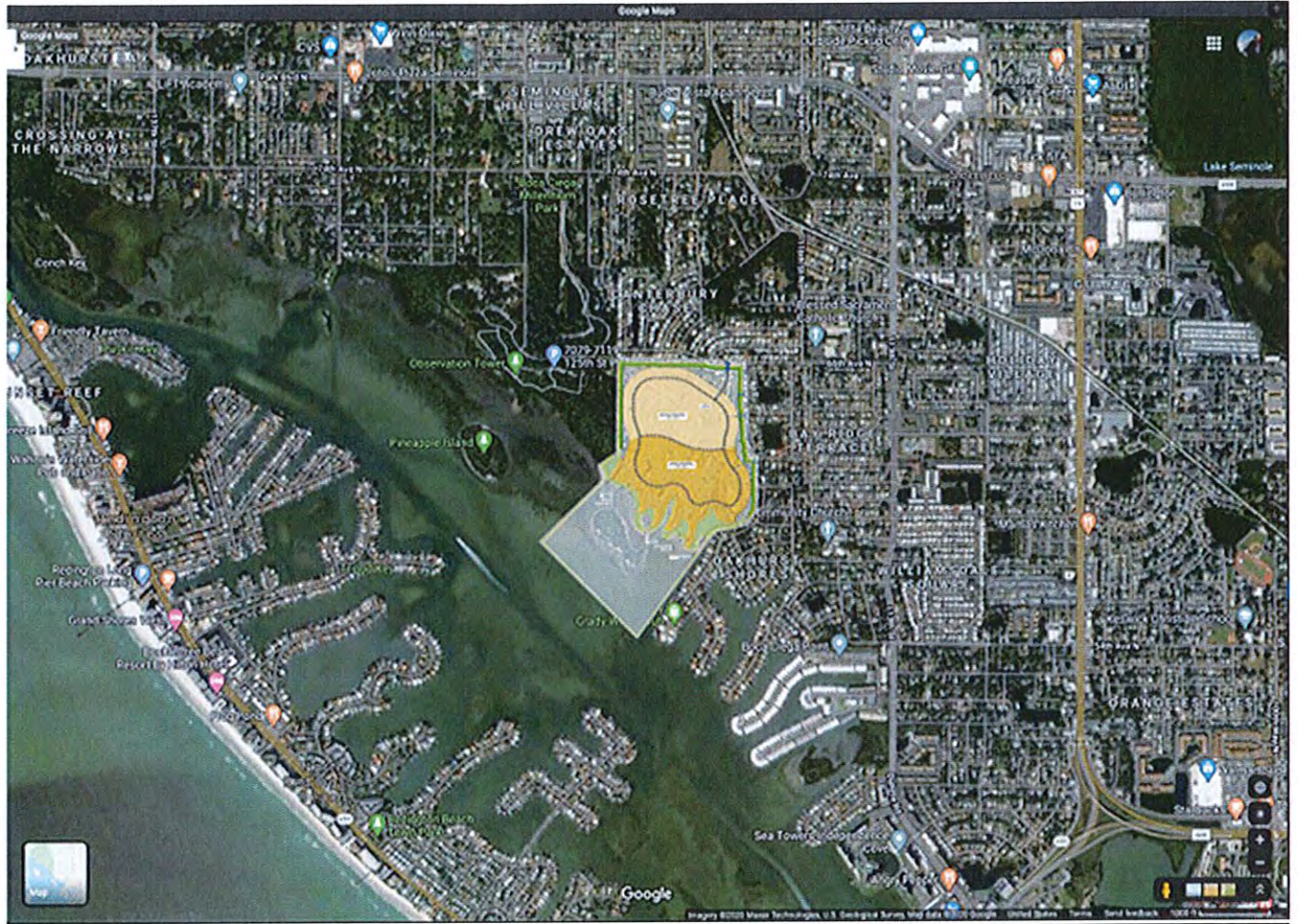
The most significant issue is the loss of open space to Pinellas County which is considered the most densely populated county in Florida. The proposal to develop 273 units in the 100-year flood plain and the Coastal Storm Area is contrary to the numerous County policies that encourage development outside of these areas. According to the locational characteristics of the requested Residential Low (RL) Future Land Use category, the RL category is only appropriate in the 100 year floodplain if the Preservation and/or Recreation/Open Space categories are not feasible. This issue has not been addressed by the applicant regarding open space.

The request to amend the Comprehensive Plan and zoning atlas for 273 single-family homes is inconsistent with many of the Objectives, Goals and Policies of the Comprehensive Plan as well as the intent of the Land Development Code to be consistent with the Comprehensive Plan.

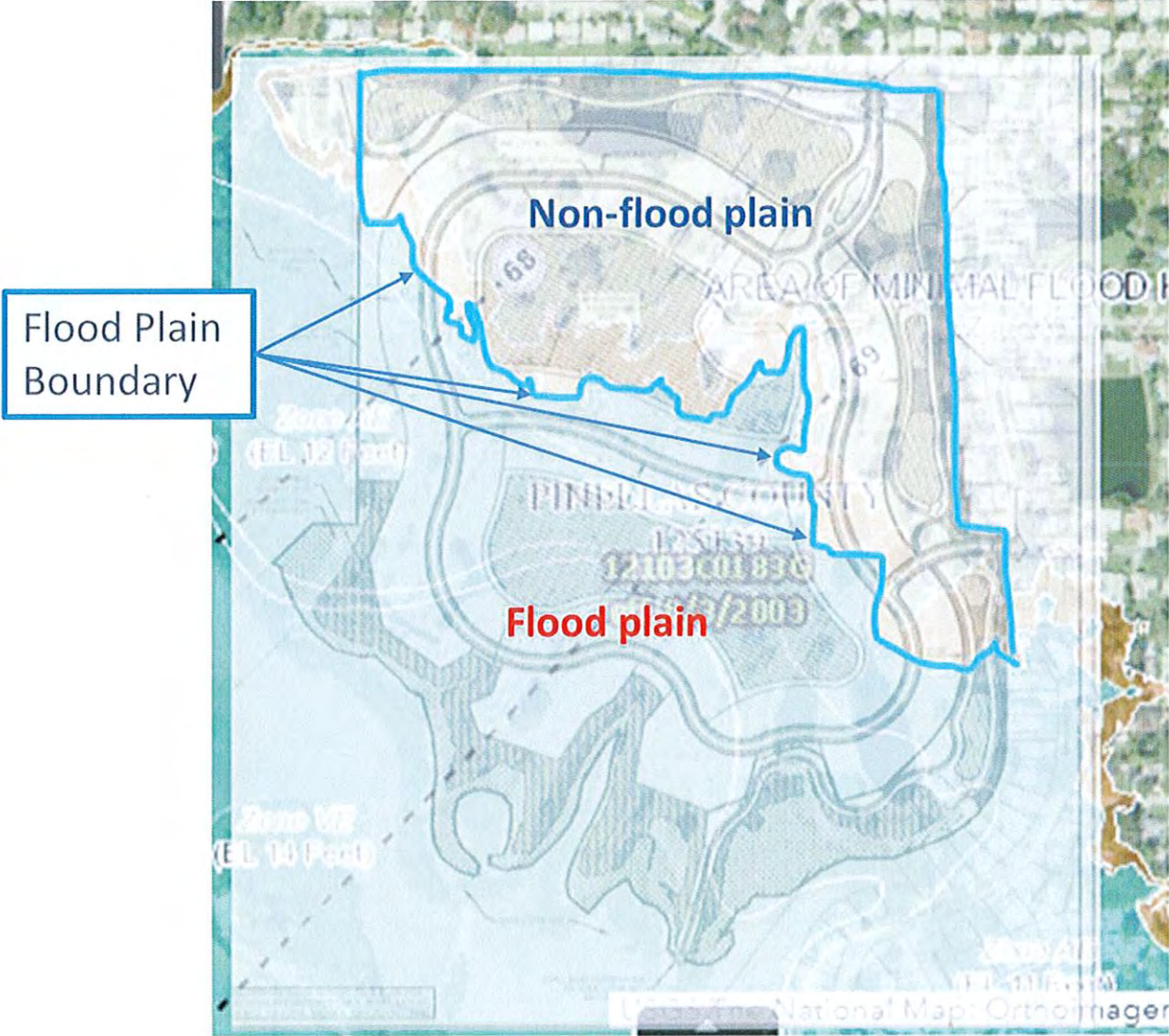
Current Pinellas County Aerial Photo



Aerial Photo with the Proposed 273-Dwelling Unit Site Plan



Pinellas County Flood Plain Boundary Map



From: Cool Ed <cooled@earthlink.net>
Sent: Tuesday, March 30, 2021 9:44 AM
To: Nedvidek, Daniel; Watkins, Cynthia D; Justice, Charlie; Eggers, Dave; Long, Janet C; Beyrouti, Jay J; Seel, Karen; Robinson-Flowers, Rene; Gerard, Pat; figlawfirm@outlook.com; paul@wiklerealestate.com; sreiterhome@gmail.com; steve@klarklar.com; rs@futuregear.com; rkardash@tmdlawfirm.com; valcgs1100@yahoo.com; Herbic Clinton; Moore, Christopher D; Levy, Kelli H; Bailey, Glenn; Washburn, Thomas E; Schoderbock, Michael; Young, Christopher; Swinton, Tammy M; Whisennant, Denise A; Brinson, Ryan; Bishop, Sally A; Morris, Dayne; Lyon, Blake G; Crosson, Gene E; Ayers, Randolph; Boccia, Gwynne; Burton, Barry; Burton, Barry; Peters, Kathleen; Stricklin, Carol L; Still, Clifford R; Borries, Joseph G; Berlage, Paul N; Graham, Joseph R; Spencer, Evelyn; Foster, Lisa D; Johnson, Evan; Swearengen, Scott M; Sadowsky, David S; Mandilk, Jean M
Cc: ronvstephens@gmail.com; twmson@earthlink.net
Subject: Case# Z/LU-14-09-19

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Commissioners, LPA Board Members and County Staff:

I write in opposition to the proposed joining changes to the former Tides Golf Course Property. County Staff has rightly found that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas, Development Agreement, and Development Master Plan inconsistent with the Pinellas County Comprehensive Plan. Therefore, the development plan should be denied by the LPA Board and the County Commissioners.

I own property on 65th Avenue near the proposed development. The homeowners in this area are united in their opposition to the development of this open and green space. The developer bought a golf course. He is the one who decided not to operate the golf course and tear down the clubhouse in a scorched earth attempt to get his plan through. The property need not be operated as a golf course, as is the developers choice, but it should not be developed into residential housing.

I have further concerns about traffic. As far as I can see there is one ingress and egress for this property on 66th Avenue. Two hundred seventy three homes would bring at least twice as many cars. At peak times in traffic is backed up at the light at 66th Avenue and 113th St, cars will detour through our neighborhoods at between 62nd Ave. and 65th Ave. These are quiet residential neighborhoods with children playing. Also the contraction traffic on 66th would be

heavy and ruinous to the street. There will be much increased traffic through the residential neighborhood on 66th Ave.

We the homeowners in this area strongly oppose the development of this property according to the developer's plan. We hope that some green and environmental use be made of this property. Perhaps the County can acquire it and expand Boca Ciega Park. This property is a treasure, and we cannot create any more open space in this County.

I strongly urge you to vote to deny the changes for this development plan.

Edward M. Goergen
11585 65th Avenue
Seminole, FL 33772

From: Hodgson, Greg <greg.hodgson@crc.com>
Sent: Tuesday, April 6, 2021 4:21 PM
To: Burton, Barry; Burton, Barry; bcarter@pinellascounty.org; blynn@pinellascounty.org; Lyon, Blake G; Moore, Dobbie; Justice, Charlie; Stricklin, Carol L; Still, Clifford R; Watkins, Cynthia D; Young, Christopher; Eggers, Dave; Morris, Dayne; Nedvidek, Daniel; Sadowsky, David S; dwalker@pinellascounty.org; dwalker@pinellascounty.org; Whisennant, Denise A; efreeman@co.pinellas.fl.us; ejohnson@co.pinellas.fl.us; Spencer, Evelyn; Bailey, Glenn; Boccia, Gwynne; Crosson, Gene E; Herbic Clinton; Long, Janet C; Borries, Joseph G; Graham, Joseph R; jmandilik@pinellascounty.org; Levy, Kelli H; Peters, Kathleen; Seel, Karen; lfoster@pinellascounty.org; Schoderbock, Michael; Berlage, Paul N; Gerard, Pat; Ayers, Randolph; Brinson, Ryan; Robinson-Flowers, Rene; Bishop, Sally A; srobinson@pinellascounty.org; sswearinger@pinellascounty.org; Swinton, Tammy M; Washburn, Thomas E
Subject: Quality of life
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Pinellas County Official,

I am writing to share my feelings and request that you as a representative of the people of Pinellas should REJECT any application to rezone the Tides property in Seminole, Florida. Pinellas County is Florida's most densely populated County and is over built; too many homes, condo's, stores, roads and people. For many reasons, but most especially removing this green space will destroy the "quality of life" we so badly need to preserve. I respectfully request this land be preserved as "green space" for everyone to enjoy today as well as future generations. Once you remove green space we will NEVER get it back. In two previous attempts to rezone, your County Staff has researched and reviewed prior applications and recommended this property NOT be rezoned. Over 19,000 people have signed a petition to prevent rezoning, please take a stand against greed and protect this property for the people to enjoy forever.

Respectfully,

Greg Hodgson
12525 3rd St East, #202
Treasure Island, FL 33706

From: Gail A. Kesinger <GKesinger@trenam.com>
Sent: Friday, March 26, 2021 5:29 PM
To: Nedvidek, Daniel; Watkins, Cynthia D; Justice, Charlie; Eggers, Dave; Long, Janet C; Beyrouti, Jay J; Seel, Karen; Robinson-Flowers, Rene; Gerard, Pat; 'figlawfirm@outlook.com'; 'paul@wiklerealestate.com'; 'sreiterhome@gmail.com'; 'steve@klarklar.com'; 'rs@futuregear.com'; 'rkardash@tmdlawfirm.com'; 'valcgs1100@yahoo.com'; Herbic Clinton; Moore, Christopher D; Levy, Kelli H; Bailey, Glenn; Washburn, Thomas E; Schoderbock, Michael; Young, Christopher; Swinton, Tammy M; Whisennant, Denise A; Brinson, Ryan; Bishop, Sally A; Morris, Dayne; Lyon, Blake G; Crosson, Gene E; Ayers, Randolph; Boccia, Gwynne; Burton, Barry; Burton, Barry; Peters, Kathleen; Stricklin, Carol L; Still, Clifford R; Borries, Joseph G; Berlage, Paul N; Graham, Joseph R; Spencer, Evelyn; Foster, Lisa D; Johnson, Evan; Swearengen, Scott M; Sadowsky, David S; Mandilk, Jean M
Subject: THE TIDES

CAUTION:

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

We have been Blessed as an **UNINCORPORATED AREA OF PINELLAS COUNTY** to have the *Tides Golf Course Recreational Open Space* as the *center point of our Community*. It has been our entertainment piece, neighborhood hangout, and our salvation during some of the perfect storms our Community has endured! **It saves us from Flooding!**

OUR COMMUNITY....OUR COUNTY WOULD SUFFER A GREAT LOSS! OUR COMPREHENSIVE PLAN TELLS US WE MUST RECOGNIZE THE PROPERTY VALUE AND SAVE IT!



Mr. Hills, with his Development plan, wants to destroy that centerpiece and make it into 273 homes! **SUCH SHOULD NEVER HAPPEN ON PROPERTY THAT IS A 100/500 YEAR FLOOD ZONE! FEMA TELLS US IT IS NOT A GOOD IDEA!**

We have been fighting against development of our Precious Tides Recreational Open Space since December, 2012!

That shows you the total COMMITMENT OUR COMMUNITY HAS....TO SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE!

People are not aware of how much flooding occurs with storms, especially hurricanes! Storm surge is not always the flood threat. Since August 2017, three hurricanes have set **rainfall records** for Tropical weather Systems.

Harvey dumped 5 feet of rain in Texas in August, 2017.

This scene below could be the Tides if built with 273 Homes!



This might be ***what the Tides could look like after a major storm.....after building 273 homes on it.....with water cascading off the Tides Built Out Property..... rushing South into our Intra-Coastal water way!***

Our Staff of Engineers are telling us that with Coastal Management Element Objective 1.3: "Pinellas County shall restrict development within the Coastal Storm area and shall direct population concentrations out of the Coastal Storm area!" Our Comprehensive Plan tells our County....*you do not build 273 homes in a flood zone!* We are supposed to be directing people instead away from flood zones for their own protection.

Tampa Bay Times Staff Writer, Emily L. Mahoney, wrote an article, "**Property Values Put at Risk**". A Case Study Report Using climate change, elevation mapping, tidal gauge readings and property data, that major amounts of properties in Pinellas County are facing the greatest threat of the growing risk of losing value because of sea level rise by 2050!

Statewide, the report estimates from \$10 billion to \$30 billion in property devaluation by 2030, and \$30 to \$80 billion by 2050! Imagine...two thirds of Florida's 20+ Million people live in counties like ours that border the Coast!

This is a serious problem that Mr. Hills and Mr. Carpenter are pushing off like it will never happen! **They will just tell prospective buyers that they will be living in a flood zone....so they will need flood insurance!**

What He should be saying....**We are putting you in harm's way so we can PROFIT BY IT!**

We must not let this happen!

Pinellas County Commissioners, Ladies and Gentlemen of our LPA Board when this comes before your meeting on April 6th, let this developer know, as the Pinellas County Staff has done in no uncertain terms before, that **this development plan must not go forward:**

PLEASE:

Vote No to any designation change of the Tides Golf Course Recreational Open Space!

Vote No to any zoning change of the Tides Golf Course Recreational Open Space!

Vote no to any development of the Tides Golf Course Recreational Open Space!

Respectfully,

Gail Kesinger

Tides Resident

From: Gail A. Kesinger <GKesinger@trenam.com> *Duplicate Name*
Sent: Friday, March 26, 2021 5:20 PM
To: Nedvidek, Daniel; Watkins, Cynthia D; Justice, Charlie; Eggers, Dave; Long, Janet C; Beyrouiti, Jay J; Seel, Karen; Robinson-Flowers, Rene; Gerard, Pat; figlawfirm@outlook.com; paul@wiklerealestate.com; sreiterhome@gmail.com; steve@klarklar.com; rs@futuregear.com; rkardash@tmdlawfirm.com; valcgs1100@yahoo.com; Herbic Clinton; Moore, Christopher D; Levy, Kelli H; Bailey, Glenn; Washburn, Thomas E; Schoderbock, Michael; Young, Christopher; Swinton, Tammy M; Whisennant, Denise A; Brinson, Ryan; Bishop, Sally A; Morris, Dayne; Lyon, Blake G; Crosson, Gene E; Ayers, Randolph; Boccia, Gwynne; Burton, Barry; Burton, Barry; Peters, Kathleen; Stricklin, Carol L; Still, Clifford R; Borries, Joseph G; Berlage, Paul N; Graham, Joseph R; Spencer, Evelyn; Foster, Lisa D; Johnson, Evan; Swearengen, Scott M; Sadowsky, David S; Mandilk, Jean M
Subject: THE TIDES OUR COMPREHENSIVE PLAN..... NO DEVELOPMENT!

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

PLEASE:

Vote No to any designation change of the Tides Golf Course Recreational Open Space!

Vote No to any zoning change of the Tides Golf Course Recreational Open Space!

Vote no to any development of the Tides Golf Course Recreational Open Space!

Respectfully,
Gail Kesinger
Tides Resident

Importance:

High

From: Sandra Kolvenbach <sandi_k@me.com>
Sent: Monday, April 5, 2021 12:20 PM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Subject: Case No Z/LU-14-09-19
Importance: High

Dear Pinellas County Housing & Community Development, Zoning Section,

I received your letter about an upcoming public hearing regarding the development of the Tides Golf Course.

I live in nearby Oakhurst Shores. As a resident of Seminole for 30 years, I am very distressed about the possibility of the Tides golf course being converted into a housing development.

Green spaces are needed now more than ever. It is crucial for climate change, human health, and community health. Green space draws people outside to connect with nature, interact with others, exercise and so much more. Throughout COVID, green spaces and parks saw exponential growth. Trees, grass, and other vegetation also provide habitats for wildlife, clean the air, provide oxygen, and reduce erosion. Having adequate green space is critical to meet Pinellas County's population growth projections.

In addition to green space, myself and neighbors purchased our homes in Oakhurst Shores because of this being a quiet quaint neighborhood, the and safety with only one way in and out (should they choose to build roads access roads through this neighborhood), and the closeness to the Tides golf course, etc.

Please consider keeping the Tides GREEN SPACE — possibly expanding Boca Ciega Millenium Park with bike and hiking trails, disc area, lagoon, or nature preserve.

Best Regards,

Sandra Kolvenbach
11620 Oak Avenue
Seminole, FL 33772

From: Ryan Methfessel <ryanmethfessel@yahoo.com>
Sent: Tuesday, April 6, 2021 12:13 AM
To: Burton, Barry; Burton, Barry; bcarter@pinellascounty.org; blynn@pinellascounty.org; Lyon, Blake G; Moore, Christopher D; Justice, Charlie; Stricklin, Carol L; Still, Clifford R; Watkins, Cynthia D; Young, Christopher; Eggers, Dave; Morris, Dayne; Nedvidek, Daniel; Sadowsky, David S; dwalker@pinellascounty.org; dwalker@pinellascounty.org; Whisennant, Denise A; efreeman@co.pinellas.fl.us; ejohnson@co.pinellas.fl.us; Spencer, Evelyn; Bailey, Glenn; Boccia, Gwynne; Crosson, Gene E; Herbic Clinton; Long, Janet C; Borries, Joseph G; Graham, Joseph R; jmandilik@pinellascounty.org; Levy, Kelli H; Peters, Kathleen; Seel, Karen; lfooster@pinellascounty.org; Schoderbock, Michael; Berlage, Paul N; Gerard, Pat; Ayers, Randolph; Brinson, Ryan; Robinson-Flowers, Rene; Bishop, Sally A; srobinson@pinellascounty.org; sswearinger@pinellascounty.org; Swinton, Tammy M; Washburn, Thomas E
Subject: Save Green Space
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Pinellas County Official,

I am writing to share my feelings and request that you REJECT any application to rezone the Tides property in Seminole, Florida. Pinellas County is Florida's most densely populated County and is over built; too many homes, condominiums, stores, roads and people. For many reasons, but most especially removing this green space will destroy the "quality of life" we so badly need to preserve.

I request this land be preserved as "green space" for everyone to enjoy today as well as future generations. Once you remove green space we will NEVER get it back. In two previous attempts to rezone, your County Staff has researched and reviewed prior applications and recommended this property NOT be rezoned. Over 19,000 people have signed a petition to prevent rezoning, please take a stand against greed and protect this property for the people to enjoy forever.

Sincerely,

Ryan C Methfessel

From: Dena Nilsen <dnilsen22@gmail.com>
Sent: Tuesday, March 30, 2021 12:34 PM
To: Burton, Barry; Burton, Barry; bcarter@pinellascounty.org; Lyon, Blake G; blynn@pinellascounty.org; Moore, Christopher D; Justice, Charlie; Stricklin, Carol L; Still, Clifford R; Watkins, Cynthia D; Young, Christopher; Eggers, Dave; Morris, Dayne; Nedvidek, Daniel; Sadowsky, David S; dwalker@pinellascounty.org; Whisennant, Denise A; efreeman@co.pinellas.fl.us; ejohnson@co.pinellas.fl.us; Spencer, Evelyn; Bailey, Glenn; Boccia, Gwynne; Crosson, Gene E; Herbic Clinton; Long, Janet C; Borries, Joseph G; Graham, Joseph R; jmandilik@pinellascounty.org; Levy, Kelli H; Peters, Kathleen; Seel, Karen; Ifoster@pinellascounty.org; Schoderbock, Michael; Berlage, Paul N; Gerard, Pat; Ayers, Randolph; Brinson, Ryan; Robinson-Flowers, Rene; Bishop, Sally A; srobinson@pinellascounty.org; sswearinger@pinellascounty.org; Swinton, Tammy M; Washburn, Thomas E
Subject: REJECT any application to rezone the Tides property in Seminole, Florida

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Dear Pinellas County Official,

I am writing to share my feelings and request that you as a representative of the people of Pinellas should REJECT any application to rezone the Tides property in Seminole, Florida. Pinellas County is Florida's most densely populated County and is overbuilt; too many homes, condo's, stores, roads and people. For many reasons, but most especially removing this green space will destroy the "quality of life" we so badly need to preserve. I respectfully request this land be preserved as "green space" for everyone to enjoy today as well as future generations. Once you remove green space we will NEVER get it back. In two previous attempts to rezone, your County Staff has researched and reviewed prior applications and recommended this property NOT be rezoned. Over 19,000 people have signed a petition to prevent rezoning, please take a stand against greed and protect this property for the people to enjoy forever.

Respectfully,

Dena Nilsen

12525 3RD ST E

Treasure Island, FL 33706

Phone: 917.282.3673
Email: dnilsen22@gmail.com
LinkedIn: <https://www.linkedin.com/in/denanilsen>

From: terri ohlms <terriohlms1966@gmail.com>
Sent: Wednesday, April 7, 2021 5:26 PM
To: Zoning, Planning
Subject: [BULK] The "Tides" case No Z/LU-14-09-19
Importance: Low

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Dear Friends,
We are so grateful that you and your hard-working, honorable staff denied the developer's request on April 6, 2021. We observed the entire proceedings via YouTube and walked away VERY impressed with the professionalism the Pinellas County LPA and staff demonstrated.
Proud to be your neighbor,
Terri and David Ohlms
11644 Oxford St.
Seminole, Florida