

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

Our County is not only the most densely populated County in the State of Florida, but it is also BUILT Out!

“Build-out”

is the population needed to fill all the housing already approved for construction but not yet built. Build-out increases as even more approvals are granted.



Map colors show how much **more housing** is allowed at build-out

up to 25% more

26–50% more

51–100% more

101–200% more

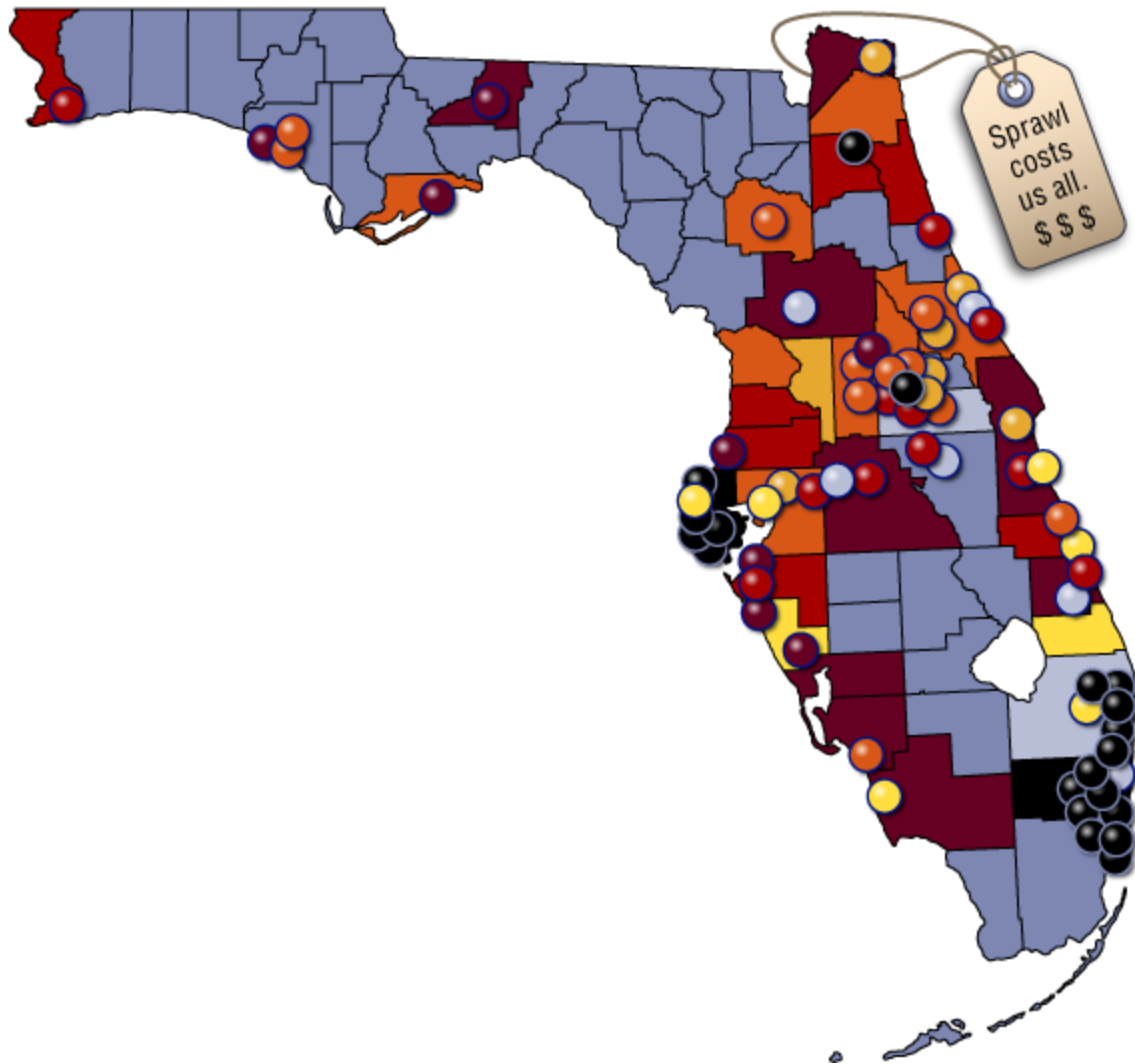
over 200% more

BUILT-OUT

“Built-out” means less than 5% of land designated for housing remains undeveloped.

There are no large pieces of land for developers to work on...They all know that. There are smaller plots that may enable a Developer to build monstrous high rises....evidenced by the growth you see in downtown St. Petersburg. **One St. Petersburg** is a 42 stories high building in down town St. Petersburg housing condos and a penthouse. It is now the tallest building in downtown St. Petersburg.

Below, you will see what our County looks like in reference to **BUILT OUT!** The Black Dots indicate that area is completely built out.



There is one yellow dot that indicates something else can be built, but BUILT OUT means there is less than 5% left for that purpose!

Our Mr. Hill who bought the Tides Realized he needed to buy a golf course if he ever thought of finding a lot of acres to build on.

He also realized there was a real bargain on the market called the Tides Golf Course. He would buy it, run it into the ground, and then conveniently Hurricane Irma came along.....caused a little bit of tree

damage....but because of that he stated the Tides was no longer a viable golf course!

Mr. Hill (current Tides Owner) I am sure also realizes the Tides Golf Course is designated a RECREATIONAL OPEN SPACE and ZONED ACCORDINGLY which would not allow the property to be developed!

Our Scientists are telling us by the year 2100 we are going to have an additional 8.5 feet of sea-level rise!

Our Tides Golf course is no place to build a development of housing. It is a **100 Year flood plain** for the majority of the course, **plus a 500 year flood plain** in the rest of the course!

Would you believe in the last decade we **have already had 26..... 500 year floods hit our State!**

The Tides Golf Course has been here since Feb. 1973. THIS IS REAL HISTORY IN OUR COMMUNITY! WE CANNOT AFFORD TO LOSE THIS MOST PRECIOUS GEM OF OUR COMMUNITY!

This land has been Open Space for all of it's animals, birds and mammals for hundreds, maybe thousands of years!

We cannot let this ***OUTSIDE Developer from Another County*** come in and **destroy OUR MOST PRECIOUS RECREATIONAL OPEN**

SPACE!

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

Dear County Commissions, Mr. Hills objective from day one when he bought the Tides Golf Course was to develop it!

His elaborate plan was to run it into the ground, make the course less than people wanted to play and then conveniently Mother Nature's hurricane Irma came along so he could claim there was vast devastation of the Tides golf course!

WE SEE THROUGH YOUR LITTLE SHAM MR. HILL!!!

ALL OF THAT WAS A PLAN TO MAKE THE TIDES

UNDESIREABLE! MR. HILL NEVER WANTED A GOLF

COURSE....HE WANTED A DEVELOPMENT!

SORRY MR. HILL YOUR SHAM WAS SEEN COMING FROM

THE VERY BEGINNING....YOU WEREN'T FOOLING

ANYONE!

DEAR COUNTY COMMISSIONERS, please :

VOTE NO TO ANY LAND DESIGNATION CHANGE FOR THE TIDES

GOLF COURSE!

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

VOTE NO TO ANY DEVELOPMENT OF THE TIDES GOLF COURSE!

Respectfully,

Ron Stephens

SAVE OUR TIDES GOLF COURSE RECREATIONAL OPEN SPACE