

## AN OVERVIEW OF THE BATTLE TO SAVE PEBBLE CREEK AUGUST 2021

Website: [www.savepebblecreek.com](http://www.savepebblecreek.com)

We are fighting the development of Pebble Creek golf course and rezoning for houses for the following reasons:

1. **Population density.** With a quick look at the satellite view of Pebble Creek on your phone you will see that Pebble Creek is by far the most densely populated neighborhood in the area.

2. **Traffic issues.** The master plan had 4 exits for Pebble Creek. The 4th exit at the end of Cypress Brook was blocked by a new subdivision. The 3 remaining exits are so close together that DOT/county planners didn't want to put a third traffic light at Pebble Creek Drive but eventually had to. The addition of hundreds of homes would create a hardship for the community. There is no way to enlarge the existing exits due to the existing homes and businesses blocking the paths of expansion.

3. **Loss of wildlife and community green space.** See [savepebblecreek.com](http://savepebblecreek.com) for the varied wildlife and the habitat that would be destroyed. Displaced wildlife face possible demise with loss of nests and being driven out onto roadways.

4. **Loss of quality of life.** Years of construction noise, construction traffic, construction debris and road closures will be a severe hardship for all Pebble Creek residents. Quality of life will be affected throughout the entire Bruce B Downs corridor by the elimination of 1 of only 2 public golf courses in the New Tampa/ Tampa Palms area.

The vast majority of residents and a majority of HOA members are against the closure of Pebble Creek golf course and the building of houses on it.

Please politely and respectfully ask your friends and neighbors to not meet with Pulte and Ace Golf's "confidence" men who will try to convince you of giving up your only green space. They will attempt to meet with individuals and groups privately.

We are NOT in *negotiations* with Pulte or Ace Golf. We, as community, are fighting it completely. No amount of development is acceptable, thus no negotiation. Any meetings are essentially negotiating our SURRENDER. You can find their "confidence men" playbook online where they scheme to gain the trust of the neighborhood and bargain their way into taking your open space and peaceful existence away from you and your family.

(See: [probuilder.com](http://probuilder.com) 13th Floor article Aug 4 2018)

Nothing they offer you is better than what you have.

Every member of your household, regardless of age, has a right to express their opinion to the county commissioners. No one speaks for the community as a whole. You will have your rightful chance to express your feelings to the commissioners ( all, not just your district, since they all will vote) after rezoning is applied for.