

August 10 2021

Dear legislator

My name is _____ and I am working with formed Save Pebble Creek to fight to keep Pebble Creek golf course from becoming rezoned and developed to add 240+ houses. I have enclosed a copy of the informative letters that I am providing to the residents of my neighborhood. It is my hope that these will give you some insight into our situation.

In our research we have found that the buying up and developing golf courses has become a national trend resulting in the loss of greenspace and destruction of well established neighborhoods. The problem is the land is typically not zoned for residential development. We believe that these properties have an implied use, that being GOLF use only. Nationwide, the builders and landowners are bullying our city and community council boards into rezoning to allow for this. After living in my home on the golf course for almost 30 years, I had come to believe that golf was the only possible use since it is not zoned any other way. Many of the roads and many of the neighborhoods within my subdivision are named after golf terms. This further suggests that this neighborhood, that was built around the golf course and has been existing here since 1967, is very much a golf course community. It is certainly implied that it is to be golf centric.

What we have seen in other states including Texas and Arizona is that the legislators and the judges are becoming fed up with this unfair scheme by the landowner/investors/course owners to buy acreage at a discounted amount and then resell to a developer for 4 to 10 times its worth as a golf course. The developers will easily pay this premium, and it is still far below what they would normally pay for residential use, because they can save money by piggybacking on existing infrastructure and greatly reduced development costs, fees and taxes.

We want to make you are aware of the unfair destruction of our neighborhoods and our way of life at the hands of greedy corporate developers. We ask that you consider following Texas and Arizona in passing a statute that will show that there is an "implied use" for golf courses that are not currently zoned for residential use. We ask that you please look into the situation and the statutes that have been developed to stop it. Our well-established neighborhoods are unfairly being targeted so that the developer can save money and golf course owners can profit highly all at the expense of the residents and the wildlife.

Would you please help us save hundreds of golf courses that provide green space, wildlife habitats and quiet neighborhoods all over the state of Florida?

Please help stop the deception and bullying of the community councils and local government officials.

Thank you for allowing us to bring this to your attention. We respect you and appreciate the work you do for us as Florida citizens.

For more info:

www.savepebblecreek.com