

07/01/2024 PINELLAS COUNTY DRC (Development Review Committee)

MEETING TIMELINE NOTES

!!!! ATTENTION !!!! PLEASE NOTE THAT THE FOLLOWING MEETING TIMELINE NOTES ARE A SUMMARY AND ARE SOLELY INTENDED FOR A GENERAL REFERENCE OF THE GENERAL STATEMENTS MADE AT THE NOTED TIMEFRAME. ALL NOTES AND ANY WORDS THAT ARE SURROUNDED IN "QUOTATION MARKS" ARE NOT NECESSARILY EXACT WORDING FROM WHOMEVER WAS SPEAKING AT THAT TIME. THE SUMMARY NOTES ARE ONLY INTENDED TO GIVE THE GENERAL IDEA OF THE TOPIC BEING SPOKEN ABOUT AT THAT TIMEFRAME. PLEASE WATCH THE VIDEO FOR YOURSELF IN ITS ENTIRETY FOR COMPLETE CLARIFICATION. A TYPED TRANSCRIPT HAS NOT BEEN MADE AVAILABLE AT THIS TIME AND CERTAIN CONVERSATIONS ARE DIFFICULT TO HEAR CLEARLY THROUGHOUT THE MEETING. ANYONE WHO ATTENDED THE MEETING IS WELCOMED TO CLARIFY STATEMENTS THEY MADE AND THEY WILL BE CORRECTED IMMEDIATELY. PLEASE CONTACT ADMIN@SAVETARPONWOODS.COM

Time (Approx)	Summary
4:58	Golf course is closing and has been trying to do so for 18 months. Notice was given to county 2 years ago.
6:18	Golf course not viable and closing no matter what.
7:00	Current owner interested in creating a mitigation bank and improving flooding issues
7:52	Is this project an attempt to acquire credits to offset somewhere else in Brooker Creek? Question was not specifically answered. The answer provided just explained how and where the credits could be used.
14:00	Intention to avoid existing preservation areas listed on the map however, questions were brought trying to circumvent
16:30	Preservation areas may not be accurate and would like to, for the purpose of this process would like to wait til after the sale of credits. It doing this, we might discover that some of the areas that are colored dark green are not actual preservation areas.
17:16	The process of impacting wetlands is okay to create new wetlands.
19:38	From our standpoint it really doesn't matter because everything that is happening is going to be intended preservation conservation use
22:15	We wouldn't change the map before the project was completed & credits available to sell.
22:58	For example, a new subdivision coming in, we don't do that map adjustment until after yeah we have site plans completed we are under construction once we know everything like because things can change..... then we do it afterwards and completed if something comes up we don't want to go through that process again.
24m 13s	Once conservation easement goes down, we are locked into the construction process moving forward & at that point adjust map & maybe tiny tweaks, who knows, to the map.
24m 42s	Certain benchmarks are made and a credit release schedule is made to start releasing credits. Don't have to wait til the end. Negotiated through ERP process.
25m 50s	Residential Credits holdover from master plan - Client would like the oportunity to move in the future, the location of those sights for future development
26m 10s	Want to have opportunity in the future to develop on upland areas. They want to be clear about that.
27m 40s	Preservation adjustment & moving of lots to be done later.
28:40s	(Referencing 38 acres off Ridgemoor Blvd) - What looks like an undeveloped tree farm looking thing. We don't want to build there, we want to build west of that area" (West of that area would be the front nine holes of the golf course.
33m 50s	Large trees to be saved "if possible"
47m 30s	Referencing 158.84 (Hard to understand garble)- Q: Are we required to change the FEMA flood map? A: Applicant has right to submit but county can not make, but highly recommended. Especially if your looking to set aside areas for long range residential properties.
51m	If you can improve the flood plain, please do so
52m 15s	Do what you can to improve flood plain but don't have to....don't make it worse
1:01:10	Army Corp of Engineers involved? "No". We won't tell them if you won't.....No, I'm not. (Maybe we should contact them)
1:01:40	Sean Vandergracht asked if the community knows and was surprised we did not know but they assumed we should since the golf course a failure. (Golf course could be great, management is the failure)
1:02:30	Public access would be specifically prohibited as per SWFWMD and property will be fenced with signage
1:08:36	Zoning - Clubhouse is "Commercial Recreational" can't be any commercial. Can not be Retail, Office. "Put put golf forever"
1:10:50	242,000 cubic yards of fill to be removed
1:14:50	Has soil been tested for contaminants. I "think" that is ongoing...

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1:18:00	Chapter 22 (Golf course in Seminole referenced) - Maintenance required for properties over a certain size - Perimeter of property needs to be maintained.
1:25:00	Public Outreach IS REQUIRED
1:26:20	Upland Pine Area that is contemplated for future development. How can that be transitioned in the future without doing that now. (Trying to hide the full plan from the residents and SWFWMD)
1:27:00	Whole property is part of a master plan. If density in a tract is not being used and wants to be moved to potentially another area, would require a master plan amendment. This would have to go through the public hearing process with the BCC. If approved by BCC, would have to go through county wide process.