

Tarpon Woods community awareness presentation — August 25, 2024

Redaction and source note

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- Original pages 8–10 are replaced because they contain volunteer or family names and biographies without separate individual website-publication confirmation.
- Original page 49 is replaced because it contains historical payment QR codes and a mailing address that should not be relied on or republished.
- The remaining pages are unchanged. This historical campaign deck is not a current permit record or agency finding.

~~Tarpon Woods Golf & Country Club~~

Community Redevelopment
Awareness Meeting

Patience Please

As I present the following facts to you, please hold your questions and refrain from interrupting the presentation. All the information presented tonight has been sourced via publicly available documents and this presentation will be posted to www.SaveTarponWoods.com for your future reference. Please take notes and hold your questions until the end in order to allow enough time to present you with as much information as possible in an orderly fashion which will answer many of your questions along the way.

Why Are We Here?

We want to inform and educate the entire East Lake Area Community and beyond of FACTS which have been recently discovered that WILL affect everyone of you regardless of whether you live in Tarpon Woods or not. We are pleading for your help to spread the word and help us to stop the proposed redevelopment and destruction of the Tarpon Woods Golf Course and its diverse ecosystem that has existed since the beginning of time by creating both a wetland mitigation bank and the development of approximately 320+ residential units on the property where the current golf course has existed for over 50 years.

Brief Summary

- The owners of the Tarpon Woods Golf Course property notified Pinellas County Officials approximately 2 years ago of their intent to close the existing golf course and stated the course is not viable.
 - Plans were submitted to SWFWMD on March 1, 2024 as part of a Conceptual Permit Application to solely create a Wetland Mitigation Bank on the golf course property.
 - They plan on filling almost all of the existing golf course ponds, modifying (destroying) existing wetland conservation areas, and creating new ponds and unestablished wetlands by excavating approx. 262,000 cubic yards of soil which equates to 13,100 20yd dump truck loads
 - Based on a meeting between the developers and the Pinellas County Development Review Committee on July 31, 2024, they plan to build 320+ residential units on the approx. 88.4 acres of newly created upland area as a result of the mitigation bank creation. (Could be single family, multifamily, or apartments)
 - There is no intention or requirement for the developers to improve the existing flooding issues and they "hope" not to make it worse
-

Definitions

Mitigation Bank: Mitigation banking is a practice in which an environmental enhancement and preservation project is conducted by a public agency or private entity ("banker") to provide mitigation for unavoidable wetland impacts within a defined region (mitigation service area). The bank is the site itself, and the currency sold by the banker to the impact permittee is a credit, which represents the wetland ecological value equivalent to the complete restoration of one acre. The number of potential credits permitted for the bank and the credit debits required for impact permits are determined by the permitting agencies.

Source: Florida Department of Environmental Protection

<https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/mitigation-and-mitigation-banking>

Definitions

Littoral Shelf: A littoral shelf is a shallow shelf in a water body that is planted with native aquatic vegetation normally located by an out flow structure. The purpose of a littoral shelf is to help filter out the nutrients and minerals in the water prior to it leaving the pond via the out flow structure.

Source: Applied Aquatic Management, Inc.

<https://appliedaquaticmgmt.com/faq/what-is-a-littoral-shelf-and-why-do-we-have-to-have-them-in-our-pond/>

Introductions

Bill Nobles

Born at Dunedin Mease Hospital

Lifelong Resident of Palm Harbor - One of the first children on the east side of Lake Tarpon

Attended Cypress Woods Elementary (at Curlew Creek)

1994 Graduate of East Lake High School

Served with Pinellas County Sheriffs Office for 10 years

Gold Shield Foundation - Board Member

Supporter of Community Organizations and volunteered for Upper Pinellas Sports Complex, East Lake Community Library, Schools, etc

Resident of Tarpon Woods with my wife and children

Local Business Owner of Affordable Contracting, Inc.

Original page 8 withheld from this website copy

This historical slide named campaign volunteers. Separate consent for independent website republication of those names was not documented.

The source original is preserved unchanged in the private evidence archive.

Original page 9 withheld from this website copy

This historical slide contained family biographical material. The permit arguments remain available elsewhere in the deck and on [SaveTarponWoods.com](https://www.savetarponwoods.com).

The source original is preserved unchanged in the private evidence archive.

Original page 10 withheld from this website copy

This historical slide contained family biographical material. The permit arguments remain available elsewhere in the deck and on [SaveTarponWoods.com](https://www.savetarponwoods.com).

The source original is preserved unchanged in the private evidence archive.

We learned about plans to destroy Tarpon Woods Golf Course only a few weeks ago, and only by chance. We were not supposed to know this was happening yet. This plan was developed in the dark, and powerful people have been working very hard to keep this under wraps so they could run these plans through the necessary approval processes as far as possible without any public knowledge, interference, or comment, but obviously even rich and powerful people make mistakes. This plan is not without flaws, and its not a done deal.

We need everyone in this room to be up to speed with what we know so we can all leave this room on the same page.

This meeting will hopefully be beneficial for those of you attending the public meeting at the Tarpon Woods clubhouse this coming Wednesday at 5pm, but this meeting is also for those of you who can't make it. We want everyone in this room tonight to know what's going on and the actions we can take now as residents from our own homes. This project has the potential to affect all of us, not only those of us in Tarpon Woods. We hope that all of you will leave here armed with the knowledge to be able to confidently tell your friends and neighbors who couldn't make it tonight what is happening and why they need to help us fight.

Together we can empower the community with the knowledge you will take away from here; helping you understand what is happening and the actions we need to take. Its going to take the whole village, we need all hands on deck because the only way we win, is if we fight this fight, **TOGETHER!**

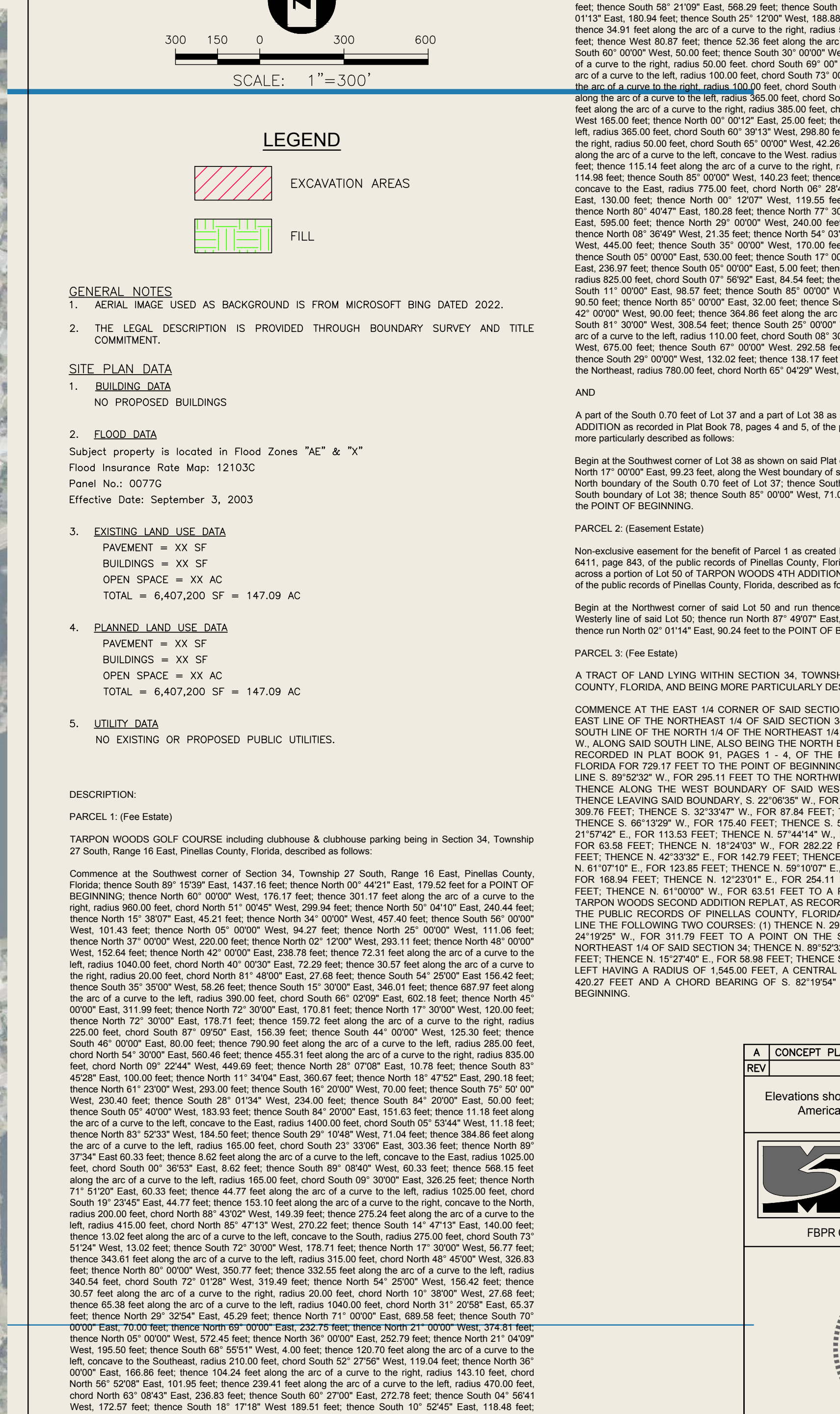
Their proposal is being rolled out in 2 phases. Phase 1 is to get approved by SWFWMD to create man made protected wetlands (aka Wetland Mitigation Bank) on the parts of the course where they cannot build, and in the process, create elevated uplands where they can build in the future.

The phase 1 proposal is to fill in the ponds on the golf course and create littoral shelves, excavate the land around the filled ponds to create a marsh, plant wetland vegetation, and fence the ENTIRE area off from the public.

The creation of these wetlands, if approved by SWFWMD, creates the potential to generate "Wetland Mitigation Credits" that can be used by developers to fill in wetland areas later. Those wetlands could be here or anywhere else in the Tampa Bay Area Watershed. We are not just protecting Tarpon Woods, we are protecting the entire Tampa Bay Area.

The creation of uplands will be key to phase 2, which is the development of homes on these newly created uplands. This will be done at the County level after SWFWMD is out of the picture.

This is the proposed Wetland Mitigation Bank site plan:



The maps submitted to the county hint at phase 2 development, and in the meeting with the Pinellas County Development Review Committee, future development plans to build housing were discussed contrary to the application to SWFWMD where they stated that the Wetland Mitigation Bank Permit Application is not tied to a larger project.

This is most likely because if they submitted their entire plan to SWFWMD with the additional housing they would get neither SWFWMD's approval nor ours. Our #1 FOCUS RIGHT NOW is stopping this at SWFWMD.

If the Wetland Mitigation Bank Permit gets approval (phase 1), but the project stalls or fails to get approval for phase 2 (Residential Development of 320+ homes), Tarpon Woods Properties LLC could, and most likely will, still destroy the course and still move forward with the Wetland Mitigation Bank project and sleep on it for a period of time and sneak back in when we aren't paying attention and try for Phase 2 again.

They ARE REQUIRED BY SWFWMD to put up a fence at our property lines and human entrance is strictly prohibited by law. It WILL NOT be a nice park that you can enjoy.

These man made wetlands will be protected, they will not be sprayed for mosquitos, our quality of life will become unpleasant, our property values will plummet, and the wonderful wildlife we all have come to love and enjoy will suffer.

The corridor of land that animals use to travel between John Chestnut Park and Brooker Creek Preserve will be destroyed as well as the established structure of ecology.

If they get approval for phase 2, we will lose the remaining green space to housing developments. Possibly houses, condos, town homes, or 5 story apartments like US HWY 19 is littered with, though most likely a combination of some or all. They ARE planning on moving the 320+ already approved residential permits from the 38 acres of land south of the bridge on Ridgemoor Blvd to the golf course area. Developers have been trying to do this for years. All the prior attempts involved keeping the golf course open and have subsequently failed. This proposal is unique because the developer seeks to close the golf course.

We will endure years of construction; heavy equipment and trucks moving the soil they remove from the course. (262,000 cubic yards of excavation is 13,100 - 20yd dump truck loads. (And that's just for the excavation stage)

Their plans to fill the ponds on the course will eliminate the destinations that Pinellas County uses for the pumps that move storm water to help alleviate existing neighborhood flooding. They have proposed no alternative for improving this, and in their public meeting with the Pinellas County Development Review Committee they expressed that their project will **NOT** improve flooding issues for existing residents, and they will "try" not to make it worse

New roadways will need to be built or widened adding further traffic congestion to the entire area Building more housing will also add another 600+ cars traveling up and down East Lake Road, another roadway that we know is already feeling the strain and at capacity.

We know from the proposal and public response for the Brooker Creek Bridge project that we already are already at capacity for our existing roadways.

So what can we do? We need to remain calm and cordial when communicating our desire to stop these plans, but most importantly **WE NEED TO BE UNITED** in our desire to **KEEP TARPON WOODS A GOLF COURSE**. I cannot stress this point enough. Any variance in this message plays into the hands of the developers.

Why does this hurt us? We must remember they are only revealing phase 1 and keeping phase 2 in the shadows and away from agencies like SWFWMD to get their foot in the door. They must spin this project as beneficial to the community and beneficial to the environment even though we KNOW nothing could be further from the truth. I suspect they will be painting a wonderful picture of a beautiful nature preserve instead of a toxic environment like a golf course.

Suggesting other land use such as creating a public park or a nature preserve gives our opposition openings to make new arguments and will hurt our cause. This has been proven to be the case in past attempts by other residents around the country who were faced with the same issue. A vote will go out and a “NON UNIFIED” solution will lose to the developer in court.

Our goal is to expose the discrepancies in their documents and meeting conversations. To tell SWFWMD, the Pinellas County Development Review Committee, and the Pinellas County Board of County Commissioners all the problems this will cause for our neighborhoods, for our homes, our quality of life, and the existing ENDANGERED WILDLIFE we all have come to love so much who share their neighborhood with us. We have to be their voices too!

Names, Companies, & Agencies You Will Hear Mentioned Tonight

Jan Stephenson's Crossroads Foundation

- Florida Not For Profit Corporation - 501c3
- Filed on 11/21/2011 with Effective date of 11/18/2011
- Jan Stephenson - President
- Michael Vandiver - Secretary, Treasurer, Executive Vice President
- Diane Vandiver - Director

[Previous On List](#) [Next On List](#) [Return to List](#)

Jan Stephenson's
Search

[Events](#) **No Name History**

Detail by Entity Name
Florida Not For Profit Corporation
JAN STEPHENSON'S CROSSROADS FOUNDATION, INC.

Filing Information

Document Number	N11000010837
FE/EIN Number	45-4646127
Date Filed	11/21/2011
Effective Date	11/18/2011
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/18/2020
Event Effective Date	NONE

Principal Address
9517 Alvernon Dr
New Port Richey, FL 34655

Changed: 02/02/2022

Mailing Address
9517 Alvernon Dr
New Port Richey, FL 34655

Changed: 02/02/2022

Registered Agent Name & Address
VANDIVER, MICHAEL R
9517 Alvernon Dr.
New Port Richey, FL 34655

Name Changed: 03/25/2013

Address Changed: 02/07/2018

Officer/Director Detail

Name & Address	
Title S, TR	
VANDIVER, MICHAEL 9517 Alvernon Dr. New Port Richey, FL 34655	
Title P	
STEPHENSON, JAN 9517 Alvernon Dr New Port Richey, FL 34655	
Title D	
VANDIVER, DIANE M 9517 ALVERNON DR NEW PORT RICHEY, FL 34655	

Annual Reports

Report Year	Filed Date
2022	02/02/2022
2023	04/10/2023

Tarpon Woods Properties, LLC

- Florida Limited Liability Company
- Filed on 02/04/2022 with Effective date of 01/31/2022
- Michael Vandiver - Secretary, Treasurer
- Ralph Zuckerman - ??

To Whom It May Concern:

RE: Change of Registered Agent for TARPON WOODS PROPERTIES, LLC

Enclosed is a \$25.00 check made payable to FLORIDA DEPARTMENT OF STATE for the required \$25.00 filing fee.

Please send letter of acknowledgement to:

Ralph Zuckerman
1716 Hermit Thrush Circle
Palm Harbor, FL 34683
727-639-5468
rz@avalonbuildingcorp.com

Detail by Entity Name

Florida Limited Liability Company
TARPON WOODS PROPERTIES, LLC

Filing Information

Document Number	L22000060812
FE/EIN Number	88-0730843
Date Filed	02/04/2022
Effective Date	01/31/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2023
Event Effective Date	NONE

Principal Address

1100 tarpon woods blvd
palm harbor, FL 34685

Changed: 10/27/2023

Mailing Address

1100 tarpon woods blvd
palm harbor, FL 34685

Changed: 10/27/2023

Registered Agent Name & Address

MICHAEL RAY VANDIVER
1100 TARPON WOODS BLVD
PALM HARBOR, FL 34685

Authorized Person(s) Detail

Name & Address

Title MGR

VANDIVER, MICHAEL R
1100 TARPON WOODS BLVD
PALM HARBOR, FL 34685

Title AMBR

VANDIVER, MICHAEL R
1100 TARPON WOODS BLVD
PALM HARBOR, FL 34685

Annual Reports

Report Year	Filed Date
2023	04/10/2023
2024	04/05/2024

Document Images

[04/05/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[10/27/2023 -- LC Amendment](#)

[View image in PDF format](#)

[04/10/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Michael Ray Vandiver

- 03/08/2002 - Razor Golf, Inc.
 - 07/17/2008 - Green Tee Systems, Inc.
 - 11/18/2011 - Jan Stephenson's Crossroads Foundation
 - 05/01/2012 - Jan Stephenson, Inc.
 - 02/19/2013 - Inventive Designs, Inc.
 - 06/07/2013 - International Flavor Concepts, Inc.
 - 06/25/2013 - Razor Productions, Inc.
 - 01/02/2014 - Jan Stephenson Wine, Inc.
 - 02/25/2020 - Two Sheila's, LLC
 - 02/24/2021 - Paradise Craft Distributors
 - 01/31/2022 - Tarpon Woods Properties, LLC
 - 03/11/2022 - Specialty Warehouses, LLC
 - 10/30/2023 - TW 22, LLC
-

GreenSource Environment Professionals, Inc.

Ryan Deibler

Owner, Permittee

15315 Indian Head Drive

Tampa, FL 33618

813-264-4324

rdeibler@greensourceep.com

Lisa Cartwright

Engineer / Consultant

15315 Indian Head Drive

Tampa, FL 33618

813-892-4755

lcartwright@greensourceep.com

<https://greensourceep.com/>

Ralph Zuckerman

- 04/21/1995 - Avalon Building Corporation of Tampa Bay
- 10/01/2014 - Old McMickey's Farm Foundation, Inc.
- 10/27/2023 - Tarpon Woods Properties, LLC. ???
- 01/01/2024 - Wall of Heroes Foundation, Inc.

To Whom It May Concern:

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Please send letter of acknowledgement to:

Ralph Zuckerman
1716 Hermit Thrush Circle
Palm Harbor, FL 34683
727-639-5468
rz@avalonbuildingcorp.com

FILED
2023 OCT 27 PM 1:43
STATE
PALM HARBOR, FL

Jamie Rand

- The official person in charge and capable of designating and authorizing persons to submit permits and correspondence regarding the SWFWMD permit
- Manager of the Brooker Creek Mitigation Bank located in Pinellas County Florida?

Katherine “Katie” E. Cole

- Shareholder at HWH - Hill Ward Henderson
 - Her practice focus is Real Estate Acquisition & Development, Government Relations, Bid Protests & Procurement, Administrative/Regulatory, Land Use & Development Rights
 - Recent Representations:
 - Negotiation and eventual approval of one of the first mixed use developments in 20 years in Madeira Beach, despite neighbor objections and lawsuits requiring more than seven public hearings
 - Approval of a 42 unit residential infill subdivision in Tarpon Springs over significant neighbor objections while navigating the multi layered regulatory scheme for land use and annexations in Pinellas County
 - Member of Development Customer Advisory Group in Pinellas County
-

Southwest Florida Water Management District

Robert A. Dasta, P.E.

Lead Engineer

Environmental Resource Permit
Bureau Regulation Division

Tampa Office

7601 US 301 North (Fort King
Highway)

Tampa, FL 33637-6759

robert.dasta@swfwmd.state.fl.us

813-445-6298

Brian Armstrong

Executive Director

Brooksville Office

2379 Broad Street

Brooksville, FL 34604-6899

Brian.Armstrong@swfwmd.state.fl.us

352-505-1298

Lee Hughes, P.W.S.

Mitigation Bank Lead

Environmental Resource Permit
Bureau Regulation Division

Tampa Office

7601 US 301 North (Fort King
Highway)

Tampa, FL 33637-6759

Lee.Hughes@swfwmd.state.fl.us

813-355-0566

Southwest Florida Water Management District

<https://www.swfwmd.state.fl.us>

Pinellas County DRC (Development Review Committee)

Pinellas County Building & Development Review Services

Kevin McAndrew, RLA, AICP, CFM, LEED AP
Director

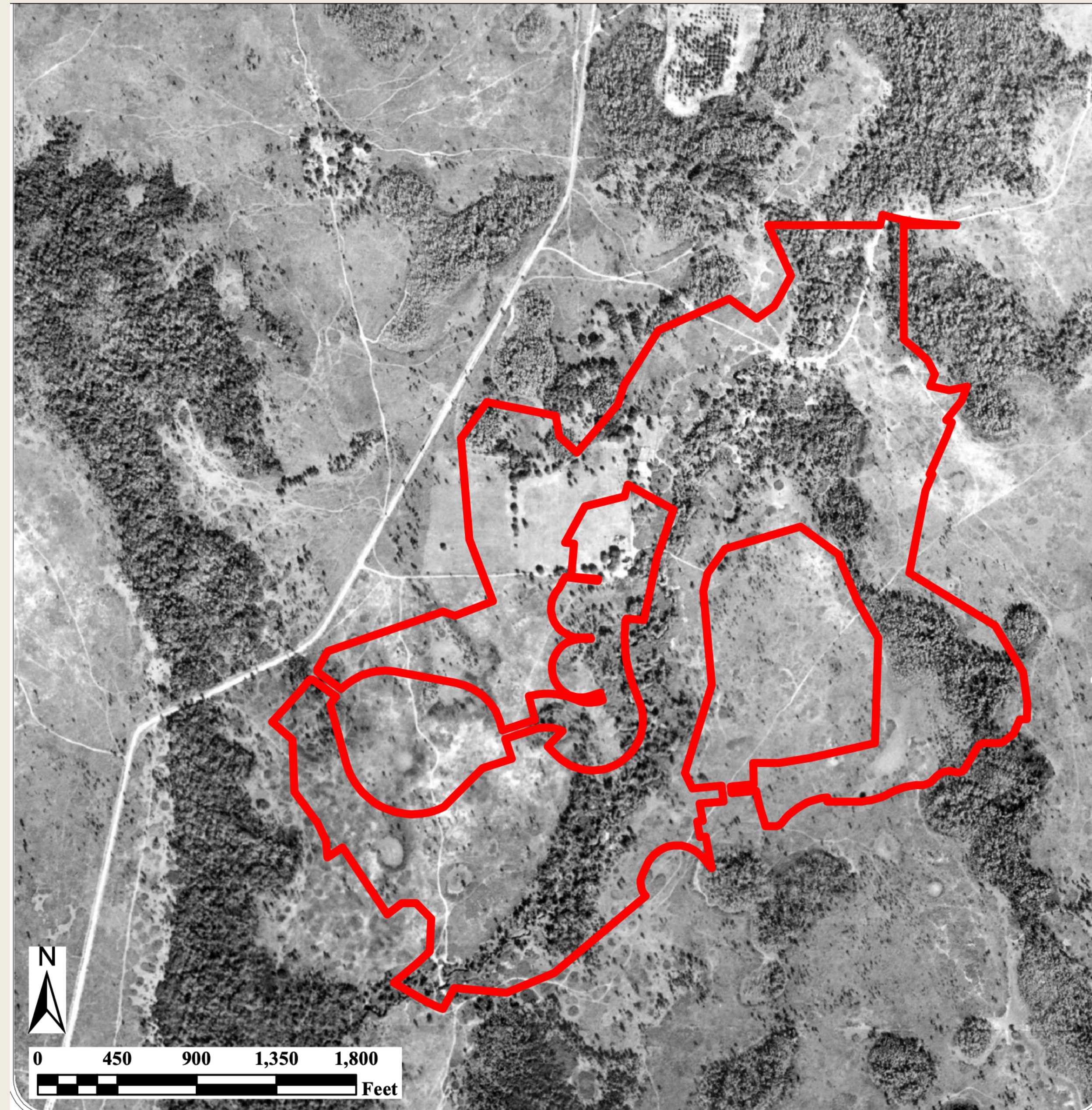
Building & Development Review Services and Code Enforcement

Pinellas County Government
440 Court Street
Clearwater, FL 33756

kmcandrew@pinellas.gov
Office (727) 464-6053

<https://pinellas.gov/departments/building-and-development-review-services/>

1943 HISTORICAL AERIAL



**Here is what we know,
and you should too.**

February 21, 2017 Sale of Tarpon Woods Golf Club to Jan Stephenson's Crossroads Foundation, Inc. for \$100



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Website Search

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Showing 1 to 5 of 28 entries - Yellow indicates corrected value



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

2023 Tax Information ^

Tax Bill

View 2023 Tax Bill

Sales History ^

Show 5 entries

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Feb-2017	\$100	U	I	TARPON WOODS GOLF CLUB LLC	JAN STEPHENSONS CROSSROADS FOUNDATION INC	19542/1389
10-May-2012	\$2,162,000	U	I	BROOKER CREEK GOLF CLUB INC	TARPON WOODS GOLF CLUB LLC	17594/0715
13-Jan-2003	\$2,300,000	U	I	GULF TR OF AMER L P	H & M INVESTMENTS CLEARWATER	12469/2582
03-Oct-1997	\$5,700,000	U	I	MEGHAN ASSO LLC	GOLF TRUST AMERICA	09860/0443
20-Feb-1997	\$3,555,400	U	I	RYKA TARPON GOLF CORP	MEGHAN ASSOCIATES	09615/1366

Showing 1 to 5 of 7 entries

Previous 1 2 Next

2024 Land Information ^

Land Area: $\cong$ 6,399,596 sf | $\cong$ 146.91 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Golf Courses	0x0	\$3,500	130.9300	AC	1.0000	\$458,255

TOOLS

PRINT

Quick Pick Tool

Print

Email

Custom Report

Contact Us

Tax Estimator

Comparable Sales

Large Map

Property Record Card

Apply for Exemptions

Check Exemption Status

TRIM Notice

Link to Tax Bills

Change Mailing Address

Request Property Review

FEMA/WLM Letter

Radius Search/Mailing Labels

February 3, 2022 Sale of Tarpon Woods Golf Course

- On February 3, 2022, Jan Stephenson's Crossroads Foundation, a 501c3 Charity, sold the golf course and clubhouse property asset to Tarpon Woods Properties, LLC for \$1,650,000.
- As of 08/20/2024 this sale has not been reported to neither the Pinellas County Property Appraiser's Office nor the Pinellas County Clerk of Court and the property taxes due are based on Jan Stephenson's Crossroads Foundation purchase for \$100 in 2017.

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Bryan J. Stanley, Esq.
Bryan J. Stanley, P.A.
209 Turner Street
Clearwater, Florida 33756

Folio No.: 34-27-16-00000-110-0400 &
34-27-16-00000-140-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 3rd day of February, 2022, by JAN STEPHENSON'S CROSSROADS FOUNDATION, INC., a Florida not-for-profit corporation ("Grantor"), whose address is 1100 Tarpon Woods Blvd., Palm Harbor, FL 34685, for and in consideration of the sum of One Million Six Hundred Fifty and No/100 Dollars (\$1,650,000.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys unto TARPON WOODS PROPERTIES, LLC, a Florida limited liability company, whose address is 209 Turner Street, Clearwater, Florida 33756 ("Grantee"), the following described real property in the County of Pinellas, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof "Property"

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, and including without limitation, all of Grantor's rights, ways, privileges and easements appurtenant to the Property, including Grantor's right, title and interest in and to all strips, gores, streets, alleys and ways, public or private, adjoining or crossing the Property, all of which are appurtenant to, and shall benefit, the Property.

AND Grantor hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and that the Property is free of all encumbrances, save and except taxes for the year 2022 and subsequent years which are not yet due and payable.

[SIGNATURE AND ACKNOWLEDGMENT APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor aforesaid has set its hand and seal as of the 3rd day of February, 2022.

Signed, sealed and delivered
in our presence:

Bryan J. Stanley
(Witness Signature)
Print Name: Bryan J Stanley

James A. Grier
(Witness Signature)
Print Name: James A Grier

GRANTOR:

JAN STEPHENSON'S CROSSROADS
FOUNDATION, INC., a Florida not-for-profit
corporation

By: Jan Stephenson
Jan Stephenson, President

STATE OF FLORIDA
COUNTY OF PINELLAS

This instrument was acknowledged before me, by means of physical presence, this 3rd day of February, 2022, by JAN STEPHENSON, as President of JAN STEPHENSON'S CROSSROADS FOUNDATION, INC., a Florida not-for-profit corporation, on behalf of said companies, who is () personally known to me or () has produced FL Drivers License as identification.

NOTARY PUBLIC
STATE OF FLORIDA
JAMES A. GRIER
Commission # HH 052025
Expires January 3, 2025
Bonded Thru Budget Notary Services

James A. Grier
Notary Public - (Signature)
Print Name: James A Grier
My Commission Expires: _____

February 4, 2022 Creation of Tarpon Woods Properties, LLC

[Previous On List](#)

[Events](#) No Name history

Detail by Entity Name
Florida Limited Liability Company
TARPON WOODS PROPERTIES, LLC

Filing Information

Document Number	L22000060812
FEI/EIN Number	88-0730843
Date Filed	02/04/2022
Effective Date	01/31/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2023
Event Effective Date	NONE

Principal Address
1100 tarpon woods blvd
palm harbor, FL 34685

Changed: 10/27/2023

Mailing Address
1100 tarpon woods blvd
palm harbor, FL 34685

Changed: 10/27/2023

Registered Agent Name & Address
MICHAEL RAY VANDIVER
1100 TARPON WOODS BLVD
PALM HARBOR, FL 34685

Authorized Person(s) Detail

Name & Address
Title MGR VANDIVER, MICHAEL R 1100 TARPON WOODS BLVD PALM HARBOR, FL 34685
Title AMBR VANDIVER, MICHAEL R 1100 TARPON WOODS BLVD PALM HARBOR, FL 34685

Annual Reports

Report Year	Filed Date
2023	04/10/2023
2024	04/05/2024

Document Images

04/05/2024 -- ANNUAL REPORT	View image in PDF format
10/27/2023 -- LC Amendment	View image in PDF format
04/10/2023 -- ANNUAL REPORT	View image in PDF format
02/04/2022 -- Florida Limited Liability	View image in PDF format

[Previous On List](#) [Next On List](#) [Return to List](#) Tarpon Woods Properties, L
Search

[Events](#) No Name History

- Tarpon Woods Properties, LLC filed as a Florida Limited Liability Company on February 4, 2022 with a backdated effective date of 01/31/2022
- Michael Vandiver, an Executive Director of Jan Stephenson's Crossroads Foundation, and his Attorney, Bryan J Stanley, P.A. were the only persons listed as Authorized Persons

501c3 Rules

"A 501(c)(3) organization cannot transfer assets to a board member. In fact, 501(c)(3) organizations are prohibited from allowing their assets to benefit insiders, such as board members, officers, directors, and other employees. This is known as the "private benefit" rule. If an organization benefits insiders, the organization and the insiders could be subject to penalty excise taxes and the organization could lose its tax-exempt status.

501c3 transfer / gift of assets-

"A 501(c)(3) organization cannot transfer assets to a board member. In fact, 501(c)(3) organizations are prohibited from allowing their assets to benefit insiders, such as board members, officers, directors, and other employees. This is known as the "private benefit" rule. If an organization benefits insiders, the organization and the insiders could be subject to penalty excise taxes and the organization could lose its tax-exempt status.

When a 501(c)(3) organization is closing, it must transfer its remaining assets to another tax-exempt organization or to the government. It is illegal to give assets to individuals, including board members, volunteers, staff, or beneficiaries."

501c3 sale of assets to a board member-

"A 501(c)(3) nonprofit organization generally can't allow its assets to benefit insiders, such as board members, officers, directors, and key employees, unless the benefit is insubstantial. This is known as the "private benefit" rule. If a 501(c)(3) organization benefits insiders, the organization and the insiders could be subject to penalty excise taxes and the organization could lose its tax-exempt status.

However, a nonprofit can sell its assets if the buyer pays a reasonable amount, ideally the fair market value. The nonprofit can also transfer its assets to another tax-exempt organization or to the government if it's ceasing existence.

To avoid conflicts of interest, nonprofits can have clear policies and procedures for transactions involving directors who have a financial interest. For example, the nonprofit can document its due diligence, board discussions, and justification for the transaction. It can also have directors sign an acknowledgment of the organization's conflict of interest policy and disclose familial relationships and business affiliations that could present potential conflict issues"

According to the Pinellas County Property Appraiser the course selling for \$1.6mil is below the appraised value of the land. They might try to make a case because they entertained the lowball \$600k offer from my neighbor, it would be good to know the value of the other offers that were made. I feel that your friend's offer hurts their case. I don't know what their other offers were. I don't think they can use the gift of the course to Jan at \$100 as reasonable or fair market value, it was clearly a gift.

Also another point that really works against them is on their tax filings they value the course as a \$9mil asset as when they amended their tax filing for the purpose of a "transfer of assets" they added a \$9mil loss to their tax forms. I have their taxes saved and their annual report saved. I didn't attach them because I think you have them.

- February 18, 2023 - NanoOxygen Systems creates a post to show the benefits of their highly advanced water filtering system for irrigating the golf course and the improvements that occurred from January 5, 2023 to February 10, 2023. ONLY 1 MONTH!!



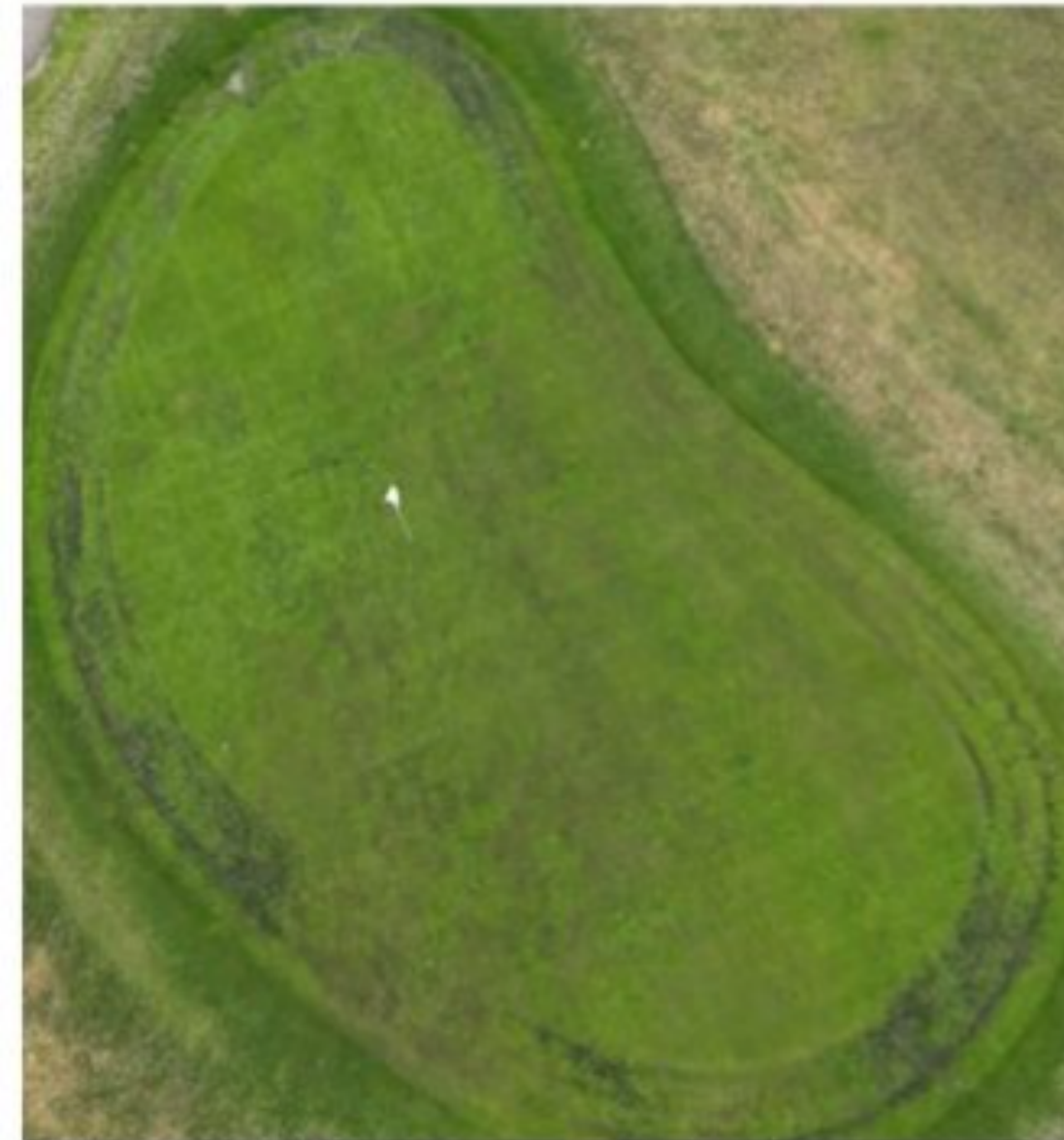
NanoOxygen Systems

February 18, 2023 · 🌐



The golf industry doesn't measure dissolved oxygen in the irrigation water. Huge gap in knowledge as DO has a SIGNIFICANT impact on soil health and turf quality. Ask a superintendent what the course looks like after a good rain. Here's 30 days of 2x rain water dissolved oxygen irrigation water at work. [#Ultrafinebubbles](#), [#nanobubbles](#), [#dissolvedoxygenwater](#), [#betterturf](#), [#soilhealth](#), [#bettergreens](#), [#healthywater](#), [#betterroots](#)

Tarpon Woods Golf Club – Greens Photos - #3 GRN



January 5, 2023



February 10, 2023

NanoOxygen
SYSTEMS
OXYGEN DELIVERED

SWFWMD TEAMS MEETING

- April 10, 2023 - Teams Meeting with SWFWMD
- Attendees include: Bob Dasta, Cliff Ondercin, Adrienne Vining, Lee Hughes, John Emery, Ryan Deibler, Lisa Cartwright, & **Jamie Rand**

B. Indicate if there have been any **pre-application meeting(s)** with the DEP, WMD, or delegated local government, or other discussions, meetings, or coordination with other stakeholders or agencies about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

Agency	Date	Location	Meeting Attendees
SWFWMD	4/10/2023	Teams Meeting	Bob Dasta, Cliff Ondercin, Adrienne Vining, Lee Hughes, John Emery, Ryan Deibler, Lisa Cartwright, Jamie Rand

- October 27, 2023 A change of Registered Agent was filed with the Dept. of State (Sunbiz) and Bryan Stanley was removed as well as a request to send a letter of acknowledgement to Ralph Zuckerman was documented.

MGR = Manager
AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
MGR	MICHAEL RAY VANDIVER	1100 TARPON WOODS BLVD. PALM HARBOR, FL 34685	☒ Add ☐ Remove ☐ Change
AMBR	MICHAEL RAY VANDIVER	1100 TARPON WOODS BLVD. PALM HARBOR, FL 34685	☒ Add ☐ Remove ☐ Change
MGR	BRYAN J. STANLEY, P.A.	209 TURNER ST. CLEARWATER, FL 33756	☐ Add ☐ Remove ☒ Change

To Whom It May Concern:

RE: Change of Registered Agent for TARPON WOODS PROPERTIES, LLC

Enclosed is a \$25.00 check made payable to FLORIDA DEPARTMENT OF STATE for the required \$25.00 filing fee.

Please send letter of acknowledgement to:

Ralph Zuckerman
1716 Hermit Thrush Circle
Palm Harbor, FL 34683
727-639-5468
rz@avalonbuildingcorp.com

FILED
2023 OCT 27 PM 1:43
SECRETARY OF STATE
TALLAHASSEE, FL

- February 27, 2024.
J. Rand (presumably Jamie Rand) Authors an Authorized Agent Letter stating he is manager of the Brooker Creek Mitigation Bank in Pinellas County Florida and designates and authorizes Ryan Deibler and Pamela Harris of Greensource Environmental Professionals, Inc. to act as agents in the processing of this application for the permit and submission of any documents related to the permits.
- This letter was attached to the SWFWMD ERP Permit: 47575.000 (App: 889588) Application documents on March 1, 2024

February 27th, 2024

Cliff Ondercin
Environmental Manager
Southwest Florida Water Management District
7601 US-301
Tampa, FL 33637

AUTHORIZED AGENT LETTER

RE: Brooker Creek Mitigation Bank

Dear Mr. Ondercin,

As manager of the Brooker Creek Mitigation Bank located in Pinellas County, Florida, I hereby designate and authorize Ryan D. Deibler and Pamela E. Harris of GreenSource Environmental Professionals, Inc. (GreenSource) located at 15315 Indian Head Drive, Tampa, Florida 33618, to act as Agents in the processing of this application for the permit and submission of any documents related to the permits. In addition, I authorize the aforementioned Agents to perform any requirements that may be necessary in the support of the application. As Authorized Agents they will upon request, furnish any supplemental information in support of the application to permit Brooker Creek Mitigation Bank.

We also consent, after receiving prior notification, to any site visit on the property accompanied by GreenSource or other owner agent by agents or personnel from the Southwest Florida Water Management District necessary for the review and inspection of the proposed project. We further authorize these Agents or their personnel to enter the property as many times as may be necessary to conduct such a review and inspection. If you have any questions or concerns, please feel free to contact me.

Sincerely,

JR
J. Rand

**Application for
Individual and Conceptual Approval
Environmental Resource Permit,
State 404 Program Permit,
and Authorization to Use State-Owned
Submerged Lands**

Florida Department of Environmental Protection/
Water Management Districts
Effective December 22, 2020



- March 1, 2024 - An Application for a Conceptual Approval Environmental Resource Permit was filed with the Southwest Florida Water Management District (SWFWMD) to convert the golf course to a Wetland Mitigation Bank
- Ryan Deibler, owner of GreenSource Environmental Professionals, Inc. is listed as the Permittee

Party Information

Party ID: 1112729

Party Name GreenSource Environmental Professionals, Inc.

Contact Type Permittee |||

Address Attn: Ryan Deibler 15315 Indian Head Drive Tampa FL 33618

Telephone Number Business 813-264-4324 |

Email rdeibler@greensourceep.com

Party ID: 1346629

Party Name GreenSource Environmental Professionals Inc

Contact Type Engineer / Consultant |

Address Lisa Cartwright 15315 Indian Head Drive Tampa FL 33618

Telephone Number Business 813-892-4755 |

Email lcartwright@greensourceep.com

ERP Permit: 47575.000 (App: 889588)

- General
- Tracking
- Location
- Map
- Fee
- Condition Tracking
- Construction
- Documents
- Noticing

Not all file of record information is displayed here. The information that is not displayed may be in draft status or has been deemed "exempt" from public view and copying using this online viewing tool. Access to redacted versions of this information (when applicable) can be obtained by visiting the appropriate service office or by contacting the District at 352-754-3456 or 1-800-423-1476 (FL only) ext. 5678. Florida Statute 119 requires the District to state the basis for any claimed exemption. A detailed explanation and the specific statutory exemption are available by contacting the District at the phone numbers provided above.

Doc	Document Type	Date	Download
	RAI/CLAR Partial Response	7/31/2024 9:44:12 AM	
	Time Extension Approval	7/9/2024 1:13:54 PM	
	Time Extension Request	7/8/2024 7:38:16 AM	
	Request for Additional Information	3/14/2024 6:28:09 AM	
	Plans	3/1/2024 12:00:00 AM	
	Application Authorization	3/1/2024 12:00:00 AM	
	Application	3/1/2024 12:00:00 AM	
	Section G	3/1/2024 12:00:00 AM	

Goto

Need help?

Email: WMISHelpDesk@watermatters.org
Phone: 352-754-3456 or 1-800-423-1476 (FL only)
ext. 5678.

Ryan Deibler
answered "No"
to the question,
"Is this
application for
part of a multi-
phase project?"

Project Information

Name of project, including phase if applicable* **Brooker Creek Mitigation Bank**

Application received date*

3/1/2024

Is this application for part of a multi-phase project? **No**

Total applicant-owned area contiguous to the project (acres) **168.4**

Total project area for which a permit is sought (acres) **168.4**

Total land area (applicant-owned contiguous area + project area) **336.8**

Total impervious and semi-impervious area for which a permit is sought (acres) **0**

Are any of the activities described in this application proposed to occur in, on, or over wetlands or other surface waters? **Yes**

How many acres impact (in acres) **16.61**

Has this project been approved as a joint water management program, or other project of mutual benefit to the applicant and the District, as defined by Chapter 373, Subsections 373.0695(2)(d) and (3), 373.1961, and 373.451 F.S. (i.e. Cooperative Funding Initiative [CFI])?

No

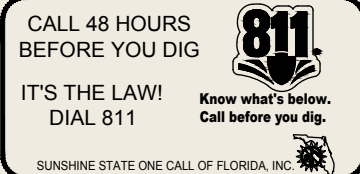
Section G of the Environmental Resource Application

Filed on 03/01/2024

[https://www38.swfwmd.state.fl.us/Erp/Export/ViewDoc/
223spme4.pdf](https://www38.swfwmd.state.fl.us/Erp/Export/ViewDoc/223spme4.pdf)

Brooker Creek Mitigation Bank			
SWFWMD Conceptual ERP UMAM Summary Spreadsheet			
FLUCCS Code	Assessment Area (Current Habitat Type)	Total Acreage	Credit Type
182EN434	Golf Course (Enhance) --> Pine Mesic-Oak	78.73	F
411A	Pine Flatwoods - Altered	9.73	F
182C641	Golf Course (Create) --> Freshwater Marsh	25.15	H
182RE630	Golf Course (Restore) --> Wetland Forested Mixed	1.35	F
510RE641	Pond (Restore) --> Freshwater Marsh	16.08	H
511RH630	Ditch (Restore) --> Wetland Forested Mixed	0.53	F
630A	Wetland Forested Mixed - Altered	36.83	F
	Forested Wetlands	38.71	F
	Uplands Adjacent to Forested Wetlands	44.23	F/H
	Herbaceous Wetlands	41.23	H
	Uplands Adjacent to Herbaceous Wetlands	44.23	F/H
	Total Acreage	168.40	

**Credit from Upland Assessment Areas are split
50/50 for Forested and Herbaceous Wetland Credits**



C-1

July 1, 2024

Pinellas County DRC Meeting

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.
-------	---

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.
-------	--

26m 15s	Want to have opportunity in the future to develop on upland areas
27m 59s	Preservation adjustment & moving of lots to be done later.
28m 48s	(Referencing 38 acres off Ridgemoor Blvd) "What looks like an undeveloped tree farm hahahaha". 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.
34m	Large trees to be saved "if possible"

52m 22s	Do what you can to improve flood plain but don't have to
1:00:00	Army Corp of Engineers involved? "No". (Maybe we should contact)
1:02:00	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)

1:26:30	Upland Pine Area is contemplated for future development. How can that be transistioned 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 one tract is not being used and wants to be moved to 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.

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...

How to Find the Video and Meeting Notes

HOME WHAT WE KNOW GET INVOLVED LINKS & MORE CALENDAR CONTACT FORM PLEASE DONATE NOW! GALLERY

YOU MUST WATCH THIS VIDEO!!!

Download the "07:01:2024 Pinellas DRC Meeting Notes PDF" located at the [bottom of this page](#). The timeline documents notable moments throughout the 90 minute meeting with the Pinellas County Development Review Committee and representatives of the owners of the Tarpon Woods Golf Course property. Please watch the whole video if you can.

Concept Plan.pdfDRM-24-00066 Comments to ...Project Description.pdfDRC Agenda 71.2024.pdf

All toolsEditConvertE-SignFind text or toolsShare

Agenda
Development Review Committee
440 Court St, 1st Floor Conference Room
July 1, 2024, 9 a.m.

Applications will be heard in the order they appear on the agenda

1. Pre-App DRM-24-00066

Brooker Creek Mitigation Bank: Tarpon Woods (1100 TARPON WOODS BLVD, PALM HARBOR)
The proposed Brooker Creek Mitigation Bank (BCMB) consists of 168.40 acres within the existing Tarpon Woods Golf Club. Goal is to restore existing forested floodplain wetland habitats, restore open water ponds to freshwater marsh wetland habitats, create new freshwater marsh habitat, restore upland pine mesic-oak habitat within the existing golf course, and restore altered pine flat-wood upland buffers. The estimated fill proposed is 31,000 cubic yards, and the estimated cut is 273,000 cubic yards. The property is zoned **RPD-W** (Residential Planned Development with Wellhead Overlay), and Future Land Use consists of **R/O/S** (Recreation/Open Space), **P** (Preservation), **CR** (Commercial Recreation), and **RS** (Residential Suburban).

Vandergracht, Sean

McWilliams, Clint M

Allen, St...Ayers, R...

Burnes, ...Shoema...

+4

Time here to search1:30:28

9:09 AM7/1/2024

HOME WHAT WE KNOW GET INVOLVED LINKS & MORE CALENDAR CONTACT FORM PLEASE DONATE NOW! GALLERY

ERP Permit: 47575.000 (App: 889588)		
Doc	Document Type	Date
RAI/CLAR Partial Response		7/31/2024 9:44:12 AM
Time Extension Approval		7/9/2024 1:13:54 PM
Time Extension Request		7/8/2024 7:38:16 AM
Request for Additional Information		3/14/2024 6:28:09 AM
Plans		3/1/2024 12:00:00 AM
Application Authorization		3/1/2024 12:00:00 AM
Application		3/1/2024 12:00:00 AM
Section G		3/1/2024 12:00:00 AM

The Southwest Florida Water Management District (District) manages the water resources for west-central Florida as directed by state law.

Here is a link to access the actual permit application which was submitted on 03/01/2024 to the portal on the Southwest Florida Water Management District's website.

Click on the "Documents" tab to see all the documents that have been submitted so far. You can also download these documents below in the "Notable Documents" section

<https://www38.swfwmd.state.fl.us/Erp/ERP/Entry/ERP.aspx?id=889588>

NOTABLE DOCUMENTS

Please take some time and download these PDF files. These files contain most of all known public information.

SWFWMD Initial Application
(03/01/2024) (pdf)

DOWNLOAD

Response to Request for Additional
Information (08/14/2024) (pdf)

DOWNLOAD

Master Site Plan (03/01/2024) (pdf)

DOWNLOAD

Pinellas County Building Dept - Tarpon
Golf Course Project
w_8-21-2024 (pdf)

DOWNLOAD

07:01:2024 Pinellas DRC Meeting Notes
PDF (pdf)

DOWNLOAD

07:01:2024 Pinellas DRC Meeting Notes
PDF (pdf)

DOWNLOAD

SWFWMD CONCEPTUAL PERMIT

Time here to search
1:30:28

Since July 1

- I discovered on August 1st this was silently happening right in front of us
 - August 3-5 Hurricane Debby
 - August 6 - Posted on NextDoor
 - August 9 - Spur of the moment schedule meeting at my office - 120 people showed up
 - August 10 - Creation of SaveTarponWoods.com
 - August 14 - Supplemental Docs were uploaded to SWFWMD
 - August 16 & 23 - Subcommittees created and meetings held
 - August 25 - Here we are!!! The future is in our hands now! Don't find yourself in the future regretting you didn't do more when you could have.
-

How Do We Combat This Proposal?

- WE NEED YOUR INVOLVEMENT. WE NEED ACTION, AND IMMEDIATELY
 - WE NEED AN ATTORNEY TO REPRESENT US
 - WE NEED FINANCIAL DONATIONS
 - Fill out the Contact Form on the website here: <https://savetarponwoods.com/contact-form> and tell us how you can help. Make sure you add [SaveTarponWoods.com](mailto:admin@SaveTarponWoods.com) and admin@SaveTarponWoods.com to your contact list or you will most likely not receive email updates due to junk/spam filters
 - The "Letter to SWFWMD Officials PDF" needs to be emailed and mailed to ALL Three SWFWMD Officials. Download it from the www.SaveTarponWoods.com website here: <https://savetarponwoods.com/get-involved>
 - Volunteers needed to go door to door notifying residents of Tarpon Woods and the communities along the East Lake corridor.
-

Thank You!!

It's people like you that make our
neighborhood so great!!

Original page 49 withheld from this website copy

This historical slide contained payment QR codes and a mailing address. They are removed so the website does not invite reliance on stale payment or address information.

The source original is preserved unchanged in the private evidence archive.