

# STONECREST

Property Owners Association, Inc.

A 55-plus Community

February 12, 2024

Mr Chris Rison  
Marion County Commissioner  
2710 East Silver Springs Blvd  
Ocala FL 34470

Re: 2208072 Sun Golf , LLC  
David Black Rezoning Modification

Mr Rison,

I respectfully refer you to my letter of January 10, 2024 regarding the above re-zoning modification.

After careful review and receipt of additional information, I am rescinding my letter. The Stonecrest POA will not provide a landscape buffer on the Association common property, adjacent to Mr. Black's lots. The letter of January 10<sup>th</sup>, contradicts the amendment, which provides that Sun Golf and its successors in title would bear the burden of development of the subject property, including all expenses related thereto. The Board feels conveyance of the buffer would require a change to the Supplemental Declaration, which can only be accomplished with a community vote.

*The most critical portion of this decision is with the Declaration of Covenants for the Meadows which indicates in short that Sun Golf.....shall be solely responsible for all costs associated with the Development... If approved, the Association will consider golf cart pathway options.*

I have spoken to legal counsel on this issue and he is in full agreement. Mr. Riison, please place this letter with the modified zoning application.

Sincerely,



Niana Hill  
Stonecrest Board President

CC Sun Golf, LLC  
Mr. David Black

**Rison, Christopher**

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**From:** Board Pres <boardpres@mystonecrest.com>  
**Sent:** Tuesday, February 13, 2024 10:37 AM  
**To:** Rison, Christopher  
**Subject:** RE: Sun Golf LLC 220807Z  
**Attachments:** Signed Meadows Rescission.pdf

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Attached is the signed version. Thank you. Niana

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**From:** Rison, Christopher <Christopher.Rison@marionfl.org>  
**Sent:** Tuesday, February 13, 2024 10:04 AM  
**To:** Board Pres <boardpres@mystonecrest.com>  
**Subject:** RE: Sun Golf LLC 220807Z

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Niana,

Thank you. I do ask that you provide me with a signed copy of your letter for our formal file. It will be attached with the materials.

I am about to send you the overall Application Package originally submitted by Mr. Black. For our record purposes, I will be forwarding a copy of your email to confirm Mr. Black's knowledge of this rescission.

Thank you again,

Chris



**Christopher D. Rison, AICP, FRA-RP**

*Senior Planner*  
 Growth Services

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Marion County Board of County Commissioners  
 2710 E. Silver Springs Blvd.  
 Ocala, FL 34470  
 Main: 352-438-2600 | Direct: 352-438-2624 | FAX: 352-438-2601

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From: Board Pres <[boardpres@mystonecrest.com](mailto:boardpres@mystonecrest.com)>  
Sent: Tuesday, February 13, 2024 9:02 AM  
To: Rison, Christopher <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>  
Cc: Board Pres <[boardpres@mystonecrest.com](mailto:boardpres@mystonecrest.com)>  
Subject: Sun Golf LLC 220807Z

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Chris, I am attaching a rescission letter from my 1/10/24 letter, to be attached to the re-zoning application. Please acknowledge receipt.

Txs,

Niana Hill

Stonecrest Board President

770-310-7456