

**From:** [Istoever9687@gmail.com](mailto:Istoever9687@gmail.com)  
**To:** [Rison, Christopher](mailto:Rison, Christopher); [Jones, Riley](mailto:Jones, Riley)  
**Cc:** [cam@mystonorest.com](mailto:cam@mystonorest.com); [Cammie Dewey](mailto:Cammie Dewey); [Brian Pawling](mailto:Brian Pawling); [David Liddle](mailto:David Liddle); [Jim Hakel](mailto:Jim Hakel); [Niana Hill](mailto:Niana Hill); [Pamela Jones](mailto:Pamela Jones); [Roxanne Neeley](mailto:Roxanne Neeley); [Thomas Autin](mailto:Thomas Autin)  
**Subject:** Rezoning application of Sun Golf, LLC for rezoning, Application # 2004080029  
**Date:** Thursday, February 15, 2024 6:55:27 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Meadows lot plan.pdf](#)  
[Meadows development area.pdf](#)

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Mr. Rison,

The following email correspondence with Ms. Cammie Dewey, an engineer with SJRWMD is provided for your information.

As Ms. Dewey stated herein, converting the Meadows open space property to 5 lots for single family housing will require a design engineer to perform calculations to determine if Pond 21 and pond 16B, as they are currently configured, could handle the increased stormwater runoff volume. Additionally, plans would have to be submitted showing the extent of grading and imperviousness on each lot.

Ms. Dewey's email confirms that it cannot be assumed that the additional 5 lots will not exceed the capacity of the existing retention ponds which I assume is pertinent for Marion County staff review and project information for the P&ZC and County Board hearings.

As stated in Ms. Dewey's response the cost of the additional engineering work would be the responsibility of the applicant or the Stonecrest POA. It should be noted that responsibility for all Stonecrest golf course ponds along with SJRWMD permit responsibility (excepting the irrigation pond within Pond 14) was transferred from the original owner of the Stonecrest Country Club to the Stonecrest POA by an easement agreement dated Sept. 12, 2012.

Please let me know if you have any questions.

Larry Stoever

PS: The two attachments to this email are the project plans from the Meadows rezoning application that I provided to Ms. Dewey for her review of this matter.

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**From:** Cammie Dewey <[cdewey@sjrwmd.com](mailto:cdewey@sjrwmd.com)>  
**Sent:** Thursday, February 15, 2024 3:53 PM  
**To:** [Istoever9687@gmail.com](mailto:Istoever9687@gmail.com)  
**Subject:** RE: Stonecrest Meadows par 3 golf course ponds

Mr. Stoever,

Let me try to clarify. Within the original permitted calculations the home lots depicted on the plans were assumed

to be 65% imperviousness and 35% pervious. The golf course areas were assumed to be pervious. With the addition of imperviousness for the five parcels you depicted on the map located near the intersection of SE 121<sup>st</sup> Circle and SE 123<sup>rd</sup> Terrace, a modification of the District's permit would be required. Neither the plans nor the calculations accounted for impervious surfaces in the area of the 5 lots depicted on your map. One lot is within Basin 21 and the other four lots are within Basin 16B. A design engineer would need to perform the calculations to determine if Pond 21 and Pond 16B, as they are currently configured, could handle the increased runoff volume due to the respective additional impervious surfaces. And plans would need to be provided depicting the extent of grading and imperviousness on each lot.

The undeveloped off-site area that I was referencing is the Basin 21 Offsite area depicted on the map I included as a portion of the undeveloped parcel to the north of The Meadows' north boundary. I misunderstood and thought that was the area you were asking about previously. If the Basin 21 Offsite area were to be developed, the appropriate calculations and plans would be submitted with a permit application to the District. Most likely the development would have a separate stormwater management system. The Meadows ponds 21A and 21 currently are not designed to handle runoff from the Basin 21 Offsite area if it were developed.

The calculations for The Meadows are found in permit files 26719-27, 26719-28, and 26719-30. The entire site is considered to be developed, the calculations reflect the percentage of imperviousness for the lots and then the overall pervious areas (those pervious areas include the golf course areas).

As I've indicated, if the developer or HOA is planning to add the 5 lots to the Meadows project, a permit modification would be required. The calculations would need to be updated. I don't really know if the grading of the lots affects the pond storage and I don't know if the additional imperviousness can be handled by the current pond configuration. The developer or HOA's design engineer is responsible for researching the District's permitting files and submitted a permit modification application with supporting plans and calculations ensuring that the modified design continues to satisfy the District's rules.

Hope this helps.

**Cammie**

Cammie Dewey, PE  
Strategic Planning Basin Coordinator – Middle St. Johns River Basin  
Division of Basin Management and Modeling  
Apopka Service Center  
2501 S. Binion Road  
Apopka, FL 32703  
Office: (407) 659-4831  
Cell: (407) 457-7404  
Email: [cdewey@sjrwmd.com](mailto:cdewey@sjrwmd.com)  
Website: [www.sjrwmd.com](http://www.sjrwmd.com)  
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**From:** [lstoever9687@gmail.com](mailto:lstoever9687@gmail.com) <[lstoever9687@gmail.com](mailto:lstoever9687@gmail.com)>

**Sent:** Thursday, February 15, 2024 3:11 PM

**To:** Cammie Dewey <[cdewey@sjrwm.com](mailto:cdewey@sjrwm.com)>  
**Subject:** RE: Stonecrest Meadows par 3 golf course ponds

Cammie,

Thank you for your response.

I hesitate to trouble you further as appreciate you now have other duties, but as I'm not an engineer, I'm having difficulty understanding what you mean by the "contributing undeveloped off-site area was considered to be previous and was included in the large storm sewer event runoff analysis for ponds 21A and 21". Does this mean that if the undeveloped off-site area was fully developed the extent of runoff in a large storm event wouldn't exceed the existing capacity of retention ponds 21A and 21 (i.e., such additional runoff was included in the design of the existing ponds)?

Is there any information available on the total acreage of the developed and undeveloped areas of the 4 basins associated with the Meadows ponds?

My interest in this, is that the proposed rezoning of the frontage of Meadows property from open space use to residential development (as shown in the attachments) will be re-considered by Marion County in March and I'm trying to find out if the change in use will in any way be detrimental with respect to stormwater management. As a non-engineer, I don't think stormwater runoff from the additional 5 single family homes will be significant, but it seems it would reduce the area available to enlarge the ponds if needed from fully developing the currently undeveloped adjacent areas within each basin. It also seems that converting the entire frontage of the Meadows area to housing could interfere with pond reconstruction and/or enlargement if needed.

Hope your enjoying your new position and thank you for your assistance.

Larry

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**From:** Cammie Dewey <[cdewey@sjrwm.com](mailto:cdewey@sjrwm.com)>  
**Sent:** Thursday, February 15, 2024 1:01 PM  
**To:** [Istoever9687@gmail.com](mailto:Istoever9687@gmail.com)  
**Subject:** RE: Stonecrest Meadows par 3 golf course ponds

Good afternoon Mr. Stoever,

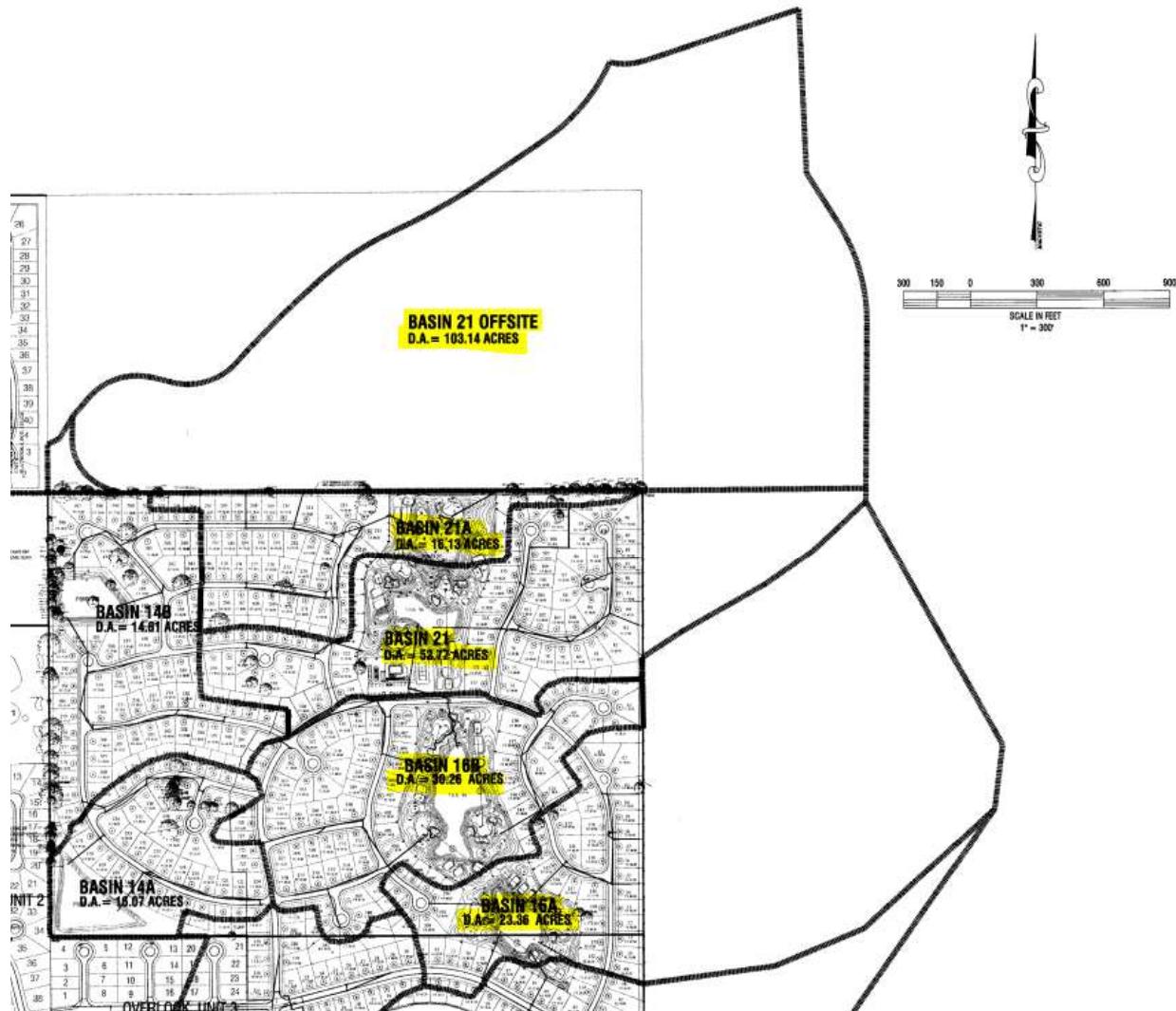
I am no longer within the District's Regulatory Division; I am in a different position at the District. I will forward your email to the staff in our Regulatory Division to provide assistance to you.

I did quickly review the older permits issued by the District beginning in Dec. 2004 (26719-27, 26719-28, & 26719-30). The golf course area within the Meadows development looks to be noted as pervious area, the golf course area spans across multiple basins (21A, 21, 16B & 16A). I've included a snip of the basin sheet that I found in the sequence 27 permit file that is a bit clearer, the golf course seems to drain towards the four ponds (21A, 21, 16B, & 16A) within the eastern portion of the development and was included in the calculation of runoff for each pond basin.

Based on the calculations that I found in the sequence 27 permit file, the contributing undeveloped off-site area was considered to be pervious and was included in the large storm event runoff volume analysis for ponds 21A and 21.

I'm certain that our staff in the northern region of the District will contact you if they find any additional information in the permit files that can be added to my findings, and can answer any further questions you have.

Have a nice day.





Cammie

Cammie Dewey, PE

Strategic Planning Basin Coordinator – Middle St. Johns River Basin

Division of Basin Management and Modeling

Apopka Service Center

2501 S. Binion Road

Apopka, FL 32703

Office: (407) 659-4831

Cell: (407) 457-7404

Email: [cdewey@sjrwm.com](mailto:cdewey@sjrwm.com)

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

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**From:** [lstoever9687@gmail.com](mailto:lstoever9687@gmail.com) <[lstoever9687@gmail.com](mailto:lstoever9687@gmail.com)>

**Sent:** Thursday, February 15, 2024 8:07 AM

**To:** Cammie Dewey <[cdewey@sjrwmd.com](mailto:cdewey@sjrwmd.com)>

**Subject:** Stonecrest Meadows par 3 golf course ponds

Cammie,

Could you please provide the area within the Meadows par 3 golf course drainage basins that is currently developed and the amount that is undeveloped. My reading of the attached drainage map is that there are three (3) drainage basins that drain to the retention ponds located within the Meadows Par 3 golf course property.

Also, if possible, could you tell me if the existing 3 retention ponds are large enough to absorb the entire undeveloped area within the 3 drainage basins.

Thank you for your assistance.

Larry Stoever

Phone: 734-277-4032

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

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- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.

- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

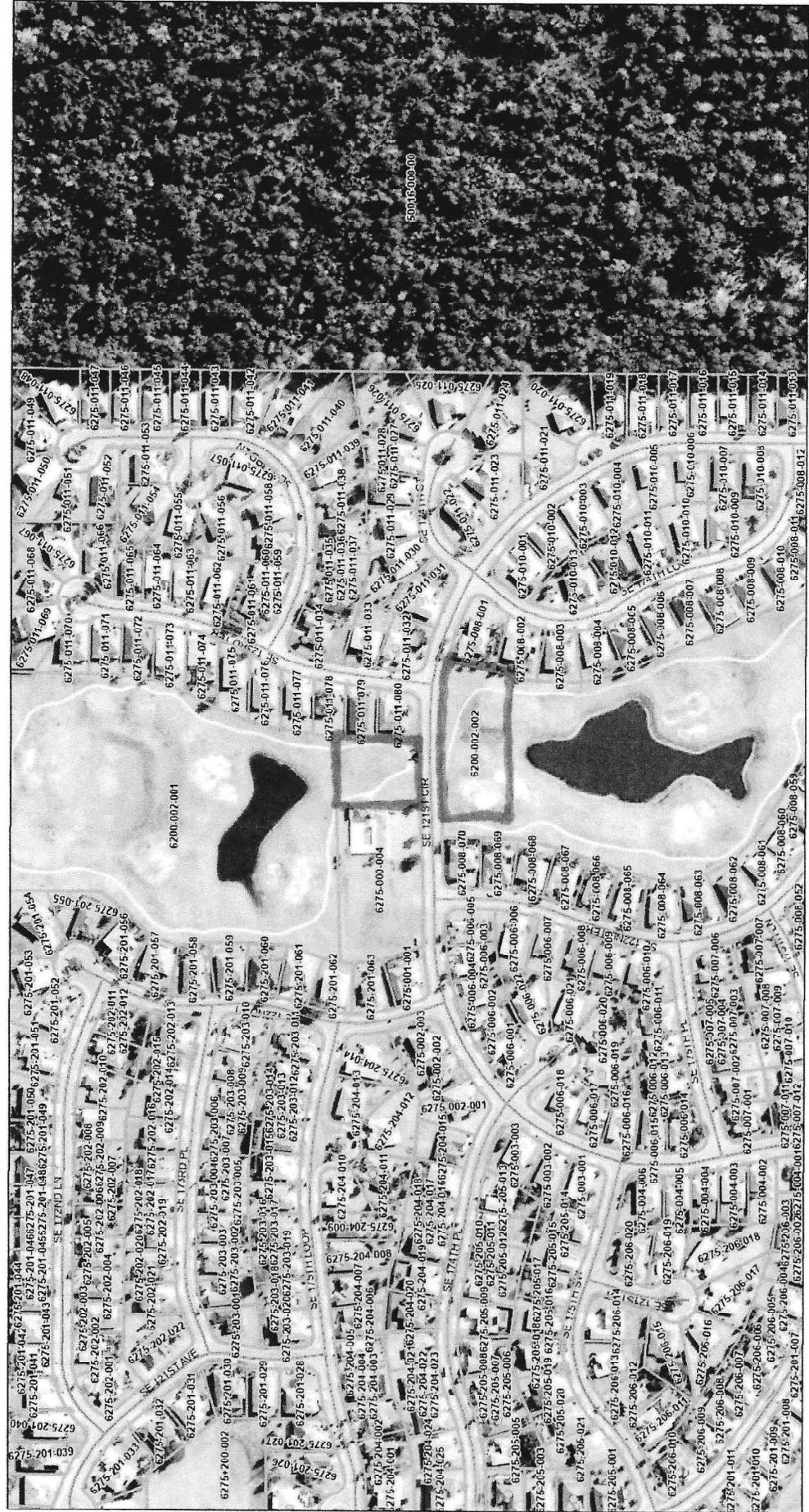
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- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>



## MCBCC Interactive Map - Internal



1/24/2024, 11:55:46 AM

Address Points

Structure - Addressed

Parcels Labels

Parcels Points

Streets

Aerial2023

Red: Band\_1

Blue: Band\_2

Green: Band\_3

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**From:** [1stoever9687@gmail.com](mailto:1stoever9687@gmail.com)  
**To:** [Rison, Christopher](mailto:Rison, Christopher)  
**Cc:** [Frank Nuite; Maureen Lubas](mailto:Frank Nuite; Maureen Lubas)  
**Subject:** Rezoning Application - Case No. 240211ZP, Sun Golf, LLC, (David Black) - PUD  
**Date:** Wednesday, February 28, 2024 12:37:49 PM  
**Attachments:** [PUD ADM Stonecrest MC FIL.pdf](#)  
[PUD MP Stonecrest MC FL.pdf](#)

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Mr. Risen,

I asked the Marion County Records Center for a copy of the Stonecrest PUD original documents. After several weeks, the Record Center was able to provide a few of the original plan documents but nothing showing the total area available for conversion or a breakout of the designated land use for the original Stonecrest PUD plan including the Meadow and Eastridge additions. The only documents that showed land use acreage are attached.

These documents show total recreation and land use for the original Stonecrest PUD of 200.2 acres. The “ADM” attachment shows the total acreage for the Meadows and Eastridge annexations, but not the amount of area included for recreation and open space. However, the information I have indicates that the Meadows property is 21.43 acres and I’m guessing the dry retention pond (Basin 2D) in the Eastridge addition is around 4 acres. If these figures are close to being correct, the total area currently available for recreation and open space is as follows:

Recreation and open space: original Stonecrest PUD:	200.2 acres
Meadow's annexation:	21.43
Eastridge (guesstimate):	<u>4.00</u>
Total:	225.43 acres

It was discussed at the last review of Sun Golf’s rezoning application that there was a total of 244.99 acres of recreation and open space available within the total Stonecrest PUD (including annexations) and that minimum the open space required was 232.1 acres, which allowed for 12.89 acres available for conversion. If the above total of existing recreation and open space of 225.43 acres is correct or nearly correct, there is currently a small deficit in required open space of about 6.67 acres.

I’m hoping you might have some time available to review the difference between what I can find in total recreation and open space acreage and the 244.99 acres previously reported. I would also greatly appreciate an explanation of the basis for determining that 232.1 acres of recreation and open space is required.

I know there is nothing that can be done about it at this time, but I think it’s wrong to lump all recreation and open space together in determining zoning requirements. There is a big difference between land available for group activities and that available for stormwater retention or private

golf course use. As I've tried in vain to explain, the 1.73 acres of land within the Meadows property that is being considered for rezoning is the only area that Stonecrest has that can be developed for active outdoor recreation such as pickleball (which is shown on the developer's plan for Stonecrest), bocce ball or other such uses which would not interfere with the overriding stormwater management purpose of the 21.43-acre Meadows property.

Thank you for your assistance.

Larry Stoever





**From:** [Istoever9687@gmail.com](mailto:Istoever9687@gmail.com)  
**To:** [Rison, Christopher](mailto:Rison, Christopher)  
**Subject:** RE: Rezoning Application - Case No. 240211ZP, Sun Golf, LLC, (David Black) - PUD  
**Date:** Tuesday, March 5, 2024 6:03:05 PM  
**Attachments:** [image001.png](#)

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Thanks for your response. I'm looking forward to discussing this with you. I can meet at your office at your convenience.

Larry

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**From:** Rison, Christopher <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>  
**Sent:** Tuesday, March 5, 2024 5:56 PM  
**To:** [Istoever9687@gmail.com](mailto:Istoever9687@gmail.com)  
**Subject:** RE: Rezoning Application - Case No. 240211ZP, Sun Golf, LLC, (David Black) - PUD

Mr. Stoever,

I am working on identifying the materials and anticipate sending them for your reference. I have also be finalizing a list of the various recreation, landscape, and buffer tracts throughout the Stonecrest project that I will send as well. To allow for that listing to be followed, it does include specific parcel account numbers for reference, along with the overall listing of acreages, etc. I expect to have that finalized within the next day or so, and will send it directly to you so we can discuss it.

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:** [lstoever9687@gmail.com](mailto:lstoever9687@gmail.com) <[lstoever9687@gmail.com](mailto:lstoever9687@gmail.com)>  
**Sent:** Tuesday, March 5, 2024 4:03 PM  
**To:** Rison, Christopher <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>  
**Subject:** FW: Rezoning Application - Case No. 240211ZP, Sun Golf, LLC, (David Black) - PUD

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Mr. Risen,

I sent the below email last week and have since asked twice for at least an acknowledgement with no response.

As I apparently cannot obtain the documentation regarding required and provide open space for Stonecrest, I went to the trouble of trying to obtain the information from the Marion County documents center. All I was able to obtain was a copy of the original plan for Stonecrest and the Meadows addition which I have provided to you.

It's obviously important that correct figures be used in determining if there is sufficient open space to allow conversion to housing use.

So, please let me know if I need to meet with you to discuss this matter. If you will not respond, my only alternative would be to try to resolve this question at the planning commission meeting. Which I don't think is the best or most professional way to resolve the question.

Thank you for considering this matter.

Larry Stoever

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**From:** [lstoever9687@gmail.com](mailto:lstoever9687@gmail.com) <[lstoever9687@gmail.com](mailto:lstoever9687@gmail.com)>  
**Sent:** Wednesday, February 28, 2024 12:35 PM  
**To:** Rison, Christopher <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>  
**Cc:** Frank Nuite <[nuitebd@gmail.com](mailto:nuitebd@gmail.com)>; Maureen Lubas <[maureenl25@outlook.com](mailto:maureenl25@outlook.com)>  
**Subject:** Rezoning Application - Case No. 240211ZP, Sun Golf, LLC, (David Black) - PUD

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Larry Stoever