



SAVE SUN CITY CENTER (Save SCC)

P.O. Box 5410, Sun City Center, FL 33571-5410 • Ellie Anderson • President • president@savescc.org • 312-282-7337

July 8, 2026

VIA EMAIL AND U.S. MAIL

Southwest Florida Water Management District
Environmental Resource Permit Bureau — Tampa Service Office
Attn: Destinee Metz-Corrigan, Environmental Scientist
7601 U.S. Highway 301 North (Fort King Highway)
Tampa, FL 33637-6759

Email: Destinee.MetzCorrigan@watermatters.org

Phone: 813-367-3056

Re: Petition for a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters, Application No. 941993 (“1225 N. Pebble Beach Blvd”; North Lakes / North Course; Folio 054255-0000) — Comments for the Record by Parties in Interest, and Request to Be Placed on the Record and Notified

Dear Ms. Metz-Corrigan:

Save Sun City Center (“Save SCC”) has collected signatures from over 6,000 Sun City Center and Kings Point residents and property owners in support of protecting golf courses for recreational use only. These two communities are directly affected by Application No. 941993 — the North Lakes / North Course golf parcels (Folio 054255-0000) at 1225 N. Pebble Beach Blvd. Many own platted lots that abut or surround those parcels or are downstream and rely on their open-space and surface-water features. We write to submit comments on the application.

1. We submit these comments as parties in interest and ask to be placed on the record.

We respectfully ask that Save SCC, together with its residents and property owners in the vicinity of the subject parcels, be recognized as **parties in interest** and placed on the record for Application No. 941993. We are not appearing as a “reviewer,” and this is not intended to be a formal challenge to or petition contesting any determination.

2. Comments for the record.

We understand the petitioner seeks a determination that the on-site ponds and surface-water features are non-jurisdictional and that no jurisdictional wetlands are present on the parcel. We respectfully ask the District to take the following into account:

- a. **Independent field verification.** We ask that the District independently verify the petitioner's submitted delineation through a thorough site inspection, and that any determination rest on adequate supporting documentation, rather than on the petitioner's representations alone, given the significance of the determination to the surrounding properties.
- b. **Delineation conditions and seasonal hydrology.** A delineation performed under drought or artificially drawn-down conditions may understate the landward extent of wetlands and surface waters. We ask that the District account for normal and seasonal high-water conditions in evaluating the limits of any wetlands and surface waters on the site.
- c. **Stormwater functions and effects on surrounding homes.** The on-site ponds and surface-water features appear to function as integral stormwater infrastructure for the surrounding established neighborhoods, and surrounding lots appear to drain to and through these features. Because the jurisdictional status determined here will bear directly on whether and how these features may later be reshaped or filled, with potential drainage and flooding consequences for adjacent residences, we ask the District to weigh that significance in making an accurate determination.

We further note that these ponds are part of a stormwater management system the District itself permitted in 1997 (Application No. 4417022.00, "Sun City Center North Golf Course, 3 Ponds Addition"), engineered to specific elevations and discharge rates and connected to the Sun City Center Aqueduct system, through which stormwater from this site ultimately reaches the Little Manatee River watershed. Filling in or relocating these ponds without equivalent replacement capacity could affect not only the adjacent homes described above, but downstream water quality and flood control as well. As such these waters should be considered jurisdictional and treated accordingly during any review.

- d. **Aquifer and drainage considerations.** For the same reason, we ask the District to be mindful of the aquifer-recharge and area-drainage roles these long-standing water features serve. For example; does, and will, storm water calculation volume and evaluations take into account the maximum future impervious surface of the surrounding properties as originally approved.
- e. **A complete and accurate record.** We note that the petition appears to state the processing fee as \$2,119 in two places, while the District's request for additional information identified \$2,402 as the required fee — which the record indicates was paid by personal credit card of Michael Nunziata, President and Principal of 13th Floor Homes, rather than by the named petitioner, ClubLink US LLC — and that the named petitioner's Florida registration status was among the items the District flagged for correction. The North Course was acquired, together with seven other Sun City Center golf-course parcels, by a 2010 **special** warranty deed recorded at Official Records Book 20069, Page 251, Hillsborough County (Instrument No. 2010300743, \$8,700,000). We note that this deed is subject to "Zoning and other regulatory laws" of which the adjacent property owners have vested rights in and shall be considered "**Parties of Interest**" as referenced in note 26 on Schedule B shown on drawing sheet 1 of 8 in the ALTA survey that is part of the application. We respectfully ask that the District require a complete and accurate filing — including the correct fee and current entity registration — before the petition proceeds. We believe that the title to this property is clouded by rights of other property owners.
- f. **Ownership and related-entity inconsistencies.** We further note apparent inconsistencies in the entity information presented across the application materials. The ALTA/NSPS survey accompanying this application identifies the record owner of the subject parcel (Parcel NC-2, Folio 054255-0000) as "WCI Communities" — an entity that, per the public record, conveyed this property to ClubLink US Corporation in 2010 (Official Records Book 20069, Page 251, Hillsborough County) and does not appear to have held title since. Hillsborough County property records, in turn, continue to identify the owner as "ClubLink US Corporation," even though that entity converted to a Delaware limited liability company under the name "ClubLink US LLC" by a Certificate of Conversion filed with the Delaware Secretary of State on July 31, 2018 (recorded in Hillsborough County as Instrument No. 2023419467, September 19, 2023) — the same "ClubLink US LLC" identified as the petitioner of record for this application.

Further, the surveyor's certificate identifies the survey as prepared for "13FH Buyer, LLC," while a related entity, "13th Floor Homes," appears elsewhere on the same survey.

We also note that, per Schedule B-II of the survey's related title commitment (Old Republic National Title Insurance Company, Commitment No. 26003180, effective January 7, 2026), the insurer excepted from

coverage any loss arising from claims, demands, membership rights, or allegations by **parties in interest** — in the subject land or in surrounding lands — **that would prevent the insured from operating the land in any manner other than as a golf course. Save SCC and its members are parties in interest within the scope of that exception.** In light of this exception, we respectfully question whether the petitioner's title to the subject property may be clouded by vested rights held by surrounding property owners, including Save SCC's members.

We raise this as a question for the District's awareness, not as an adjudication of title, which is properly resolved through title examination or by a court of competent jurisdiction. We respectfully ask that the District take these ownership, entity, and title matters into account in assessing the completeness and accuracy of the application.

3. Request to be notified and to participate.

We respectfully request that Save SCC be served with notice of all agency actions on Application No. 941993, including the scheduling of any site inspection, any public hearing or other proceeding, any subsequent applications, and the issuance of any proposed or final determination, together with any associated point of entry. We further request the opportunity to participate in, and to provide input at, any decision-making point, and we ask to be informed of any public hearing so that we may participate. We further ask to be notified if the ownership of the subject property or the identity or registration status of the petitioner changes during the pendency of this matter, and to be notified of any other petition or permit application the District receives concerning other golf-course properties held by the same ownership group (Instrument No. 2010300743) in Sun City Center or Kings Point.

We further note that the District's online records system for this application states that not all file materials are displayed there, as some information may be in draft status or has been deemed exempt from public view and copying. To the extent any such materials exist for Application No. 941993, we respectfully ask to be notified of their existence and to request the opportunity to review them — including any available redacted versions — in person at the appropriate District service office, if that is required, and we further request that the District state the statutory basis for any claimed exemption, as required under Chapter 119, Florida Statutes.

4. Reservation of rights.

Nothing in this letter is intended to waive, and we expressly reserve, all rights available to affected persons, including the right to participate in any public hearing and any point of entry that may arise upon agency action. To the extent a right to request or hold a public hearing on this application becomes available to us under applicable law or District procedure, we reserve that right and ask to be notified promptly if and when that option becomes available, so that we may consider whether to exercise our rights.

We respectfully request electronic or written confirmation of receipt, confirmation that Save SCC has been placed on the record and the notification list for Application No. 941993, and a copy of any notice of agency action. Thank you for your attention to this matter.

Respectfully submitted,

Ellen M. Anderson

Ellen M. Anderson, President, Save Sun City Center, SaveSCC.org
president@savescc.org • 312-282-7337