

Tomoka Oaks Times

An Independent Newsletter Focused on Preventing Residential Development of the Tomoka Oaks Golf Course

Current status of Developer's application as of February 3, 2023

NOTE: The name of the Development Application with the City of Ormond Beach is called "**Tomoka Reserve**" and details are maintained at <https://www.ormondbeach.org/1013/Tomoka-Reserve>

Current Stage of the Application:

- On 1/19/23, Cobb Cole submitted the Applicant's second site plan to the SPRC. Cobb Cole also submitted the Applicant's answers to the questions the SPRC asked regarding the first site plan.
- Cobb Cole is holding a Neighborhood Meeting on 2/8/23. Details below.
- After the Neighborhood Meeting is held, the SPRC will review the second site plan.

Helpful Definitions

Applicant = Developer and owner of the golf course property; Triumph Oaks of Ormond Beach I, LLC

Cobb Cole = the law firm representing Triumph Oaks who submitted the Applicant's application to the City

Application = The paperwork submitted by Cobb Cole requesting the golf course property be zoned as a PRD

Tomoka Reserve = the name of the proposed residential development

Neighborhood Meeting = the required meeting Cobb Cole holds on behalf of the Applicant to inform the community of the proposed development.

SPRC = Site Plan Review Committee which reviews the Applicant's application and site plans.

Planning Board = After the SPRC finishes their review of the site plans, the application goes to the Planning Board who holds a public hearing which any resident can attend to voice their opposition to the development. The Planning Board then makes a recommendation (based on SPRC's report and resident feedback) on whether or not the Commission should approve or deny the application.

Commission = Mayor and 4 Commissioners hold two public hearings which any resident can attend to voice their opposition to the development. The Commission votes to accept or deny the application.

PRD Zoning = Planned Residential Development is the re-zoning the applicant is requesting. It requires a site plan and detailed plans for the development. This is a negotiated zoning district meaning the developer can request waivers and exemptions from the City's [Land Development Code](#) (LDC), i.e., requesting 30' lot widths.

R-2 Zoning = This is the zoning designation of Tomoka Oaks which is single-family low density. The developer is NOT requesting R-2 zoning. R-2 development must comply with regulations in the R-2 zoning district such as minimum lot widths of 100' and no deviations from the Land Development Code standards can occur. R-2 zoning is a "by right" use and does not require development items such as additional landscaping, recreation areas, or additional buffers.

Neighborhood Meeting

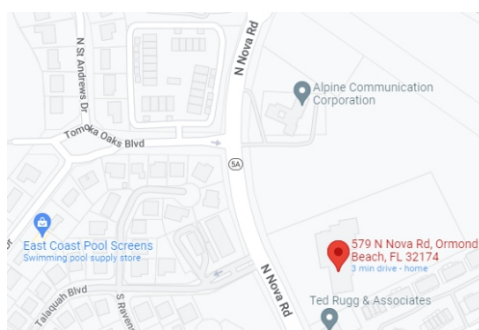
I recently received the *Neighborhood Meeting* letter Cobb Cole mailed to homeowners adjoining the golf course property; you can view it [here](#). I found the Site Plan image misleading as it was for the "Open Green Space" layout. They should have included the "Overall Development" layout ([slide 2 here](#)) which includes the land use legend showing lots widths of: 30', 40', 50', 60', 70'. Note: There are some 80' wide lots but they are only for custom built homes as shown on [slide 7](#).

Anyone in Ormond Beach can attend. The City will be sending a representative who will report back to the City the neighborhood's reaction. Media will be there too. So if you oppose this development, your attendance is vital in communicating your opposition:

Wednesday, February 8, 2023

Temple Beth - El (sanctuary)
579 N. Nova Road
Ormond Beach, FL 32174
5:00 pm and 7:00 pm

Two sessions containing identical presentations are being offered.



A few of you emailed me to let me know you are unable to attend. Thank you for the head's up. If your plans change, please do attend!

See page 3 regarding:

- Free **Development Opposition** signs available for attendees to take to the Neighborhood meeting.
- Free "**green folder**" prepared by our HOA to bring to the Neighborhood meeting and future City meetings.



Carolyn's Message

Dear Neighbors,

First things first, I would like to welcome the residents of Escondido Condominiums and the Trails who responded to the newsletter mailing I sent them in January. Your opposition to this development is so appreciated by Tomoka Oaks residents. We are all in this together because we all recognize how detrimental this development will be to our communities.

In our [January newsletter](#), I focused on "implied covenants" that residents of Tomoka Oaks have relied on for years when buying their homes. In this issue, I am focusing on the upcoming February 8th Neighborhood Meeting sponsored by the developer's Cobb Cole representatives.

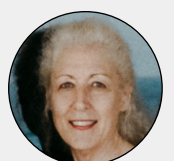
Cobb Cole is using their mandatory Neighborhood meeting as their opportunity to convince us why we should embrace development. I see this meeting as an opportunity as well - - an opportunity for all Ormond Beach to show the developers, the media, and the City's representatives who attend that we DON'T want this development which will permanently and adversely change the character of our long established Tomoka Oaks neighborhood as protected by the city's Comprehensive Plan.

If you are feeling defeated and resigned that this development is destined to happen, I say, strongly and loudly, "Don't Be." Remember two very important things 1.) It takes only 3 votes at the City Commission meeting to deny this development, and 2) If the current proposal is denied, the developer who bought the land would most likely have to come up with a site plan that is less intense in density and number of units, and more compatible with Tomoka Oaks homes and lot sizes.

Stop giving power to suggestions that this development is the "best we can hope for." It's not. As explained in the [January newsletter](#), we can and should hope for so much more from City leadership. And I believe we have presented grounds strong enough to reject *all* residential development on the golf course.

Not giving in or up,

Carolyn Davis
 46 Oakmont Circle
CarolynDavis3@gmail.com



How the developer will attempt to “Dazzle” us at the February 8th Neighborhood Meeting

At the Neighborhood Meeting, expect Cobb Cole to try to convince us we should support their client's planned development. As mentioned on page 1 of this newsletter, I see the meeting as an opportunity to convince Cobb Cole we should not support this development. It is not a good fit for our established neighborhood and will cause permanent and adverse damage to the character of Tomoka Oaks.

Let's tackle one-by-one what the Neighborhood meeting might include:

Don't Be Dazzled by Conceptual Renderings

Be prepared for Cobb Cole to present professional, polished illustrations conceptualizing what Tomoka Reserve might look like. But, KEEP IN MIND, these are “conceptual only” and are not actual representations of anything other than a way for the developer to show how 300 homes can be crammed into 147 acres.

BTW: I have provided below my own rendering of what their site plan looks like superimposed on the ENTIRE residential area. Not a “pleasing” reality, is it?

Cobb Cole may claim, as stated on Page

1 of their 1/11/23 [narrative](#) that Ormond Beach's Land Development Code allows that 632 units (homes) could be developed, but they are only going to develop 300 units because “the Applicant took great measures to ensure the project would complement the surrounding area and integrate with the surrounding residential neighborhood.”

I would like to inform residents that Cobb Cole represented RTH's PRD application in 2006 (details on page two of <https://tomokaokshistory.com/snapshot/>). Cobb Cole attended the City Commission hearing (meeting minutes 10/3/2006; page #15543) which informed Cobb Cole that “a developer could, in theory, develop the entire golf course for 600 homes, but considering the contours 300 single-family homes would be more realistic.” So Cobb Cole knew going into this current development proposal, that the City had already determined in 2006 that 600 units was not realistic. Therefore, if Cobb Cole presents this 632 vs. 300 unit number as a “dazzling benefit” during their upcoming Neighborhood Meeting, remember they already knew 300 was the max number the City considered realistic. Now you know too. So don't be fooled.

If the current Applicant's “[concepts](#)” and zoning application get approved by the City Commission, the actual layout, architecture, and development can be whatever the developer and the City agree on. We will no longer have a say about the final site plan or construction projected to continue into 2026.

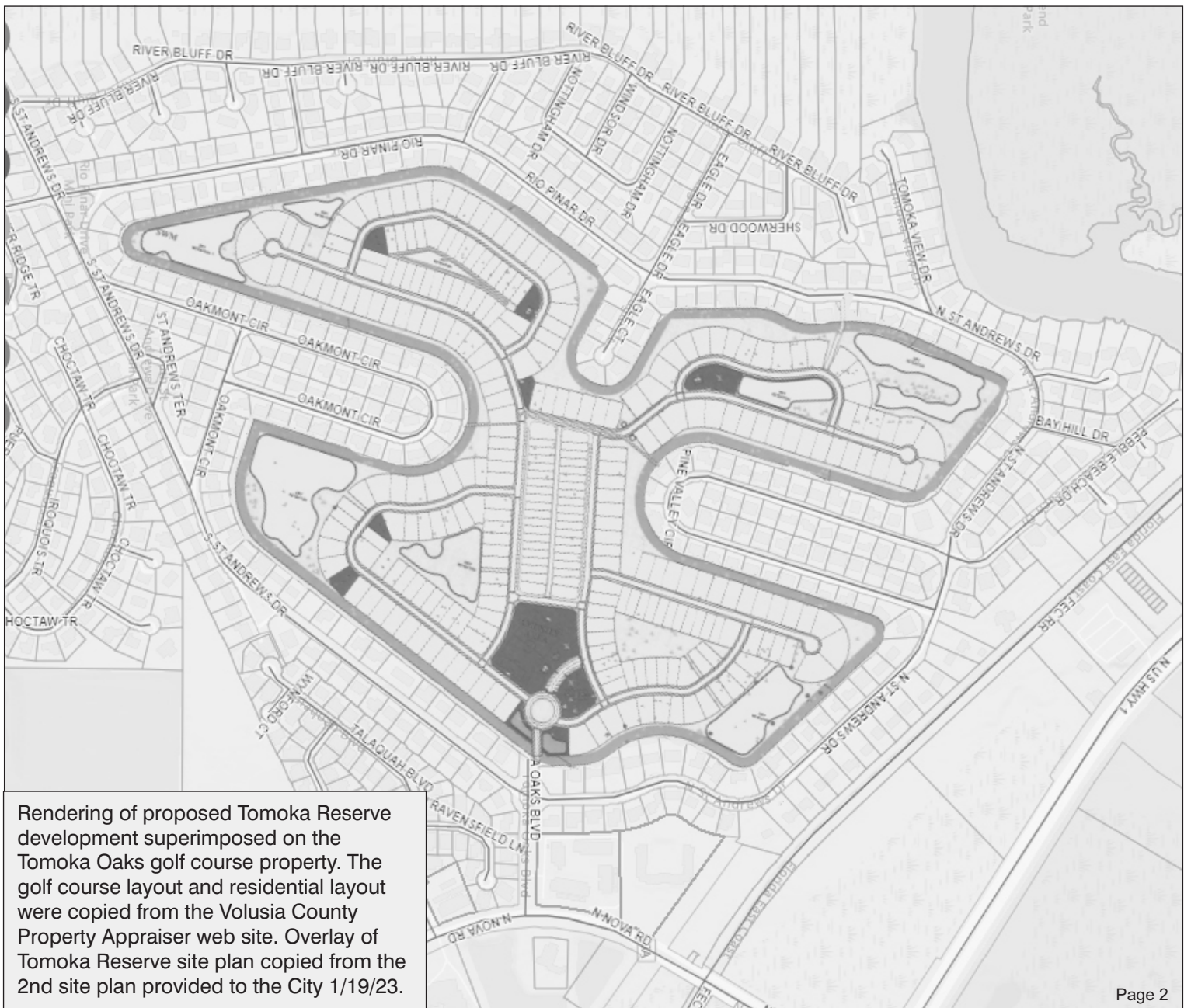
False Claim: Repurposing a “Failed Golf Course”

In the [Project Narrative](#) Cobb Cole provided, they claim they are repurposing a “failed golf course” and are “rejuvenating” the vacant property to fulfill a need for housing. *Really?*

First of all, the golf course did not fail. This Sam Snead designed course was never a failure. It is still one of the best laid out courses in Florida, and its unique elevation and coquina soil base allows rapid drainage during rain keeping play continuous after rain events.

It was the management of the golf course that caused the failure. The prior owner, EJTS Holdings, let the course run down and posted a sign on the clubhouse door stating: *The Tomoka Oaks Golf Course is temporarily closed for public play so that*

(continued on page 3)



How the developer will attempt to “Dazzle” us

(continued from page 2)

maintenance can work to improve the quality of play.

Too bad EJTS didn't really intend to perform maintenance. If they had, they would be in a great position today because locally golf has never been stronger, and is strong nationally too. In the last 2 years, Oceanside Country Club's initiation fee has increased from \$9,000 to \$24,000. And I recently heard Riviera has a 75 person waiting list for memberships. Each day 225 rounds of 18-holes are played at Riviera which is the maximum play available.

The Tomoka Oaks golf course is still fulfilling its original purpose of providing recreational green space. And with proper management it could again be a thriving course. So don't ever believe that it was a “failed course.”

False Claim: The New Development Is Infill

So what is “infill” anyway? Infill, by definition, is a way to develop urban areas that are blighted as a result of decaying and abandoned homes and buildings. Urban decay is the sociological process by which a previously functioning city, or part of a city, falls into disrepair and decrepitude. Volusia County encourages infill in these situations, and Cobb Cole stretches the definition of “infill” to consistently justify their current development application. Multiple references to “infill” occur in Cobb Cole's [questionable claims](#) that Tomoka Reserve complies with the Ormond Beach Land Development Code.

The Tomoka Oaks golf course property is NOT urban blight and is not a viable prospect for infill. As stated in the January newsletter, [Daryl Max Forgey](#), AICP, refutes the Applicant's multiple claims that the Tomoka Reserve project is infill. Forgey, who holds accreditation from the American Institute of Certified Planners, describes the golf course property as a vital component of the original 1960's development. It is a coexisting element of Tomoka Oaks' character; as equally important to our neighborhood as the homes that comprise our neighborhood.

Do Density Numbers Really Prove Tomoka Reserve is Compatible with Tomoka Oaks?

In their [Narrative](#), Cobb Cole claims the density of the new development is less than the density of Tomoka Oaks, meaning the proposed development will put fewer homes on an acre than Tomoka Oaks does. It is hard to quantify that claim for the following reasons:

1. The Tomoka Reserve site plan states that they will build 300 residential units

on 147 acres resulting in a maximum density of 2.03 units/acre. (300 divided by 147 = 2.03). What we don't know is does that 2.03 include streets, alleys, sidewalks, and other infrastructure. In the spirit of transparency, Cobb Cole should provide more specifics so the 2.03 density can be fairly evaluated by the SPRC and residents.

2. Cobb Cole claims Tomoka Oaks neighborhood is comprised of 584 single family units across approximately 207.7 “inclusive” acres for an average density of 2.82 units/acre. Here's where I have a problem with that claim:

- Why does Cobb Cole identify “inclusive” acres for Tomoka Oaks and what does that mean? Does it include streets and our many islands? Is 2.82 based on identical criteria as the Tomoka Reserve's 2.03 number?
- I cannot find any reports from the Volusia County Property Appraiser's Office that validate there are 584 residential homes in Tomoka Oaks. My analysis indicates there are approximately 545 homes which decreases Cobb Cole's density claim.
- Where is Cobb Cole's verifiable documentation of 584 homes in Tomoka Oaks?

3. Cobb Cole claims Escondido Condos have 82 units over 4 acres bringing existing neighborhood density to 3.18. This is inaccurate and misleading. Per Volusia County Appraiser and condo residents, Escondido only has 40 units.

Cobb Cole is trying to sell Tomoka Reserve as a density of only 2.03 units per acre. We hope and expect the SPRC will clarify the true density.

False Claim: Tomoka Reserve Will “Complement the Caliber of Existing Homes”

Of all the false claims, this is the one that I personally find the most egregious. In my opinion, the words “will complement the caliber of existing homes” should be replaced with “will **piggyback off** the caliber of existing homes.”



The developer will realize greater, enhanced market value because of our

surrounding, upscale Tomoka Oaks homes.

For the past 62 years, Tomoka Oaks residents have taken pride in living in one of the higher-taxed, established residential areas of Ormond Beach. We regularly maintain our neighborhood and constantly invest in improvements to keep our “high caliber” standards. And now a developer wants to profit off our high standards and our investments while assuring us and City officials that their development will not adversely affect the character of Tomoka Oaks. As I said in the [January newsletter](#), how could this new neighborhood constructed on smaller lots, shoe-horned into the very center of Tomoka Oaks not adversely affect our character and our property values?

So look beyond the “dazzle” and promises made at the upcoming Neighborhood Meeting. Once the beautiful Oak tree at the intersection of Nova and Tomoka Oaks Blvd is cut down to make room for all the new traffic, and the open green space (placed there intentionally for our “right of quiet enjoyment”) is forever gone, what will we have? We will lose our charm, our identity, and the heart of our Tomoka Oaks community.

Our goal is to save and preserve our heart. We can start by attending the Neighborhood meeting and letting our voice be heard.

See you on the 8th!

FREE Development Opposition Signs and HOA Green Folders

I believe a picture is worth a 1,000 words and have printed up bright yellow **Development Opposition** signs. Anyone can stop by my Tomoka Oaks home at 46 Oakmont Circle to pick up free signs for themselves and friends. No need to call ahead of time. Just come on by between the hours of 7:30 am and 8:30 pm, Sunday, February 4th through Wednesday, February 8th. Signs will be outside my front door if I'm not home.

Also, only if you are unable to stop by my home, send me an email with your name, address and the number of signs needed. If I have the time, I will drop them off: CarolynDavis3@gmail.com

If you went to the Annual HOA meeting on January 26th and received your **green folder** with your name on it - our HOA THANKS YOU!

IF you have NOT received your **green folder**, please text Missy Herrero @ 386-547-6083 or Michelle Zirkelbach @386-233-5424 with your name and address. They will coordinate delivery of your green folder as soon as possible.

Be sure to bring your **green folder** and yellow **Development Opposition** signs to all meetings. We want to have a big visual impact to send a clear message to our elected officials!