

## Tomoka Oaks Times Newsletter

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

Dear Neighbors,

Here is a quick recap of where things stand with the potential development of the golf course property. See the button below to submit your opposition comments to the City Commission:

1. April 2022 - The developer submitted a Planned Residential Development (PRD) site plan for approximately 272 homes with a 50' buffer separating Tomoka Reserve from our Tomoka Oaks neighborhood.
2. Nov 2023 - The City Commission remanded (returned) the PRD application back to the Planning Board to negotiate less homes.
3. Dec 2023 - The developer withdrew their PRD application and is now pursuing an R-2 rezoning map amendment which would allow them to build approximately 317 homes with a 6' buffer separating their homes from Tomoka Oaks homes.
4. Jan 2024 - [City Staff Report](#) recommends the Planning Board deny the R-2 rezoning and keep PRD zoning.
5. Jan 2024 - The developer's lawyer sent a [letter](#) to the city claiming the Staff Report was legally flawed and prevents the developer from their legal entitlement to conventional R-2 zoning. The developer threatens legal action against the city if the Commission denies R-2 rezoning.
6. Jan 2024 - The Planning Board unanimously recommends the Commission deny the R-2 rezoning because the developer's lawyer did not provide competent substantial evidence at the 1/11/24 hearing to prove the property should be rezoned to R-2 ([Meeting audio](#)).
7. Feb 2024 - The Commission will hold their first hearing on 2/20/24. Time and Location are TBD.

### Let's unite to share our opposition with the Commission before their hearing!

The developer has threatened legal action against the city if the Commission does not approve their R-2 rezoning. We need to tell the Commission not to give in to these bully tactics. And we must inform the Commission why R-2 should be denied. How? Complete the [R-2 Opposition form](#):

- The [R-2 Opposition Form](#) has 5 very short questions.
- Carolyn will compile our responses into a letter for the Commissioners and Mayor which will identify each person who submits the form and their specific concerns.
- Our united voices will make a strong statement encouraging denial of the R-2.
- The form can be submitted by anyone. The more people who submit, the stronger our united voices will be.
- Please submit by Tuesday, January 30, 2024 at the latest. Thank you.

**R-2 Opposition  
Form**

Watch for future *Tomoka Oaks Times* emails as more details about the Commission Hearing become available.

You can still submit opposition letters to the Commissioners and Mayor even if you complete the **R-2 Opposition Form**. Email addresses available [here](#).

**Reminder:** Find out the HOA's plans regarding the R-2 situation by attending the Tomoka Oaks Annual HOA meeting on Thursday, January 25, 2024, at 6:00 pm at the Ormond Beach Senior Center, 351 Andrews St.

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Read the *Tomoka Oaks Times* newsletters at [tomokaoakshistory.com/newsletter](http://tomokaoakshistory.com/newsletter)

*Not giving in or up,*

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