

## Tomoka Oaks Times Newsletter

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

Dear Neighbors,

Tuesday, March 19, the Commission will hear Tomoka Reserve's application to rezone the Sam Snead Golf & Country Club property from PRD zoning to R-2 zoning. This could allow up to 317 homes on the golf course property with a paltry 6' buffer separating Tomoka Oaks from Tomoka Reserve.

The March 19th hearing is considered the "First Reading" and there can be four possible outcomes:

- **Approve** the R-2 Zoning Map Amendment as presented and schedule a "second reading" to occur at a future Commission hearing for final approval of the application.
- **Approve with Conditions** which also requires a "second reading" at a future Commission hearing for final approval of the application.
- **Deny** which means no more hearings/readings on this application.
- **Continue the "First Reading"** to a future meeting if the March 19th meeting lasts too long for voting to occur.

### Commission Hearing - First Reading

Tuesday, March 19, 2024  
Ormond Beach Performing Arts Center  
399 N. US Highway 1 (at Wilmette)  
Starts at 6:00 PM

Directions: <https://www.google.com/maps/@29.2912933,-81.0694152,19z?entry=ttu>

### **Want to testify for 3 minutes during the hearing about why R-2 should be denied?**

Here are some ideas taken from the City Staff Report ( [pages 2-5](#)) dated January 11, 2024 which recommended denial:

- Historical records show a symbiotic connection between the *Sam Snead Golf Course* and the *Tomoka Oaks Country Club Estates* since 1961, with uses that were intended to complement each other.
- The golf course was continuously and exclusively used for nearly 60 years by residents of Tomoka Oaks subdivision and the general public as a golf course and/or open space amenity.

- In the 2006 Tomoka Oaks Golf Village PRD application for clustered residential development, the golf course property was rezoned from R-2 to PRD to best preserve the unique characteristics and historical connection between the golf course property and Tomoka Oaks subdivision because development of the golf course land would have a direct and immediate impact on residents of Tomoka Oaks subdivision and neighboring subdivisions.
- The approved 2006 PRD required restrictive covenants to ensure the use of the 18-hole golf course in perpetuity; and further required the consent of the City Commission for any release of the restrictive covenant. The 2006 Development Order expired, but the PRD zoning remains.
- The configuration of the Tomoka Oaks Blvd / St. Andrews traffic circle remains the same today as it did more than 60 years ago. An inference can be drawn that the road system and traffic circle were intended primarily to serve the limited development of residents who lived in Tomoka Oaks subdivision and others who enjoyed the golf course amenity.
- The current owner of the property withdrew their 2022 PRD application before the City Commission could vote on it, and they are now seeking R-2 zoning to potentially obtain higher density than their PRD application. City Staff said these actions show an unwillingness by the applicant to address concerns that have been identified by the Planning Board, the City Commission, and the residents of Tomoka Oaks.
- The opinion of the Planning staff is that the existing PRD, Planned Residential Development zoning is the most appropriate zoning.

**Remember** - the developer has said they will sue the city if the Commission denies their R-2 application. So if denial occurs, and a lawsuit is filed against the city, any testimony given at the hearing becomes part of the public record that a judge will review when making decisions. So please attend the hearing, provide testimony, and give the city critical information against R-2 rezoning that will aid the city in defending any lawsuits!

### Don't have your **red** T-shirt?

Darla and Doug Widnall of the Trails are STILL selling **Save Tomoka Oaks** T-shirts for just \$5 each. As more residents buy shirts, the hearings are becoming a sea of red thanks to their diligent efforts. You can purchase a shirt by calling or texting Darla at 386-235-5549.



### Please Keep the Fuel Farm On Your Radar

The proposed fuel farm will be just 1.5 miles from Tomoka Oaks. Ormond Beach residents are legitimately concerned, and I am especially appreciative of Robin Magleora, Elena Krafft, Britney Miller, and Catherine Pante who are rallying our citizens and city government to oppose the fuel terminal. They continue to attend County Council meetings to hold accountable those county council members who are in favor of the terminal. If you are on Facebook, I suggest you join their FB group "Ormond Beach Citizens Against Belvedere Fuel Terminals / Grupo Mexico"

<https://www.facebook.com/groups/288605920440590>.

You can also get updates at <https://protectormondbeach.com/>

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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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