

## Tomoka Oaks Times Newsletter

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

Dear Neighbors,

Finally! The long awaited Commission hearing on the golf course property zoning will occur:

**Tuesday, April 16, 2024**

6:00 PM

Ormond Beach City Hall

City Commission Chambers

22 South Beach Street, Ormond Beach, FL 32174

It is so important that residents attend to show the Commission and the developer that we do not want R-2 development in the heart of our established Tomoka Oaks neighborhood. Our reasons are based on "competent substantial evidence" which was detailed in the March 2024 *Tomoka Oaks Times*. If you did not get a chance to read the issue, you can download it here:

[Download March Issue](#)

**R-2 zoning could allow up to 317 homes** on the golf course property with a paltry 6' buffer separating Tomoka Oaks from Tomoka Reserve. The developer provided this image to our HOA to show just what an R-2 zoning could result in. Not pretty.



The April 16th 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 April 16th meeting lasts too long for voting to occur.

**Residents can testify for 3 minutes during the hearing. Need testimony ideas?**

Here are some reasons 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.
- The current PRD zoning will best preserve the unique characteristics and historical connection between the golf course property and Tomoka Oaks.
- The approved 2006 PRD required restrictive covenants to ensure the use of the 18-hole golf course in perpetuity. 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.

**Remember** - the developer has said they will legally Appeal an R-2 zoning denial. 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 zoning that will aid the city in defending an Appeal.

**Still Need a RED T-shirt?**

Darla and Doug Widnall of The Trails are selling **Save Tomoka Oaks** T-shirts for just \$5 each. Be a part of our "sea of red" at the hearing! Call or text Darla at 386-235-5549.




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

*Not giving in or up,*

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