

Tomoka Oaks Times Newsletter

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

Dear Neighbors,

On Tuesday, April 16, 2024, the City Commission voted unanimously to deny the R-2 Zoning Map Amendment for the golf course property. They determined that the property is best served by PRD (Planned Residential Development) zoning which provides more protections for current residents.

You can view the entire hearing, starting at minute marker **41:48**
www.youtube.com/watch?v=7NGsUtiNjZk

You can also read excellent summaries of the hearing in our local newspapers:

Observer Local News

Staff writer: Sierra Williams

www.observerlocalnews.com/news/2024/apr/17/tomoka-oaks-golf-course-rezoning-unanimously-denied-by-ormond-beach-commission/

Daytona Beach News-Journal

Staff writer: Clayton Parks

www.news-journalonline.com/story/news/2024/04/18/ormond-commission-denies-tomoka-reserve-zoning-bid-heres-whats-next/73357083007/

What happens now?

- The City will file their **Order of Denial** which you can read [here](#). In part, this order combines information that myself and our HOA's attorney and expert witnesses submitted as "competent, substantial evidence" for R-2 denial.
- Will the developer sue the city or file an Appeal? That remains to be seen. If you view the YouTube link provided above, you can gauge the strength of these legal threats.
- Will we get a guarantee that the golf course property cannot be developed, or only be developed in the core while retaining the green space of the golf course land? Nothing is certain at this point. I did request during my hearing testimony that if the developer files an appeal, that the city's legal representative not forfeit our green space perpetuity in any settlement or mediation but instead make that perpetuity a condition of any conventional zoning uses. Only time will tell how all this plays out.

That's it for now. Thank you to all who attended! Estimates are that 250 people were at the hearing, and many of you were wearing your red t-shirts. Thank you!!

I will provide updates to you as they are provided to me.

Read the *Tomoka Oaks Times* newsletters at tomokaoakshistory.com/newsletter

Not giving in or up,

Carolyn Davis