

Developer filed Petition for Writ of Certiorari against the City

City Attorney Randy Hayes informed me last Saturday, November 9, that the developers filed a petition for a Writ of Certiorari against the city. Why have they filed and what does this mean?

As I mentioned in my [October](#) email blast, the developer's *Request for Relief* regarding the city's denial of R2 Rezoning of the golf course property expired on 10/7/24 without the developer or the city resolving their stalemate regarding the conditions of a mediation. The mediation would have been non-judicial thus not involving a judge or court.

The developer has now taken their next step and petitioned the civil court (via a Writ of Certiorari) in hopes of having the R2 denial reversed by a judge. If reversed, and the R2 rezoning map amendment is allowed, the developer would be able to build as many homes on the golf course as would be allowed under the city's Land Development Code. I am told that could be +/- 317 homes. This is significantly more than their original PRD (Planned Residential Development) application that was for 272 homes. Either way (PRD or R2), the city has demonstrated their desired outcome is to protect over development of the golf course property, and both numbers are just too much.

The city is aware that I continue to advocate for no residential development of the golf course property as per express and implied conditions that protect the property "in perpetuity" to remain a golf course or recreational green space. For those that say "something will be developed," I say, "Any development should not exceed the conditions of the approved 2006 PRD application that protected the golf course green space in perpetuity and restricted development to 119 units (condos/townhomes) and 3 estate homes located in the front and central core of the golf course.

I will continue to keep you updated on the current Petition for Writ of Certiorari. You can also track the case at this link:

https://ccms.clerk.org/caseCM_detail.aspx?d=36383637373134&t=C1

If prompted to enter information, here are the details:

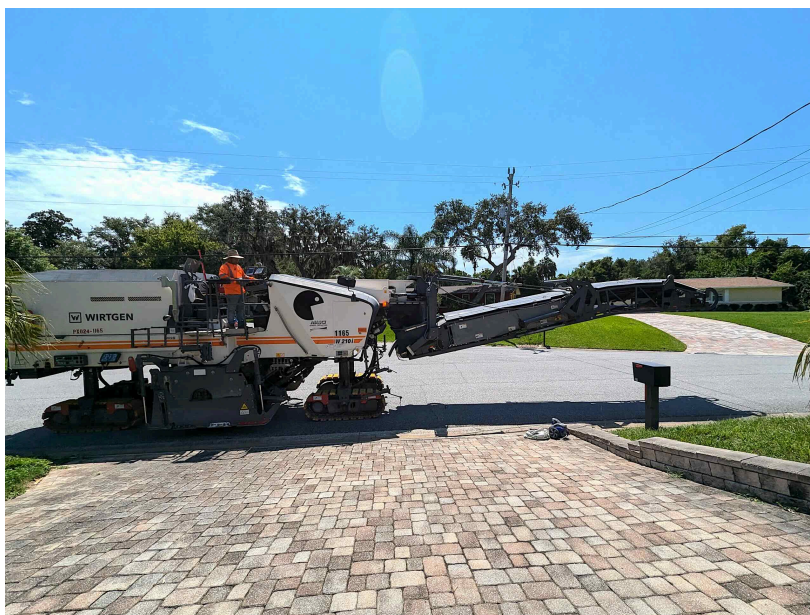
Case Number: 2024 13483 CICI

Still waiting for our speed tables on S. St. Andrews

The City of Ormond Beach has been focusing on "traffic calming" throughout the city by installing speed tables (or speed humps) but the promised speed tables for S. St. Andrews have not been installed yet. In April 2023, I asked Public Works Director Shawn Finley when Tomoka Oaks might expect installation, and he replied:

We have not yet selected a location for speed tables within Tomoka Oaks; as we get closer, the City will conduct a neighborhood meeting to ensure that these are the best option within Tomoka Oaks, and that the majority (60%) of the residents wish to see their installation.

Although speed tables are not popular with drivers, they are effective. Residents on S. St. Andrews can testify to the safety threat speeding drivers and trucks pose to children, adults, bicyclists, moms with strollers, joggers, workers, etc. (see picture below showing a street paver driving down S. St. Andrews). Although electronic signs displaying a driver's speed were installed on S. St. Andrews within the last year, they are not as effective as speed tables. If you want to remind Mr. Finley of the need to install speed tables in Tomoka Oaks, you can email him at Shawn.Finley@ormondbeach.org



Flooding due to poor storm water management

Flooding in Florida neighborhoods is a pervasive topic in the news and social media. Homeowners are becoming more and more vocal about the connection between new residential developments and flooding to existing neighborhoods. The common question I see Florida residents asking is, "How can cities continue to build more homes before they address existing storm water management problems?"

Ormond Beach is just one city throughout Volusia County that experienced flooding after hurricane Milton; that includes Tomoka Oaks and The Trails whose residents sent me pictures of flooding in their streets, retention ponds, and homes. Some residents have family members in other Florida counties where new developments are creating storm water runoff that is devastating the older communities. I plan to do an email blast in the future to showcase these pictures, so if you have any flooding pictures please email them to me and identify the date and location. I will let city leadership know that responsible growth includes addressing storm water management before allowing new residential development in Ormond Beach and in Tomoka Oaks.

Discussion of countywide moratorium on residential development

The Volusia County Council will discuss a countywide moratorium on residential development at their upcoming meeting this week. Even if the moratorium does not pass, I personally see this as the first domino to fall resulting in a chain reaction as residents of all Volusia County begin dialogues with their city leadership regarding long term consequences of overdevelopment.

The public can attend the County Council meeting and provide comments:

Tuesday, November 19, 2024

4:00 PM

County Council Chambers

Thomas C. Kelly Administration Center

123 W. Indiana Ave

Deland, FL

PS: Wildlife Update - We definitely have a bobcat roaming our neighborhood. Several of you emailed me pictures since my last email blast. Please continue to send me your bobcat and other wildlife pictures. Thank you.



Carolyn Davis
Tomoka Oaks

CarolynDavis3@gmail.com

Tomoka Oaks Times

Ormond Beach, FL 32174

This email was sent to {{contact.EMAIL}}
You've received this email because you've subscribed to our newsletter.

[Unsubscribe](#)

