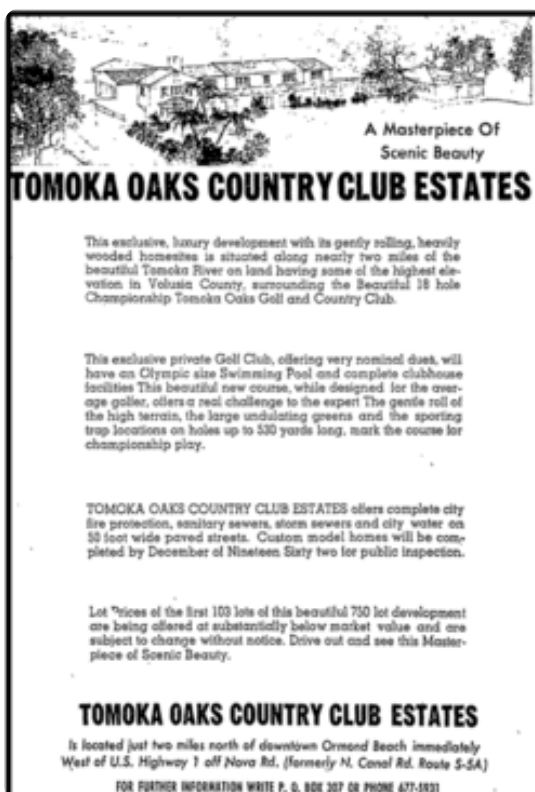


March 2, 2025

Guess what has one of the **HIGHEST** elevation points in Volusia County? The Tomoka Oaks Golf Course property!!

It was encouraging to see the City Commission deny a rezoning and PRD development order for the **Little Tomoka Village** during their January 21, 2025 meeting. Why? Because the risk of flooding to nearby homes was too great ([Observer article](#)).

It was also encouraging that at the February 18, 2025 Commission meeting, the City indicated they are open to identifying undeveloped parcels in Ormond Beach that are good candidates for mitigating flooding issues occurring in local neighborhoods. There aren't many parcels left, and those parcels could be used for storm water mitigation and/or recreational amenities. Sounds like a forward thinking idea, yes?



A Masterpiece Of Scenic Beauty

TOMOKA OAKS COUNTRY CLUB ESTATES

This exclusive, luxury development with its gently rolling, heavily wooded homesites is situated along nearly two miles of the beautiful Tomoka River on land having some of the highest elevation in Volusia County, surrounding the beautiful 18 hole Championship Tomoka Oaks Golf and Country Club.

This exclusive private Golf Club, offering very nominal dues, will have an Olympic size Swimming Pool and complete clubhouse facilities. This beautiful new course, while designed for the average golfer, offers a real challenge to the expert. The gentle roll of the high terrain, the large undulating greens and the sporting trap locations on holes up to 530 yards long, mark the course for championship play.

TOMOKA OAKS COUNTRY CLUB ESTATES offers complete city fire protection, sanitary sewers, storm sewers and city water on 50 foot wide paved streets. Custom model homes will be completed by December of Nineteen Sixty two for public inspection.

Lot Prices of the first 100 lots of this beautiful 750 lot development are being offered at substantially below market value and are subject to change without notice. Drive out and see this Masterpiece of Scenic Beauty.

TOMOKA OAKS COUNTRY CLUB ESTATES

Is located just two miles north of downtown Ormond Beach immediately West of U.S. Highway 1 off Nova Rd. (formerly N. Canal Rd. Route 5-5A)

FOR FURTHER INFORMATION WRITE P. O. BOX 307 OR PHONE 677-1931

One parcel I would like to highlight for the City's list of potential flood mitigation properties is the **Sam Snead Golf and Country Club** property. This unique parcel sits on one of the highest elevation points in Volusia County. Currently, rainfall on this undeveloped property is quickly absorbed by the coquina limestone foundation underlying the golf course property. But - - if this land is stripped, paved over, and new homes are elevated using fill dirt, what will happen to Tomoka Oaks? Water runs downhill, and if drainage systems are not properly designed or get overloaded, that water will run right onto

[View full size image of the 9/30/1962 Tomoka Oaks, Inc. marketing announcement describing elevation.](#)

the homes of Tomoka Oaks residents.

Perhaps during the ongoing lawsuit process, the owners of the Sam Snead Golf & Country Club property will become willing sellers. The City could then negotiate a purchase as part of their flooding mitigation efforts thus safeguarding Tomoka Oaks and nearby neighborhoods from stormwater runoff. If the City is willing to consider earmarking [\\$2 million dollars](#) for a 20 acre parcel where it appears only half this acreage is upland and useable, maybe they will earmark the funds needed for the potential purchase of the Sam Snead Golf and Country Club where all 147 acres are ideal for green space preservation, storm water mitigation, and outdoor recreation. Grants and community partnerships might also make this option more viable.



Flooding On N. St. Andrews after Milton - Tomoka Oaks

Water runoff after Hurrigan Milton flooded portions of N. St. Andrews in Tomoka Oaks. Other areas of N. St. Andrews had water bubbling up through cracks in the street.

[View Full Image](#)



Flooding of Lake Walden Retention Pond - Trails

There is no guarantee that retention ponds won't fail. Lake Walden Pond in the Trails is a prime example where homes flooded during recent storm events because the retention pond overflowed.

[View Full Image](#)



Flooding behind Waterfront Court after Milton - Tomoka Oaks

This Tomoka Oaks homeowner was threatened with flooding at both the back and front of their home during Hurrigan Milton. Imagine being sandwiched between the Halifax River and flooding from a developed golf course.

[View Full Image](#)

Lawsuit Updates

There are only a few updates since the [1/26/25 email blast](#).

Case #1

Circuit Court Case: 2024 13483 CICI

Both the Developer's attorney, and the City's outside counsel, Abe McKinnon, submitted their Memorandums on jurisdiction to justify whether the developer filed their Petition for Writ of Certiorari within the 30 day statutory appeal window:

- The developer is claiming they met all the 70.51 statutory requirements, and the tolling of the appeal clock was legally followed ([read here](#)).
- Abe McKinnon said the developer abandoned the mediation process, and the developer did not file the Petition for Writ of Certiorari within the timeframe allowed ([read here](#)).
- As I understand it, the Judge will now schedule an Evidentiary Hearing to determine whether the developer filed their appeal within the 30 days allowed. I continue to check the docket to see if/when this hearing is scheduled and will inform residents if a date for the hearing is set.

Case #2

US (Federal) Court Case: 6:24-cv-02343-RMN

Most current update is the City's outside counsel, Abe McKinnon, filed an Amended Motion to Dismiss on 2/25/25. The developer's attorney has 7 days to respond.

If this lawsuit proceeds, it appears the trial date would not be until September 2026.

Case #3

Pre-suit Notice of Claim for Relief

This suit regards the developer's intention to file for damages totaling \$14,850,000. The [January newsletter](#) goes into more detail.

I am not clear on whether the City Commission plays a role in how the City proceeds, so I asked Planning Director Steven Spraker. He replied that if the Tomoka Reserve project is added to a future Commission agenda, his intention is to provide an email to the distribution list: *Former Tomoka Oaks Golf Course Redevelopment*. And the City will update the project website. I will also keep residents informed.



Carolyn Davis
Tomoka Oaks

CarolynDavis3@gmail.com

The Tomoka Oaks Times is an independent newsletter whose goal is to prevent residential development of the Tomoka Oaks Golf Course property. This newsletter is separate from the voluntary Tomoka Oaks HOA Golf Course Committee whose efforts are directed at mitigating development. It is our belief our development opposition is necessary to accurately and fairly represent Tomoka Oaks residents who desire no residential development.

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](#)

