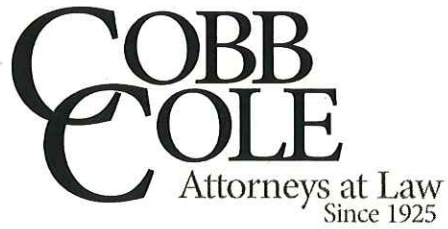


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Thomas T. Cobb  
(1916-2004)  
W. Warren Cole, Jr.  
(1926-2008)

April 12, 2022

**VIA HAND DELIVERY**

Steven Spraker  
Planning Director  
City of Ormond Beach  
22 S. Beach Street  
Ormond Beach, FL 32174

Re: Triumph Oaks of Ormond Beach I, LLC  
Planned Residential District Rezoning – Tomoka Reserve  
20 Tomoka Oaks Boulevard, Ormond Beach, FL

Dear Steven:

It is this Firm's pleasure to represent Triumph Oaks of Ormond Beach I, LLC (Owner) in connection with their request for Planned Residential District (PRD) Rezoning of the property located at 20 Tomoka Oaks Boulevard. Applicant intends to develop the 147+/- acre property as a residential development project, as further detailed in the project narrative statement included herein.

In connection with our SPRC Pre-Application meeting held on January 5, 2022, please find enclosed the following:

1. Project Narrative Statement;
2. Public Hearing Application;
3. Application fee in the amount of \$4,900.00;
4. Notarized Authorization of Owner;
5. Sunbiz Information;
6. Property Appraiser Information Card;

7. Copy of Deed;
8. Survey/Legal Description;
9. Composite PD Plan, including overall site plan, landscape plan, sign plan, and utility plan;
10. Environmental Site Analysis, prepared by Ray and Associates;
11. Traffic Impact Technical Memorandum from Lassiter Transportation Group, Inc. – this item will be moving forward through the full TIA review process and will be provided under separate cover; and
12. A Data Disk containing all of these items.

\* \* \* \* \*

If you have any questions regarding this request, please don't hesitate to contact me. We look forward to working with you and your staff on this project. We look forward to receiving staff comments as they are available.

Sincerely,

  
**Robert A. Merrell III**  
Direct Dial (386) 323-9263  
Email Rob.Merrell@CobbCole.com  
Fax (386) 323-9206

RAM:JLG/ddl

Enclosures

cc: Triumph Oaks of Ormond Beach I, LLC  
Zev Cohen & Associates, Inc.