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Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Brandon T. Byers
Baylee D. Bunyard
Anne M. Kehrl
James P. Love III



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OF COUNSEL
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Frederick B. Karl, Jr.

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

January 18, 2023

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

Cobb Cole has the pleasure of representing Triumph Oaks of Ormond Beach I, LLC (“Applicant”) with respect to a Planned Residential Development amendment on the property located at 20 Tomoka Oaks Boulevard in Ormond Beach, FL, as depicted on the attached location map. The proposed redevelopment of the site will rejuvenate the vacant golf course into residential homes that will complement the caliber of existing homes in the vicinity of the former golf course and provide additional housing opportunities to residents.

As neighbors to the development, we would like to invite you to a neighborhood meeting on, **Wednesday, February 8, 2023 during two (2) sessions, one of which will be held at 5:00 p.m. and one will be held at 7:00 p.m. in the sanctuary at Temple Beth-El, located at 579 N. Nova Road in Ormond Beach, FL.** We are offering two (2) sessions in order to accommodate scheduling and the number of projected attendees. Both sessions will provide the same presentation. Attached is the site plan for the proposed redevelopment.

You may provide written comments or questions regarding this request by email to Debi.LaCroix@CobbCole.com or by letter to Debi LaCroix, CLA, Cobb Cole, 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114. Please include your name, address and contact information in your correspondence.

We look forward to your attendance at this meeting and discussing the proposed project.

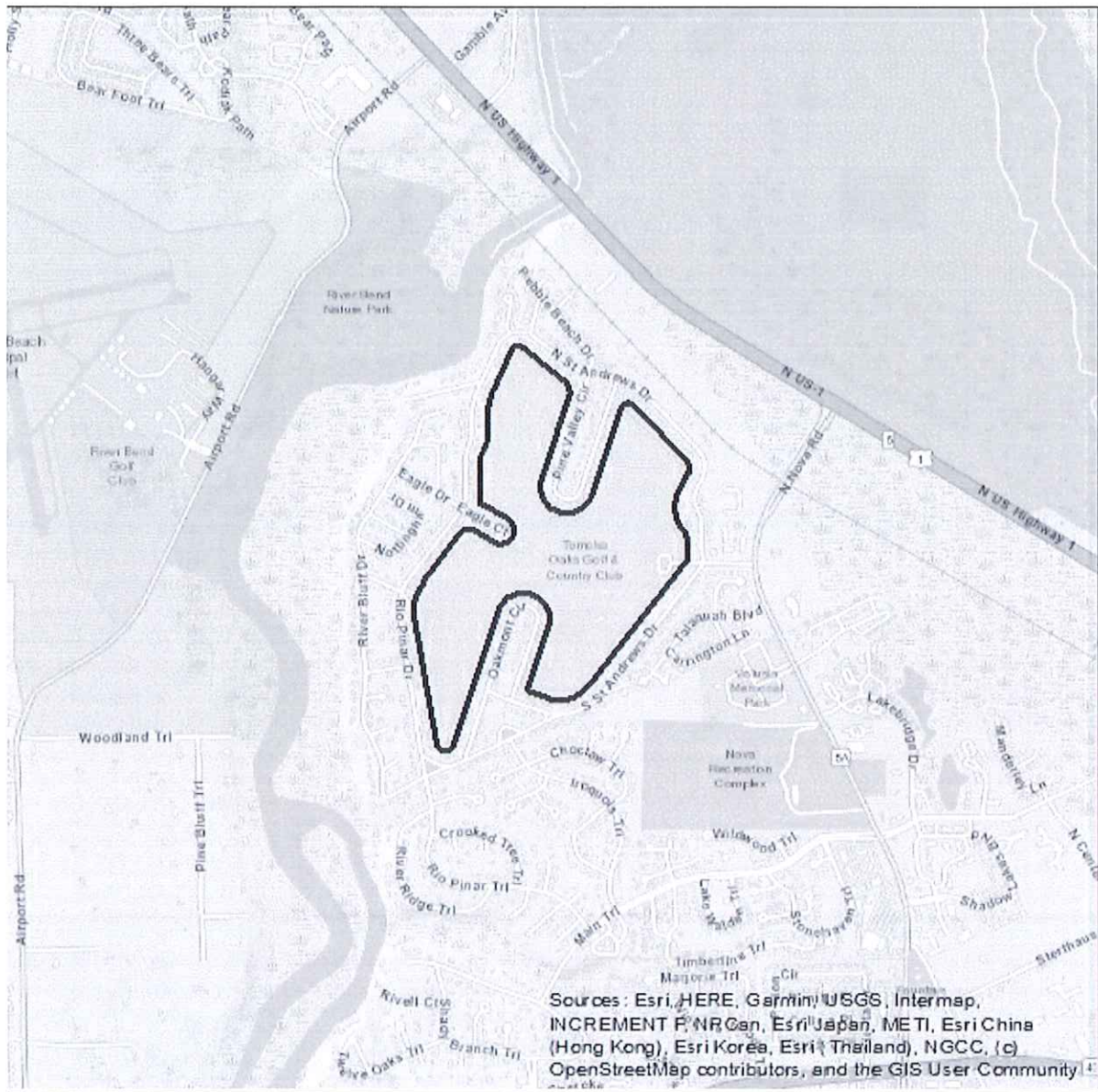
Sincerely,

A handwritten signature in blue ink, appearing to read "R. Merrell III", is written over a blue horizontal line.

Robert A. Merrell III

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

Project Location Map



LAND USE LEGEND

SYMBOL	DESCRIPTION	CODE
	50' BUFFER	1802 (1.9)
	50' BUFFER	1802 (1.9)
	OPEN SPACE	3.2.5 (3.9)
	DRAINAGE	1.2.37 (1.16)
	WATER	4.2.1 (3.8)

TREE LEGEND

DESIGN SPECIES TREE

DESIGN SPECIES TREE

DESIGN SPECIES TREE

CONCEPT LEGEND

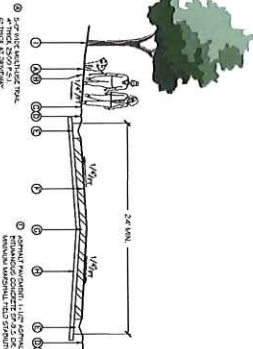
20% NATURAL PRESERVATION

20% NATURAL PRESERVATION

20% NATURAL PRESERVATION

MINIMUM ON-SITE SEGREGATION FACILITIES

SEGREGATION FACILITY	REQUIRED	PROPOSED
RETENTION BASIN	300	300
BIOTOPES	300	300
WATERWAYS	300	300
TRAILS	300	300
WATERWAYS	300	300
TRAILS	300	300
WATERWAYS	300	300
TRAILS	300	300
WATERWAYS	300	300
TRAILS	300	300



A TYPICAL ROADWAY SECTION

1. 2'-0" SIDEWALK

2. 10'-0" DRIVEWAY

3. 10'-0" DRIVEWAY

4. 10'-0" DRIVEWAY

5. 10'-0" DRIVEWAY

6. 10'-0" DRIVEWAY

7. 10'-0" DRIVEWAY

8. 10'-0" DRIVEWAY

9. 10'-0" DRIVEWAY

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95. 10'-0" DRIVEWAY

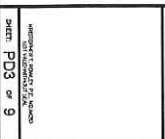
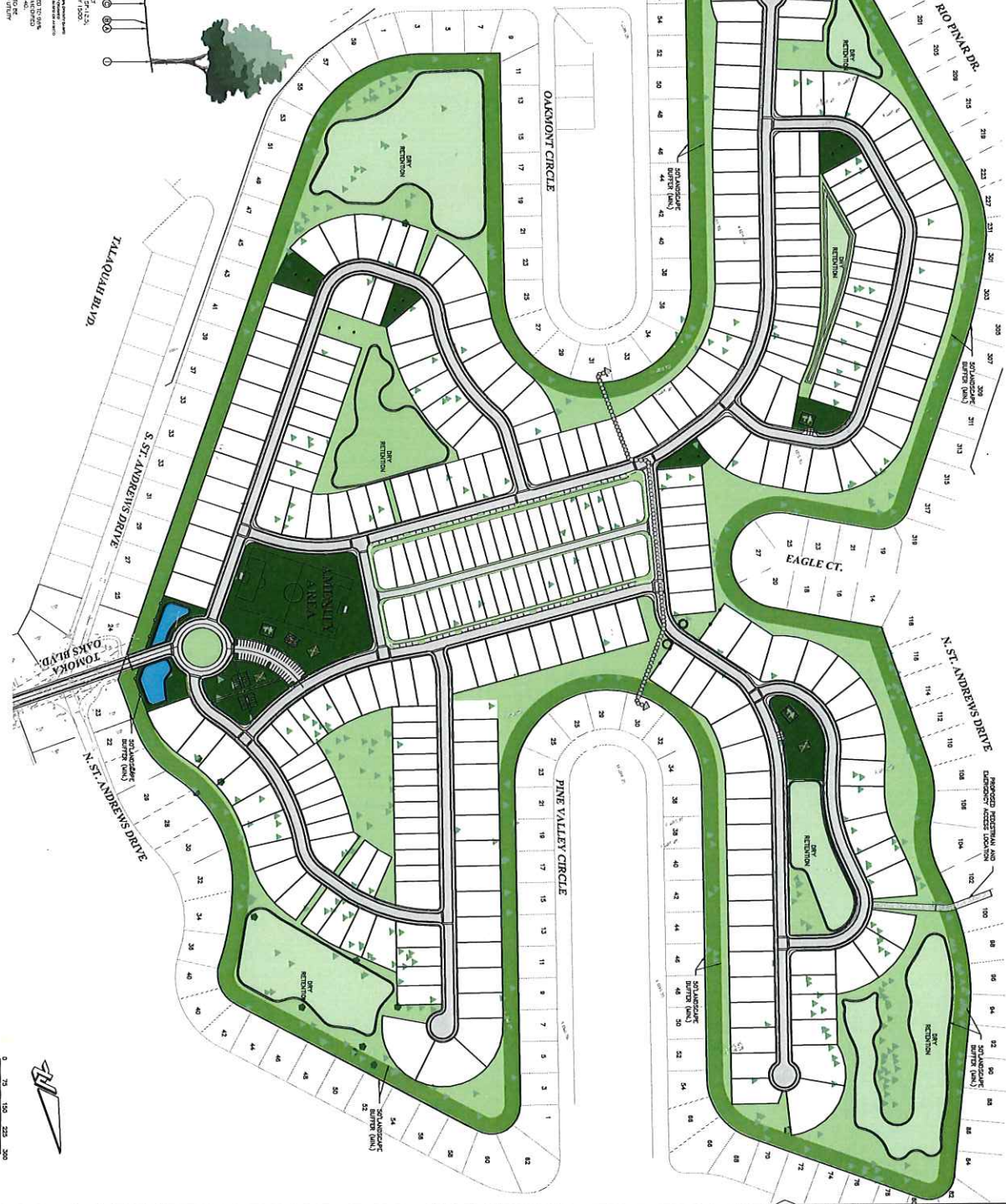
96. 10'-0" DRIVEWAY

97. 10'-0" DRIVEWAY

98. 10'-0" DRIVEWAY

99. 10'-0" DRIVEWAY

100. 10'-0" DRIVEWAY



<p>TOMOKA RESERVE PLANNED DEVELOPMENT OPEN SPACE PLAN</p> <p>CITY OF ORLAND BEACH VOLUSIA COUNTY, FLORIDA</p>	<p>NO. DATE BY SUBMITTALS/REVIEWS</p>	<p>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL PLANNING TRANSPORTATION</p> <p>ZEVE COHEN & ASSOCIATES, INC. 110 W. WASHINGTON ST., SUITE 200 ORLAND BEACH, FLORIDA 32057 WWW.ZEVECOHEN.COM</p>
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