



# MEMORANDUM

DATE: May 4, 2026  
TO: City Commission  
FROM: Matthew West, AICP, Planning Manager  
THRU: Doc Dougherty, City Manager  
SUBJECT: Ordinance No.08-2026, Petition to Petition to Establish the Hickory Lakes Community Development District

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**REFERENCES:** Chapter 190, FS, and City Code of Ordinances.

**Request:** The applicant, Osteen Acquisitions Group, LLC is petitioning for the creation of the Hickory Lakes Community Development District pursuant to Chapter 190, Florida Statutes.

**Background:** The applicant, Osteen Acquisition Group, LLC, is requesting the authorization to establish a Community Development District (CDD) on approximately 194.06 acres of land located south of Enterprise Osteen Road and west of SR 415 in the City of Deltona. Chapter 190, Florida Statutes, provides for the creation of CDDs as an alternative method to finance and manage infrastructure and community development services.

The proposed CDD is intended to provide a financing and governance structure for the phased delivery of public infrastructure necessary to support the proposed development. The CDD would serve as the financing and managing entity for infrastructure and amenities associated with the development, including roads, stormwater systems, utilities, landscaping, parks and recreational facilities with an estimated total cost of \$15,895,000. The request is part of an ongoing development entitlement process for the property and is intended to support coordinated infrastructure planning.

The City of Deltona will not be responsible for financing or securing the debt of the CDD and is not obligated to ensure its financial solvency. Public infrastructure constructed by the CDD may be subject to future dedication to the City or other applicable governmental entities, for consideration and potential acceptance in accordance with applicable standards and requirements at the time of review. Establishment of the CDD requires approval by the City Commission as a legislative determination in accordance with Chapter 190, Florida Statutes.

The applicant is requesting that the City Commission grant the CDD the general and special powers authorized under Section 190.011 and 190.012(1), Florida Statutes, which include the ability to finance, construct, operate and maintain infrastructure and community facilities necessary to support the development, subject to applicable regulatory approvals.

**LEGISLATIVE FINDINGS:** In consideration of the petition, the City Commission must

determine that the criteria set forth in Section 190.005, Florida Statutes have been satisfied. Staff has reviewed the petition and supporting materials and finds:

1. The petition has been reviewed and is determined to be complete, and the statements contained therein are found to be true and correct based on the materials submitted.
2. The establishment of the proposed Community Development District is consistent with the City of Deltona Comprehensive Plan, including the applicable Future Land Use designation for the subject property.
3. The subject property, consisting of approximately 194.06 acres, is of sufficient size, compactness, and contiguity to be developed as a functional, interrelated community.
4. The proposed Community Development District represents an efficient and appropriate mechanism for the financing, construction, and long-term maintenance of infrastructure necessary to support the development, including roads, stormwater systems, and utilities, in coordination with applicable regulatory agencies.
5. The proposed Community Development District is a self-financing special district and will not impose any financial obligation on the City of Deltona. The City is not responsible for repayment of any CDD debt or financial obligations. The proposed infrastructure and services are not anticipated to be incompatible with the capacity and uses of existing local and regional community facilities.
6. The area to be served by the proposed district is appropriate and amenable to separate special district governance and is not anticipated to adversely impact the capacity of existing public facilities, subject to standard permitting and utility coordination.

Based on the information provided within the applicant's petition, staff finds that the required statutory criteria have been satisfactorily addressed.

**STAFF RECOMMENDATION:** Staff recommends approval of the first reading of Ordinance 08-2026.

**NEXT STEPS:** The Mayor and City Commission will hear this item for 2<sup>nd</sup> Reading June 1, 2026.

**ATTACHMENTS:**

- Ordinance No. 08-2026
- Applicant's Petition.