

RESOLUTION NO. 2026-31

A RESOLUTION OF THE CITY OF DELTONA, FLORIDA; ACCEPTING SPECIAL WARRANTY DEED BETWEEN HOWLAND STATION PARTNERS, LTD AND THE CITY OF DELTONA RECORDED IN OFFICIAL RECORDS OF VOLUSIA COUNTY RECORDS BOOK 8818 PAGE 3354 CONVEYING TAX PARCELS 810807000020 AND 810807000030 TO THE CITY OF DELTONA; PROVIDING FOR IMPLEMENTATION, SEVERABILITY, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Deltona, Florida (the "City"), was a party to litigation in Florida's 7th Judicial Circuit in and for Volusia County, styled *Howland Station Condo Developers LLC v. City of Deltona*, Case Number 2025-10821-CIDL (the "Litigation"), arising from a dispute regarding a development application (the "Application") for property located at Martin Luther King Jr. Boulevard and Howland Boulevard, identified as tax parcels 810807000020 and 810807000030, comprising approximately 5.5 acres (the "Property"); and

WHEREAS, the City and Howland Station Condo Developers, LLC ("Howland Station") participated in mediation on January 6, 2026, resulting in the City's approval of Resolution 2026-06 on January 20, 2026, which accepted a settlement agreement between the City and Howland Station; and

WHEREAS, as a condition of the settlement agreement, tax parcels 810807000020 and 810807000030 were to be conveyed to the City; and

WHEREAS, on February 25, 2026, a Special Warranty Deed was recorded in Official Records Book 8818, Page 3354, of the Public Records of Volusia County, Florida, conveying the Property to the City attached hereto and incorporated herein as Exhibit "A" (Special Warranty Deed); and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:

Section 1. Recitals Adopted. That each of the above recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Special Warranty Deed Acceptance. That the City Commission officially accepts the Special Warranty Deed, recorded in Official Records Book 8818, Page 3354 of the Public Records of Volusia County, Florida, which conveys tax parcels 810807000020 and 810807000030 to the City.

Section 3. Implementation. That the City Manager or his designee is hereby authorized and directed to take all actions necessary to complete the acceptance of the Special Warranty Deed and to record this Resolution in the official records if required.

Section 8. Severability. That in the event any portion of this Resolution is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portion or sections of the Resolution which shall remain in full force and effect.

Section 9. Scrivener's Errors. That typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

Section 10. Effective Date. That this Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, THIS _____ DAY OF _____, 2026.

BY: _____

Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality

| Name | Yes | No |
|---------------|-----|----|
| Avila-Vazquez | | |
| Colwell | | |
| Heriot | | |
| Howington | | |
| Nabicht | | |
| Santiago | | |
| Avila | | |

for use and reliance of the City of
Deltona, Florida

TG Law PLLC, CITY ATTORNEY

Prepared By, Record and Return To:

Richard Schuler, Esq.
Nelson Mullins Riley & Scarborough LLP
390 North Orange Avenue, Suite 1400
Orlando, FL 32801

Parcel Number: 810807000020 and 810807000030

Consideration: \$3,125,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and effective as of the 20th day of February, 2026 (the "Effective Date"), between **HOWLAND STATION PARTNERS, LTD.**, a Florida limited partnership, whose mailing address is 335 N. Knowles Avenue, Suite 101, Winter Park, Florida 32789 ("Grantor"), to the **CITY OF DELTONA**, a Florida municipal corporation, whose mailing address is 2345 Providence Blvd., Deltona, FL 32725 ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns forever, certain real property together with all improvements and fixtures located thereon, located in Volusia County, Florida (collectively, the "Property"), which is more particularly described as and by this reference made a part hereof:

Units 2 and 3 of **HOWLAND STATION, A LAND CONDOMINIUM**, according to the Declaration thereof as recorded in Official Records Book 8647, Page 3402, of the Public Records of Volusia County, Florida, together with the common elements appurtenant thereto.

TOGETHER with all the improvements, easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO: taxes and assessments for the year 2026, and subsequent years; and covenants, restrictions, easements, reservations and limitations of record, provided that this reference shall not serve to reimpose same.

AND Grantor hereby covenants with Grantee that Grantor will warrant title to the Property and defend the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[Signature contained on the following page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the Effective Date.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Lisa Kilroy
Witness #2
Print Name: Lisa Kilroy
Address: 200 E Canton Ave
Winter Park, FL 32789

[Signature]
Witness #2
Print Name: Paul Axew
Address: 200 E. Canton Ave, Ste 102
Winter Park, FL 32789

GRANTOR:

**HOWLAND STATION PARTNERS,
LTD.,** a Florida limited partnership

By: Southern Affordable Services, Inc., a
Florida not-for-profit corporation, its
general partner

By: [Signature]
Jay P. Brock
Executive Vice President

Address: 335 N. Knowles Avenue, Suite 101
Winter Park, Florida 32789

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization, this 11th day of February, 2026, by Jay P. Brock, as Executive Vice President of Southern Affordable Services, Inc., a Florida not-for-profit corporation, as general partner of Howland Station Partners, Ltd., a Florida limited partnership, on behalf of the corporation and the limited partnership, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public - State of Florida at Large

