

ORDINANCE NO. 08-2026

AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, GRANTING THE PETITION FOR AND CREATING THE HICKORY LAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, CONCERNING THAT CERTAIN APPROXIMATELY 194.06 +/- ACRES OF LAND LOCATED SOUTH OF ENTERPRISE OSTEEN ROAD AND WEST OF SR 415 AND CURRENTLY OWNED BY OSTEEN ACQUISITION GROUP, LLC., DESCRIBING THE BOUNDARIES OF THE HICKORY LAKES COMMUNITY DEVELOPMENT DISTRICT, NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, ESTABLISHING THE POWERS AND DUTIES OF THE DISTRICT, CONSENTING TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT BOARD OF SUPERVISORS, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Osteen Acquisition Group, LLC ("Petitioner"), has petitioned the City Commission of the City of Deltona, Florida (the "City") to adopt an ordinance establishing the Hickory Lakes Community Development District ("District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Osteen Acquisition Group, LLC, is the owner of approximately 194.06 +/- acres of land located south of Enterprise Osteen Road and west of SR 415 and legally described in Exhibit "A" attached hereto ("Subject Property"); and

WHEREAS, Osteen Acquisition Group, LLC has consented to Petitioner's request for the establishment of the District for the Subject Property and having such Subject Property represent the District's complete boundary; and

WHEREAS, the City Commission has conducted public hearings on the petition for the establishment of the District in accordance with the requirements and procedures of Section 190.005(2)(b) and 190.005(1)(d), Florida Statutes, as amended; and

WHEREAS, the City Commission has considered the record of the public hearing and the factors set forth in Section 190.005(2)(c) and 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant the petition for the establishment of the District; and

WHEREAS, the City Commission has determined that: the statements within the petition were true and correct; that the establishment of the District is not inconsistent with the Comprehensive Plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the community development services and facilities will be compatible with the capacity and use of existing local and regional community development services and facilities; and the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, the City Commission desires to consent to the District's exercise of certain special powers as requested by the petition and for such to be governed by Chapter 190, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:

Section 1. Recitals Adopted. The above recitals are true and accurate and are incorporated herein as the legislative findings of the City Commission.

Section 2. Authority. This Ordinance is adopted pursuant to Chapter 190, Florida Statutes, as amended.

Section 3. Petition Granted. There is hereby created a community development district situated entirely within the City of Deltona, which shall be known as the "Hickory Lakes Community Development District," and which is sometimes referred to in this Ordinance as the "District." The Petitioner's petition to create the District over the Subject Property is hereby granted.

Section 4. District External Boundaries. The external boundaries of the District are described in Exhibit "A," attached hereto and incorporated herein, said boundaries encompassing approximately 194.06 +/- acres.

Section 5. Initial Board Members. The initial members of the District's Board of Supervisors shall be as follows: Sadique Jaffer, Ria Luthra , Ashu Luthra, Keith Trace, and Ashley Westmoreland.

Section 6. Functions and Powers. The powers and functions of the District shall be those described in Section 190.011, Florida Statutes (2025) along with those special powers and functions as set forth in Section 190.012(1), (2)(a) and (2)(d), and (3), Florida Statutes (2025). The City Commission hereby consents to the District's exercise of special powers under Section 190.012(1), (2)(a) and (2)(d), and (3), Florida Statutes (2018).

Section 7. No Debt of City. No bond, debt or other obligation of the District, nor any default thereon, shall constitute a debt or obligation of the City of Deltona.

Section 8. Recording. The Petitioner shall record and shall be responsible for all costs incurred in recording, this Ordinance and all exhibits hereto in the Public Records of Volusia County, Florida.

Section 9. Conflicts. Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 10. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application.

Section 11. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

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

First Reading: _____

Advertised: _____

Second Reading: _____

BY: _____
Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality
for use and reliance of the City of
Deltona, Florida

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

TG Law PLLC, CITY ATTORNEY