

**THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:**

Marsha Segal-George  
City Attorney  
City of Deltona  
2345 Providence Boulevard  
Deltona, Florida 32725

**Exhibit "A" to Ordinance No. 02-2024**

**4<sup>th</sup> AMENDMENT TO THE DELTONA VILLAGE BPUD DEVELOPMENT AGREEMENT**

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**THIS AMENDMENT TO DEVELOPMENT AGREEMENT ("Agreement")** entered into and made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the **CITY OF DELTONA, FLORIDA** (hereinafter referred to as the "**City**"), and Deltona Retail Holdings, LLC, a Florida limited liability (hereinafter referred to as the "**Owner/Developer**").

**WITNESSETH**

**WHEREAS**, the Owner/Developer warrants that it or an entity on whose behalf it is authorized to act hereunder holds legal title to the property described in Paragraph 2 below and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Agreement; and

**WHEREAS**, the Owner/Developer desires to facilitate the orderly development of the subject property, in compliance with the laws and regulations of the City and of other governmental authorities, and the Owner/Developer desires to ensure that its development is compatible with other properties in the area; and

**WHEREAS**, it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

~~WHEREAS~~, the City of Deltona adopted Ordinance No. 05-2003 on July 7, 2003, which approved the Development Order of the Interstate 4/State Road 472 Area wide Development of Regional Impact ("DRI"), and all development shall be consistent with this adopted ~~Ordinance~~;

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WHEREAS, the Owner/Developer sought the City's approval for plans to develop the subject property, and the City Commission of the City of Deltona, Florida, approved a Business Planned Unit Development ("BPUD") on February 15, 2010, with an Overall Development Plan/Master Development Plan ("ODP/MDP") subject to the covenants, restrictions, and easements contained herein, and in the Business Planned Unit Development rezoning ordinance, ~~Ordinance No. 21-2009~~, and further subject to all other applicable requirements of law (hereinafter referred to as "Development Agreement").

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~~WHEREAS~~, the Developer previously sought approval and the City approved on July 2, 2018, an amendment to ~~Ordinance No. 21-2009 as set forth in 10-2018~~, ~~an~~ amendment to ~~this~~ Ordinance as set forth in Ordinance No. 06-2021, ~~and an amendment to the~~ Ordinance approved by the City on June 19, 2023, amending ~~the~~ Ordinance as set forth in Ordinance No. 04-2023;

Moved up [1]: WHEREAS, the City of Deltona adopted Ordinance No. 05-2003 on July 7, 2003, which approved the Development Order of the Interstate 4/State Road 472 Area wide Development of Regional Impact ("DRI"), and all development shall be consistent with this adopted ordinance;¶

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WHEREAS, the Developer previously sought approval of an additional amendment to Ordinance No. 21-2009 as previously modified, which was

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WHEREAS, the Developer now seeks approval of an additional amendment to ~~Ordinance No. 21-2009~~, and the City desires to ~~amend the Development Agreement to~~ incorporate the current amendment to this ~~Ordinance No. 04-2023~~;

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~~WHEREAS~~, the adoption of this amendment to the Development Agreement is being prepared for clarity purposes and to recognize all such vested rights of the Developer established therein shall not be affected or negatively impacted by this later amendment of this Development Agreement;

Deleted: WHEREAS, the adoption of this amendment to the Development Agreement is being prepared for clarity purposes and to recognize all such vested rights of the Developer established therein shall not be affected or negatively impacted by this later amendment of this Development Agreement;¶

~~WHEREAS~~, the Developer and City desire to amend the Development Agreement as more specifically provided for hereinbelow.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **INCORPORATION.** The recitals herein contained are true and correct and are incorporated herein by reference.

2. **OWNERSHIP.** The Owner/Developer represents that it, or an entity on behalf of it which is authorized to act, is the present owner of the following described property (hereinafter referred to as the "**Annexed Property**"):

Attached hereto in **Exhibit "B"**

3. **TITLE OPINION/CERTIFICATION.** The Owner/Developer has provided to the City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in Florida, or a certification by an abstractor or title company authorized to do business in Florida, showing marketable title to the **Annexed Property** to be in the name of the Owner/Developer or an entity on behalf of which it is authorized to act and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

4. **DEVELOPMENT CONDITIONS.** All other development conditions set forth in Paragraph 4.A of the Deltona Village Development Agreement, **July 17, 2023**, shall apply to the **Annexed Property** described in Exhibit "**D**", attached hereto shall **be** amended with the following language:

A. The Owner/Developer shall develop the **Annexed Property** in conformance with the requirements of the approved BPUD and approved ODP/MDP, as amended herein. **In the event of the expiration or sooner termination or amendment of any amendment of the provisions of the Code of Ordinances of the City or the Deltona Land Development Code, all rights and entitlements to which the Owner/Developer was entitled at the time of the DRI or Deltona Village Development Agreement, as amended, or any at the time of the expiration or sooner termination or amendment of the provisions of the Code of Ordinances of the City or the Deltona Land Development Code, shall at the option of the Owner/Developer, be vested with the Owner/Developer, and not be subject to expiration, termination or amendment.**

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5. **PERMITTED USES.** Paragraph 6(A) of the Deltona Village Development Agreement, dated February 15, 2010, shall be amended with the following language:

**6. A. Permitted Land Uses.**

The permitted land uses and their customary incidental and subordinate accessory uses on the Annexed Property shall be as described in the BPUD Ordinance No. 21-2009, as previously amended by Ordinance No. 10-2018, and as amended by Ordinance No. 06-2021, as amended by 04-2023 and as amended by BPUD Ordinance No. 02-2024 adopted simultaneously herewith on \_\_\_\_\_, 2024, and the Master Development Plan set forth in the Deltona Village ODP/MDP attached hereto as Exhibit "C", or if not specifically stated in said Ordinance, such similar uses as approved by the Development Services Director.

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**6. DELTONA VILLAGE TRANSPORTATION IMPACT ANALYSIS (TIA)**

**OBLIGATIONS.** The approved Deltona Village BPUD Traffic Impact Analysis, dated December 14, 2009, established proportionate fair share obligations for the development which have been constructed as part of a traffic mitigation plan which detailed improvements required to be made to certain Volusia County roadways in order create the trips necessary for Owner/Developer's development of Deltona Village. The original BPUD ODP/MDP, required improvements to Normandy Boulevard (City Thoroughfare) which the Owner/Developer completed in conjunction with development of Deltona Village Phase I. At this time the following is acknowledged by the City:

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Deleted: including the parcel being annexed herein by this amendment described on in Exhibit A"B" attached hereto, which have been constructed as part of a traffic mitigation plan which detailed improvements required to be made to certain Volusia County roadways in order create the trips necessary for Owner/Developer's development of Deltona Village. The original BPUD ODP/MDP, required improvements to North Normandy Boulevard (City Thoroughfare) which the Owner/Developer completed in conjunction with development of Deltona Village Phase I. All other terms and conditions of the Deltona Village BPUD remain in full force and effect.

**7. ADDITIONAL PROPERTY ANNEXED INTO BPUD:** The real property

described in Exhibit "B" and otherwise defined herein as the Annexed Property, totaling approximate 25.96 acres, is hereby incorporated into and incorporated herein as the Deltona Village BPUD and such rights, entitlements, benefits and obligations in said BPUD shall extend to said Annexed Property.

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**8. ENFORCEMENT.** Both parties may seek specific performance of this Agreement and/or bring an action for damages in a court within Volusia County, Florida if this Agreement is breached by either party. In the event that enforcement of this

Agreement by either party becomes necessary, the prevailing party shall recover from the non-prevailing party, all of the prevailing party's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. Should this Agreement require the payment of any monies to the City, the recording of this Agreement shall constitute a lien upon the Annexed Property for said monies, until said are paid, in addition to such other obligations as this Agreement may impose upon the Annexed Property and the Owner/Developer or Developer. Interest on unpaid overdue sums shall accrue at the rate of the lesser of five percent (5%) compounded annually or at the maximum rate allowed by law.

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**9. COMPLIANCE.** The Owner/Developer agrees that it, will abide by the provisions of this BPUD Development Agreement, as amended, ODP/MDP, the City's Comprehensive Plan, and the City's Land Development Code, including the Site Plan regulations of the City which are incorporated herein by reference. The City may, without prejudice to any other legal or equitable right or remedy it may have, withhold permits, certificates of occupancy or approvals, should the Owner/Developer fail to comply with the terms of this Agreement.

**10. NOTICES.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or overnight courier. Said notice shall be sent to the following, as applicable, and shall be deemed to be given and received if by hand delivery, and otherwise on the date of delivery or of first attempted delivery if delivery is impossible or refused.

**OWNER/DEVELOPER'S REPRESENTATIVES:**

Deltona Retail Holdings, LLC  
c/o Frank DeMarsh  
939 Hollywood Boulevard  
Deltona, FL 32725  
Phone: 386-736-6830

email: fd@epictheatres.com

With a Copy to:  
Kim C. Booker, Attorney at Law  
**Booker & Associates, P.A.**

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1019 Town Center Drive, Suite 201  
Orange City, Florida 32763  
Telephone 386-774-6552  
Email: kbooker@bookerandassoc.com

**CITY'S REPRESENTATIVE:**  
City Clerk and Planning & Development Services Director or Designee  
2345 Providence Boulevard  
Deltona, Florida, 32725  
Telephone 386-878-8600, Fax 386-878-8601

Should any party identified above change or should any party elect to add an additional person or entity to receive notices hereunder, it shall be said party's obligation to notify the remaining parties of the change or addition in a fashion as is required for notices herein.

11. **CAPTIONS.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

12. **FORCE MAJURE.** Notwithstanding anything contained in this Agreement, each party shall be excused from performing any obligation under this Agreement and any delay in the performance of any obligation under this Agreement shall be excused, if, but only for as long as, the performance of the obligation is prevented, delayed or otherwise hindered by acts of God, fire, earthquake, floods, explosion, actions or the elements, war, riots, mob violence, inability to procure or a general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, actions of labor unions, condemnation, court orders, business closures required by laws or orders of governmental agencies caused by epidemic, pandemic, disease outbreak, or other public health crisis, government office closures, or military authorities or any other cause, whether similar or dissimilar to the foregoing, not within the control of such party (other than lack of or inability to procure monies to fulfill its commitments and obligations under the Agreement).

13. **BINDING EFFECT.** This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Owner/Developer and its assigns and successors in interest and the City and its assigns and successors in interest. This Agreement does not,

and is not intended to, prevent or impede the City from exercising its legislative authority as the same may affect the Annexed Property.

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**14. SEVERABILITY.** If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

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**15. Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner/Developer or Developer of the Annexed Property from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

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**OWNER/DEVELOPER'S REPRESENTATIVES: ¶**  
Deltona Retail Holdings, LLC¶  
c/o Frank DeMarsh . ¶  
. 939 Hollywood Boulevard¶  
. Deltona, FL 32725¶  
. Phone: 386-736-6830¶  
. ¶  
email: fd@epictheatres.com¶  
¶  
With a Copy to: ¶  
Kim C. Booker, Attorney at Law¶  
Booker & Associates, P.A. ¶  
1019 Town Center Drive, Suite 201¶  
Orange City, Florida 32763¶  
Telephone 386-774-6552¶  
Email: kbooker@bookerandassoc.com¶  
¶  
CITY'S REPRESENTATIVES:¶  
**City Manager¶**  
City of Deltona¶  
2345 Providence Boulevard¶  
Deltona, Florida 32725¶  
With a copy to:¶  
**Director or Designee**

**16. Captions.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

**17. Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

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City of Deltona¶  
2345 Providence Boulevard¶  
Deltona, Florida 32725¶  
Should any party identified above change or should any party elect to add an additional person or entity to receive notices hereunder, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Owner/Developer or Developer's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.¶

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**18. Severability.** If any part of this Development Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Development Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Development Agreement is declared severable.

**19. Covenant Running with the Land.** This Agreement shall run with the Annexed Property and inure to and be for the benefit of the parties hereto and their respective successors and assigns and any person, firm, corporation, or entity who may become the successor in interest to the Annexed Property or any portion thereof.

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**20. Recordation of Agreement.** The parties hereto agree that an executed original of this Agreement shall be recorded by the City, at the Developer's expense, in the Public Records of Volusia County, Florida.

**21. Applicable Law/Venue.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. The venue of any litigation relating to this Agreement shall be in the courts of Volusia County, Florida.

**22. Time of the Essence.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Owner/Developer or Developer shall execute this Agreement within 10 business days of the City Commission's adoption of Ordinance No. 04-2024; and agrees to pay the cost of recording this document in the Public Records of Volusia County, Florida. Failure to execute this Agreement within 10 business days of this ordinance adoption may result in the City not issuing development orders or permits until the execution and recordation of this Agreement have occurred.

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**23. Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties, and supersedes all previous discussions, understandings, and agreements, with respect to the subject matter hereof; provided, however, that it is agreed that this Agreement is supplemental to the City's Comprehensive Plan and does not in any way rescind or modify any provisions of the City's Comprehensive Plan. Amendments to and waivers of the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

**24. Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is recorded in the Public Records of Volusia County, Florida.

IN WITNESS WHEREOF, the Owner, the Developer, and the City have executed this Agreement.

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IN WITNESS WHEREOF, the Owner/Developer has executed this agreement.

STATE OF FLORIDA

OWNER/DEVELOPER

By: Deltona Retail Holdings, LLC

a Florida Limited Liability Company

By: I-4 Howland Investments, LLC

Its: Manager

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
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\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
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Signature

William F. DeMarsh

Its: Manager

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AS: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or type name

AS: \_\_\_\_\_

Mailing Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by William F. DeMarsh, the Manager of I-4 Howland Investments, LLC, which is the Manager of Deltona Retail Holdings, LLC, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification and who did not (did) take an oath.

\_\_\_\_\_  
Signature of Notary

(NOTARY SEAL)

\_\_\_\_\_  
Print or type name

IN WITNESS WHEREOF, the City has executed this agreement.

CITY OF DELTONA:

By: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Date: \_\_\_\_\_

Mailing Address:

City of Deltona  
2345 Providence Boulevard  
Deltona, Florida 32725

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, and \_\_\_\_\_, who are personally known to me and acknowledge executing the same freely and voluntarily under authority vested in them by the City of Deltona.

\_\_\_\_\_  
Signature of Notary

(NOTARY SEAL)

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

\_\_\_\_\_  
Marsha Segal-George  
City Attorney

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