

ORDINANCE NO. 2025-21_____

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2
3 **AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA COUNTY,**
4 **FLORIDA, ESTABLISHING THE DEAN RIVER COMMUNITY**
5 **DEVELOPMENT DISTRICT; PROVIDING A DISTRICT NAME; SETTING**
6 **FORTH THE AUTHORITY FOR ADOPTING THE ORDINANCE;**
7 **ESTABLISHING THE EXTERNAL BOUNDARIES OF THE DISTRICT;**
8 **DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF**
9 **SUPERVISORS; GRANTING CONSENT FOR SPECIAL POWERS OF**
10 **THE DISTRICT; ESTABLISHING THE GOVERNING DISTRICT CHARTER**
11 **AS FLORIDA STATUTES CHAPTER 190; PERTAINING TO**
12 **MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT**
13 **PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND**
14 **AN EFFECTIVE DATE.**

15
16 WHEREAS, Maronda Homes, LLC of Florida, has petitioned the County Council of Volusia
17 County, Florida, to establish the Dean River Community Development District (“District”); and
18

19 WHEREAS, the County Council, after proper published notice, conducted a local public
20 information-gathering ordinance hearing as required by law and finds as follows:
21

22 1. The petition is complete in that it meets the requirements of Section 190.005(1)(a),
23 Florida Statutes; and all statements contained within the petition are true and correct.
24

25 2. Establishment of the proposed District, whose charter must be in accordance with
26 the general law as set forth in Sections 190.006 -190.041, Florida Statutes, is not inconsistent with
27 the local Comprehensive Plan of Volusia County or the State Comprehensive Plan.
28

29 3. The area of land within the proposed District is of sufficient size, is sufficiently
30 compact and is sufficiently contiguous to be developed as one functional interrelated community.
31

32 4. The District is the best alternative available for delivering community
33 development services and facilities to the area that will be served by the District.
34

35 5. The community development services and facilities of the District will be compatible
36 with the capacity and uses of existing local and regional community development services and
37 facilities.
38

39 6. The area that will be served by the District is amenable to separate special district
40 government.
41

42 7. Upon the effective date of this Ordinance, the proposed District will be duly and
43 legally authorized to exist and exercise all of its general and special powers as limited by law; and

1 has the right to seek consent from Volusia County for the grant of authority to exercise additional
2 special powers in accordance with F.S. s. 190.012(2).

3
4 8. All notice requirements of law were met and complete notice was timely given.
5

6 NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY,
7 FLORIDA:

8
9 **SECTION I: DISTRICT NAME**

10
11 The community development district herein established will be known as Dean River
12 Community Development District.
13

14 **SECTION II: AUTHORITY FOR ORDINANCE**

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16 This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other
17 applicable provisions of law governing county ordinances.
18

19 **SECTION III: ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT**

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21 The District is hereby established within the boundaries of the real property described in
22 Exhibit "A" attached hereto and incorporated by reference.
23

24 **SECTION IV: DESIGNATION OF INITIAL BOARD MEMBERS**

25
26 The following five persons are designated to be the initial members of the Board of
27 Supervisors:

28
29 Tom McCarthy
30 c/o Maronda Homes, LLC of Florida
31 4033 West 1st Street
32 Sanford, Florida 32771
33

34 Eric Sergi
35 c/o Maronda Homes, LLC of Florida
36 4033 West 1st Street
37 Sanford, Florida 32771
38

39 Katie Peck
40 c/o Maronda Homes, LLC of Florida
41 4033 West 1st Street
42 Sanford, Florida 32771
43

44 Garrett Parkinson

1 c/o Highlands Homes, Inc.
2 1135 East Avenue
3 Clermont, Florida 34711
4

5 Milton Andrade
6 c/o Highlands Homes, Inc.
7 1135 East Avenue
8 Clermont, Florida 34711
9

10 **SECTION V: GENERAL AND SPECIAL POWERS OF THE DISTRICT**
11

12 The powers and functions of the District are described in Chapter 190, *Florida Statutes*.
13 Consent for special powers is hereby given to the District’s Board of Supervisors to finance, fund,
14 plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain
15 systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and
16 educational uses, as authorized and described by Section 190.012(2)(a), *Florida Statutes*, and
17 security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection
18 systems, and patrol cars, as authorized and described by Section 190.012(2)(d), *Florida Statutes*.
19

20 **SECTION VI: STATUTORY PROVISIONS GOVERNING DISTRICT**
21

22 The District will be governed by the provisions of Chapter 190, *Florida Statutes*.
23

24 **SECTION VII: MODIFICATION**
25

26 It is the intent of the County Council that the provisions of this Ordinance may be modified
27 as a result of consideration that may arise during Public Hearing(s). Such modifications shall be
28 incorporated into the final version.
29

30 **SECTION VIII: NON-CODIFICATION**
31

32 It is the intent of County Council that this ordinance not be codified in the Code of
33 Ordinances, County of Volusia.
34

35 **SECTION IX: CONFLICT OF SEVERABILITY**
36

37 In the event this Ordinance conflicts with any other Volusia County ordinance or other
38 applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held
39 invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a
40 separate, distinct and independent provision and such holding will not affect the validity of the
41 remaining portion.
42

43 **SECTION X: EFFECTIVE DATE**
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1 This Ordinance becomes effective upon filing with the Florida Secretary of State.
2
3

4 ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING
5 DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT THE THOMAS C. KELLY
6 ADMINISTRATION CENTER, 123 WEST INDIANA AVENUE, DELAND, FLORIDA, THIS 5TH DAY OF
7 AUGUST, 2025.
8
9

10 ATTEST:

COUNTY COUNCIL
VOLUSIA COUNTY, FLORIDA

11
12
13
14
15 By: 
16 George Recktenwald
17 County Manager
18
19

By: 
Jeffrey S. Brower
County Chair

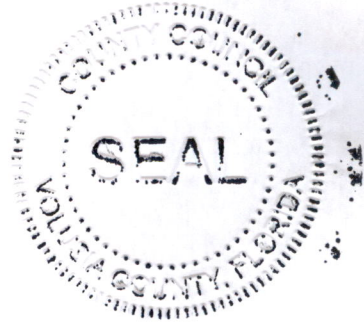


EXHIBIT A

DEAN RIVER

LEGAL DESCRIPTION: (PER SURVEYOR)

THAT CERTAIN PORTION OF BLOCKS 13 AND 14 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 93, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING SOUTH OF OLD NEW YORK AVENUE AND A TRACT OF LAND BEING PART OF SECTION 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°44'19" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1,321.31 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE SOUTH 00°46'27" EAST ALONG THE EAST LINE IF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, A DISTANCE OF 2,631.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE SOUTH 89°45'40" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, A DISTANCE OF 830.15 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 509.96 FEET AND A CHORD WHICH BEARS NORTH 44°02'07" WEST AND A DISTANCE OF 715.56 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 793.11 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°47'02" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, A DISTANCE OF 2,114.68 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE SOUTH 89°44'19" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, A DISTANCE OF 59.24 FEET; THENCE CONTINUE ALONG SAID LINE SOUTH 89°29'32" WEST, A DISTANCE OF 540.03 FEET; THENCE NORTH 00°30'28" WEST, A DISTANCE OF 500.92 FEET; THENCE NORTH 64°51'49" EAST, A DISTANCE OF 1,669.94 FEET; THENCE NORTH 16°20'22" WEST, A DISTANCE OF 390.66 FEET TO A POINT 40 FEET SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF OLD NEW YORK AVENUE; THENCE PARALLEL AND 40 SOUTHERLY WITH SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 73°31'39" WEST, A DISTANCE OF 840.15 FEET; (2) SOUTH 73°15'06" WEST, A DISTANCE OF 1,377.62 FEET; THENCE NORTH 00°32'14" WEST, A DISTANCE OF 41.66 FEET TO THE SOUTHERLY RIGHT OF WAY OF OLD NEW YORK AVENUE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (3) COURSES: (1) NORTH 73°15'06" EAST, A DISTANCE OF 1,366.09 FEET; (2) NORTH 73°31'39" EAST, A DISTANCE OF 1,231.86 FEET; (3) NORTH 73°47'49" EAST, A DISTANCE OF 1,512.62 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE SOUTH 00°43'48" EAST ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 2,139.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,940,681.79 SQUARE FEET OR 182.29 ACRES, MORE OR LESS.

METES & BOUNDS
DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., SUITE 280 MAITLAND, FL. 32781 (407) 829-8330
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
23-17S-29E	21MMS0220 23MMS0760	JFV/LB	2/27/25	2

P:\2025\23-17S-29E\23-17S-29E.dwg (23-17S-29E) 2/27/25 10:00 AM



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 12, 2025

Karissa Green
Deputy Clerk
County of Volusia
123 West Indiana Avenue, Suite 301
DeLand, FL 32720

Dear Karissa Green,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Volusia County Ordinance No. 2025-21, which was filed in this office on August 12, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp