

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR VOLUSIA COUNTY, FLORIDA.

HOWLAND HOLDINGS GROUP, LLC;
OSTEEN ACQUISITIONS GROUP, LLC;
TRAFALGAR HOLDINGS, LLC; PICCADILLY
HOLDINGS GROUP, LLC; SLA CAPITAL
GROUP, LLC; DELTONA PROPERTY
HOLDINGS, LLC; HOWIE INVESTMENT GROUP
LLC; DELTONA CAPITAL GROUP, LLC; DELTONA
ACQUISITIONS GROUP, LLC; ELITE TRUST &
ESCROW COMPANY, LLC, AS TRUSTEE OF THE
SILVER LINE LAND TRUST DATED JULY 20, 2022;
AND ELITE TRUST & ESCROW COMPANY, LLC,
AS TRUSTEE OF THE VOLUSIA HOLDING
GROUP LAND TRUST,

Plaintiffs,

v.

Case No.

CITY OF DELTONA, FLORIDA, a Florida
municipal corporation,

Defendant.

_____ /

COMPLAINT FOR DECLARATORY JUDGMENT

COME NOW, the Plaintiffs HOWLAND HOLDINGS GROUP, LLC; OSTEEN ACQUISITIONS GROUP, LLC; TRAFALGAR HOLDINGS, LLC; PICCADILLY HOLDINGS GROUP, LLC; SLA CAPITAL GROUP, LLC; DELTONA PROPERTY HOLDINGS, LLC; HOWIE INVESTMENT GROUP, LLC; DELTONA CAPITAL GROUP, LLC; DELTONA ACQUISITIONS GROUP, LLC ELITE TRUST & ESCROW COMPANY, LLC, AS TRUSTEE OF THE SILVER LINE LAND TRUST DATED JULY 20, 2022; AND ELITE TRUST & ESCROW COMPANY, LLC, AS TRUSTEE OF THE VOLUSIA HOLDING GROUP LAND TRUST, (collectively, "Plaintiffs") by and through the undersigned counsel, and file this

Complaint for Declaratory Judgment and Injunctive Relief, pursuant to Section 163.3215, Florida Statutes, and state as follows:

PARTIES, JURISDICTION AND VENUE

1. This is an action in equity and is, therefore, within the subject matter jurisdiction of this Court.
2. Plaintiffs have suffered damages in excess of \$50,000.00, exclusive of attorney's fees and costs, due to Defendant City of Deltona's passage of Resolution 2025-48 and Resolution 2025-49, pursuant to Florida Statutes, Section [REDACTED]
3. The events complained of herein occurred, and are occurring in Volusia County, Florida.
4. Plaintiff HOWLAND HOLDINGS GROUP, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.
5. Plaintiff OSTEEN ACQUISITIONS GROUP, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.
6. Plaintiff TRAFALGAR HOLDINGS, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.
7. Plaintiff PICCADILLY HOLDINGS GROUP, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.
8. Plaintiff SLA CAPITAL GROUP, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.
9. Plaintiff DELTONA PROPERTY HOLDINGS, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.
10. Plaintiff HOWIE INVESTMENT GROUP, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.

11. Plaintiff DELTONA CAPITAL GROUP, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.
12. Plaintiff DELTONA ACQUISITIONS GROUP, LLC is a Florida limited liability company duly authorized to conduct business in the State of Florida.
13. Plaintiff ELITE TRUST & ESCROW COMPANY, LLC, is the TRUSTEE OF THE SILVER LINE LAND TRUST DATED JULY 20, 2022, which is a Florida Trust.
14. Plaintiff ELITE TRUST & ESCROW COMPANY, LLC, is the TRUSTEE OF THE VOLUSIA HOLDING GROUP LAND TRUST, which is a Florida Trust.
15. Defendant City of Deltona is a Florida Municipal corporation.
16. All required conditions precedent to the bringing of this action have been met by the Plaintiffs.
17. This *de novo* action seeking declaratory and injunctive relief is brought timely, within thirty (30) days following rendition of the Resolution 2025-48 and Resolution 2025-49, in accordance with Florida Statutes, Section 163.3215(3).

STATEMENT OF FACTS

18. Plaintiff HOWLAND HOLDINGS GROUP, LLC is the owner of the following described real property:

PARCEL ID: 8136-0200-0153

36 18 31 E 284.96 FT MEAS ON N/L W OF HOWLAND BLVD OF S 344.42 FT MEAS ON W/L OF N 3/4 OF NE 1/4 NE 1/4 EXC IRREG PARCEL IN SE CORNER MEAS 165.30 FT ON S/L & MEAS 115.54 FT ON E/L PER OR 4665 PGS [REDACTED] PER OR 7513 PG 4647.

PARCEL ID: 8136-0200-0154

36-18-31 W 1089.68 FT OF E 1165.85 FT MEAS ON N/L OF N 3/4 OF NE 1/4 OF NE 1/4 EXC E 275 FT MEAS ON N/L OF S 774.42 FT MEAS ON W/L EXC

IRREG PARCEL DESCRIBED IN OR 7693 PG 1176 PER OR 4665 PGS 3891-3895 PER OR 7513 PG 4647.

19. Plaintiff OSTEEN ACQUISITIONS GROUP, LLC is the owner of the following described real property:

PARCEL ID: 9112-0000-0230

12-19-31 E 12 1/2 CHAINS OF SE 1/4 OF SW 1/4 S OF RR PER OR 5079 PGS [REDACTED] INC PER OR 7174 PG 3837 PER OR 7614 PG 0933.

PARCEL ID: 9113-0000-0021

13-19-31 N 1/2 OF NE 1/4 W OF SR 415 & NE 1/4 OF NW 1/4 EXC IRREG PARCEL BEING E 150.47 FT ON N/L OF W 492.51 FT & 28.20 FT ON W/L OF N 1/2 OF NE 1/4 PER OR 5079 PGS [REDACTED] INC PER OR 7174 PG 3837 PER OR 7614 PG 0933.

PARCEL ID: 9113-0000-0065

13-19-31 IRREG PARCEL IN E 1/2 OF SE 1/4 OF NE 1/4 BEING N OF SR 415 PER OR 5176 PG 3098 PER OR 7174 PG 3837 PER OR 7614 PG 0933.

PARCEL ID: 9113-0000-0200

13-19-31 W 7.5 CHAINS OF SE 1/4 OF NW 1/4 & W 1/2 OF NW 1/4 EXC W 339.50 FT OF NW 1/4 OF NW 1/4 PER OR 4874 PG 0934 PER OR 7174 PG 3837 PER OR 7614 PG 0933.

PARCEL ID: 9113-0000-0201

13-19-31 W 339.50 FT OF NW 1/4 OF NW 1/4 PER OR 4874 PG 0934 PER OR 5442 PG 4864 PER OR 5648 PG 3325 PER OR 7123 PG 3045 PER OR 7174 PG 3837 PER OR 7614 PG 0933.

20. Plaintiff TRAFALGAR HOLDINGS, LLC is the owner of the following described real property:

PARCEL ID: 8105-1107-0110

LOTS 11 TO 15 INC BLK 7 DAVIS PARK 9TH ADD PER OR 4656 PG 2964 PER D/C 6811 PG 4606 PER OR 6811 PG 4673 PER OR 6811 PG 4675 PER OR 6850 PG 4078 PER OR 6920 PG 1919.

PARCEL ID: 8106-0503-0010

LOTS 1 THRU 5 INC BLK 3 DAVIS PARK 5TH ADD MB 6 PG 249 MB 18 PG 147 & INC ADJ WALTER AVE & ADJ VAC PERSIMMON ST PER OR 7013 PG 4551 PER OR 7879 PG 3282 PER OR 7928 PG 2065.

PARCEL ID: 8106-0601-0010

LOTS 1 2 & 3 BLK 1 DAVIS PARK 3RD ADD MB 6 PG 205 MB 18 PG 117 PER OR 6075 PGS [REDACTED]

PARCEL ID: 8106-0601-0200

LOTS 20 21 22 & 23 BLK 1 DAVIS PARK 3RD ADD MB 6 PG 205 PER OR 3112 PG 1163 PER OR 6075 PGS [REDACTED] INC.

PARCEL ID: 8106-0602-0010

LOTS 1 TO 20 INC & 29 TO 33 INC BLK 2 DAVIS PARK 3RD ADD MB 6 PG 205 PER OR 4101 PGS [REDACTED] PER OR 5881 PG 3001.

PARCEL ID: 8106-0602-0210

LOTS 21 22 & 23 BLK 2 DAVIS PARK 3RD ADD MB 6 PG 205 PER OR 2306 PG 1640 PER OR 7737 PG 1061.

PARCEL ID: 8106-0602-0240

LOTS 24 25 & 26 BLK 2 DAVIS PARK 3RD ADD MB 6 PG 205 MB 18 PG 117 PER OR 6075 PGS [REDACTED]

PARCEL ID: 8106-0602-0270

LOTS 27 & 28 BLK 2 DAVIS PARK 3RD ADD PER OR 4424 PG 2437 PER OR 6895 PG 3880 PER OR 6965 PG 4111.

PARCEL ID: 8106-0603-0010

LOT 1 BLK 3 DAVIS PARK 3RD ADD MB 6 PG 205 PER OR 3374 PG 1593 PER OR 7022 PG 2098 PER OR 8059 PG 4418.

PARCEL ID: 8106-0603-0020

LOTS 2 TO 5 INC BLK 3 DAVIS PARK 3RD ADD MB 6 PG 205 PER OR 3374 PG 1592 PER OR 7022 PG 2100 PER OR 8059 PG 4418.

PARCEL ID: 8106-0603-0180

LOTS 18 THRU 23 BLK 3 DAVIS PARK 3RD ADD MB 18 PG 117 PER OR 4591 PG 0610 PER OR 6044 PG 3140 PER OR 7823 PG 4912 PER OR 7896 PG 4840 PER OR 7930 PG 3147.

PARCEL ID: 8106-0603-0460

LOT 46 BLK 3 DAVIS PK 3RD ADD MB 6 PG 205 PER OR 4424 PG 2437 PER OR 6895 PG 3880 PER OR 6965 PG 4111.

PARCEL ID: 8106-0609-0450

LOTS 45 & 46 BLK 9 DAVIS PARK 3RD ADD MB 6 PG 205 PER OR 3423 PG 0567 PER OR 7799 PG 4753.

PARCEL ID: 8106-0610-0010

LOTS 1 TO 3 INC BLK 10 DAVIS PARK 3RD ADD MB 6 PG 205 PER OR 3112 PG 1163 PER OR 6075 PGS [REDACTED] INC.

PARCEL ID: 8107-0407-0160

LOTS 16 TO 19 INC BLK 7 DAVIS PARK 16TH ADD MB 7 PG 68 PER OR 3800 PG 2266 PER OR 6177 PGS [REDACTED] PER OR 6688 PG 0923 PER OR 6957 PG 4774.

PARCEL ID: 8106-0800-0001

06 18 31 DRAINAGE TRACT B HALIFAX CROSSINGS MB 57 PGS 100-105.

PARCEL ID: 8106-0800-0002

06 18 31 LIFT STATION TRACT LS HALIFAX CROSSINGS MB 57 PGS 100-105.

PARCEL ID: 8106-0800-0040

06 18 31 LOT 4 HALIFAX CROSSINGS MB 57 PGS 100-105.

PARCEL ID: 8106-0800-0050

06 18 31 LOT 5 HALIFAX CROSSINGS MB 57 PGS 100-105.

PARCEL ID: 8106-0800-0100

06 18 31 LOT 10 HALIFAX CROSSINGS MB 57 PGS 100-105.

PARCEL ID: 8106-0800-0110

06 18 31 LOT 11 HALIFAX CROSSINGS MB 57 PGS 100-105.

PARCEL ID: 8106-0900-0020

6-18-31 LOT 2 OF LOT 9 OF HALIFAX CROSSINGS REPLAT MB 58 PGS 160-161.

21. Plaintiff PICCADILLY HOLDINGS GROUP, LLC is the owner of the following described real property:

PARCEL ID: 8106-0800-0060

06 18 31 LOT 6 HALIFAX CROSSINGS MB 57 PGS 100-105 PER OR 7709 PG 0907 PER OR 7749 PG 2155 PER OR 7764 PG 3631.

PARCEL ID: 8106-0800-0070

06 18 31 LOT 7 HALIFAX CROSSINGS MB 57 PGS 100-105 PER OR 7709 PG 0907 PER OR 7749 PG 2155 PER OR 7764 PG 3631.

PARCEL ID: 8106-0800-0081

06-18-31 LOT 8 EXC PORTION AS DESCRIBED IN OR 8240 PG 2119 MEAS 347.12 FT ON N/L & MEAS 180.74 FT ON E/L HALIFAX CROSSINGS MB 57 PGS 100-105 PER OR 7709 PG 0907 PER OR 7749 PG 2155 PER OR 7764 PG 3631.

22. Plaintiff SLA CAPITAL GROUP, LLC is the owner of the following described real property:

PARCEL ID: 8118-0117-0220

LOTS 22 THRU 28 BLK 17 PINE VIEW ESTATES MB 10 PG 1 PER OR 6605 PG 2831 PER OR 8266 PG 0427 PER OR 8480 PG 1198.

PARCEL ID: 8118-0128-0170

LOTS 17 THRU 22 & 31 THRU 36 BLK 28 PINE VIEW ESTS MB 10 PG 1 PER OR 4973 PG 198 & OR 6605 PG 2833 PER OR 8266 PG 0429 PER OR 8480 PG 1198.

PARCEL ID: 8106-0606-0010

6-18-31 TRI PARCEL IN LOTS 1 THRU 4 BLK 6 DAVIS PARK 3RD ADDITION MB 18 PG 117 LYING NORTHEASTERLY OF A LINE THAT IS 100 FT NORTHEASTERLY OF & PARALLEL WITH THE CENTERLINE OF CONSTRUCTION AS SHOWN ON THE MAP OF SR 472 EXTENSION AS RECORDED IN RIGHT OF WAY MAP BOOK 2 PAGE 8 PER OR 3788 PG 3919 PER OR 4287 PG 1506 PER OR 7147 PG 917 PER OR 8284 PG 2605 PER OR 8391 PG 4903.

23. Plaintiff DELTONA PROPERTY HOLDINGS, LLC is the owner of the following described real property:

PARCEL ID: 6035-00-00-0010

PARCEL ID: 7034-01-01-0010

PARCEL ID: 8505-01-12-0360

PARCEL ID: 8107-0507-0130

PARCEL ID: 8107-0510-0070

PARCEL ID: 8118-0135-0010

PARCEL ID: 8118-0135-0050

PARCEL ID: 8118-0135-0280

PARCEL ID: 8118-0134-0010

PARCEL ID: 8118-0133-0010

PARCEL ID: 8118-0133-0030

PARCEL ID: 8118-0133-0070

PARCEL ID: 8118-0138-0160

PARCEL ID: 8118-0138-0210

PARCEL ID: 8118-0138-0230

PARCEL ID: 8118-0138-0120

PARCEL ID: 8118-0140-0010

PARCEL ID: 8118-0140-0100

PARCEL ID: 8118-0140-0140

PARCEL ID: 8118-0132-0010

PARCEL ID: 8118-0139-0240

PARCEL ID: 8118-0138-0380

PARCEL ID: 8107-0507-0110

PARCEL ID: 8107-0507-0100

PARCEL ID: 8118-0132-0030

PARCEL ID: 8118-0131-0090

PARCEL ID: 8118-0131-0410

24. Plaintiff HOWIE INVESTMENT GROUP, LLC is the owner of the following described real property:

PARCEL ID: 8106-0602-0340

LOTS 34 TO 46 INC BLK DAVIS PARK 3RD ADD MB 6 PG 205 PER O R 5895
PGS 4267 INC PER OR 5985 PGS [REDACTED] INC.

PARCEL ID: 8106-0603-0060

LOTS 6 TO 17 INC BLK 3 DAVIS PARK 3RD ADD PER OR 4370 PG 2811.

25. Plaintiff DELTONA CAPITAL GROUP, LLC is the owner of the following described real property:

PARCEL ID: 8108-0000-0057

8-18-31 E 200 FT OF W 494.68 FT OF NE 1/4 OF NW 1/4 N OF STATE ROAD
444 PER OR 3499 PG 1917 PER OR 8370 PG 3676.

26. Plaintiff DELTONA ACQUISITIONS GROUP, LLC is the owner of the following
described real property:

PARCEL ID: 8118-0131-0220

18 18 31 LOTS 22 & 23 BLK 31 PINE VIEW ESTATES MB 10 PG 1 PER OR
2610 PG 1797 PER OR 7126 PGS 0600

PARCEL ID: 8118-0131-0240

17 18 31 LOTS 24 & 25 BLK 31 PINE VIEW ESTATES MB 10 PG 1 PER OR
2610 PG 1797 PER OR 7126 PG 0600 PER OR 7206 PG 3605.

PARCEL ID: 8118-0131-0320

18-18-31 LOT 32 BLK 31 PINE VIEW ESTATES MB 10 PG 1 PER OR 2610 PG
1797 PER OR 7126 PG 0600 PER OR 7190 PG 3957.

PARCEL ID: 8118-0131-0260

17 18 31 LOTS 26 & 27 BLK 31 PINE VIEW ESTATES MB 10 PG 1 PER OR
2610 PG 1797 PER OR 7126 PG 0600 PER OR 7220 PG 1272.

PARCEL ID: 8118-0131-0210

18 18 31 LOT 21 BLK 31 PINE VIEW ESTATES MB 10 PG 1 PER OR 2610 PG
1797 PER OR 7126 PGS 0600 PER OR 7182 PG 1715.

27. Plaintiff ELITE TRUST & ESCROW COMPANY, LLC, AS TRUSTEE OF THE
SILVER LINE LAND TRUST DATED JULY 20, 2022, is the owner of the following
described real property:

PARCEL ID: 8118-0118-0010

PARCEL ID: 8118-0125-0010

PARCEL ID: 8118-0126-0050

PARCEL ID: 8118-0118-0010

PARCEL ID: 8118-0125-0010

28. Plaintiff ELITE TRUST & ESCROW COMPANY, LLC, AS TRUSTEE OF THE VOLUSIA HOLDING GROUP LAND TRUST, is the owner of the following described real property:

PARCEL ID: 7119-0000-0250

PARCEL ID: 7119-0000-0047

PARCEL ID: 7118-0000-0031

PARCEL ID: 7119-0000-0020

PARCEL ID: 7118-0000-0020

PARCEL ID: 7118-0000-0030

PARCEL ID: 7119-0000-0043

PARCEL ID: 7119-0000-0020

PARCEL ID: 7119-0000-0250

PARCEL ID: 7118-0000-0023

PARCEL ID: 7119-0000-0012

PARCEL ID: 7118-0000-0031

**COUNT I – ENFORCEMENT OF LOCAL COMPREHENSIVE PLAN
(Fla. Stat., § 163.3215)**

29. Plaintiffs reallege the allegations contained in paragraphs one (1) through twenty-eight (28), as if the same were fully set forth hereunder.

30. On March 29, 2025, the City of Deltona, City Commission held a special meeting on Resolution 2025-48, declaring zoning in progress to establish the “Keep Deltona Wild”

overlay district, to substantially reduce density¹, and determining that applications for development orders and development agreements shall be subject to the zoning in progress.

31. There are three parts of the Keep Deltona Wild overlay—the Collins Road overlay, the Reed Ellis overlay, and the Fish Hawk overlay.

32. Plaintiff HOWLAND HOLDINGS GROUP, LLC’s properties set forth above in paragraph 18 are located in the Fish Hawk overlay area.

33. Plaintiff OSTEEN ACQUISITIONS GROUP, LLC’s properties set forth above in paragraph 19 are located in the Reed Ellis overlay area.

34. On March 29, 2025, the City of Deltona, City Commission held a special meeting on Resolution 2025-49, relating to a zoning in progress study and amending the Activity Center Overlay to allow for mixed uses and density/intensity to allow for a walkable environment with retail, dining, lodging, and housing options, and determining that applications for development orders and development agreements shall be subject to the zoning in progress.

35. Plaintiff TRAFALGAR HOLDINGS, LLC’s properties set forth above in paragraph 20 are located in the Activity Center overlay area.

36. Plaintiff PICCADILLY HOLDINGS GROUP, LLC’s properties set forth above in paragraph 21 are located in the Activity Center overlay area.

37. Plaintiff SLA CAPITAL GROUP, LLC’s properties set forth above in paragraph 22 are located in the Activity Center overlay area.

¹ “To encourage low impact residential development, protect environmentally sensitive lands, preserve biodiversity, preserve and encourage agrarian communities, and promote ecotourism and agritourism activities within certain unique areas of the city of Deltona.”

38. Plaintiff DELTONA PROPERTY HOLDINGS, LLC's properties set forth above in paragraph 23 are located in the Activity Center overlay area.
39. Plaintiff HOWIE INVESTMENT GROUP, LLC 's properties set forth above in paragraph 24 are located in the Activity Center overlay area.
40. Plaintiff DELTONA CAPITAL GROUP, LLC 's properties set forth above in paragraph 25 are located in the Activity Center overlay area.
41. Plaintiff DELTONA ACQUISITIONS GROUP's properties set forth above in paragraph 26 are located in the Activity Center overlay area.
42. Plaintiff ELITE TRUST & ESCROW COMPANY, LLC, AS TRUSTEE OF THE SILVER LINE LAND TRUST DATED JULY 20, 2022's properties set forth above in paragraph 27 are located in the Activity Center overlay area.
43. ELITE TRUST & ESCROW COMPANY, LLC, AS TRUSTEE OF THE VOLUSIA HOLDING GROUP LAND TRUST's properties set forth above in paragraph 28 are located in the Activity Center overlay area.
44. Pursuant to Florida Statutes, Section 163.3215(3):

Any aggrieved or adversely affected party may maintain a de novo action for declaratory, injunctive, or other relief against any local government to challenge any decision of such local government granting or denying an application for, or to prevent such local government from taking any action on, a development order, as defined in s. 163.3164, which materially alters the use or density or intensity of use on a particular piece of property which is not consistent with the comprehensive plan adopted under this part. The de novo action must be filed no later than 30 days following rendition of a development order or other written decision, or when all local administrative appeals, if any, are exhausted, whichever occurs later.

Id.

45. Defendant City of Deltona's passage of Resolution 2025-48 and Resolution 2025-49 will materially affect the use, density and intensity—rendering the Resolutions inconsistent with the present comprehensive plan of the City of Deltona.
46. Defendant City of Deltona's passage of Resolution 2025-48 and Resolution 2025-49 has the effect of denying any new uses of properties where an application for development order was not deemed to be complete—whether or not it is consistent with the existing comprehensive plan.
47. All Plaintiffs are immediately impacted, because the existing regulations under which properties are developed in Deltona have been suspended. There is uncertainty as to what the future will be, although it most likely will involve substantial loss in intensity and density in the “Keep Deltona Wild” overlays, and substantial loss of available uses in the Activity Center Overlay.
48. This procedure causes a quasi-moratorium on new development pending the outcome of the zoning in progress.
49. Under Florida Statutes, Section 163.3215(8)(c), “The prevailing party in a challenge to a development order filed under subsection (3) is entitled to recovery reasonable attorney fees and costs incurred in challenging or defending the order, including reasonable appellate attorney fees and costs.”

Plaintiff has no adequate remedy at law and therefore invokes the equity jurisdiction of this Court.

WHEREFORE, the premises considered, Plaintiffs respectfully request that this Court will:

1. Enter a declaratory decree invalidating Resolution 2025-48 and Resolution 2025-49;

2. That this Court will enter an order awarding the Plaintiff his reasonable costs and attorney's fees in bring this action;
3. Grant such other relief as the Court shall deem to be just and proper.

Respectfully submitted,

s/ J. Christy Wilson, III
J. Christy Wilson, III
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