



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Special Magistrate

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Wednesday, January 29, 2025

5:30 PM

Deltona Commission Chambers

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1. CALL TO ORDER:
2. ROLL CALL:
3. PLEDGE TO THE FLAG:
4. SPECIAL MAGISTRATE STATEMENT:
5. DISCLOSURE OF EX PARTE COMMUNICATIONS:
6. APPROVAL OF AGENDA & MINUTES:
7. ANNOUNCEMENTS:
8. SWEARING IN OF OFFICERS AND WITNESSES:
9. OLD BUSINESS:

[DEL-24-065 MASSEY](#)

[Property Address:](#)

[2121 Capri Circle, Deltona, FL 32738](#)

[Parcel ID: 813074420230](#)

[Property Owner:](#)

[Syed S Shah](#)

[P.O. Box 821693](#)

[Pembroke Pines, FL 33082](#)

[Violation:](#)

[City of Deltona Ordinance, Section 38-114, which states that storage of building materials, commercial and industrial equipment, materials, objects or waste relating to commercial or industrial uses, or any equipment, materials or objects that are not incidental to a residential use, shall be prohibited.](#)

[Corrective Action:](#)

Outside storage is not allowed on vacant lots. Remove Conex box and construction materials/ equipment from the property.

Officer Bashir Tourkzi

DEL-24-068 MASSEY

Property Address:

2173 Clearwater Drive, Deltona, FL 32738

Parcel ID: 813045470050

Property Owner:

Tomas & Fania Wong

2173 Clearwater Drive

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 38-110 (B)(2), which states that accumulations of waste, yard trash, rubble and/or debris are declared to be a nuisance and must be abated in their entirety.

Corrective action:

Dispose of properly or store inside an enclosed building all existing debris surrounding side, front and back of home.

Officer Todd Meade

DEL-24-098 MASSEY

Property Address:

1587 Brady Drive, Deltona, FL 32725

Parcel ID: 813055030020

Property Owner:

John Susco TR.

John Susco REV Living Trust

1471 Edison Terrace

Deltona, FL 32725-4616

Violation:

City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized

agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective Action:

You must obtain a permit for newly installed (Window)Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Bashir Tourkzi

DEL-24-100 MASSEY (B & C)

Property Address:

514 Giralda Avenue, Deltona, FL 32725

Parcel ID: 813005240180

Property Owner:

David Montalvo

514 Giralda Avenue

Deltona, FL 32725

Violation: B

City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective action:

You must obtain a permit for (Exterior wall alteration). Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all the requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when

obtained.

Violation: C

City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective action:

You must obtain a permit for (Exterior Door). Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all the requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Bashir Tourkzi

FIRE24-0050 MASSEY

Property Address:

1229 Providence Boulevard, Deltona, FL 32725

Parcel ID: 813005060010

Property Owner:

ECA Buligo Providence Partners LP

13041 W Linebaugh Avenue

Tampa, FL 33626

Violation:

City of Deltona Ordinance, : Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1 CH.1.7.12.10 - No construction work shall proceed until the AHJ has reviewed the plans for compliance with the applicable codes and standards and the applicable permits have been issued. CH.13.3.3.3 - Where automatic sprinklers are installed, ceilings necessary for the proper actuation of the fire protection device in accordance with NFPA 13 shall be maintained.

Corrective action:

Obtain a permit for the installation of the new A/C condensers. Repair the

damaged ceiling grid in the rear stock room and replace the missing ceiling tiles.

Fire Inspector Ajourie Bailey

FIRE-24-0054 MASSEY

Property Address:

2101 Capri Circle, Deltona, FL 32738

Parcel ID: 813074420250

Property Owner:

Grand Avenue ECDC Housing Inc

3200 W Colonial Drive

Orlando, FL 32808

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH.1.7.12.10 - No construction work shall proceed until the AHJ has reviewed the plans for compliance with the applicable codes and standards and the applicable permits have been issued. NFPA 1 Ch. 13.1.9 - Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Corrective Action:

Obtain a permit for the installation of the mobility chair and associated electrical. Have all deficiencies on the fire sprinkler system repaired by a licensed fire sprinkler contractor.

Fire Inspector Ajourie Bailey

FIRE-24-0058 MASSEY

Property Address:

152 Hummingbird Street, Deltona, FL 32725

Parcel ID: 803605070100

Property Owner:

EOE LLC TR Trust

3225 McLeod Drive Suite 777

Las Vegas, NV 89121

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 11.1.2 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70 and 10.13.2.1 - Cut or uncut weeds, grass, vines, and other vegetation shall be removed when determined by the AHJ to be a fire hazard.

Corrective Action:

Unit 1 - Repair damaged electrical panel cover and replace the missing interior cover. Unit 3 - An unapproved exterior cover has been installed and the interior cover has not been replaced. Replace the exterior and interior covers with approved covers. Trees have been trimmed away from the building, however, please trim dead growth at the top of the electrical panels.

Fire Inspector Lisa Nadeau

**10. NEW BUSINESS:**

DEL-25-0001

Property Address:

2325 E Dana Drive, Deltona, FL 32738

Parcel ID: 813074250040

Property Owner:

Sajoma Venture, Inc. .

2464 India Boulevard

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective Action:

You must obtain a permit for the fence or you may remove it.

Officer Janice Polascik

DEL-25-0002

Property Address:

2696 Derby Drive, Deltona, FL 32738

Parcel ID: 813032720040

Property Owner:

Michael A. Nomina and Darlene E. Nomina

2696 Derby Drive

Deltona, FL 32738-1728

Violation:

City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT -

Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Pool must be maintained and either drained of water or water must be chemically treated to remove algae, water should be clear water and sanitized.

Corrective Action:

You must obtain a permit for the deck or you may remove it.

Officer Janice Polascik

DEL-25-0003

Property Address:

1730 Hillandale Avenue, Deltona, FL 32738

Parcel ID: 813073100080

Property Owner:

Thomas V. & Judy Lynn Bamundo

2970 Willow Bay Terrace

Casselberry, FL 32707

Violation:

City of Deltona Ordinance, SEC 18-5 IPMC 304.1 - HOUSING CODE ROOFS - City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective Action:

Repair, replace, or maintain in good repair any exterior surfaces (roof). Remove tarp. Obtain permits if required.

Officer Janice Polascik

DEL-25-0004

Property Address:

236 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 813059430300

Property Owner:

Adrian Chase and Brenda Lee Chase

236 Courtland Boulevard

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective Action:

You must obtain a permit. (WINDOWS) Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Sashann Gregory

DEL-25-0005

Property Address:

884 Fort Smith Boulevard, Deltona, FL 32725

Parcel ID: 813017120070

Property Owner:

DB MIM I LLC

27 N. Wacker Drive, Suite 435

Chicago, IL 60606

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 504.1, which states that all plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

Corrective Action:

REPAIR OR REPLACE DAMAGED PLUMBING (septic system and all additional parts).

Officer Jeff Scott

DEL-25-0006 Repeat of DEL-24-088

Property Address:

2570 Coachman Drive Deltona, FL 32738

Parcel ID: 8813054060210

Property Owner:

Fred Jones

2570 Coachman Drive

Deltona, FL 32738-4862

Violation:

City of Deltona Ordinance, SEC. 66-18 (h) - IMPROPER PARKED VEHICLES 2 MAX - Violation: City of Deltona Ordinance, Section 66-18(h), "Restrictions on trucks and other vehicles" which states a maximum of two (2) vehicles may be parked in side or rear yards.

Corrective Action:

Reduce the number of vehicles in the side or rear yard to a maximum of two (2)

vehicles.

Officer Steve Braukhoff

DEL-25-0007

Property Address:

554 Providence Blvd., Deltona, FL 32725

Parcel ID: 813012060180

Property Owner:

Kenia Rivers and Bernard Rivers

554 Providence Blvd.

Deltona, FL 32725

Violation:

City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective Action:

You must obtain a permit for the shed. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Bashir Tourkzi

DEL-25-0008

Property Address:

864 Radcliff Street, Deltona, FL 32725

Parcel ID: 813030140100

Property Owner:

Daniel and Jeanette Bailey

864 Radcliff Street

Deltona, FL 32725

Violation:

City of Deltona Ordinance, SEC. 18-5 IPMC 302.7 - HOUSING CODE ACC STRUCTURE - Violation: City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 302.7, which states all accessory structures, including detached garages, fences and walls, shall be maintained and kept in good repair and sound structural condition.

Corrective Action:

Repair, replace, or remove the fence.

Officer Larry Sparling

DEL-25-0009

Property Address:

3166 Canby Drive, Deltona, FL 32738

Parcel ID: 813034120200

Property Owner:

Maritza Alicea

4411 S. Semoran Blvd., Apt. #8

Orlando, FL 32822-2491

Violation:

City of Deltona Ordinance, SEC. 18-5 IPMC 304.6 Exterior Walls - City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.6, which states that all exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Corrective Action:

Repair the exterior walls and painted with a proper treatment.

Officer Sashann Gregory

DEL-25-0010

Property Address:

878 S. Atmore Circle, Deltona, FL 32725

Parcel ID: 813069050170

Property Owner:Raymonde Cuevas and Luis Cuevas RosadoPO Box 5055DELTONA, FL 32728Violation:

City of Deltona Ordinance, SEC. 66-18 (a) - IMPROPER PARKED RES TRCTR/TRLR - Violation: City of Deltona Ordinance, Section 66-18(a), which states that no vehicles greater than 10,000 pounds manufacturer's gross vehicle weight or designed to carry 16 or more passengers, or requiring a commercial drivers license (CDL) of any endorsement to operate shall be parked or stored in any residential or agricultural zoning district except in agricultural areas on lots of five acres or more.

Corrective Action:Remove the vehicle.Officer Nelson NievesDEL-25-0011Property Address:1384 Rockhill Street, Deltona, FL 32725Parcel ID: 813030180120Property Owner:Diana Crockett TR - TR- TRUSTDiana Crockett REV Trust 11-17-2022 TR Trust1384 Rockhill StreetDeltona, FL 32725-5724Violation:

City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective Action:

You must obtain a permit for the addition to the rear of the house. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Jeff Scott

DEL-25-0012

Property Address:

1627 Providence Blvd., Deltona, FL 32725

Parcel ID: 813072120090

Property Owner:

Santrod Inversiones LLC

5122 Royal Pointe Avenue

Kissimmee, FL 34746-6776

Violation:

City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective Action:

You must obtain a permit for the windows / frames replacement. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Jeff Scott

DEL-25-0013

Property Address:

[2679 Howland Blvd., Deltona, FL 32738](#)

[Parcel ID: 813053350030](#)

[Property Owner:](#)

[Maria Ester Gonzalez and Alfredo Ruben Ponce](#)

[2679 Howland Blvd.](#)

[Deltona, FL 32738](#)

[Violation:](#)

[City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT -](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.](#)

[Corrective Action:](#)

[You must obtain a permit for the Shed. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.](#)

[Officer Bashir Tourkzi](#)

[DEL-25-0014](#)

[Property Address:](#)

[3015 India Blvd., Deltona, FL 32738](#)

[Parcel ID: 813041580010](#)

[Property Owner:](#)

[Elizabeth Velzquez](#)

[3015 India Blvd.](#)

[Deltona, FL 32738](#)

[Violation:](#)

[City of Deltona Ordinance, SEC 18-5 IPMC 304.1 - HOUSING CODE ROOFS -](#)

[City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and](#)

sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective Action:

Repair, replace, or maintain in good repair any exterior surfaces (Roof) or remove Roof Tarps. Obtain permits if required.

Officer Bashir Tourkzi

DEL-25-0015

Property Address:

2114 Van Orman Drive, Deltona, FL 32725

Parcel ID: 813031110260

Property Owner:

Hoyt H Yeatman Est .

2114 Van Orman Drive

Deltona, FL 32725

Violation:

City of Deltona Ordinance, SEC. 18-5 IPMC 303.1 - POOLS UNSANITARY - Violation: City of Deltona Ordinance, Section 18-5 adopting the latest edition of the International Property Maintenance Code, Section 303.1, which states that swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Corrective Action:

Pool must be maintained and either drained of water or water must be chemically treated to remove algae, water should be clear water and sanitized.

Officer Todd Meade

FIRE-001-2025

Property Address:

915 Doyle Road, Deltona, FL 32725

Parcel ID: 910609000010

Property Owner:

TCB - Deltona LLC

353 N Clark Suite 3625

Chicago, IL 60654-3477

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 1.7.12.8 – The AHJ shall be authorized to require permits for conditions listed in 1.7.12.2, 1.7.12.5, and 1.7.12.6, unless otherwise permitted by 1.7.12.9. Space formerly classified as business occupancy now being utilized as a mercantile occupancy.

Corrective Action:

Obtain an issued change of occupancy permit for the space.

Fire Inspector Ajourie Bailey

FIRE-002-2025

Property Address:

2820 Howland Boulevard, Deltona, FL 32725

Parcel ID: 813039090090

Property Owner:

Connie Biancardi

2820 Howland Blvd.

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 1.7.12.10 – No construction work shall proceed until the AHJ has reviewed the plans for compliance with the applicable codes and standards and the permits have been issued.

Corrective Action:

Obtain a permit for the closing of the doorway or restore the space to its original condition.

Fire Inspector Lisa Nadeau

FIRE-003-2025

Property Address:

111 Caribbean Street, Deltona, FL 32725

Parcel ID: 803605090060

Property Owner:

Abdel & Ingrid Moufakkir

2641 River Ridge Drive  
Orlando, FL 32825

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –  
Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 13.6.1.1 – This  
selection, installation, inspection, maintenance, recharging, and testing of  
portable fire extinguishers shall be in accordance with NFPA 10 and Section  
13.6.

Corrective Action:

Conduct annual inspection, testing and maintenance on fire extinguisher  
located in laundry building. Inspection shall be conducted by a licensed fire  
extinguisher dealer.

Fire Inspector Ajourie Bailey

FIRE-004-2025

Property Address:

1235 Providence Boulevard, Deltona, FL 32725

Parcel ID: 813005060010

Property Owner:

EAC Buligo Providence Partners LP

13041 W Linebauh Avenue

Tampa, FL 33626

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –  
Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 11.1.8 – All  
panelboard and switchboards, pull boxes, junction boxes, switches,  
receptacles, and conduit bodies shall be provided with covers compatible with  
the box or conduit body construction and suitable for the conditions of use.

Corrective Action:

Install an approved weatherproof type of cover for the junction box.

Fire Inspector Lisa Nadeau

## 11. OTHER AND REPEAT BUSINESS:

[DEL-24-044 MASSEY Foreclosure](#)[Property Address: 2911 Alarka Lane, Deltona, FL 32738](#)[Parcel No.: 813074420130](#)[Property Owner:](#)[Enrico Ridge LLC](#)[PO Box 3587](#)[Orlando, FL 32802](#)

[Violation: City of Deltona Ordinance, Section 2-154, which states Ninety days after the recording of the Municipal and Special Magistrate Liens, the City Attorney shall be authorized to take all legal action necessary to foreclose municipal liens on any real property.](#)

[Officer Bashir Tourkzi](#)

**13. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at [CityManager@deltonafl.gov](mailto:CityManager@deltonafl.gov) or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.*