

**CITY OF DELTONA**  
**VACATION OF EASEMENT DEVELOPMENT ORDER**

Vacation of Easement VE25-0002  
1354 Blythe Ave, Deltona 32725  
PARCEL ID NO.: 8130-51-04-0140

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- A. FILE NO.: VE25-0002
- B. NAME OF APPLICANT: Scott Caffaro and Suzanne Caffaro
- C. APPLICANT ADDRESS/TELEPHONE NO: 1354 Blythe Avenue  
Deltona, FL 32725  
vinnycaffaro@hotmail.com

D. DESCRIPTION OR TYPE OF AUTHORIZED DEVELOPMENT:

Application to vacate the rear easement of the property to accommodate an existing 16-foot by 16-foot accessory structure.

E. FINDINGS AND CONCLUSIONS:

1. Application received on: June 09, 2025
2. Deemed complete on: June 12, 2025
3. Approved by DRC on: \_\_\_\_\_
4. Development Order Issued on: \_\_\_\_\_
5. The authorized development is found to be consistent with all applicable provisions of the City's Comprehensive Plan and the Land Development Code.

F. TIME LIMIT:

This Vacation of Easement Development Order (D.O.) shall run with the land, and be valid from the date of Development Order recordation

G. CONDITIONS OF APPROVAL:

1. The property owner/applicant shall provide a letter of release from all utility companies that may be involved or concerned with the abandonment, or in the alternative, an 811 report.

2. The property owner/applicant is solely responsible for any and all costs associated with this Vacation of Easement, including but not limited to the following:
  - a. Property surveys;
  - b. Professional design fees;
  - c. Permit costs;
  - d. Preparation and recording of this Development Order, including attorney's fees;
  - e. Removal, replacement, and/or relocation of any utilities (if applicable); and
  - f. Disposal of any and all construction debris including any and all infrastructure which may exist within the easement.

I. LIMITATIONS:

1. This Development Order authorizes development within the City of Deltona, as specified herein. Any deviation from or modifications of the development authorized by this Development Order must be submitted to the Department of Planning and Development Services for appropriate review and, if warranted, approval.
2. This Development Order does not confer vested rights to development after the expiration date, specified herein. This Development Order authorizes the issuance of permits and is not a substitute for any required permit. This Development Order does not eliminate or substitute obligations to comply with all applicable City codes or ordinances, or for compliance with any other required federal, state, regional, or local permits.
3. Failure to adhere to the approval terms and conditions contained in this Development Order shall be considered a violation of this Development Order and City Code, and persons found violating this Development Order shall be subject to the penalties prescribed by the City Code, including but not limited to

the revocation of an approval(s) granted in this Development Order and any other approvals conditioned on this approval.

\_\_\_\_\_  
Planning & Dev. Services Director or Designee

\_\_\_\_\_  
Date Approved

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the **Director of Planning and Development Services**, who is personally known to me and who did not take an oath.

\_\_\_\_\_  
Notary Public Signature

(Notary Stamp)