



MEMORANDUM

DATE: July 16, 2025

TO: Planning and Zoning Board

FROM: Matthew West, AICP, Planning Manager

THRU: Jordan Smith, AICP, PP, Planning and Development Services Director

SUBJECT: Resolution No. 2025-69 Granting a minor Conditional Use to permit a tattoo shop at 1701 Doyle Road. Applicant: Ravi K. Bahi (Quasi-Judicial – Public Hearing) (Matthew West, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: The applicant has submitted a Minor Conditional Use application in a C-1 zoning district to allow the operation of a tattoo shop within an existing commercial strip center located at 1701 Doyle Road.

The tax parcel number for the subject property is 81302390040

DISCUSSION:

Location and History: The applicant, Ravi K. Bahi of Kusand Properties, LLC, has submitted a Minor Conditional Use application to operate a tattoo shop in Suite A of an existing commercial strip center at 1701 Doyle Road. The subject property is approximately +/- 15,000 square feet and developed with a 3,200 square foot commercial building constructed in 1982. The structure is divided into four 800 square foot suites, with current tenants including a pizza/sub shop, vape shop, and retail store.

The property is situated on the south side of Doyle Road, west of Saxon Boulevard. The Future Land Use Map (FLUM) designates this parcel for Commercial use.

Project Description: The tattoo shop is proposed to occupy Suite A, approximately 25% of the total building area. As the use is limited to an existing suite within the structure, staff is not recommending any site improvements. The applicant has submitted a copy of a property survey showing existing site conditions, and no exterior modifications are proposed. Only minor interior renovations are anticipated, which do not require building permits.

The site provides 17 off-street parking spaces, including one accessible space, exceeding the minimum requirement of 13 spaces for a retail center of this size per Section 110-828 of the Land Development Code. Solid waste collection is handled by Waste Pro, potable water is provided by the City of Deltona, wastewater is serviced by a private septic system, and electricity is provided by Duke Energy. Public safety services are delivered by Deltona Fire Station 61 and the Volusia County Sheriff's Office.

Surrounding Land Uses:

- North, East, and West: Zoned C-1, with uses including a convenience store with gas pumps, vacant commercial land, a karate school, and an office building.
- South: Zoned R-1AAA, developed with single-family residential homes.

Although tattoo parlors are not subject to specific supplemental regulations in the City's Land Development Code, they are sometimes considered sensitive or contentious uses due to operational and aesthetic concerns such as extended hours and highly visible signage. However, in this case, the proposed use is located within an established commercial corridor and is generally compatible with surrounding uses and the character of the area, subject to reasonable conditions.

Matters for Consideration: Pursuant to Section 74-16(b)(6) and (7) of the Code or Ordinances, the Planning and Zoning Board may approve, approve with conditions, or deny a Minor Conditional Use application based on the following criteria:

CRITERIA No. 1:

Is the proposed use consistent with the intent of Chapter 110?

FINDINGS OF FACT No. 1: Tattoo parlors are listed as a Minor Conditional Use in the C-1 zoning district. While the Code does not contain specific supplemental standards for tattoo shops, the intent of C-1 is to facilitate neighborhood oriented commercial development compatible with nearby residential areas. Tattoo parlor may be considered contentious due to late hours and highly visible signage, but they are permitted in other commercial and industrial districts without conditional use review.

CRITERIA MET: YES

CRITERIA No. 2:

Is the proposed use consistent with the Comprehensive Plan?

FINDINGS OF FACT No. 2: The use is consistent with the Commercial FLUM designation. With reasonable conditions to mitigate impacts, the use aligns with the Comprehensive Plan.

CRITERIA MET: YES

CRITERIA No. 3:

Will the proposal adversely affect the public interest?

FINDINGS OF FACT No. 3: While societal acceptance of tattooing has increased, perception concerns remain. Conditions such as signage limitations and restricted hours of operation may address potential public interest concerns.

CRITERIA MET: YES

CRITERIA No. 4:

Can the applicant meet the expressed requirements of applicable City Conditional Use regulations?

FINDINGS OF FACT No. 4: The City may impose reasonable conditions. The applicant has demonstrated willingness and ability to comply.

CRITERIA MET: YES

CRITERIA No. 5:

Comply with the City's Code of Ordinances, the Florida Building Code, and the Florida Fire Prevention Code.

FINDINGS OF FACT No. 5: The applicant will comply with all applicable local and state codes.

CRITERIA MET: YES

CRITERIA No. 6:

Protect public health safety, and welfare to ensure basic function operation, including, but not limited to, full utilities, access management in Chapter 96, off-street parking in Section 110-828, and Solid Waste in Chapter 50.

FINDINGS OF FACT No. 6: The site has sufficient utilities, access, and parking. The applicant has provided a copy of a survey showing existing conditions.

CRITERIA MET: YES

CRITERIA No. 7:

Will the applicant be able to meet all requirements imposed by Federal, State or Local governments?

FINDINGS OF FACT No. 7: Tattooing is regulated by the Florida Department of Health. The applicant will be subject to all applicable state and local licensing.

CRITERIA MET: YES

CRITERIA No. 8:

Will the proposed use generate undue traffic congestion?

FINDINGS OF FACT No. 8: No increase in traffic is anticipated. The tattoo shop will occupy a vacant suite within an existing center.

CRITERIA MET: YES

CRITERIA No. 9:

Will the proposed use create a hazard, public nuisance or be dangerous?

FINDINGS OF FACT No. 9: Tattoo shops may become nuisances if unregulated. Suggested conditions include hours of operation limits and restrictions on exterior signage.

CRITERIA MET: YES

CRITERIA No. 10:

Will the proposed use materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures or buildings?

FINDINGS OF FACT No. 10: With proper conditions, the use should not adversely impact nearby properties.

CRITERIA MET: YES

CRITERIA No. 11:

Will the proposed use adversely affect the natural environment, natural resources or scenic beauty or cause excessive pollution?

FINDINGS OF FACT No. 11: The site is already developed and urban in nature. No adverse environmental impacts are expected.

CRITERIA MET: YES

FINDING OF FACT: Based on the above analysis and decision-making criteria, staff recommends that the Planning and Zoning Board approve Resolution No. 2025-69, granting Minor Conditional Use approval for a tattoo shop to be located in Suite A of the retail center at 1701 Doyle Road, subject to the following conditions:

1. The tattoo shop must obtain all necessary licenses and permits and legally commence operations within twelve (12) months of the adoption of this resolution, or the conditional use approval shall expire.
2. No neon signage visible from the exterior shall be permitted for the portion of the building occupied by the tattoo shop.
3. The business shall operate only between the hours of 10:00 am and 10:00 pm daily.

RECOMMENDATION: Staff recommends that the Planning and Zoning Board approve Resolution No. 2025-69 subject to the conditions outlined above.

LEGAL DESCRIPTION: LOTS 4 & 5 INC BLK 172 DELTONA LAKES UNIT 23 MB 27 PGS 36 TO 40 INC PER OR 3390 PG 1048 PER OR 5549 PG 0881 PER OR 5549 PG 0883 PER OR 7418 PG 2168

ATTACHMENTS:

- Maps
- Resolution No. 2025-69