



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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**Wednesday, March 19, 2025**

**6:00 PM**

**Deltona Commission Chambers**

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#### **1. CALL TO ORDER:**

Meeting called to order at 6:00 pm.

#### **2. ROLL CALL:**

**Present:** 9 - Chair Andrea Cardo  
Secretary Rachel Amoroso  
Vice Chair Tara D'Errico  
Member Ron Gonzalez  
Member Pat Northey  
Member David Stewart  
Alternate Larry French  
Alternate Lori Warnicke  
Alternate Jeffrey Zlatos

**Absent:** 2 - Member Daniel Trojanowski  
Alternate Karen Neher

#### **A. Election of Officers**

**Motion by Rachel Amoroso, seconded by Tara D'Errico to nominate Andrea Cardo as Chair. The motion carried unanimously.**

**Motion by Pat Northey, seconded by Rachel Amoroso to nominate Tara D'Errico as Vice Chair. The motion carried unanimously.**

**Motion by Tara D'Errico, seconded by Andrea Cardo to nominate Rachel Amoroso as Board Secretary. The motion carried unanimously.**

**3. APPROVAL OF MINUTES & AGENDA:****A. Minutes of February 19, 2025**

**Motion by Tara D'Errico, seconded by Rachel Amoroso, to approve the Minutes of February 19, 2025, as presented. The motion carried unanimously.**

**6. OLD BUSINESS:**

None.

**7. NEW BUSINESS:****4. PRESENTATIONS/AWARDS/REPORTS:**

None.

**5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed four minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.**

Chair Cardo open and closed public forum as there was none.

**A. Ordinance No. 07-2025- Amending the zoning code, article XIV, "Medical Marijuana Dispensaries" by updating the title to "Pharmacies, Drugstores, and Medical Marijuana," to align with the Florida Statue, and to include provisions for purpose, location, standards, and approval process; providing for conflicts, codification, severability, and an effective date.**

Jonathan Knight, Planner, presented Ordinance No. 07-2025, explaining its background and the impact of the 2018 state legislation update, which shifted the regulations of medical marijuana by limiting local authority. The Ordinance proposes to modify Chapter 110, Article 14 of the City's Land Development Code, defining medical marijuana dispensaries, pharmacies, and drugstores, and setting regulations.

Discussion occurred regarding distance of dispensaries from schools, parks, or churches. Staff explained the Major Conditional Use approval process would allow exceptions to these distance regulations.

Discussion continued regarding approval processes and Florida statue limits. City Attorney Good explained the City could just align with the statue.

Discussion on the importance of aligning City regulations with State Laws occurred.

**Motion by Pat Northey, seconded by Ron Gonzalez, to approve Ordinance No. 07-2025- Amending the zoning code, article XIV, "Medical Marijuana Dispensaries" by updating the title to "Pharmacies, Drugstores, and Medical Marijuana," to align with the Florida Statue, and to include provisions for purpose, location, standards, and approval process; providing for conflicts, codification, severability, and an effective date. The motion carried by the following vote:**

**For:** 6 - Chair Cardo, Secretary Amoroso, Vice Chair D'Errico, Member Gonzalez, Member Northey and Member Stewart

**B. Ordinance No. 06.2025- Amending the zoning code, chapter 110-807 "Home Occupations" by updating the title to "Home based businesses" to align with Florida Statutes and include provisions related to employees, traffic generation limits, and agricultural home businesses; providing for conflicts, codification, severability, and an effective date.**

Director Smith presented Ordinance 06-2025, which addresses home based businesses, informing the Board that the changes align with Florida Statutes. He discussed recommendations from the legislation and the adjustments needed to match the state law.

Discussion occurred regarding on the current Ordinance and how it should be updated to comply with state law.

Member Stewart asked how residents could ensure that neighbors do not turn their homes into businesses that could negatively impact property values, like car lots. The Board responded that there are still provisions in place, such as nuisance regulations, and HOA requirements that would need to be followed.

Discussion occurred regarding parking limitations, clarifying that the current code only allows for two (2) vehicles to be parked at a residential property, but if a home-based business is operated. Staff clarified that more than two (2) vehicles may be parked as long as they do not obstruct the right-of-way.

**Motion by Tara D'Errico, seconded by Rachel Amoroso, to approve Ordinance No. 06.2025- Amending the zoning code, chapter 110-807 "Home Occupations" by updating the title to "Home based businesses" to align with Florida Statutes and include provisions related to employees, traffic generation limits, and agricultural home businesses; providing for conflicts, codification, severability, and an effective date. The motion carried by the following vote:**

**For:** 6 - Chair Cardo, Secretary Amoroso, Vice Chair D'Errico,  
Member Gonzalez, Member Northey and Member Stewart

**C. Sunshine Law presentation**

City Attorney Torcivia discussed Sunshine Law, emphasizing transparency in government proceedings, meeting notice requirements, and public accessibility. She clarified the process for meeting notices, minutes, and public participation rights, as well as the rules for ex-parte communications in quasi-judicial cases.

City Attorney Torcivia stated changes to the Planning and Zoning Board's bylaws are being made to align with Florida Statutes. The Board was reminded not to communicate informally on official matters and to disclose any ex-parte communications.

Discussion occurred on public records, the use of personal emails, and the process for requesting public records. City Attorney Torcivia explained socializing with staff and Commissioners is allowed, but Board topics should not be discussed outside official channels.

**8. STAFF COMMENTS:**

Mr. Smith welcomed the new Board members.

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

**10. ADJOURNMENT:**

Meeting adjourned at 7:38 pm.

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Andrea Cardo, Chairperson

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Nelly Kerr, Board Secretary