



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, July 16, 2025

6:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

Meeting was called to order at 6:01 pm.

Rollcall:

Present: 6 - Chair Andrea Cardo
Secretary Rachel Amoroso
Member Ron Gonzalez
Member Pat Northey
Alternate Karen Neher
Alternate Lori Warnicke

Excused: 4 - Vice Chair Tara D'Errico
Member Daniel Trojanowski
Alternate Larry French
Alternate Jeffrey Zlatos

Absent: 1 - Member David Stewart

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of June 18, 2025

Motion by Lori Warnicke, seconded by Ron Gonzalez, to approve the Minutes of June 18, 2025, as presented. The motion carried unanimously.

B. Minutes of June 23, 2025

Motion by Lori Warnicke, seconded by Ron Gonzalez, to approve the Minutes of June 23, 2025, as presented. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two 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 opened and closed public forum as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. Resolution No. 2025-69- Granting a minor Conditional Use to permit a tattoo shop at 1701 Doyle Road.

Matthew West, Planning Manager, presented a Minor Conditional Use request for Resolution No. 2025-69. He provided background on the property, detailed maps, aerials, surveys, and images of the shopping center. He also shared the proposed tattoo shop hours and staff's recommendation for the Planning and Zoning Board to approve the request.

Discussion focused on signage and window displays for the business. Mr. West noted that the City has addressed similar signage issues before, particularly on Deltona Boulevard, explained how the Board could regulate the tattoo shop's signage and usage, and added that accessibility was also discussed.

Brianna Pierson, 131 Matanzas Road, DeBary, FL , the business owner and operator for the past five (5) years, spoke in favor of the proposed business. She emphasized her strong commitment to community values and explained that her shop caters to women seeking a space where their voices are heard and supported. She expressed confidence that the business would bring positive attention and clients from across the country, helping boost the local economy.

Operating hours were suggested from 9 AM to 10 PM, and the elimination of neon signage was recommended due to an existing neon sign at a nearby gas station.

Robby Ball, 755 St Road, stated he was property owner, and explained the landscaping would be updated, but he need to wait due to budgeting. Discussion on allowing 3-4 months to have the landscape updated occurred.

Hodges Linda, 1690 Panama Ct., Deltona, FL , expressed concerns about the location of the tattoo shop in relation to nearby food preparation areas. She raised concerns regarding potential increased traffic, noise, and unwanted public access through the alleyway.

Discussion occurred on the walls being separated, ensuring no shared space between the

pizza shop and tattoo shop. Mr. West reviewed the future land use map and clarified that the alleyway will not be open to public access.

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

Motion by Rachel Amoroso, seconded by Andrea Cardo, to approve Resolution No. 2025-69, granting a minor Conditional Use to permit a tattoo shop at 1701 Doyle Road with eliminating the restrictions on the neon sign, altering the hours from 9 am until 10 pm, and the condition that the landscape on the premises shall meet the requirements of Section 110-808, Landscape requirements in the City Development Code.

For: 6 - Chair Cardo, Secretary Amoroso, Member Gonzalez, Member Northey, Alternate Neher and Alternate Warnicke

8. STAFF COMMENTS:

Discussion on Member Trojanowski resigning took place.

2089. BOARD/COMMITTEE MEMBERS COMMENTS:

Member Northey asked for information regarding Senate Bill 180, and Live Local Act that were approved and signed by the Governor. She requested a workshop for a better understanding. City Attorney Good spoke regarding Senate Bill 180 and restrictions explaining it is retroacted to August 1, 2024. He explained he would provide an update at an upcoming meeting. Member Northey requested more information on education hours. Discussion occurred regarding Form 1.

Mr. Smith discussed that the staff will send a reminder for June 1st for Form 1 to be filled out annually.

Discussion occurred regarding accessibility including handicap ramps and conditional uses.

Chair Cardo discussed that there are jurisdictions in Broward and Miami-Dade County that have a threshold trigger for on site updates and improvements when developers do a change of use, they require a 20% cost the construction that will go into ADA upgrades and requirements.

Motion by Pat Northey, seconded by Ron Gonzalez, request the City Commission to direct staff to evaluate the City's code as relates to ADA accessibility and a mandate for compliance and certain threshold of renovation is met a carried by the following vote:

For: 6 - Chair Cardo, Secretary Amoroso, Member Gonzalez, Member Northey, Alternate Neher and Alternate Warnicke

10. ADJOURNMENT:

Meeting Adjourned at 6:49 pm.

Andrea Cardo, Chairperson

Nelly Kerr, Board Secretary