



# TOWN COUNCIL PLANNING & ZONING COMMISSION MEETING MINUTES

**TUESDAY, JULY 16, 2024 – 6:00 PM  
PIERSON TOWN HALL**

5

6

7

## **1. Call meeting to order**

8

9

Chairman Paul Martel called the meeting to order at 6:00 PM and asked Town Clerk Yvonne Braddock to take the roll call.

10

11

12

## **2. Roll call**

13

14

### **PRESENT:**

15

Chairman Paul Martel

16

Vice Chairman R. Blair Davis

17

Commissioner Jonathan Vickers

18

Commissioner Jeff Herren

19

Commissioner Max Tyus

20

21

Town Planner Mark Karet was also present.

22

23

## **3. Invocation and Pledge of Allegiance**

24

25

Pastor Max Tyus gave the invocation which was followed by the Pledge of Allegiance.

26

27

## **4. Approval of Minutes – Chairman Paul Martel**

28

29

a. June 25, 2024

30

b. November 21, 2023

31

32

Chairman Paul Martel read the titles and asked if there were any additions and/or deletions, if not he would entertain a motion for approval.

33

34

35

**Vice Chairman Blair Davis made the motion to approve the above listed minutes as written; seconded by Commissioner Jonathan Vickers. All agreed; motion carries.**

36

37

38

## **5. NEW BUSINESS**

39

40

a. Ordinance 2024-12 – Town Planner Mark Karet

41

42

AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA ADOPTING A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT IN ACCORDANCE WITH SECTION 163.3187, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR A PROPERTY TOTALING 0.57± ACRES LOCATED 330± FEET EAST OF THE INTERSECTION OF COUNTY ROAD 3 & W. HAGSTROM

43

44

45

46

47 ROAD; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE MAP  
48 DESIGNATION FOR A 0.42± ACRE PORTION OF THE PROPERTY FROM MEDIUM  
49 DENSITY RESIDENTIAL TO MEDIUM DENSITY MOBILE HOME; PROVIDING  
50 FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL  
51 CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING  
52 FOR NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

53

54 Town Planner Mark Karet spoke on two agenda items for the same piece of property. The  
55 small-scale comprehensive plan amendment is a request to rezone the property from  
56 Medium Density Residential and Conservation (R3 and C) to Medium Density Mixed  
57 Residential (MH2) which allows for mobile homes. This zoning would also allow for a site-  
58 built home or modular home in the future, but the owner currently plans to install a mobile  
59 home. Mr. Karet says there is no difference in density or number of units allowed between  
60 R3 and MH2; only the use would change.

61

62 Mr. Karet reviewed aerial location maps with the Commission. Mr. Karet explained that the  
63 property had been cleared but that the owner would have to plant replacement trees per the  
64 land development regulations. Mr. Karet spoke of other properties in the vicinity of this  
65 property, known as Flanico Estates, and explained that not all the properties were worthy of  
66 the Conservation zoning.

67

68 Vice Chairman Blair Davis asked who owned the property where the platted roads were  
69 located on the map. Mr. Karet stated that it was owned by the Town. Vice Chair Davis  
70 asked if roads could be installed or if the Conservation designation prevented that. Mr. Karet  
71 explained that roads could be put through if the Town wanted to permit impacts to the  
72 wetlands.

73

74 Chairman Paul Martel asked if this would open a “Pandora’s box” of residents rezoning  
75 Conservation land. Mr. Karet said that his rezoning recommendation was based on the fact  
76 that this property in question is uplands, and the original Conservation zoning was based on  
77 aerial surveys from the 1980s which were not always accurate.

78

79 Commissioner Max Tyus asked about the process of changing the zoning from  
80 Conservation. Mr. Karet said that the request begins with the applicant, then he would make  
81 a recommendation based on whether the property was wet. The request would then go to the  
82 Planning & Zoning Commission for a recommendation, then to Town Council for approval,  
83 and finally to Volusia County Growth Management.

84

85 **Vice Chairman Blair Davis made the motion to amend the future land use map and**  
86 **change the discussed property from Medium Density Residential and Conservation**  
87 **(R3 and C) to Medium Density Mixed Residential (MH2); seconded by Commissioner**  
88 **Jeff Herren. All agreed; motion carries.**

89

90 b. Ordinance 2024-13 – Town Planner Mark Karet

91

92 AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA AMENDING THE  
93 OFFICIAL ZONING MAP FOR A 0.42± ACRE PORTION OF REAL PROPERTY

94 TOTALING 0.57± ACRES LOCATED 330± FEET EAST OF THE INTERSECTION OF  
95 COUNTY ROAD 3 & W. HAGSTROM ROAD FROM THE R-3, MEDIUM DENSITY  
96 SINGLE FAMILY RESIDENTIAL ZONING CLASSIFICATION TO THE MH-2  
97 MEDIUM DENSITY MIXED RESIDENTIAL ZONING CLASSIFICATION;  
98 PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING  
99 ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY;  
100 PROVIDING FOR NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE  
101 DATE

102

103 Both items Ordinance 2024-12 and Ordinance 2024-13 were discussed together under 5a.

104

105 **Vice Chairman Blair Davis made the motion to approve the rezoning request from**  
106 **Medium Density Residential and Conservation (R3 and C) to Medium Density Mixed**  
107 **Residential (MH2); seconded by Commissioner Jeff Herren. All agreed; motion**  
108 **carries.**

109

## 110 **6. OLD BUSINESS**

111

112 There was none at this time.

113

## 114 **7. OTHER BUSINESS (Council and Staff Reports)**

115

116 Commissioner Max Tyus asked about Comp Plan binders. Mr. Karet said that he should  
117 have the updated Comp Plan Amendment ready in approximately one week.

118

119 Chairman Paul Martel asked if any other updates had occurred with the sewer treatment  
120 plant. Mr. Karet stated that the Town Council had approved a Memorandum of  
121 Understanding at its last meeting, outlining an agreement between Volusia County School  
122 Board and Town of Pierson.

123

124 Vice Chairman Blair Davis asked if the soil at the proposed sewer treatment location north  
125 of the airport runway was conducive to drainage. Mr. Karet said that soil borings had been  
126 taken and it was. Mr. Karet explained that the MOU is not a binding agreement to build the  
127 sewer treatment plant.

128

## 129 **8. GOOD AND WELFARE (Public Participation)**

130

131 There was none at this time.

132

## 133 **9. ADJOURNED**

134

135 **Hearing no further business, meeting adjourned at 6:41 PM.**

136

137 Minutes prepared by:

138

139

140 \_\_\_\_\_  
Ryan Smith, Deputy Town Clerk

Minutes approved by:

\_\_\_\_\_  
Paul Martel, Chairman