

**TOWN OF PIERSON  
PLANNING COMMISSION MEETING  
AGENDA**

**PIERSON TOWN HALL -116 W 1<sup>st</sup> Ave, Pierson, FL 32180**

**Tuesday June 24, 2025 – 5:30 P.M.**

1. Call Meeting – Chair Paul Martel
2. Roll Call – Town Clerk Yvonne Braddock
3. Invocation and Pledge of Allegiance
4. Approval of Minutes 3/25/2025 – Chair Paul Martel
5. NEW BUSINESS

a. Resolution 2025-09 - 167 Echo Street

AN RESOLUTION OF THE TOWN OF PIERSON, FLORIDA GRANTING A SPECIAL EXCEPTION FOR AN ACCESSORY DWELLING UNIT ON REAL PROPERTY TOTALING 0.26± ACRES, OWNED BY SCOTT AND VIOLA HARBAUGH BEARING PARCEL ID: 483407000160, LOCATED ON THE SOUTH SIDE OF ECHO STREET APPROXIMATELY 256 FEET FROM ITS INTERSECTION WITH S VOLUSIA AVENUE, WITH THE ADDRESS OF 167 ECHO STREET; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

b. Ordinance 2025-03 Small Scale Comprehensive Plan Amendment 287 S. Center St.

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 1.24± ACRES LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF CENTER STREET & 4TH AVENUE; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE MAP DESIGNATION OF THE PROPERTY FROM GENERAL COMMERCIAL RETAIL TO HEAVY COMMERCIAL AND INDUSTRIAL DEVELOPMENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL CONFLICTING

ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

c. Ordinance 2025-04 Rezoning of Real Property 287 S. Center St.

AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 1.24± ACRES, OWNED BY CHRIS WOLCOTT BEARING PARCEL ID: 483404000491, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF CENTER STREET AND 4TH AVENUE WITH THE ADDRESS OF 287 S. CENTER STREET FROM THE EXISTING “GENERAL RETAIL COMMERCIAL DEVELOPMENT” (B-1) ZONING CLASSIFICATION TO THE “HEAVY COMMERCIAL AND INDUSTRIAL DEVELOPMENT” (B-2) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

d. Ordinance 2025-05 Small Comprehensive Plan Amendment 765 US HWY 17

AN ORDINANCE OF TOWN OF PIERSON, FLORIDA AMENDING THE TOWN OF PIERSON COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT RELATIVE TO CERTAIN REAL PROPERTY CONTAINING 23.92± ACRES TOTAL, OWNED BY FLORENTINO MELENDEZ, BEARING PARCEL ID: 470101002430, LOCATED ON THE EAST SIDE OF US HWY 17, 365± FEET NORTH OF PALMETTO AVE E WITH THE ADDRESS OF 765 N US HWY 17 FROM VOLUSIA COUNTY “ENVIRONMENTAL SYSTEMS CORRIDOR” & “FORESTRY RESOURCE” TO TOWN OF PIERSON “CONSERVATION” & “AGRICULTURAL AND RURAL RESIDENTIAL USE” FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE ASSIGNMENT OF THE FUTURE LAND USE DESIGNATION TO THE PROPERTY; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

e. Ordinance 2025-06 Voluntary petition Annexation 765 US HWY 17

AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY OWNED BY FLORENTINO MELENDEZ BEARING THE PARCEL ID: 470101002430 LOCATED ON THE EAST SIDE OF US HWY 17, 365± FEET NORTH OF PALMETTO AVE E WITH THE ADDRESS OF 765 N US HWY 17 AND LOCATED CONTIGUOUS TO THE TOWN OF PIERSON IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE TOWN OF PIERSON TO INCLUDE SAID PROPERTY; PROVIDING FINDINGS; PROVIDING DIRECTION TO THE TOWN

CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICER OF VOLUSIA COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING A LEGAL DESCRIPTION AND A MAP; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

f. Ordinance 2025-07 Rezoning of Real Property 765 US HWY 17

AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 23.92± ACRES, OWNED BY FLORENTINO MELENDEZ BEARING PARCEL ID: 470101002430, LOCATED ON THE EAST SIDE OF US HWY 17, 365± FEET NORTH OF PALMETTO AVE E WITH THE ADDRESS OF 765 N US HWY 17 FROM VOLUSIA COUNTY “RCA, RESOURCE CORRIDOR, AIRPORT OVERLAY” & “FR(4)A, FORESTRY RESOURCE, AIRPORT OVERLAY” TO THE TOWN OF PIERSON “C, CONSERVATION” AND “A-1, AGRICULTURAL” ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

1. OLD BUSINESS

2. GOOD & WELFARE

3. ADJOURNED

A. Chairman –

I. Next Planning Commission Meeting: \_\_ Tuesday July 22, 2025

a. Every fourth Tuesday unless otherwise advised.

[www.townofpierson.org](http://www.townofpierson.org)

In accordance with the provisions of F.S. Section 286.0105, should anyone seek to appeal against any decision made by the Council with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in the proceedings should call Town Hall at (386) 749-2661 no later than four (4) days prior to the proceeding for assistance.

**DECORUM - All comments must be addressed to the Council as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Council, shall be barred from a further audience before the Council by the presiding officer, unless permission to continue or again address the Council is granted by the majority vote of the Council members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Town Hall Chambers. Please mute or turn off your cell phone or pager.**