



# TOWN COUNCIL REGULAR MEETING MINUTES

**TUESDAY, MAY 25, 2021 - 7:00 P.M.  
PIERSON TOWN HALL**

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## **1. CALL MEETING TO ORDER**

Mayor Samuel G.S. Bennett called the meeting to order at 7:00 PM and asked Town Clerk Carmen Spelorzi to call roll.

## **2. ROLL CALL**

### **PRESENT:**

Mayor Samuel G.S. Bennett  
Vice Mayor Robert Greenlund  
Councilmember Thomas R. Larrivee  
Councilmember Sergia Cardenas

Also present were Town Attorney Christian Waugh; Town Planner Mark Karet and a representative from the VCSO.

## **3. Invocation and pledge of allegiance**

Mayor Samuel Bennett gave the invocation, which was followed by the Pledge of Allegiance.

## **4. APPROVAL OF MINUTES – Mayor Samuel Bennett**

- a. Regular Meeting May 11, 2021

Mayor Samuel Bennett entertained a motion for approval if there are no deletions or additions.

**Councilmember Tom Larrivee made the motion to approve the minutes as written; seconded by Councilmember Sergia Cardenas. All agreed; motion carries.**

## **5. NEW BUSINESS**

- a. **ORDINANCE NO. 2021-05** **First Reading**  
AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA RELATING TO THE AMENDMENT OF THE TOWN OF PIERSON COMPREHENSIVE PLAN; PROVIDING FOR ADOPTION OF A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT FOR REAL PROPERTY TOTALING APPROXIMATELY 2.98± ACRES IN SIZE LOCATED AT 241 SOUTH CENTER STREET WITHIN THE TOWN OF PIERSON; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE MAP DESIGNATION FROM TOWN OF PIERSON GENERAL RETAIL TO TOWN OF PIERSON HEAVY COMMERCIAL AND INDUSTRIAL;

49 INCLUDING CONFORMANCE OF THE FUTURE LAND USE MAP OF  
50 THE COMPREHENSIVE PLAN TO THE ADOPTED AMENDMENT;  
51 REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR  
52 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.  
53 (Recommendation for approval from the Planning Commission)

54 Mayor Bennett asked Town Attorney Waugh to read the title into record. Town Planner Mark  
55 Karet spoke on the ordinance and stated that this is a comp plan amendment going from  
56 general retail to heavy commercial and that staff recommends approval. Discussion ensued  
57 that this request is just for the comp plan amendment and not the project itself.

58  
59 Mr. Tom Harowski spoke on behalf of the applicants and gave a brief summary of what the  
60 applicants are proposing to do if the comp plan amendment gets approved.

61  
62 **Vice Mayor Robert Greenlund made the motion to approve Ordinance 2021-05 on first**  
63 **reading; seconded by Councilmember Tom Larrivee. All agreed; motion carries on roll**  
64 **call vote 4-0.**

65  
66 Mayor Bennett stated that this has been advertised.

67  
68 b. **ORDINANCE NO. 2021-06** **First Reading**  
69 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE  
70 TOWN OF PIERSON, FLORIDA PROVIDING FOR THE REZONING OF  
71 REAL PROPERTY TOTALING APPROXIMATELY 2.98± ACRES IN SIZE  
72 LOCATED AT 241 SOUTH CENTER STREET WITHIN THE TOWN OF  
73 PIERSON, FLORIDA; PROVIDING FOR THE IMPLEMENTATION OF  
74 ADMINISTRATIVE PROCEDURES; PROVIDING FOR THE ADOPTION  
75 OF THE OFFICIAL ZONING MAP; REPEALING ALL CONFLICTING  
76 ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING  
77 FOR AN EFFECTIVE DATE.  
78 (Recommendation for approval from the Planning Commission)

79 Mayor Bennett asked Town Attorney Waugh to read the title into record. Mayor Bennett  
80 stated that the P&Z recommends approval.

81  
82 **Councilmember Tom Larrivee made the motion to approve Ordinance 2021-06 on first**  
83 **reading; seconded by Vice Mayor Robert Greenlund. All agreed; motion carries on roll**  
84 **call vote 4-0.**

85  
86 c. **ORDINANCE NO. 2021-07** **First Reading**  
87 AN ORDINANCE THE TOWN OF PIERSON, FLORIDA, ANNEXING BY  
88 VOLUNTARY PETITION CERTAIN REAL PROPERTY OWNED BY LISL  
89 & TODD ANGEL, AMANDA & BRIAN MORENO WITH PARCEL ID 5812-  
90 00-00-0472 AND LOCATED ON THE WEST SIDE OF LAMAR ROAD AT  
91 ITS INTERSECTION WITH COUNTY ROAD 3 WITH ADDRESS OF 208  
92 LAMAR ROAD AND LOCATED CONTIGUOUS TO THE TOWN OF  
93 PIERSON IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION  
94 PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER  
95 CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE TOWN  
96 OF PIERSON TO INCLUDE SAID PROPERTY; PROVIDING FOR

97 FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE TOWN  
98 CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE  
99 CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF  
100 VOLUSIA COUNTY AND WITH THE DEPARTMENT OF STATE;  
101 PROVIDING FOR LEGAL DESCRIPTION AND A MAP; REPEALING ALL  
102 ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR  
103 SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE  
104 TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN  
105 EFFECTIVE DATE.

106 Mayor Bennett asked Town Attorney Waugh to read the title into record. Mayor Bennett  
107 elaborated on this item.

108  
109 **Vice Mayor Robert Greenlund made the motion to approve Ordinance 2021-07 on first**  
110 **reading; seconded by Councilmember Tom Larrivee. All agreed; motion carries on roll**  
111 **call vote 4-0.**

112  
113 d. **ORDINANCE NO. 2021-08** **First Reading**  
114 AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA RELATING TO  
115 THE AMENDMENT OF THE TOWN OF PIERSON COMPREHENSIVE  
116 PLAN; PROVIDING FOR ADOPTION OF A SMALL SCALE  
117 COMPREHENSIVE PLAN AMENDMENT FOR REAL PROPERTY  
118 TOTALING APPROXIMATELY 7.0± ACRES IN SIZE LOCATED ON THE  
119 WEST SIDE OF LAMAR ROAD AT ITS INTERSECTION WITH COUNTY  
120 ROAD 3 WITH ADDRESS OF 208 LAMAR ROAD WITHIN THE TOWN  
121 OF PIERSON; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE  
122 MAP DESIGNATION FROM VOLUSIA COUNTY AGRICULTURAL  
123 RESOURCE TO TOWN OF PIERSON MEDIAN DENSITY RESIDENTIAL;  
124 INCLUDING CONFORMANCE OF THE FUTURE LAND USE MAP OF  
125 THE COMPREHENSIVE PLAN TO THE ADOPTED AMENDMENT;  
126 REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR  
127 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.  
128 (Recommendation for approval from the Planning Commission)

129 Mayor Bennett asked Town Attorney Waugh to read the title into record. Town Planner Mark  
130 Karet spoke on the ordinance and stated that this is a comp plan amendment and that staff  
131 recommends approval. Discussion ensued.

132  
133 Resident William McClanahan living at 411 Harper Rd inquired if this will allow the  
134 placement of mobile homes. Mr. Karet stated that only modular homes will be allowed.

135  
136 **Councilmember Tom Larrivee made the motion to approve Ordinance 2021-08 on first**  
137 **reading; seconded by Vice Mayor Robert Greenlund. All agreed; motion carries on roll**  
138 **call vote 4-0.**

139  
140 e. **ORDINANCE NO. 2021-09** **First Reading**  
141 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE  
142 TOWN OF PIERSON, FLORIDA PROVIDING FOR THE REZONING OF  
143 REAL PROPERTY TOTALING APPROXIMATELY 7.0± ACRES IN SIZE  
144 LOCATED ON THE WEST SIDE OF LAMAR ROAD AT ITS

145 INTERSECTION WITH COUNTY ROAD 3 WITH ADDRESS OF 208  
146 LAMAR ROAD WITHIN THE TOWN OF PIERSON, FLORIDA;  
147 PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE  
148 PROCEDURES; PROVIDING FOR THE ADOPTION OF THE OFFICIAL  
149 ZONING MAP; REPEALING ALL CONFLICTING ORDINANCES;  
150 PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN  
151 EFFECTIVE DATE.  
152 (Recommendation for approval from the Planning Commission)

153 Mayor Bennett asked Town Attorney Waugh to read the title into record. Town Planner Mark  
154 Karet spoke on the ordinance and stated that staff recommends approval. Discussion ensued.

155  
156 **Vice Mayor Robert Greenlund made the motion to approve Ordinance 2021-09 on first**  
157 **reading; seconded by Councilmember Sergia Cardenas. All agreed; motion carries on**  
158 **roll call vote 4-0.**

159  
160 f. Request to discuss rental fees of the Community Center – Resident, Linnie  
161 Richardson

162  
163 Mayor Bennett asked Mrs. Richardson to speak on the subject. Mrs. Richardson of 270  
164 Richardson Ln. spoke the on the current rates and suggested an increase of at least \$50.00.  
165 Discussion ensued that the Council would like to look into this a bit more before making a  
166 decision.

167  
168 Mr. Waugh stated that this is just a discussion item and if the Council wants to take action at  
169 the next meeting he recommends a motion indicating such.

170  
171 **Vice Mayor Robert Greenlund made the motion to place this as an item on the next**  
172 **Council meeting agenda for the first meeting in June; seconded by Councilmember Tom**  
173 **Larrivee. All agreed; motion carries.**

174 g. Discussion on appointment for a new council member - Mayor Samuel G.S.  
175 Bennett

176 Mayor Bennett spoke on the title and a brief discussion ensued.

177 **Councilmember Tom Larrivee made the motion to place this as an item on the next**  
178 **Council meeting agenda for the first meeting in June; seconded by Vice Mayor Robert**  
179 **Greenlund. All agreed; motion carries.**

180  
181 h. State of Emergency Florida / Town of Pierson - Mayor Samuel G.S. Bennett

182 Mr. Waugh stated that Florida is still under a State of Emergency.

183 **Vice Mayor Robert Greenlund made the motion to extend the State of Emergency for**  
184 **the Town of Pierson for an additional seven (7) days; seconded by Councilmember**  
185 **Sergia Cardenas. All agreed; motion carries.**

186 i. Updates by Mayor - Mayor Samuel G.S. Bennett

187 Mayor Bennett gave an update on

- 188       • No answer yet from the School Board in regards to extending sewer agreement with  
189       School  
190       • Light pole installation at ball field. Mrs. Spelorzi stated that she is in touch with the  
191       contractor.  
192  
193       j. Update of Town projects from Town Attorney – Town Attorney Christian  
194       Waugh

195       Mr. Waugh spoke on the draft resolution for the water rates and that it is ready for review by  
196       the Council. Council asked to have it placed on the next agenda.

197       Mr. Karet stated that

- 198       • The Request for inclusion has to be submitted to DEP by end of June but information  
199       needs to be submitted to Mead Hunt by June 8th so that they can meet the DEP  
200       deadline.

201       Mayor Bennett confirmed that the Councilmembers possess all pertinent information  
202       pertaining to the water rate study to allow for an informed adoption of the draft resolution.

- 203       k. Update of Town projects from Town Planner – Town Planner Mark Karet, Zev  
204       Cohen & Associates

205  
206       Mr. Karet spoke on:

- 207       • Mead and Hunt will have design ready and will submit for sign-off by DEO  
208       • Look for bid by July, approval of bid by August with a proposed start of September  
209       • Worked on Business directory sign package  
210       • P&Z met on May 18<sup>th</sup> and approved updated ordinance on accessory dwelling unit  
211       to come back to Council  
212       • Available for on-site meeting June 3, 2021 9 am – 11:30 am  
213

214       Mayor Bennett spoke on an invitation to the unveiling of the Jimmy Sowell Plaque at Shell  
215       Harbor Park. RSVP with the Town Clerk.  
216

## 217       **6.       OLD BUSINESS**

218       None

## 219       **7.       OTHER BUSINESS**

220  
221       Vice Mayor Robert Greenlund spoke about a large limb that fell off a Pine tree on Shaw Lake  
222       Rd and that this tree needs to be tended to ASAP. The Vice Mayor will contact a tree service  
223       with the Council's approval.  
224

225       Councilmember Tom Larrivee spoke on a Utility trailer that was stolen but never got replaced.  
226       Mayor will get prices and bring it back before the Council.  
227

228       Mayor Bennett spoke on

- 229       • the mowers needing repair  
230       • PW getting asphalt to repair holes around town now that it is warm outside.

231 Councilmember Sergia Cardenas spoke on the new center needing a board consisting of a  
232 resident, business owner and school board member and Town representative to bring forth  
233 ideas on how to best decorate and also use the Center. Mrs. Spelorzi was asked to make this  
234 an agenda item and Councilmember Cardenas is urging to move forward with this ASAP.

235

236 Resident Sue Elliott of Minshew Rd, spoke about attending the SAC meeting where they  
237 asked when the new Community Center will be open as there is interest from organizations  
238 looking to rent spaces. Mayor Bennett explained that the sewer system issue is holding up the  
239 move but is confident that things are coming to a resolution soon. Discussion ensued.

240

241 Town Clerk Spelorzi spoke

242 • on the 4<sup>th</sup> of July sponsor letter and that she needs names by June 18<sup>th</sup> for sponsors  
243 and help distributing the letters. Mrs. Spelorzi was asked to provide a list of prior  
244 sponsors.

245 • Various upcoming events and for interested parties to RSVP with her.

246

247 Commissioner Larrivee asked that Mrs. Spelorzi advertise on the marquise that vaccines are  
248 still available at the pharmacy.

249

250 VCSO Deputy Stohl spoke on noise enforcement requirements and to have residents call  
251 dispatch at 386-736-5961. Town Attorney Waugh explained that no signed affidavit is  
252 needed.

253

## 254 **8. GOOD AND WELFARE (public participation)**

255

256 Ms. Brandi Peterson

257 • inquired if the Town has received any COVID relief money and Mrs. Spelorzi  
258 explained.

259 • Stated that Homeless folks are living in tents on W. Hagstrom. Mayor asked VCSO  
260 what can be done. VCSO stated that property owners need to fill out a no trespass  
261 affidavit and they will follow up.

262

263 Mayor Bennett spoke on the new gas station and a new restaurant.

## 264 **9. ADJOURNED**

265 **Hearing no further business, meeting adjourned at 8:19 PM.**

266 Minutes prepared by:

Minutes approved by:

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272 \_\_\_\_\_  
Carmen Spelorzi, Town Clerk

\_\_\_\_\_  
Mayor Samuel G.S. Bennett