



TOWN OF PIERSON PLANNING COMMISSION MEETING MINUTES

PIERSON TOWN CENTER -116 w 1ST Street, Pierson, FL 32180
Tuesday, February 24, 2026 – 6:00 P.M.

1. Call Meeting –Chair Paul Martel

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

2. Roll Call – Town Clerk Yvonne Braddock

PRESENT:

Chair Paul Martel
Commissioner Jonathan Vickers
Commissioner Max Tyus

Vice Chair, Blair Davis and Commissioner Jeff Herron were not present but excused.
Town Planner Mark Karet was present.

3. Invocation and Pledge of Allegiance

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

4. Approval of Minutes – Chair Paul Martel

A. February 24, 2026

Chair Paul Martel entertained a motion to approve the minutes if there were no additional changes, additions, or deletions.

Commissioner Max Tyus made the motion to approve the minutes as written; seconded by Commissioner Jonathan Vickers. All agreed, motion carries.

5. NEW BUSINESS

- a. Ordinance 2026-03 Final Plat – Mark Karet of Zev Cohen

Mark Karet of Zev Cohen read the ordinance and explained the time frame in the statute and how the law has changed. 7 business day of application you must acknowledge receipt of application. Then you have 4 months to approve or deny final plat of 3 or more parcels. You must have been approved by a surveyor, so I am going to suggest to council that we keep 2 surveyors for these reviews. Edgewater denied a plat and it was in order and now the state has decided that they will put this into law. Edgewater has a lawsuit against them about this right now. This process now does not involve council and Planning and zoning commission. Pierson has only done this 2 times, and it was for Lombardi Farms. As you can see, I have attached the amended language with strike and the underlined is the new language. There is no major language difference between major and minor plat. Chair Paul Martel states that we need to follow the law. Town Planner Mark Karet states that we don't need to change it, but we do have to follow it. Commissioner Max Tyus asked who the participants are in the decision and Mark stated himself, the town attorney, town clerk and surveyor. We have 7 days to acknowledge receipt and 120 days to approve or disapprove.

Chair Paul Martel asked if the 2 surveyors on hand are to make it a smoother and faster process. Mark Karet replies with a yes because it can sometimes take a month just to get a surveyor to review it. Commissioner Max Tyus asked if this will be approved of by public meeting and Mark Karet responded with no it's difficult to approve at a meeting. Commissioner Jonathan Vickers states that we lost all control. Commissioner Max Tyus 3rd question is there a recording or a document that lets people know what's going on. Commissioner Jonathan Vickers states we need checks and balances. Town Planner Mark Karet states that there is no hurry he can take it back to the attorney and see if we can find a way to make it work. Chair Paul Martel states you can see why we are apprehensive, I trust our DRA, but we need checks and balances. Commissioner Max Tyus I am for it after it is recorded with the clerk's office and on an agenda.

Town Planner Mark Karet stated that I will go back to attorney and see if we can come up with new wording.

Chair Paul Martel states I would like to table this item until it's restructured with checks and balances.

Commissioner Max Tyues makes a motion to table this until it is restructured to have checks and balances. Second by commissioner Jonathan Vickers. All agree, motion carries.

Commissioner Max Tyus asked Town Planner how this affects our timeline. Mark Karet responds with this is just to clean up on our end and the law is changed and they don't care if we clean up our code. Mark Karet states maybe there is flexibility. What is the mechanism for a town document, take it to a meeting. People don't want to be blindsided.

Chair Paul Martel read about the next meeting March 24, 2026, at 6:00 PM.

7. ADJOURNED

Hearing no further comments, the meeting adjourned at 6:30 PM.

Minutes prepared by:

Minutes approved by:

Yvonne Braddock, Town Clerk

Paul Martel, Chairman