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**DESIGNATION FOR A PROPERTY TOTALING 0.57± ACRES  
LOCATED 330± FEET EAST OF THE INTERSECTION OF COUNTY  
ROAD 3 & W. HAGSTROM ROAD; PROVIDING FOR A CHANGE  
IN THE FUTURE LAND USE MAP DESIGNATION FROM MEDIUM  
DENSITY RESIDENTIAL TO MEDIUM DENSITY MOBILE HOME;  
PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS;  
REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**b. ORDINANCE 2024-13      PUBLIC HEARING      2nd READING**

**AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA  
AMENDING THE OFFICIAL ZONING MAP FOR REAL PROPERTY  
TOTALING 0.57± ACRES LOCATED 330± FEET EAST OF THE  
INTERSECTION OF COUNTY ROAD 3 & W. HAGSTROM ROAD  
FROM THE R-3, MEDIUM DENSITY SINGLE FAMILY  
RESIDENTIAL ZONING CLASSIFICATION TO THE MH-2 MEDIUM  
DENSITY MIXED RESIDENTIAL ZONING CLASSIFICATION;  
PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS;  
REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND  
PROVIDING FOR AN EFFECTIVE DATE.**

Town Attorney Scott Simpson said he preferred to read both titles of the Ordinances together for a single discussion, but that separate votes would be held for each Ordinance. Mr. Simpson explained to the Council that it acts in two different capacities as a body – a comprehensive plan amendment is a legislative action, while a rezoning is a quasi-judicial action which must be supported by substantial evidence. Mr. Simpson read the titles of both Ordinances for their second and final readings.

Town Attorney Mark Karet reminded the Council that both Ordinances were passed on first reading and certified by the Volusia County Growth Management Commission. Mr. Karet explained the only difference between the old and new zoning categories is that the new zoning allowed for a mobile home.

Vice Mayor Robert Greenlund said he thought the property in that area was already zoned for mobile homes. Mr. Karet explained that the property is located in an area called Flanico Estates which contains a lot of very small lots with unplatted roads, and most are not able to be developed. Councilmember Brandy Peterson asked if the Conservation portion of the parcel in question was being removed. Mr. Karet said a study had been done a few years ago that determined the Conservation portion of the parcel was uplands.

Mayor Leonhard closed the public hearing.

**Councilmember Linnie Richardson made the motion to approve Ordinance 2024-12 on second reading; seconded by Councilmember Jimmy Anderson. Motion carries on a**

94 **roll call vote 5-0.**

95

96 **Councilmember Linnie Richardson made the motion to approve Ordinance 2024-13 on**  
97 **second reading; seconded by Councilmember Brandy Peterson. Motion carries on a roll**  
98 **call vote 5-0.**

99

100 c. Resolution 2025-04 to declare surplus equipment – Deputy Clerk Ryan Smith

101

102 Deputy Clerk Ryan Smith said Public Works had provided a list of all old equipment and a  
103 Resolution had been prepared to declare it as surplus. Councilmember Brandy Peterson asked  
104 about the planes at the airport. Mr. Smith said airplanes are handled differently and that the  
105 Resolution was only for Town equipment.

106

107 Councilmember Linnie Richardson asked Town Attorney Scott Simpson if the auction could  
108 be sealed bids. Mr. Simpson said State law did not dictate how the auction was conducted and  
109 only specified that it must be a public auction. Mayor Leonhard asked if the auction could be  
110 done online. Deputy Clerk Ryan Smith said he reached out to Gideon Auctions but had not  
111 heard back.

112

113 Mr. Smith asked if an auction had to be advertised. Mr. Simpson said to be public it would  
114 need to be advertised, and the owners of the planes would need to be notified according to  
115 State law.

116

117 Town Attorney Scott Simpson read the title of Resolution 2025-04.

118

119 **Councilmember Linnie Richardson made the motion to approve Resolution 2025-04;**  
120 **seconded by Councilmember Jimmy Anderson. Motion carries on a roll call vote 5-0.**

121

122 d. Discussion on Sunshine Law, Public Records Law, and Ethics – Town Attorney  
123 Scott Simpson

124

125 Mr. Simpson said he would discuss this under agenda item 6c.

126

127 e. Establishing a Charter Review Committee – Town Attorney Scott Simpson

128

129 Mr. Simpson said that the Town Charter called for a review every ten years and it was last  
130 amended in 2016. Language in the Charter states that a Charter Review Committee must be  
131 established 18 months before voting on Charter amendments. Mr. Simpson said any  
132 amendments would be voted on in the next election, which is in November 2026. Mr.  
133 Simpson said the Committee would make recommendations on amendments to the Council,  
134 which would then pass an Ordinance to place the amendments on the ballot. Mr. Simpson said  
135 the Town would need to coordinate with the Volusia County Supervisor of Elections to verify  
136 deadlines for items on the ballot.

137

138 Mr. Simpson suggested each member of the Council recommend an individual to serve on the  
139 Charter Review Committee, then staff would prepare a Resolution to create the Charter  
140 Review Committee and bring it to Council for a vote. Councilmember Brandy Peterson asked

141 if the individual would need to be a resident of Pierson. Mr. Simpson said in other cities such  
142 as Holly Hill, individuals could be property owners, business owners, or tenants/residents of  
143 the city.

144

145 f. Discussion on proposal to eliminate property tax – Linnie R. Richardson –  
146 Councilwoman

147

148 Councilmember Linnie Richardson discussed recent news about the Governor’s proposal to  
149 eliminate property tax. Vice Mayor Greenlund said he did not know how Pierson would  
150 continue to exist without property tax revenue.

151

152 Town Attorney Scott Simpson said it was not just a small-town issue, but a concern of every  
153 city, county, school board, and special district. Mr. Simpson said the state would have to  
154 supplement revenue or remove expenses and he did not realistically see that happening. Mr.  
155 Simpson said property taxes funded police and fire services. Mr. Simpson noted that sales tax  
156 allocations would have to change if they were used to replace property taxes. Sales tax  
157 revenue is currently allocated by population.

158

159 The Council discussed sending a letter of support to the Florida League of Cities to advocate  
160 for keeping property taxes in place.

161

162 Resident Paul Martel said if the Department of Education were to be eliminated, those funds  
163 should be re-allocated to pay for local schools instead of using property taxes.

164

165 Resident Sue Elliott said only a very small percentage of the community was aware of what  
166 was going on, and felt the Town needed to find ways of educating members of the public on  
167 how towns are funded and how they operate.

168

169 g. Saturday chlorine checks at wells by Public Works employees – Linnie R.  
170 Richardson – Councilwoman

171

172 Councilmember Linnie Richardson said Public Works has been checking chlorine reads at the  
173 wells seven days a week. Councilmember Richardson felt the Town could omit the weekend  
174 checks with CWS as the new water operator. Councilmember Richardson said CWS was  
175 checking the chlorine reads six days a week and she felt confident in their ability to handle it.  
176 Vice Mayor Greenlund asked if the daily checks were part of the CWS contract; staff  
177 confirmed that they were.

178

179 Councilmember Jimmy Anderson said he felt the Public Works department needed to  
180 continue checking chlorine reads on the weekends because most problems with the wells  
181 seem to occur on the weekends.

182

183 Town Planner Mark Karet noted that a licensed, certified operator is required by law to check  
184 the water six days a week.

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186 **6. OTHER BUSINESS (Mayor, Council, and Staff Reports)**

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a. Updates and reports by Mayor Gray Leonhard

Mayor Leonhard said a man rented an airport tie-down space for his ultralight, but was found to be staying at the airport in a motorhome over the weekend. Mayor Leonhard and Deputy Carvajal told the man that he was not allowed to camp overnight at the airport and asked him to leave.

b. Updates and reports by Council Members

Vice Mayor Robert Greenlund:

Vice Mayor Greenlund asked for a status update on the North Road culvert. Deputy Clerk Ryan Smith explained that FEMA’s mitigation department had made an offer, but that it would require a new quote because the offer changed the configuration of the culvert from three 36-inch pipes to one large 5-foot-by-10-foot oval culvert.

Mr. Smith gave a lengthy explanation regarding the FEMA reimbursement process and explained that FEMA had required documentation after the fact which did not exist, preventing or limiting reimbursement. Mr. Smith and Town Clerk Yvonne Braddock said their concern was that the Town would spend a large sum of money repairing the culvert and be declined reimbursement from FEMA. Mr. Smith suggested that the Town should find its own financing for the culvert replacement.

Town Attorney Scott Simpson said FEMA did not have the money to reimburse local governments for clean-up. Mr. Simpson said the City of Holly Hill had not been reimbursed for the hurricane in 2022. Mr. Simpson noted that there was supposedly a program in which the Town could be pre-approved by FEMA to get an immediate 65 – 70% reimbursement and said Lake Helen had gone through the process. Mr. Simpson said all governments were going to have to start allocating part of their budgets for hurricane clean-up without the expectation of getting reimbursed.

Resident Sue Elliott said the Town had the same issue with FEMA in 2004.

Councilmember Brandy Peterson:

Councilmember Peterson questioned why Volusia County did not line Vannote Road after they resurfaced it. Vice Mayor Greenlund said someone should ask the County for an update.

Councilmember Peterson met with resident RoxAnne Price regarding concerns Ms. Price had with vehicles stopping in front of her house, as well as a request by Ms. Price to have a fence installed by the Town to prevent trash being thrown in the culvert. Mayor Leonhard said he had also spoken to Ms. Price. Deputy Clerk Ryan Smith said the Town could not prevent vehicles from stopping in a public street in front of Ms. Price’s house.

234 Councilmember Linnie Richardson said Ms. Price should call law enforcement if she  
235 felt threatened by people. Mr. Smith agreed that any suspicious activity should be  
236 reported to law enforcement.

237

238 c. Updates and reports by Town Attorney – Town Attorney Scott Simpson

239

240 Mr. Simpson provided the Council with a general overview of the Sunshine Law, Public  
241 Records Law, and ethics. Mr. Simpson recommended the Government-in-the-Sunshine  
242 Manual published by the First Amendment Foundation as a guide.

243

244 Mr. Simpson said the laws are interpreted broadly to make sure they are inclusive of conduct,  
245 and exceptions or exemptions are narrowly interpreted. Sunshine Law says that anyone who is  
246 appointed to the Council may only discuss Town business in a public meeting. Mr. Simpson  
247 noted that these discussions included one-on-one conversations as well as discussions with  
248 individuals who could act as a conduit.

249

250 Councilmember Brandy Peterson asked for confirmation that the Sunshine Law applies to  
251 members of the Planning & Zoning Commission . Mr. Simpson said that any land use and  
252 zoning issue that could come before the Commission would be subject to the Sunshine Law  
253 and could only be discussed at a public meeting.

254

255 Mayor Leonhard asked if conversations between Council members could take place during a  
256 declared state of emergency. Mr. Simpson said there was no exception in the law for that  
257 scenario.

258

259 Mr. Simpson said the Council had to give reasonable notice for a public meeting and  
260 recommended at least 24 hours' notice. Mr. Simpson said an agenda is not required for an  
261 advertised public meeting and the Council is able to discuss any subject it chooses.

262

263 Mr. Simpson said Council members are obligated to vote on every issue unless there is a  
264 conflict of interest, which is usually monetary. Votes are public and cannot be done by secret  
265 ballot.

266

267 Deputy Clerk Ryan Smith asked if public meetings have to occur in the chamber or if it is  
268 possible to take a field trip. Mr. Simpson said a field trip meeting is possible but there must be  
269 transportation for the public.

270

271 Mr. Simpson said any Town business is public record, even if it is conducted through personal  
272 e-mails, texts, or social media. Mr. Simpson recommended not texting at all unless there was  
273 a way to retain and maintain the messages. Mr. Simpson asked staff if the Town automatically  
274 retained Council e-mails; Mr. Smith said it did not.

275

276 Mr. Simpson said the Ethics Commission has a hotline for questions and recommended  
277 calling directly if Council or staff had a question.

278

279 d. Updates and reports by Town Planner – Town Planner Mark Karet, Zev Cohen

280

281 Mr. Karet said there was a Planning & Zoning Commission meeting on March 25, 2025 to  
282 hear regulations regarding food trucks, noting that it would be brought to Council soon.

283  
284 Mr. Karet stated that re-sampling at the new water plant would occur on Friday, April 4, 2025.  
285

286 Mr. Karet said he would be available to meet with residents regarding their zoning and land  
287 use questions on Thursday, April 3, 2025.

288  
289 e. Updates and reports by Staff

290  
291 There were no staff reports.

292  
293 **7. GOOD AND WELFARE (Public Participation)**

294  
295 Resident Sue Elliott asked for a status update on the culvert under Washington Avenue in  
296 front of the high school. Town Planner Mark Karet said Todd Bush of Zev Cohen was  
297 soliciting proposals for repairing the culvert and would provide them to the Town.

298  
299 Resident Sue Elliott noted that there was a near-miss with a helicopter which had mechanical  
300 problems as it was flying over Tuey Lake.

301  
302 **8. PIERSON EVENTS**

303  
304 a. Pierson Saddle Club #6 Buckle Series Poles & Barrels – Saturday, April 5,  
305 2025 @ 11:00 A.M.

306  
307 b. 20<sup>th</sup> Anniversary Spring Frolic Music & Dance Festival – Barberville Pioneer  
308 Settlement – April 5 & 6, 2025 @ 9:00 A.M.

309  
310 c. Pierson Methodist Cemetery Clean-up – Intersection of E. Washington Ave &  
311 N. Pine St – Saturday, April 19, 2025 @ 9:00 A.M. – 2:00 P.M.

312  
313 **9. ADJOURNED**

314  
315 **Hearing no further business, meeting adjourned at 8:33 P.M.**

316  
317 Minutes prepared by:

Minutes approved by:

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319  
320  
321 \_\_\_\_\_  
Ryan Smith, Deputy Clerk

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Gray Leonhard, Mayor