



# TOWN COUNCIL REGULAR MEETING MINUTES

TUESDAY, MAY 24, 2022 – 7:00 PM  
PIERSON TOWN HALL

6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

## 1. Call meeting to order

Mayor Samuel G.S. Bennett called the meeting to order at 7:05 PM and asked Town Clerk Carmen Spelorzi to take the roll call.

## 2. Roll call

PRESENT:

Mayor Samuel G.S. Bennett  
Vice Mayor Robert Greenlund  
Councilmember Sergia Cardenas  
Councilmember Gray Leonhard

Also present were Town Attorney Christian Waugh and Town Planner Mark Karet as well as representatives 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 10, 2022

Mayor Bennett asked if there were any additions and deletions if not he would entertain a motion.

Councilmember Gray Leonhard noted a scrivener’s error under paragraph f. on page 2 of 4 that needs to be corrected as follows:

- *Town ~~Planner~~ not present* corrected to *Town Attorney not present*

Councilmember Leonhard also stated that the minutes indicate that the item for discussion to join with all Cities on VSO pursuit of an initiative on Opioids was supposed to be added to the 5/24/22 agenda and it appears that did not happen.

**Councilmember Gray Leonhard made the motion to approve the minutes with the correction listed above; seconded by Vice Mayor Robert Greenlund. All agreed; motion carries.**

## 5. NEW BUSINESS

46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92

a. **ORDINANCE NO. 2022-03** **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 14,000 ± SF IN SIZE LOCATED ON THE NORTH SIDE OF PALMETTO AVENUE, EAST OF NORTH VOLUSIA AVENUE AKA C R 3 AND WEST OF THE FLORIDA COAST RAILWAY AND US HIGHWAY 17 NORTH WITH ADDRESS OF 120 WEST PALMETTO AVENUE WITHIN THE TOWN OF PIERSON; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE MAP DESIGNATION FROM TOWN OF PIERSON AGRICULTURAL AND RURAL RESIDENTIAL TO TOWN OF PIERSON MEDIUM DENSITY MOBILE HOME USE; INCLUDING CONFORMANCE OF THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO THE ADOPTED AMENDMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(Recommendation for approval from the Planning Commission for Torres, M)

Mayor Bennett asked Town Planner Mr. Karet to speak on this ordinance and opened the floor for Public Participation. Audience members asked questions, which were addressed by Mr. Karet and Mr. Waugh. Hearing no further questions from the Public, Chair Bennett closed Public Participation.

Town Attorney Waugh read the title into record.

**Vice Mayor Robert Greenlund made the motion to approve Ordinance 2022-03 on First Reading; seconded by Councilmember Sergia Cardenas. All agreed; motion carries on roll call vote 4-0.**

b. **ORDINANCE NO. 2022-04** **First Reading**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF PIERSON, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING APPROXIMATELY 14,000 ± SF IN SIZE LOCATED ON THE NORTH SIDE OF PALMETTO AVENUE, EAST OF NORTH VOLUSIA AVENUE AKA C R 3 AND WEST OF THE FLORIDA COAST RAILWAY AND US HIGHWAY 17 NORTH WITH ADDRESS OF 120 WEST PALMETTO AVENUE WITHIN THE TOWN OF PIERSON, FLORIDA; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE PROCEDURES; PROVIDING FOR THE ADOPTION OF THE OFFICIAL ZONING MAP; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(Recommendation for approval from the Planning Commission for Torres, M)

Mayor Bennett asked Town Planner Mr. Karet to speak on this ordinance.

93 Town Attorney Waugh read the title into record.

94

95 **Vice Mayor Robert Greenlund made the motion to approve Ordinance 2022-04 on First**  
96 **Reading; seconded by Councilmember Gray Leonhard. All agreed; motion carries on**  
97 **roll call vote 4-0.**

98

99

c. **ORDINANCE NO. 2022-05** **First Reading**

100 AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA RELATING TO  
101 THE AMENDMENT OF THE TOWN OF PIERSON COMPREHENSIVE  
102 PLAN; PROVIDING FOR ADOPTION OF A SMALL SCALE  
103 COMPREHENSIVE PLAN AMENDMENT FOR REAL PROPERTY  
104 TOTALING APPROXIMATELY 7.0± ACRES IN SIZE LOCATED ON THE  
105 WEST SIDE OF LAMAR ROAD AT ITS INTERSECTION WITH COUNTY  
106 ROAD 3 WITH ADDRESS OF 208 LAMAR ROAD WITHIN THE TOWN  
107 OF PIERSON; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE  
108 MAP DESIGNATION FROM TOWN OF PIERSON MEDIUM DENSITY  
109 RESIDENTIAL TO TOWN OF PIERSON AGRICULTURAL AND RURAL  
110 RESIDENTIAL USE; INCLUDING CONFORMANCE OF THE FUTURE  
111 LAND USE MAP OF THE COMPREHENSIVE PLAN TO THE ADOPTED  
112 AMENDMENT; REPEALING ALL CONFLICTING ORDINANCES;  
113 PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN  
114 EFFECTIVE DATE.

115 (Recommendation for approval from the Planning Commission for Angel,  
116 T&L)

117

118 Mayor Bennett asked Town Attorney Waugh read the title into record. Mr. Karet spoke on  
119 the ordinance.

120

121 **Vice Mayor Robert Greenlund made the motion to approve Ordinance 2022-05 on First**  
122 **Reading; seconded by Councilmember Sergia Cardenas. All agreed; motion carries on**  
123 **roll call vote 4-0.**

124

125

d. **ORDINANCE NO. 2022-06** **First Reading**

126 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE  
127 TOWN OF PIERSON, FLORIDA PROVIDING FOR THE REZONING OF  
128 REAL PROPERTY TOTALING APPROXIMATELY 7.0± ACRES IN SIZE  
129 LOCATED ON THE WEST SIDE OF LAMAR ROAD AT ITS  
130 INTERSECTION WITH COUNTY ROAD 3 WITH ADDRESS OF 208  
131 LAMAR ROAD WITHIN THE TOWN OF PIERSON, FLORIDA;  
132 PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE  
133 PROCEDURES; PROVIDING FOR THE ADOPTION OF THE OFFICIAL  
134 ZONING MAP; REPEALING ALL CONFLICTING ORDINANCES;  
135 PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN  
136 EFFECTIVE DATE.

137 (Recommendation for approval from the Planning Commission for Angel,  
138 T&L)

139

140 Mayor Bennett asked Town Attorney Waugh read the title into record. Mr. Karet spoke on  
141 the ordinance.

142

143 **Vice Mayor Robert Greenlund made the motion to approve Ordinance 2022-06 on First**  
144 **Reading; seconded by Councilmember Sergia Cardenas. All agreed; motion carries on**  
145 **roll call vote 4-0.**

146

147 e. Planning Commission recommendation to Council to consider the possible change of  
148 alcohol sales on Sunday – Town Planner Mark Karet, Zev Cohen & Associates

149

150 Mr. Karet spoke on the history of prior meetings, where this item was discussed by the Town  
151 Council as well as the Planning and Zoning Commission. Mr. Karet stated that the P&Z  
152 recommends the Town Council consider repealing the Blue Law prohibiting the sale of any  
153 alcohol on Sundays, which can become an economic development issue.

154

155 Business owners and other audience members shared their pro and con views on this matter.  
156 Discussion ensued.

157

158 **Councilmember Gray Leonhard made the motion to direct the Town Attorney to draft**  
159 **an Ordinance for allowing Alcohol sales on Sundays after 12:01 PM; seconded by**  
160 **Councilmember Sergia Cardenas. Motion carries on roll call vote 3-1, with Mayor**  
161 **Bennett casting the dissenting vote.**

162

163 f. Discussion on the parking area at the community center at Chipper Jones Park  
164 – Gray Leonhard, Councilman

165

166 Councilmember Gray Leonhard spoke on the work that has been done to improve the parking  
167 area at Chipper Jones Park, but that issues still exist. Discussion ensued about the  
168 improvements that have previously been approved and a possibly timeline to get those  
169 completed.

170

171 g. Property Appraisal for Insurance at the New Town Center for General Liability  
172 with PGIT/ Preferred/ PRIA – Mayor Samuel G.S. Bennett

173

174 Mayor Bennett opened this item up for discussion and Mr. Waugh advised that from a legal  
175 perspective, he would recommend the Town consider insurance. Discussion ensued.

176

177 **Vice Mayor Robert Greenlund made the motion to accept the \$11,393 annual premium**  
178 **from B+B for the General Liability with PGIT/ Preferred/ PRIA; seconded by**  
179 **Councilmember Gray Leonhard. All agreed; motion carries.**

180

181 h. Taylor Middle-High School Saturday, November 12, 2022, Wildcats 5K Run  
182 Sponsorship - Mayor Samuel G.S. Bennett

183

184 Mayor Bennett introduced Mr. Gavin Mueller, Athletic Coach and Traylor Middle-High, who  
185 spoke on the history of the program and explained the process of the sponsorships.

186

187 Discussion ensued about starting an athletic booster club to help and the successes of the  
188 Soccer and volleyball teams.

189

190 **Vice Mayor Robert Greenlund made the motion to authorize a sponsorship in the**  
191 **amount of \$500 for the Wildcat 5K run; seconded by Councilmember Gray Leonhard.**  
192 **All agreed; motion carries.**

193

194 i. Approval for use of contractor Donald Bowen - Mayor Samuel G.S. Bennett

195

196 Mayor Bennett praised the work of contractor Donald Bowen and recommended the Council  
197 approve him to do work on an as needed basis.

198

199 **Vice Mayor Robert Greenlund made the motion to approve the use of contractor Donald**  
200 **Bowen for carpentry work as needed at a rate of \$65.00 for an annual amount not to**  
201 **exceed \$34,000; seconded by Councilmember Gray Leonhard. All agreed; motion**  
202 **carries.**

203

204 j. Approval of a stove and refrigerator for new town center community center/  
205 cafeteria - Mayor Samuel G.S. Bennett

206

207 Mayor Bennett stated that staff has been diligently working to get closer to moving into the  
208 New Community center and getting everything ready to be able to rent out spaces. Mayor  
209 Bennett continued about getting a new stove and refrigerator for the cafeteria that can be used  
210 as a venue. Councilmember Leonhard has concerns about cooking on the premises and  
211 discussion ensued.

212

213 Councilmember Sergia Cardenas has concerns with spending money for appliances and would  
214 rather they be directed towards speeding up move.

215

216 **Vice Mayor Robert Greenlund made the motion to get prices for a stove and a**  
217 **refrigerator; seconded by Councilmember Gray Leonhard. All agreed; motion carries.**

218

219 k. Updates by Mayor - Mayor Samuel G.S. Bennett

220

221 Mayor Bennett has no updates at this time.

222

223 l. Update of Town projects from Town Attorney – Town Attorney Christian  
224 Waugh

225

226 Mr. Waugh

- 227 • stated that is it his understanding that rules and regulations, hours of use etc. can be
- 228 added to the application for rental of the new Town Center
- 229 • VCSO contacted Mr. Waugh's office expressing interest in being involved in Code
- 230 Enforcement in Pierson. A meeting with VCS's lawyer has been set.

231

232 m. Update of Town projects from Town Planner – Town Planner Mark Karet, Zev

233

Cohen & Associates

- 233 Mr. Karet spoke on
- 234 • Waste water plant kick off meeting for design on June 6<sup>th</sup> at 11 am at Town Hall
  - 235 • water Treatment Plant preconstruction meeting held May 18<sup>th</sup>
  - 236 • Working with DEP on permit for Construction to commence
  - 237 • Contractor will submit procurement schedule to set the Notice to Proceed date
  - 238 • Meeting with Security Company to get quote on surveillance cameras for various sites
  - 239 including the Water Tower and Chipper Jones. Will use information to get a grant
  - 240 proposal from T-Mobile
  - 241 • Update on certification of wells

242

## 243 **6. OLD BUSINESS**

244

245 None

246

## 247 **7. OTHER BUSINESS**

248

### 249 a. Council and staff reports

250

251 Councilmember Sergia Cardenas and Town Attorney Waugh had no comments.

252

253 Vice Mayor Greenlund spoke on

- 254 • mowing needed, continue contacting Mr. Bates
- 255 • Letters needing to be send to business with signage in windows explaining to the
- 256 owners that only 25% of the window can be covered. Town Attorney to draft a letter
- 257 per the ordinance.

258

259 Gray Leonhard stated that the has a few items he would like to have added to the next agenda

260 and informed the Council that

- 261 • the Power service panel at Airport posed a safety risk and was removed by the Power
- 262 Company. No power to the Club house building, so it can now be demolished
- 263 • contacted glider club asking them to remove any personal belongings
- 264 • he had a meeting with the Flagler County Airport Director and learned better ways on
- 265 how to manage an Airport
- 266 • he went to an Airport meeting discussion emergency operations after a disaster
- 267 • not having a key to the padlock of a fire hydrant flush box
- 268 • Facebook comments on the playground at Chipper Jones Park need to be looked at as
- 269 they list a lot of valid issues. Cover up graffiti.

270

271 Mayor Bennett stated

- 272 • that the graffiti can be covered up the next day
- 273 • if anybody sees problems in the Town to please contact the Clerk or attend a meeting
- 274 • that PW staff has been working diligently to empty trash cans
- 275 • Vandals are abusing public parks
- 276 • Cameras that are being ordered will hopefully reduce or eliminate vandalism

277

278 Mrs. Spelorzi spoke on CSX memo and closures affecting Pierson.

279 **8. GOOD AND WELFARE (public participation)**

280

281 Residents in the audience inquired/spoke about

282

283 • Disagreeing with not using outside vendors for the 4<sup>th</sup> of July festivities. Residents  
284 have food trucks and stopping them for setting up is not community friendly. Mayor  
285 Bennett explained.

286 • Why does the Town not have apartments or Tiny houses? Town Planner explained.

287 • When will codes be online. Town Attorney explained.

288 • Fiber work being done on Hagstrom Rd, and the R.O.W. has been destroyed.  
289 Discussion ensued about not having a permit and Town Attorney will contact them.

290

291 **9. ADJOURNED**

292

293 Mayor Bennett read upcoming meeting dates/times and thanked all in attendance.

294

295 **Hearing no further business, meeting adjourned at 9:35 PM.**

296

297 Minutes prepared by:

Minutes approved by:

298

299

300

301

302

303

304 \_\_\_\_\_  
Carmen Spelorzi, Town Clerk

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