



# **TOWN OF PIERSON PLANNING COMMISSION MEETING MINUTES**

**PIERSON TOWN CENTER -116 w 1<sup>ST</sup> Street, Pierson, FL 32180  
Tuesday, June 24, 2025 – 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  
Vice Chair Blair Davis  
Commissioner Jonathan Vickers  
Commissioner Jeff Herron  
Commissioner Max Tyus

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. March 25/2025**

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

**Vice Chair, Blair Davis made the motion to approve the minutes as written; seconded by Commissioner Jeff Herren. All agreed, motion carries.**

**5. NEW BUSINESS**

**a. Resolution 2025-09**

Town planner started with description of the location 167 Echo Street this is a 2-story residential

home with a concrete slab behind residence they are asking for a special exemption due to their zoning does not allow accessory buildings. They will be building a mother-in-law suite. Commissioner Max Tyus commented on the picture of what it will look like, and he appreciates the visual. Property located on the north side of W. Palmetto Avenue east of CR 3 and west of the CSX railroad and US 17

Chair Paul Martel asked the commission if they had any other questions.

With no further questions Chair Paul Martel asked for a motion to recommend that a motion be made to approve the accessory building at 167 Echo Street.

**Vice Chairman Blair Davis made motion to approve to send 167 Echo Street Resolution 2025-09 accessory building to the Town Council. Motion was seconded by Commissioner Jonathan Vickers. All agreed, , motion carries.**

Town Planner Mark Karet explained the ordinance 2025-03 and 2025-04 287 S. Center Street on how the now owner wants to change it from B-1 commercial to Zoning B-2 heavy industrial for fence storage since it will be a fence, Company. B-1 does not allow storage supply buildings. Commissioner Max Tyus stated he knows the property very well and he had concerns about the residence beside this property and if the property owner of 287 S. Center Street sells it and more industrial moves in. Town Planner Mark Karet stated it is not a large parcel, and it would come to the commission and site plan approval would be needed. Vice Chair, Blair Davis asked if it was 24 hours Being Zoned B-2. Discussion continued. Chairman Paul Martel commented on how Town Clerk sent information a week in advance, and he appreciated it and that Town Planner Mark Karet did a very good job with all information provided.

Chair Paul Martel asked the commission if they had any other questions.

With no further questions Chair Paul Martel asked for a motion to recommend that a motion be made to approve ordinance 2025-03 parcel id 483404000491.

**Vice Chairman Blair Davis made motion to approve to send ordinance 2025-03 to the Town Council. Motion was seconded by Commissioner Jeff Herren. All agreed, roll call taken, motion carries.**

Chair Paul Martel asked the commission if they had any other questions.

With no further questions Chair Paul Martel asked for a motion to recommend that a motion be made to approve ordinance 2025-04 parcel id 483404000491.

**Vice Chairman Blair Davis made motion to approve to send ordinance 2025-04 to the Town Council. Motion was seconded by Commissioner Jeff Herren. All agreed, roll call taken, motion carries.**

Town Planner Mark Karet explains ordinance 2025-06 and that annexations go first and ordinance 2025-05 and 2025-06. The annexation is an informational item and there is no need for a vote, but it is part of 765 US Highway 17. Chairman Paul Martel ask if the gentlemen wants to annex into the Town and Mark Karet responds with a yes and that with the county as it stands this property is timber and in Town of Pierson it would be zoned A-1 so he could build a home. Commissioner

Max Tyus asked if they had intent to divide this into 5 acre lots could it be done. Town Planner Mark Karet stated yes it could be done. He could split off ½ for his home and the rest would be conservation and it would be costly to try and build on conservation. They would need to higher a wetlands specialist gets surveys and sketches and description. Discussion ensued. Resident Jamie Davis asked Mark about how this could happen so that it got divided and the Town of Pierson didn't know about it and Mark Karet stated it happens but not very often. Jamie Davis asked Town Clerk Yvonne Braddock if she could get copies of this.

Chair Paul Martel asked the commission if they had any other questions. With no further questions Chair Paul Martel asked for a motion to recommend that ordinance 2025-05 parcel id 470101002430 be approved and sent to Pierson Town Council:

**Vice Chairman Blair Davis made motion to approve to send ordinance 2025-05 to the Town Council. Motion was seconded by Commissioner Jeff Herren. All agreed, roll call taken, motion carries.**

Chair Paul Martel asked the commission if they had any other questions. With no further questions Chair Paul Martel asked for a motion to recommend that ordinance 2025-07 parcel id 470101002430 be approved and sent to Pierson Town Council:

**Commissioner Max Tyus made a motion to approve sending ordinance 2025-07 to the Town Council. Motion was seconded by Vice Chair Blair Davis. All agreed, roll call taken, motion carries.**

## **7. ADJOURNED**

Hearing no further comments, the meeting adjourned at 7:18 PM.

Minutes prepared by:

Minutes approved by:

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Yvonne Braddock, Town Clerk

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Paul Martel, Chairman