



MILTON PLANNING BOARD
Regular Meeting Agenda

June 1, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Open Meeting with Invocation & Pledge of Allegiance**
- 2. Review and Approval of Agenda**
- 3. Approval of Minutes**
 - Item # 2026-4051
 - Approval of Minutes from April 27, 2026, meeting
- 4. Citizen Comments**
- 5. New Business**
 - Item # 2026-4064
 - Variance - 5933/5935 Byrom Street
- 6. Old Business**
- 7. Planning Department Update**
- 8. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." FS 286.0105



Agenda Item # 2026-4051

Approval of Minutes from April 27, 2026, meeting

MEETING DATE

June 1, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. BOA April 27, 2026 minutes

BOARD OF ADJUSTMENT

April 27, 2026

The Board of Adjustment met on Monday, April 27, 2026, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT: Dennis Rogers
Karra Graber
Howard Steele
Joshua George
Shannon Rice
Kate Bryan

Jacob Hullett, Planning Director
Ian Rehrig, Current Planner/Zoning Officer
Melissa Short, Administrative Assistant

OTHERS: Shari Sebastiao

Howard Steele called the meeting to order at 5:32 p.m. The board and staff introduced themselves. Karra Graber made a motion to approve the minutes from August 25, 2025, meeting, seconded By Kate Bryan; approved 6-0.

NEW BUSINESS:

Special Exception – For a Gas Station in SSC-RC – Ian Rehrig presented the case to the board regarding the Circle K located at 5462 Stewart Street. Sandra Owens, authorized agent for the property owner of 5462 Stewart Strre, submitted an application for a Special Exception and two Variance requests. The subject property is identified as Parcel ID #34-2N-28-0000-22900-0000 and is the existing site of Circle K, located on the east side of Stewart Street between Munson Highway and Dixon Street. The property is zoned SSC-RC (Stewart Street Corridor Residential Commercial District), within which a gas station use requires approval as a special exception. The City of Milton's Unified Development Code states in Section 3.3 that the Board of Adjustment shall make a finding that the requirements regarding special exception have been met by the applicant, that the reasons set forth in the application justify the granting of the special exception, and that the granting of the special exception will not adversely affect the public interest. Staff reviewed the request for the Special Exception and supports approval of the request. Kate motioned to approve this Special Exception, seconded by Joshua George; approved 6-0.

Variance – Circle K Building Setback – Ian Rehrig presented the case to the board and explained the applicant is requesting a variance to exceed the maximum front building setback allowed within the SSC-RC zoning district. Pursuant to Table 6.3.1 of the City of Milton’s Unified Development Code, the maximum permitted front building setback for non-residential uses in the SSC-RC Zoning District is 50 feet. The applicant is requesting approval to increase the front building setback to approximately 159 feet. The board reviewed the proposed Circle K redevelopment site plan. Karra Graber motioned to approve this Variance, seconded by Kate Bryan; approved 6-0.

Variance – Circle K Parking – Ian Rehrig provided the site plans for this project and explained the applicant is also requesting a variance to establish ten (10) additional off-street parking spaces beyond the maximum permitted. Article 14.1D(1) of the Unified Development Code prohibits off-street parking in excess of 10 percent above the minimum required by Code. The minimum required by this code is under Article 14.3A(1). The board discussed the stormwater runoff, pervious surface, and the tanks will be replaced. Dennis Rogers made a motion to approve this Variance, seconded by Karra Graber; approved 6-0.

Jacob Hullett updated the board that Cook Out may submit a Variance for the board to review and Dunkin Donuts is going to open soon. No applications have been received by the Coffee and Eye Guy on Dogwood; McDonalds received city approval and will start construction soon and staff discussed the future proposed project design for the Courthouse. The next meeting date will be June 1st and the meeting was adjourned at 6:10 p.m.



Agenda Item # 2026-4064

Variance - 5933/5935 Byrom Street

MEETING DATE

June 1, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Variance for 5933-5935 Byrom St.
2. Variance Public Notice for 5933-5935 Byrom Street

CITY OF MILTON
APPLICATION TO BOARD OF ADJUSTMENT

REQUEST #: _____

APPLICATION DATE: 4/14/2026

The undersigned applicant requests that the Board of Adjustment consider this application for:

Administrative Review _____ Special Exception _____ Variance X

Determination of Compatibility _____

1. NAME OF APPLICANT: ASHTON GUYER

2. NAME OF BUSINESS: GUYER CAPITAL, LLC

3. ADDRESS OF PROPERTY: 5933/5935 BYROM ST. MILTON FL 32560

4. LEGAL DESCRIPTION OF PROPERTY: JIM SUNDAY PORTION OF LOT 7 DES AS: COM SE COR OF 28-2N-28W; THN N0°32'38"E ALNG E SEC LN 1700.46 FT FOR POB & CONT 69.23 FT THN S89°55'31"W 105 FT (PT BEING 21.94 FT E OF NE CORNER OF LOT 5 BLK 1 OF PB C PG 81 GEORGETOWN EST) THN S0° 32'41"W 69.01 FT THN S89°57'17 "E 105 FT TO POB AS DES IN OR 4690 PG 1834

APPLICANT'S SIGNATURE: Ashton Guyer

5437 BERRYHILL RD MILTON FLORIDA 32570 [REDACTED]
ADDRESS CITY STATE ZIP PHONE #

OWNER'S SIGNATURE: Ashton Guyer

5437 BERRYHILL RD MILTON FL 32570 [REDACTED]
ADDRESS CITY STATE ZIP PHONE #

OFFICIAL ACTION:

DATE: _____

ACTION: _____

A:\Forms\Application\BOAdisk

1

VARIANCE

1. PRESENT LAND USE ZONE: R3

2. PRESENT USE OF PROPERTY: Duplex - in construction

3. DESCRIBE REQUESTED VARIANCE: Driveway to be two separate, one for each unit.
Current driveway is in accordance with land development code, having one entrance that opens up to both sides.
City sewer manhole found in middle of property that will create a difficult driveway for all tenants.

4. DESCRIBE THE SPECIAL CONDITIONS AND CIRCUMSTANCES WHICH EXIST THAT ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT: Our property has a sewer manhole that cannot be relocated in the middle about 8' from the front property line. The driveway will have a 2'-3' hump in the middle that all tenant would drive on each time. We have multiple duplexes with the approved driveway layout and plan to continue this layout, however, given the circumstances of this lot, we would like this one to be changed. It will be consistent with other duplex properties on the same street.

5. EXPLAIN WHY LITERAL INTERPRETATION OF THESE REGULATIONS WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME DISTRICT UNDER THE REGULATIONS: I have not found any other properties that have this issue in surrounding neighborhoods. We have driven around and own a couple other properties and do not see this issue. The tenants will have difficulty driving over this hump and if the manhole needs maintenance they would not have access to the driveway.

6. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES WHICH EXIST A RESULT OF ACTIONS OF THE APPLICANT? YES _____ NO x _____

7. EXPLAIN WHY THE GRANTING OF THIS VARIANCE WILL NOT GIVE THE APPLICANT SPECIAL PRIVILEGES THAT ARE SPECIFICALLY DENIED BY THESE REGULATIONS TO OTHER LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT: We are only requesting this variance due to a hardship. We abide by the code for all other duplexes we own and plan to build. It is obvious that there is a utility where the driveway should be. The proposed driveways are consistent with others on the same road.

To whom it may concern,

We are submitting a request for a variance due to hardships for the current proposed driveway on a new construction duplex that is estimated to be completed in late May/early June.

We currently have a permit for a duplex that is in construction. This permit approved us to build the duplex and have a single entry driveway that opens up to both sides for parking areas for both units. When we were clearing the lot, the land clearer found a sewer manhole on our property about 8' from the front boundary line and in the middle of the lot. We have contacted the utilities department and they are unable to relocate this sewer manhole.

The issue arises, that the driveway, how it is planned now and how it meets the current land development code, the sewer manhole will be right in the middle of the driveway entrance. This manhole is estimated 2'-3' higher than the proposed driveway, which would cause a huge hump in the middle and it to be driven on by all tenants.

We entertained the idea of shifting the driveway from one side to another, but due to the narrowness of the lot, even if the driveway is shifted, the manhole will be in the driveway and have the same issues.

We are proposing to have two separate driveway entrances, one for each unit. This will allow for the center of the lot to remain unpaved and have some around the manhole and no humps in either driveway. We believe this is ideal for the City of Milton Utility Department and beneficial to the City of Milton due to the decrease in impervious surface for the proposed plan.

We believe a hardship exists based on the following conditions:

c. The special conditions and circumstances do not result from the actions of the applicant;

The sewer manhole belongs to the City of Milton and is placed on our property. We attempted to have the manhole moved but understand the difficulty of that request and two driveways would be an easier solution.

d. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures or buildings in the same district.

The neighboring duplexes along Byrom St also have a layout that is consistent with two driveways, one for each unit.

Based on the above, I have attached supporting documents to assist in understanding current and requested driveways. I have attached the current plot plan that follows the land development code requirements. I have also attached a proposed site plan given the hardship and additional supporting pictures for neighboring properties.

Thank you for your consideration!
Ashton Guyer

LOT SIZE = 7,280
 TOTAL IMPERVIOUS = 3,269.34 sq ft
 44.9%

IMPERVIOUS
 SURFACE

LOT SIZE
 69'4" x 105' = 7,280 sq ft

Building w/overhangs
 51'2" x 50' = 2,558.34 sq ft

WALKWAYS
 (3 x 3) x 2 = 18 sq ft

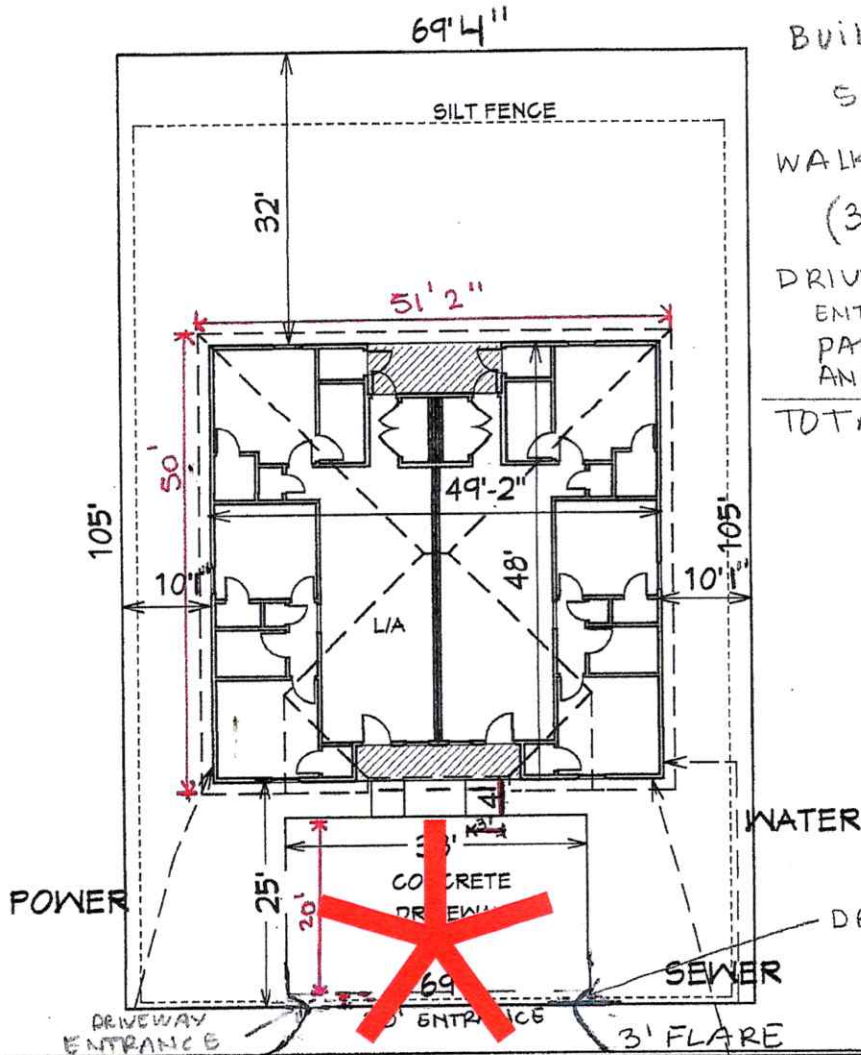
DRIVEWAY
 ENTRANCE 30 x 1 = 30 sq ft
 PARKING 33 x 20 = 660 sq ft
 ANGLES 1'6" x 2 = 3 sq ft

TOTAL 3,269.34 sq ft

PLOT PLAN
 SCALE 1"=40'

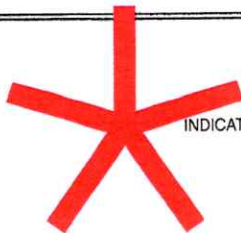


F.F.E.
 8" IF SODDED
 10" NO SOD



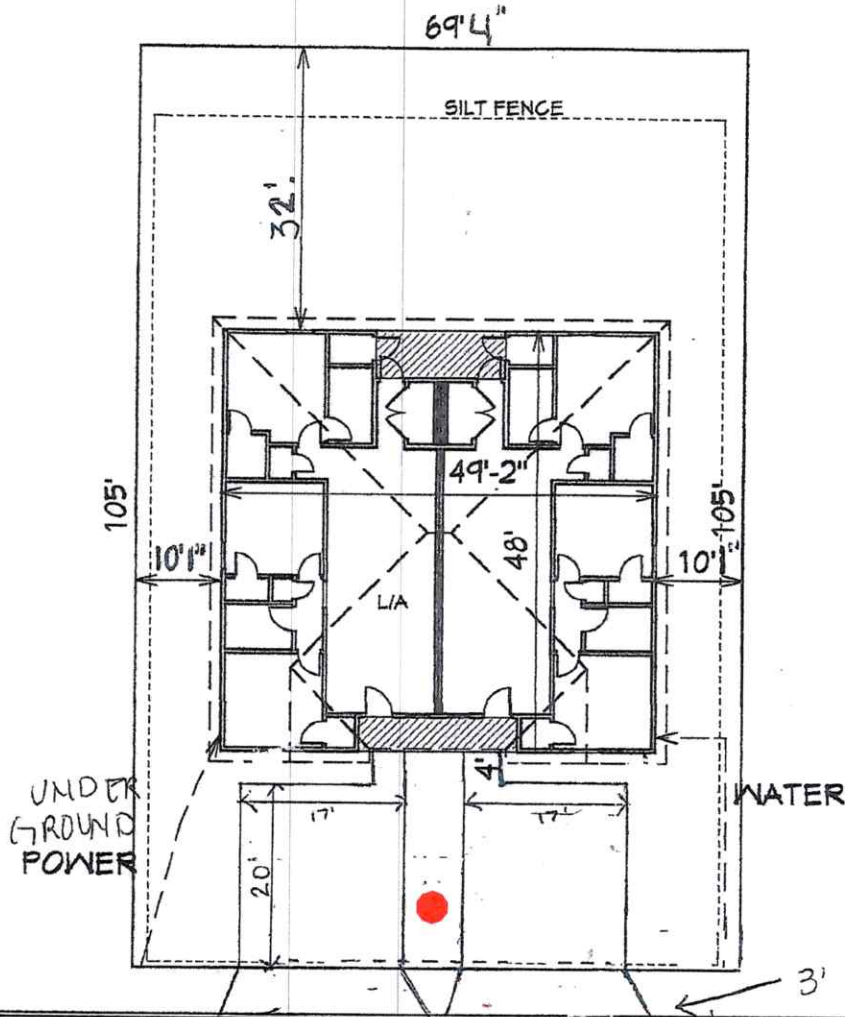
DRIVEWAY ANGLE = 1'6" sq ft EACH

5923 BYROM ST. MILTON, FL 32570
 28-2N-28-1970-00000-007F



INDICATES LOCATION OF CITY OF MILTON SEWER MANHOLE LOCATION

PROPOSED DRIVEWAY
W/2 SEPERATE

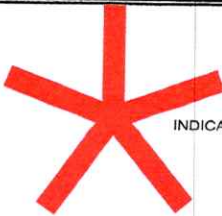


PLOT PLAN
SCALE 1"=40'

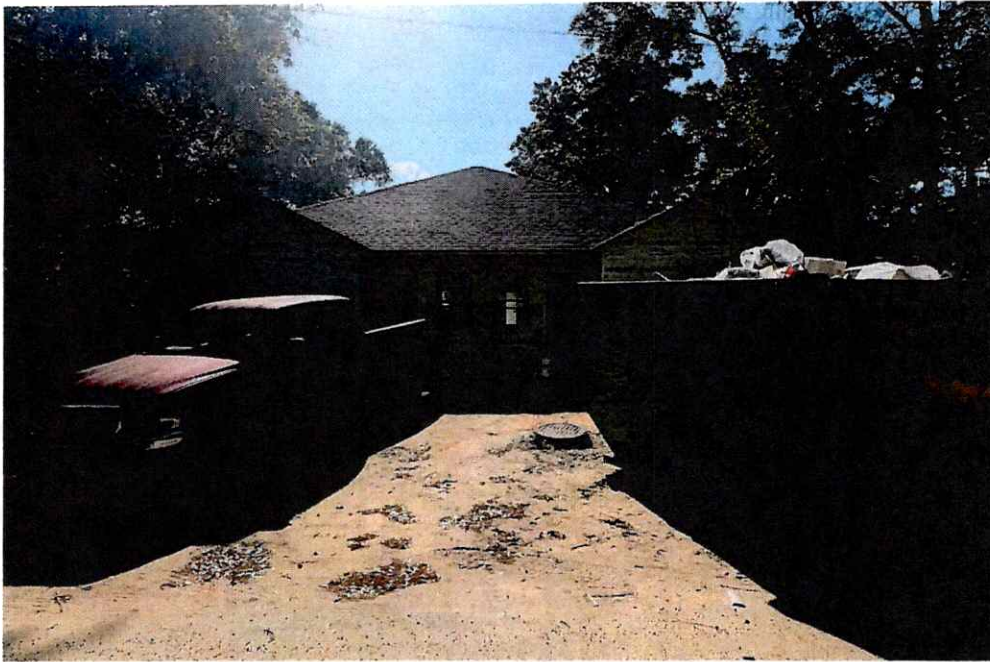
F.F.E.
8" IF SODDED
10" NO SOD

5933 + 5935 BYROM ST. MILTON, FL 32570

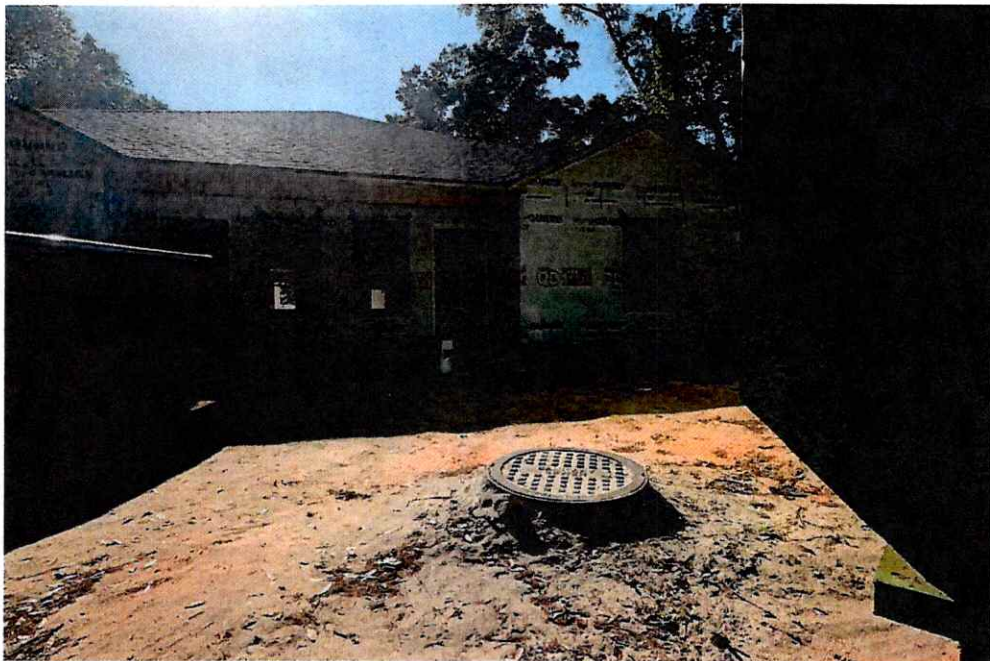
28-2N-28-1970-00000-007F



INDICATES LOCATION OF CITY OF MILTON SEWER MANHOLE LOCATION

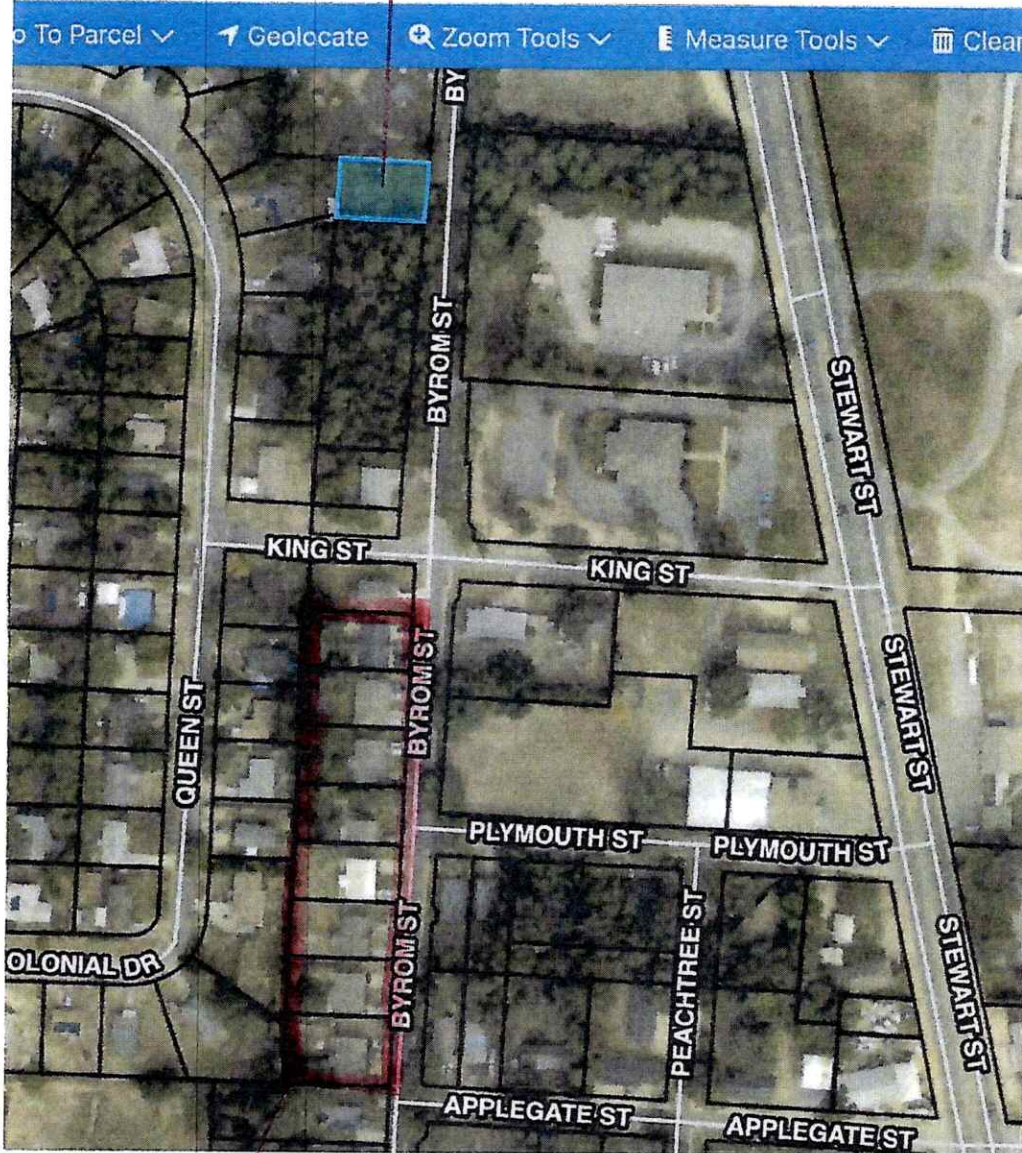


Sewer Manhole at Subject Property



Closer look at size of manhole

SUBJECT
PARCEL



NEIGHBORING DUPLEXES W/TWO SEPARATE ENTRANCES

- 5853 BYROM ST
- 5857 BYROM ST
- 5861 BYROM ST
- 5865 BYROM ST
- 5869 BYROM ST
- 5873 BYROM ST
- 5877 BYROM ST
- 5881 BYROM ST



5573 Byrom St.



5861 Byrom St.



City of Milton

May 11, 2026

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received an application for variance request submitted by Ashton Guyer, authorized agent for the property owner of 5933 and 5935 Byrom Street. The subject property is identified as Parcel ID # 28-2N-28-1970-00000-007F and is located on the west side of Byrom Street between Scott Street and King Street. The property is zoned R-3 (Multi-Family Residential Zoning District).

The applicant is requesting a variance approval to install two access points which would exceed the maximum number of access points allowed for two-family dwellings. Pursuant to Article 15.4G(2) of the City of Milton's Unified Development Code, single-family, two-family, and semi-detached dwellings are limited to one access point. However, lots of 120 feet or more of street frontage may have two access points to create a circular drive or provide access to the rear and/or side yard only.

The City's Board of Adjustments will take this request into consideration, but before a request can be granted, the property must be posted and all abutting property owners and property owners directly across the street from the subject property must be notified, and a Public Hearing held.

YOU ARE HEREBY NOTIFIED that the application will be considered at the Board of Adjustments meeting on **Monday June 1, 2026, starting at 5:30 p.m.** in the Council Chambers at City Hall, 6738 Dixon Street, Milton, FL 32570. Should you be unable to attend this Public Hearing, a letter expressing your views will be considered. A complete lack of response to this notice will be construed as implied consent to the granting of this request. For additional information regarding this request, please contact the City of Milton's Planning and Development Department at (850) 983-5440. Thank you.

Sincerely,

Ian Rehrig
Current Planner/Zoning Officer

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, Florida or by calling (850) 983-5440. "If any person decides to appeal any decision made by the board, agency, or commission, with request to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based." FS286.01015