



MILTON PLANNING BOARD
Regular Meeting Agenda

June 20, 2023
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Review and Approval of Agenda**
- 3. Approval of Minutes**
 - Item # 2023-1574
 - Approval of Minutes from April 18, 2023, meeting
- 4. Citizens to Appear Before the Board**
- 5. New Business**
- 6. Old Business**
 - Item # 2023-1611
 - UDC Update
 - Item # 2023-1612
 - Design Phase of Hwy 90/Caroline St. Update
- 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



Approval of Minutes from April 18, 2023, meeting

MEETING DATE	PREPARED BY
June 20, 2023	Clerk's Office Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

MILTON PLANNING BOARD**April 18, 2023**

The Milton Planning Board met on Tuesday, April 18, 2023, at 5:00 p.m. in the Council Chambers at City Hall.

PRESENT:

Tom Powers
Steve Dobbs
Kathy Ellis
Amber Leek
Laura Austin

Tim Milstead, Planning Director
Jacob Hullett, Current Planner/Zoning Officer
Melissa Short, Administrative Assistant

OTHERS:

Councilman Mike Cusack

Chairman Tom Powers called the meeting to order at 5:00 p.m. The agenda was approved unanimously. Kathy Ellis made a motion to approve the March 21, 2023, minutes, seconded by Steve Dobbs; approved unanimously.

ECONOMIC DEVELOPMENT UPDATE:

Tim Milstead informed the board that Council approved a residential facade improvement grant and a sign grant. Mr. Milstead explained there are ongoing conversations on the future use of the courthouse and there will be an item on the next agenda workshop meeting regarding economic development.

NEW BUSINESS:

Meeting Date - Chairman Tom Powers would like to see this meeting time changed to 5:30 p.m. to match the start time of the other city meetings. Steve Dobbs made a motion to approve the start time of the Milton Planning Board to 5:30 p.m., seconded by Kathy Ellis; approved unanimously.

OLD BUSINESS:

Update to the City's Unified Development Code – Tim Milstead provided the draft of the City's Unified Development Code to the board for their review and to let staff know if the board has any changes. Mr. Milstead explained the UDC Outreach Meeting will be on Tuesday, May 30th, at 6:00 p.m. Mr. Milstead explained the Historic Preservation Board is reviewing section 11.5.

Evaluation of UDC Roof Standards - Tom Powers explained this is a follow up discussion of a shed roof and feels it should slope toward the front of house and not the back of the house. There was discussion of porches with an overhang and gable roofs for new construction within the city limits. Steve Dobbs made a motion to not allow shed roofs on new residential construction in the city, seconded by Laura Austin; approved unanimously.

Design Phase of Hwy 90/Caroline St. Discussion – The board discussed the updates from the Highway 90 Charette and a possible walkway over highway 90 above the blackwater trail. The board thanked the planning staff and employees for all their hard work.

PLANNING DEPARTMENT UPDATE:

Tim Milstead explained that the city is complaint driven and if there are complaints about fencing to let the planning department know. The Dogwood Development Agreement Amendment was approved by the City Council, which will include a new McDonalds, dentist office, urgent care facility, and a coffee shop. Ronny's Carwash is progressing, Tranquility of Milton is under construction, and plans were received for a new Culver's, which will be replacing the Shrimp Basket.

There was no further business to discuss, and the meeting was adjourned at 5:33 p.m.



Agenda Item # 2023-1611

UDC Update

MEETING DATE

June 20, 2023

PREPARED BY

Melissa Short, Admin
Assistant/Permit Clerk/Assistant
City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. UDC Update Comments

UDC UPDATE COMMENT CARD

SECTION: 11.5

PAGE:

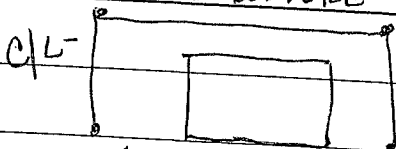
IS THIS STRICTLY THE NATIONAL REGISTER & NOT THE
LOCAL HISTORIC DISTRICT

UDC UPDATE COMMENT CARD

SECTION: 3.2 B(4)

PAGE:

CHAIN LINK, BLACK OR GREEN VINYL COATED, SHOULD BE PERMITTED
FROM FRONT OF STRUCTURE & BACK LOT LINES.



PICKET OR OTHER APPROVED
ACROSS FRONT PRESENTATION
OF THE PROPERTY

CHAIN LINK WAS USED IN 1855, LONGER THAN MOST HOMES IN THE
HISTORIC DISTRICT.

UDC UPDATE COMMENT CARD

SECTION:

PAGE:

I THOUGHT THE PRESENTATION

AND MATERIALS PREPARED WERE WELL
DONE. GREAT JOB!

BRENN MCGUERS

UDC UPDATE COMMENT CARD

SECTION:

PAGE:

ARTICLE 8.1PP TOTALLY AGAINST THIS CHANGE TO UDC

ARTICLE 8.1QQ TOTALLY AGAINST THIS CHANGE TO UDC

BOTH OF THESE CHANGES WILL RESULT

IN AN INCREASE OF CRIMINAL ACTIVITY

NOT WHAT WE NEED IN THE CITY

UDC UPDATE COMMENT CARD

SECTION:

16.4

PAGE:

314 A 10

Height,^c number,^d and size^e of
American & governmental flags
should not be limited! It's
freedom of speech and freedom of
expression to place an American/
governmental flag of the height, number,
and size of my desire on my property!

UDC UPDATE COMMENT CARD

SECTION:

11.4 & 11.5, UDC

PAGE:

pp. 220-226, proposed UDC

Ordinance "X" in disguise

No! We do not want certified historic properties or to be registered

in Washington DC in the "National Register of Historic Places"

if you read those federal regulations, you'll see all the strings attached

Stop affecting our property rights by trying to give the unelected

Historic Preservation Board Power that WE do Not WANT IT

to HAVE. We, the Property Owners say, "No, No, NO! to 11.5"

UDC UPDATE COMMENT CARD

SECTION:

14.4 A 5 a & g

PAGE:

313

Personal expression signs, including political signs, should not be limited in # or size or height.

UDC UPDATE COMMENT CARD

SECTION:

Article 3.2 B 4

PAGE:

49

Existing wood fences should be brought under compliance with the City of Milton Historic District Pattern Book, not just new fencing.

UDC UPDATE COMMENT CARD

SECTION:

Article 4.2 R 5+ CRA Bonus Opportunities

PAGE:

66

I object to a height of 6^{stories} or 75' for a complex in the CRA. A building of this height will not contribute to the aesthetics of the area; in fact, I believe it would detract from the aesthetics.

UDC UPDATE COMMENT CARD

SECTION:

PAGE:

Overall
While there are a handful of changes that I agree with, overall the entire UDC Code is entirely too much regulation! It exemplifies government overreach and will require a big bureaucracy to enforce! I don't want Milton to have a city-wide HOA!

UDC UPDATE COMMENT CARD

SECTION: 11.4

PAGE:

~~WHAT THIS HAS BEEN FINALIZED. STILL UNDER~~
~~DISCUSSION BY HPB~~ NEEDS REVIEW BY PLANNING
BOARD.

ANY GRANTS AUTHORIZED SHOULD ONLY BE AVAILABLE
FROM THE ORA THAT THE PROPERTY IS LOCATED

UDC UPDATE COMMENT CARD

SECTION: 11.4 + 11.5

PAGE:

As a member of the public, I am
opposed to the inclusion of the section
allowing the Historical Preservation Board
to designate individual properties as
historically significant.

UDC UPDATE COMMENT CARD

SECTION: 11.4 & 11.5

PAGE: 220-226

Elements of the CLG Ordinance have reared their ugly head! There was strong opposition against expanding the powers of the Historic Preservation Board beyond the Historic District. ^{p. 224 11.5.2} There was also strong opposition against the Board's powers to certify, regulate, assess fees, and even demolish →

sites! ^{p. 224 11.5B} These sections of the Code p. 220-226 do not reflect the vote of the Council in August, 2022, in which the CLG Ordinance was defeated. In addition, it's my understanding that the HPB did not vote as a body to include the content of the changes to the code. The HPB is an advisory board for the Historic District, and that's where it needs to stay! All the changes in 11.4 & 11.5 should be stricken!

UDC UPDATE COMMENT CARD

SECTION:

PAGE:

General
Please extend the comment period

until Jul 11, which is one week before
the Jul meeting of the Planning Board.

I am asking this for ~~two~~ ^{three} reasons:

1) The Code is a huge document for members
of the public to review in just 2 weeks!

2) It was difficult to locate the UDC proposed
changes & comment card on the website.
OVER

This all needs to be more visible,
more transparent!

3) The citizens, unless they were amongst
the 900 developers, contractors, or
realtors, did not receive the same
letter that those groups did. This
is elevating those groups above the
citizens for
the access to information. Are the
citizens less important? Are they
not taxpayers/stakeholders too?

UDC UPDATE COMMENT CARD

SECTION:

PAGE:

ALL PROPOSED CHANGES WOULD LIKE TO
KNOW WHAT BOARD INITIATED THE CHANGES
TO THE UDE SO COUNCIL KNOWS

Public Information Warning

All content on this form will be made available to the public.

First Name Sharon C
Last Name Hawthorne
Address1 1892 Brownsdale Loop Rd
Address2 *Field not completed.*
City Jay
State FL
Zip 32565
Phone number 8502209110
Email Address sjhawthorne1892@gmail.com

(Section Break)

Comment I read the proposed updates to the UDC. I am concerned about a few things. One is the allowance for Multi-Family dwellings in the commercial districts. Look at the places that have allowed this and you will find that most of the time it has become a problem rather than an asset. I believe residential and commercial should stay separate. I also have an issue with increasing government control by limiting property rights is never a good thing. There seems to be a lot of restrictions to what a property owner can and can not do with their own property. It seems as you are trying to be an HOA over the entirety of the city. Maybe you should realize your job it to provide infrastructure, safety measures and things for the common good of the citizens and not be so controlling over what is allowed. I am especially concerned about the flag and sign ordinance. I don't think people will take kindly to you controlling what they can have on the property they own.
Sincerely,
Sharon C Hawthorne

Public Input Form Disclaimer

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Melissa Short

From: Tim Milstead
Sent: Monday, June 12, 2023 3:30 PM
To: Melissa Short
Subject: FW: Public input concerning UDC changes--Vote NO on 11.4 & 11.5 giving the Historic Preservation Board

From: Marilyn Farrow <mfarrow@miltonfl.org>
Sent: Monday, June 12, 2023 3:11 PM
To: Tim Milstead <tmilstead@miltonfl.org>
Cc: Dawn Molinero <dmolinero@miltonfl.org>
Subject: Public input concerning UDC changes--Vote NO on 11.4 & 11.5 giving the Historic Preservation Board

Tim, I received this email from a citizen. Please add it to the public comments regarding the proposed UDC changes.

Thank you!
Marilynn Farrow

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: namvet049@aol.com <namvet049@aol.com>
Sent: Monday, June 12, 2023, 4:01 AM
To: Marilyn Farrow <mfarrow@miltonfl.org>
Subject: Vote NO on 11.4 & 11.5 giving the Historic Preservation Board

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mrs. Farrow , hope you doing well...

Please Say NO to 11.4 & 11.5 giving the Historic Preservation Board

WE DO NOT WANT "CERTIFIED HISTORIC" Designations or inclusion in the "Nat'l Register of Historic Places" so an unelected

Historic Preservation Board can regulate OUR PROPERTY

if THEY "deem" it to be historic!

More Government running wild.

God & Contry,

Wayne Smyly

3312 Harvey Lane

Milton,FL 32571

850-994-1443

Public Information Warning

All content on this form will be made available to the public.

First Name George

Last Name Oedsma

Address1 4614 DEAN DR

Address2 *Field not completed.*

City Pace

State FL

Zip 32571

Phone number 18509954831

Email Address hugebirdg@bellsouth.net

(Section Break)

Comment I encourage the city council not to add any more regulations on the property of people. We have enough problems. We do not need your help. Historic districts are a sneaky way of taking or home. Please stop the insanity.

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Agenda Item # 2023-1612

Design Phase of Hwy 90/Caroline St. Update

MEETING DATE

June 20, 2023

PREPARED BY

Melissa Short, Admin
Assistant/Permit Clerk/Assistant
City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None