



MILTON PLANNING BOARD
Regular Meeting Agenda

September 19, 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 # 2023-1822
 - Approval of Minutes from July 18, 2023 meeting
- 4. Citizens to Appear Before the Board**
- 5. Economic Development Update**
- 6. New Business**
 - Item # 2023-1894
 - Vanity Fair Rd. Rezoning
- 7. Old Business**
- 8. Planning Department Update**
- 9. 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 # 2023-1822

Approval of Minutes from July 18, 2023 meeting

MEETING DATE

September 19, 2023

PREPARED BY

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

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. MPB July 18 Minutes 2023

MILTON PLANNING BOARD**July 18, 2023**

The Milton Planning Board met on Tuesday, July 18, 2023, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT:

Tom Powers
Jimmy Messick
Kathy Ellis
Amber Leek
Laura Austin

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

OTHERS:

Councilman Mike Cusack, Councilwoman Marilyn Farrow,
Donna Long, Sherry Chapman, Pam Mitchell, Martha Allen,
Cindy Hall, Glenn Moor, and David Farrow

Chairman Tom Powers called the meeting to order at 5:33 p.m. Jimmy Messick approved the agenda, seconded by Amber Leek; approved unanimously. Amber Leek made a motion to approve the April 18, 2023, minutes, seconded by Laura Austin; approved unanimously.

ECONOMIC DEVELOPMENT UPDATE:

Tim Milstead informed the board that the Economic Development Director is working on a number of projects that are coming into the City. The City has issued 7 Business Improvement Grants for fiscal year 2023, and several new business licenses have been issued.

OLD BUSINESS:

Design Phase of Hwy 90/Caroline St. Discussion – Tim Milstead explained that the results of the Highway 90 Charette and the Public Outreach Meeting were sent to FDOT.

Update to the City's Unified Development Code – Tim Milstead provided staff changes and recommendations from the Historic Preservation Board. Mr. Milstead reviewed changes to Article 7.3, Article 13.1, Article 16.7, Article 2.1 pertaining to Article 14.9, Article 11.4, and 11.5. Jimmy Messick made a motion to recommend removing sections 11.5 and any other sections referenced to 11.5 in the UDC, seconded by Kathy Ellis; approved 4-0. Tom Powers is a board member of the Historic Preservation Board, so he abstained

from voting. The public expressed that they were opposed to Article 11.5. The board reviewed the public comment cards and discussed concerns with Article 3.2 and 16.4.

Jimmy Messick made a motion to recommend approval of the City's Unified Development Code, seconded by Kathy Ellis; approved 5-0.

PLANNING DEPARTMENT UPDATE:

Tim Milstead explained that the Dogwood Development across from Publix is ongoing. Ronny's Carwash is completed, and Culver's will start construction soon. Sherry Chapman thanked the board and expressed her concern with the property at the end of Willing Street the old Marina and the property next to it.

There was no further business to discuss, and the meeting was adjourned at 6:46 p.m.



Agenda Item # 2023-1894

Vanity Fair Rd. Rezoning

MEETING DATE

September 19, 2023

PREPARED BY

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

BACKGROUND

SUMMARY

RECOMMENDATION

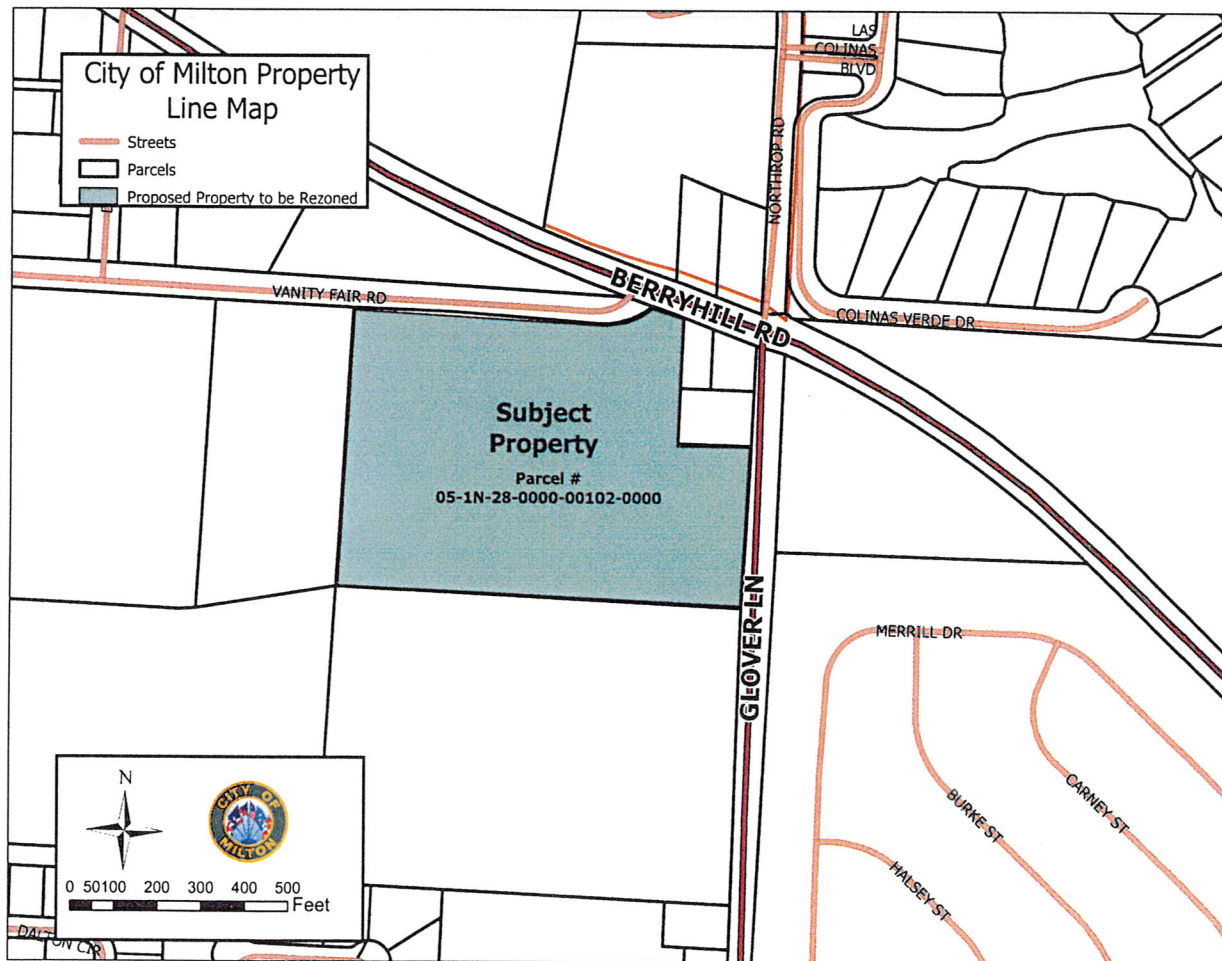
ATTACHMENTS

1. Vanity Fair Rd Rezoning

PUBLIC HEARING NOTICE NOTICE OF PROPERTY REZONING

This letter serves as notice that Roy Andrews, authorized agent of the subject property shown below, proposes to change the zoning classification of the property that is otherwise known as Parcel Number 05-1N-28-0000-00102-0000.

This property is shown on the map below, and has an area of 11.58 acres. The purpose of this request is to change the zoning classification from R-U to R-3 zoning for the purposes of constructing a multi-family residential housing facility. No change to the current future land use designation of Multi-Family is proposed.



YOU ARE HEREBY NOTIFIED that a Public Hearing on the proposed rezoning will be held before the City Council on **Tuesday, October 10, 2023 at 5:30 P.M.** The purpose of the Public Hearing is to receive comments and make decisions regarding the above matter. Additionally, the City Council will also review the proposal on September 21, 2023 and October 2, 2023. The Milton Planning Board will also review this request on September 19, 2023. All meetings will start at 5:30 P.M. in the Council Chambers at Milton City Hall, and the public is invited to attend and provide input at all meetings.

Copies of the proposed ordinance and supporting data are available for public inspection at the Planning & Development Department, City Hall, 6738 Dixon Street, Milton, Florida from 7:30 a.m. to 4:30 p.m., Monday through Friday. For additional information about this request, please refer to the below website: <https://www.miltonfl.org/420/Public-Hearing-Information>

APPLICATION FOR REZONING

REZONING REQUEST: _____

APPLICATION DATE: B/17/23

THE UNDERSIGNED APPLICANT REQUESTS THAT THE **ZONING MAP AND/OR GENERALIZED LAND USE MAP** BE AMENDED TO REZONE THE PROPERTY DESCRIBED BELOW FROM ITS PRESENT ZONING CLASSIFICATION OF RU TO A NEW ZONING CLASSIFICATION OF R3.

1. PROPERTY ADDRESS TO BE REZONED: Vanity Fair Road, Milton, FL 32570
2. PROPERTY LEGAL DESCRIPTION TO BE REZONED: See Attached
3. PRESENT USE OF PROPERTY: Vacant
4. PROPOSED USE OF PROPERTY: Townhomes or Multi-Family
5. ATTACH A MAP OF THE PROPERTY TO BE REZONED SHOWING EXACT DIMENSIONS, ABUTTING STREETS AND OTHER PERTINENT INFORMATION.
6. EXPLAIN WHY THIS PROPERTY CANNOT BE USED UNDER 11-IE PRESENT ZONING CLASSIFICATION:
RU does not allow Townhomes or Multi-Family
7. EXPLAIN WHY THE REZONING IS NECESSARY TO PERMIT THE REASONABLE USE OF THIS PROPERTY:
The Highest and best use of this property is Multi-Family. The Future Land Use Map designation is Multi-Family.
8. EXPLAIN WHY THIS ZONING CHANGE IS NOT DETRIMENTAL TO THE PUBLIC WELFARE NOR TO THE PROPERTY RIGHTS OF OTHER PERSONS IN THE VICINITY: Property in the vicinity is zoned Commercial or Multi-Family. The Future Land Use Map designation is Multi-Family
9. WHAT CHANGED OR CHANGING CONDITIONS MAKE THIS ZONING AMENDMENT NECESSARY:
The increased need for affordable housing.
10. WHAT OTHER CONDITIONS JUSTIFY THE PROPERTY ZONING CHANGE:
Compatibility with the surrounding property and future land use map compliance.

IF A PUBLIC HEARING IS HELD BY THE CITY COUNCIL ON THIS REQUEST, IT IS THE RESPONSIBILITY OF THE APPLICANT TO PAY TO NOTIFY BY CERTIFIED MAIL ALL OWNERS OF PROPERTY WITHIN 500 FEET OF THE PROPERTY UNDER CONSIDERATION FOR REZONING. SUCH NOTIFICATION SHALL BE MADE AT LEAST FIFTEEN (15) DAYS PRIOR TO THE PUBLIC HEARING(S) AND SHALL INCLUDE: THE ADDRESS AND LEGAL DESCRIPTION OF THE PROPERTY UNDER CONSIDERATION; THE PROPOSED ZONING CLASSIFICATION OF THE PROPERTY, AND THE TIME, DATE AND LOCATION OF THE PUBLIC HEARING(S).

I CERTIFY THAT I AM THE OWNER OR LEGALLY AUTHORIZED AGENT FOR ALL PROPERTY PROPOSED TO BE REZONED BY THIS REQUEST, AND THAT I WILL BE ABLE TO VERIFY SUCH AUTHORITY UPON REQUEST. I FURTHER CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT: Roy V. Andrews RYA@LAL-Law.com

<u>5218 Willing Street</u>	<u>Milton,</u>	<u>FL</u>	<u>32570</u>	<u>850.623.3200</u>
ADDRESS	CITY	STATE	ZIP	TELEPHONE #

OWNER (IF OTHER THAN APPLICANT):

<u>Jim Young, Black & Young, LLC</u>				
<u>6005 Ilentown Road,</u>	<u>Milton,</u>	<u>FL</u>	<u>32570</u>	
ADDRESS	CITY	STATE	ZIP	TELEPHONE #

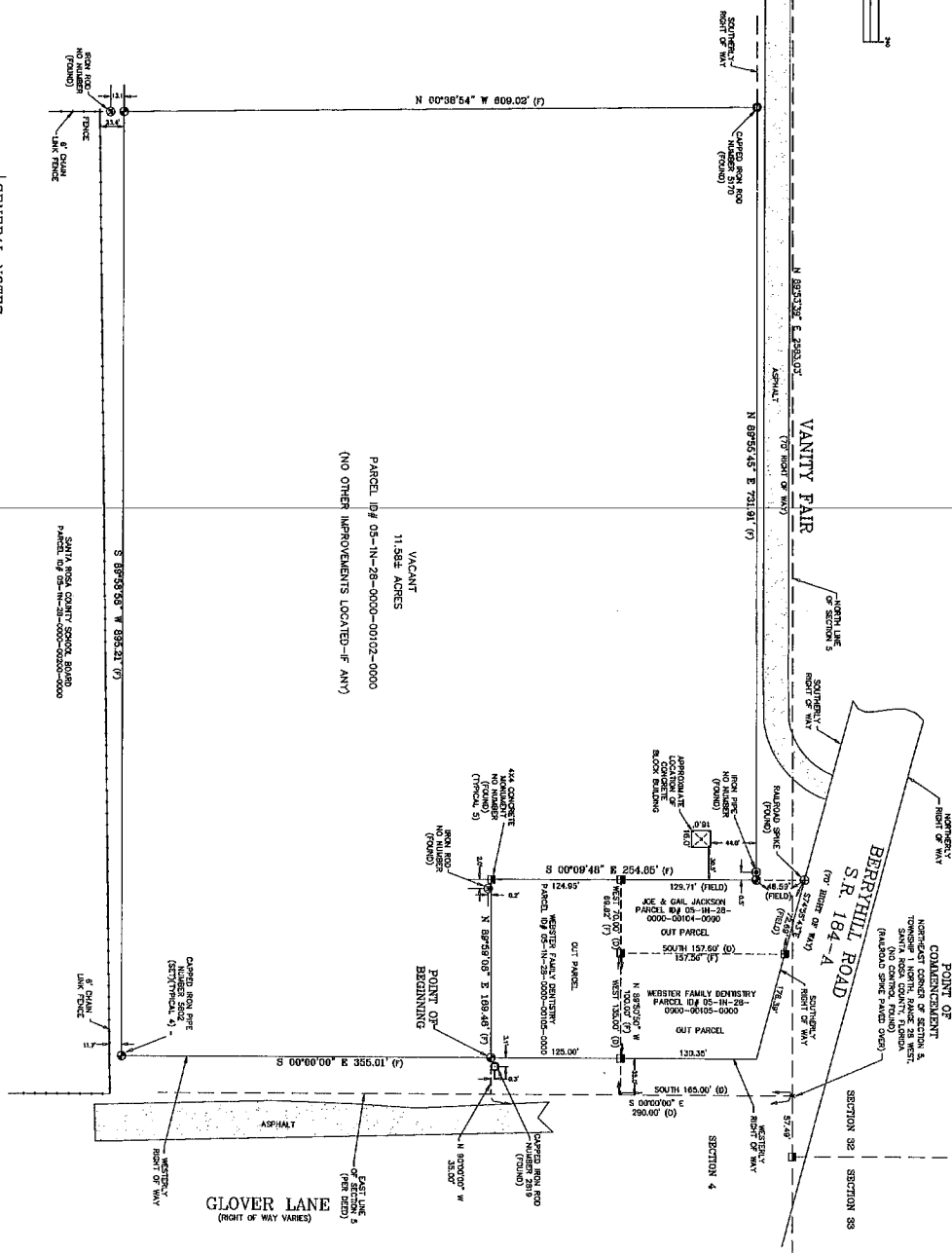
=====OFFICIAL ACTION:

PLANNING BOARD: DATE: _____ ACTION: _____

CITY COUNSEL: DATE: _____ ACTION: _____

A BOUNDARY SURVEY

BEING A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA



PARCEL ID# 08-05-1N-28-0000-00102-0000
(NO OTHER IMPROVEMENTS LOCATED IF ANY)

VACANT
11.982 ACRES

GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT CONFORMANCE OF ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST.
- 2) THE ACCURACY OF MEASUREMENTS SHOWN HEREON WILL BE SHOWN HEREON.
- 3) PROPERTY IS SUBJECT TO ZONING ORDINANCES AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS SHOWN HEREON WILL BE SHOWN HEREON.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THERE ARE NO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY.
- 6) THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THERE ARE NO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY.
- 7) THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THERE ARE NO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY.
- 8) THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THERE ARE NO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY.
- 9) A SURVEY BY SOUTHERN SURVEYING, INC. PROJECT NUMBER 16-048, DATED 10/14/1977, AND A SURVEY BY TRUE NORTH SURVEYING SERVICES PROJECT NUMBER 348-05, DATED 7/17/1985, ARE ON FILE WITH THE SOUTHERN SURVEYING, INC. OFFICE.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

LEGEND:
F - DENOTES FIELD

DESCRIPTION: (OR BOOK 2891, PAGE 1289)
THE EAST 833 FEET OF THE NORTH 443 FEET OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 833 FEET OF THE NORTH 443 FEET OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, AND RUN NORTH 89°00'00\"/>

SURVEYOR'S CERTIFICATE:

I, CHARLES E. MARTIN, PROFESSIONAL LAND SURVEYOR, NO. 3443, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 11C, F.A.C.

Requested By:

MR. JIM YOUNG

A BOUNDARY SURVEY BEING A PORTION OF
SECTION 5, TOWNSHIP 1 NORTH, RANGE 28 WEST,
SANTA ROSA COUNTY, FLORIDA

SOUTHERN SURVEYING, INC.
LAND SURVEYORS * LAND PLANNERS

8247 EAST BAY BOULEVARD UNIT "B" PHONE: (850) 939-4899
NAVARRE, FLORIDA 32568 FAX NUMBER (850) 939-1980

Scale: 1" = 80'
Field Date: 3/5-17/2010
Field Book: 1223/1229
Page: 83-86/78-78
Drawn By: TNC
Reviewed: TNC
Project Number: 10-035
Sheet: 1 OF 1

DESCRIPTION: (O.R. BOOK 2691, PAGE 1289)

THE EAST 935 FEET OF THE NORTH 645 FEET OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION, 290.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES WEST 35.00 FEET TO AN IRON ROD IN THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD (70; R/W) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90 DEGREES 00 MINUTES WEST 170.00 FEET TO AN IRON ROD; THENCE NORTH 00 DEGREES 00 MINUTES EAST 255.00 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF A COUNTY ROAD (70' R/W); THENCE NORTH 90 DEGREES 00 MINUTES EAST ALONG SAID RIGHT O WAY LINE 159.81 FEET TO AN IRON ROD IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 184-A (70' R/W); THENCE ALONG SAID RIGHT OF WAY LINE, BEING A CURVE TO THE RIGHT WITH A CHORD BEARING OF SOUTH 70 DEGREES 20 MINUTES EAST A CHORD DISTANCE OF 10.82 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF A COUNTY ROAD (70' R/W); THENCE SOUTH 00 DEGREES 00 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 251.36 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN ANY PUBLIC ROADS.