



MILTON PLANNING BOARD
Regular Meeting Agenda

March 25, 2024
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Invocation & Pledge of Allegiance**
- 3. Approval of Minutes**
 - Item # 2024-2338
 - Approval of Minutes from January 29, 2024, meeting
- 4. Citizen Comments**
- 5. New Business**
 - Item # 2024-2339
 - Special Exception - 6001 Vanity Fair Rd.
 - Item # 2024-2340
 - Special Exception - 6751 Berryhill Rd.
 - Item # 2024-2341
 - Special Exception - 6055 Doctors Park Rd.
 - Item # 2024-2342
 - Variance- 6797 Caroline St.
- 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 # 2024-2338

Approval of Minutes from January 29, 2024, meeting

MEETING DATE

March 25, 2024

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. BOA January 29 2024 minutes

BOARD OF ADJUSTMENT

January 29, 2024

The Board of Adjustment met on Monday, January 29, 2024, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT: Ricky Downs
Howard Steele
Kristopher Long
Jay Camp
Karra Graber
Kyle Baker

Jacob Hullett, Planner & Zoning Officer
Melissa Short, Administrative Assistant

OTHERS: Brett Turner and Mrs. Grace

Ricky Downs called the meeting to order at 5:31 p.m. Jay Camp made a motion to approve the minutes from November 27, 2023, meeting, seconded by Kyle Baker; approved 4-0. Howard Steele and Kristopher Long arrived at 5:36 p.m.

NEW BUSINESS:

Variance – 6275 Highway 90

Jacob Hullett presented the case before the board regarding 6275 Highway 90 Variance. This property is otherwise known as Parcel# 09-1N-28-0000-00104-00300. This request, if approved, will allow the applicant to maintain the existing approximately 12.5 feet front buffer at the parcel boundary along Hwy 90. This is a deviation from the required 20 feet buffer required along streetscapes. The property lies within the C-2 Zoning District, which is the General Commercial Zoning District.

The City of Milton's Unified Development Code states in Section 3.4 that the Board of Adjustment shall make a finding that the requirements regarding hardship relief have been met by the applicant for a variance, that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land. The City of Milton's Board of Adjustments will take this request under consideration, but before a variance 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. Brett Turner, representative of the applicant, spoke in favor of this variance. Mrs. Grace spoke in favor of the variance. Kristopher Long made the motion to approve 6275 Highway 90 Variance, seconded by Jay Camp; approved 6-0.

Special Exception – 6275 Highway 90

Jacob Hullett presented the case before the board regarding 6275 Highway 90 Special Exception. This property is otherwise known as Parcel# 09-1N-28-0000-00104-0000. This special exception request, if approved, will allow the applicant to demolish the existing building and construct a new 60,724 SF Wal-Mart Neighborhood Market retail store. Brett Turner, representative of the applicant, spoke in favor of the special exception. Mrs. Grace spoke in favor of the special exception. Kyle Baker made a motion to approve 6275 Highway 90 Special Exception, seconded by Kristopher Long; approved 6-0.

There being no further items to discuss, the meeting was adjourned at 5:50 p.m.



Agenda Item # 2024-2339

Special Exception - 6001 Vanity Fair Rd.

MEETING DATE

March 25, 2024

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Special Exception 6001 Vanity Fair Road



City of Milton

March 7, 2024

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received a Special Exception request application from Daniel Dumas, owner of the residence located at 6001 Vanity Fair Road. This property is otherwise known as Parcel # 32-2N-28-2864-00E00-0020. This request, if approved, will allow the owner to construct a 512 square feet accessory dwelling unit in the rear yard of the property. The property lies within the R-1AA Zoning District, in which, according to the City's Unified Development Code, an accessory dwelling unit requires a special exception to be issued.

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. The City of Milton's Board of Adjustments will take this request under consideration, but before a special exception 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, March 25th, 2024, 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.

Sincerely,

Tim Milstead
Planning Director

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." FS 286.01015

CITY OF MILTON
APPLICATION TO BOARD OF ADJUSTMENT

REQUEST #: _____

APPLICATION DATE: March 7, 2024

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

Administrative Review _____ Special Exception Variance _____

Determination of Compatibility _____

1. NAME OF APPLICANT: Daniel A. Dumas
2. NAME OF BUSINESS: D
3. ADDRESS OF PROPERTY: 6001 Vanity Fair Rd.
4. LEGAL DESCRIPTION OF PROPERTY: _____

APPLICANT'S SIGNATURE: *Daniel A. Dumas*
6001 Vanity Fair Rd. Milton Fl. 32570 850-316-0175
ADDRESS CITY STATE ZIP PHONE #

OWNER'S SIGNATURE: *Daniel A. Dumas*
6001 Vanity Fair Rd. Milton Fl. 32570 850-316-0175
ADDRESS CITY STATE ZIP PHONE #

OFFICIAL ACTION: _____

DATE: _____

ACTION: _____

ADMINISTRATIVE APPEAL

1. DESCRIBE ACTION OF PLANNING AND DEVELOPMENT DEPARTMENT BEING APPEALED:

2. EXPLAIN WHY THE ACTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT IS CONSIDERED IN ERROR:

3. IDENTIFY THE PROVISION OF THE LAND USE DEVELOPMENT REGULATIONS THAT IS INVOLVED IN THIS APPEAL.

ARTICLE _____ SECTION _____ PAGE _____

SPECIAL EXCEPTION

1. PRESENT LAND USE ZONE: R-1AA
2. PRESENT USE OF PROPERTY: Residential
3. DESCRIBE SPECIAL EXCEPTION REQUESTED: Accessory Dwelling unit within the R-1AA zoning and District. In Rear yard of Residential Property.
4. EXPLAIN WHY THE GRANTING OF THIS SPECIAL EXCEPTION WOULD NOT BE DETRIMENTAL TO THE GENERAL WELFARE NOR TO THE PROPERTY RIGHTS OF OTHERS IN THE VICINITY: If proposed request is granted, this would allow us to move my father who is disabled and unable to maintain current home close to us. And at no time would be in any way a change to normal living or detrimental to welfare to surrounding Neighbors.
5. IDENTIFY THE PROVISIONS OF THE LAND USE DEVELOPMENT REGULATIONS WHICH AUTHORIZED THE GRANTING OF THE SPECIAL EXCEPTION.

ARTICLE 7 SECTION 7.3 PAGE 137

~~VARIANCE~~

1. PRESENT LAND USE ZONE: _____

2. PRESENT USE OF PROPERTY: _____

3. DESCRIBE REQUESTED VARIANCE: _____

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: _____

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: _____

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

DETERMINATION OF COMPATIBILITY

1. PRESENT LAND USE ZONE: _____

 2. PRESENT USE OF PROPERTY: _____

 3. SIZE OF STRUCTURE TO BE OCCUPIED: _____

 4. WOULD YOU CONSIDER THIS BUSINESS HIGH, MEDIUM, OR LOW TRAFFIC: _____

 5. ANTICIPATED NUMBER OF EMPLOYEES OR PERSONS WORKING AT THIS LOCATION: _____

 6. HOW MANY VEHICLES WILL BE PARKED AT THIS LOCATION DURING NORMAL BUSINESS HOURS: _____

 7. WILL THERE BE ANY NOISE, FUMES, ODORS, OR OTHER UNUSUAL FEATURES OF THIS BUSINESS: _____ IF YES, PLEASE EXPLAIN: _____

 8. STATE OTHER USES WITHIN THE DISTRICT WHICH ARE SIMILAR TO THE PROPOSED USE: _____

 9. STATE THE REASON YOU FEEL THE PROPOSED USE IS COMPATIBLE WITH USES PERMITTED: _____

 10. IDENTIFY THE PROVISION OF THE LAND USE DEVELOPMENT REGULATIONS THAT IS INVOLVED IN THIS APPEAL.

- ARTICLE _____ SECTION _____ PAGE _____

Preliminary

**Preliminary
Not For Construct.**
© House Plans Unlimited USA

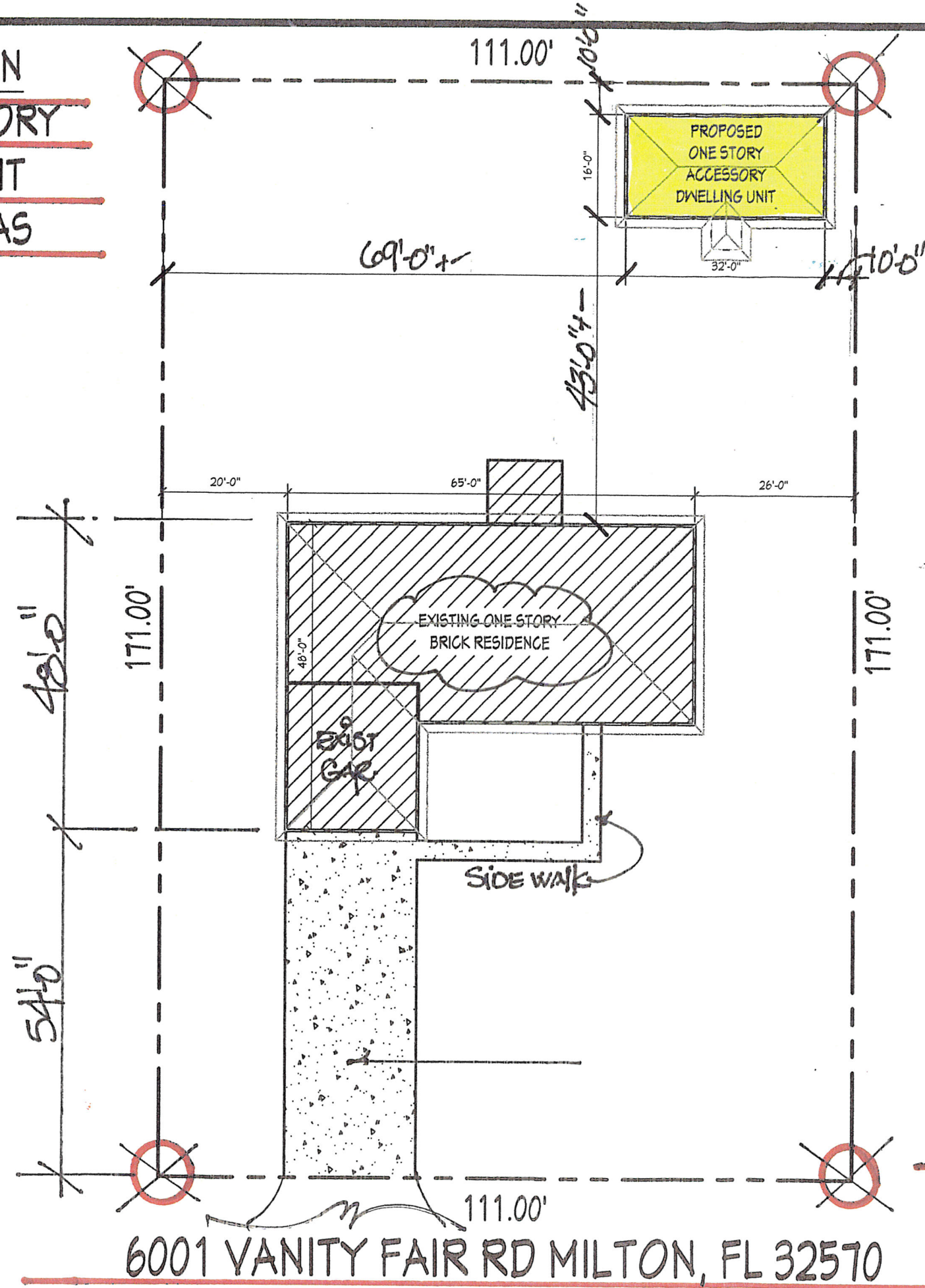
**IF THIS STAMP IS NOT RED
REPRODUCTION OF THESE PLANS BY ANY MEANS IS PROHIBITED BY FEDERAL LAW. VIOLATIONS ARE PUNISHABLE BY FINES UP TO \$100,000 PER OFFENSE. CALL THE DESIGNER TO OBTAIN LEGAL COPIES OF THIS PLAN.**
Council of Publishing Home Designers
ILLEGAL SET OF PLANS



FRONT ELEVATION

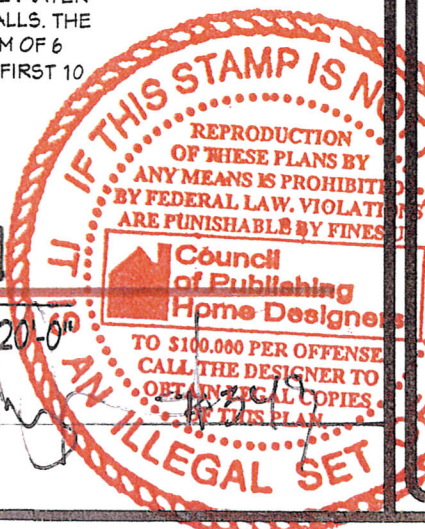
[Handwritten signature]

**HOA SITE PLAN
A NEW ACCESSORY
DWELLING UNIT
FOR THE DUMAS
RESIDENCE**



- NOTES:
- LOT AND HOUSE LOCATION TO BE VERIFIED BY OWNER/ CONTRACTOR.
 - VERIFY ALL SETBACKS WITH BUILDING DEPARTMENT AND ZONING.
 - SEPTIC TANK OR SEWER INVERT TO BE VERIFIED WITH HEALTH DEPARTMENT.
 - ALL DIMENSIONS OF SITE PLAN TO BE VERIFIED WITH OWNER/BUILDER/REGISTERED SURVEYOR IN CONJUNCTION WITH SURVEY AND LEGAL DESCRIPTION.
 - ALL DRIVEWAYS AND SIDEWALKS TO BE VERIFIED BY OWNER/CONTRACTOR.
 - R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADE TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (308 MM).

SITE PLAN
SCALE: 1"=20'-0"



SHEET NO. P1

THIS DRAWING IS THE PROPERTY OF LEE MABIRE & COMPANY AND IS NOT TO BE REPRODUCED AND COPIED IN WHOLE OR ANY PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST. 2024

DUMAS ADU
SITE PLAN

HOUSE PLANS UNLIMITED

4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL (850) 112-2040 (850) 471-8077 HOMEPLANSUNLIMITED@GMAIL.COM

HOME PLANS UNLIMITED

CUSTOM DESIGNING & WIND LOAD ENGINEERING

OVER 25,000 STOCK PLANS

CALL 850-473-0099

4400 BAYOU BLVD #25 CORDOVA SQUARE • PENSACOLA



Agenda Item # 2024-2340

Special Exception - 6751 Berryhill Rd.

MEETING DATE

March 25, 2024

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Special Exception 6751 Berryhill Road



City of Milton

February 28, 2024

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received a Special Exception request application from Andy Bell, representative of Providence Church of Milton, Inc., authorized applicant of the property located at 6751 Berryhill St. This property is otherwise known as Parcel# 03-1N-28-2530-07300-0010. This request, if approved, will allow the owner to use the property as a Place of Worship. The property lies within the R-1 Zoning District, in which a Place of Worship requires 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. The City of Milton's Board of Adjustments will take this request under consideration, but before a special exception 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, March 25th, 2024, 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.

Sincerely,

Ian Rehrig

Assistant Planner/Mitigation Specialist

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." FS 286.01015

CITY OF MILTON APPLICATION TO BOARD OF ADJUSTMENT

REQUEST #: _____

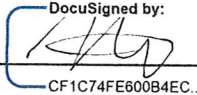
APPLICATION DATE: 2/14/2024

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


Administrative Review _____ Special Exception x Variance _____

Determination of Compatibility _____

1. NAME OF APPLICANT: Andy Bell
2. NAME OF BUSINESS: Providence Church of Milton, Inc
3. ADDRESS OF PROPERTY: 6751 Berryhill Rd Milton, FL 32570
4. LEGAL DESCRIPTION OF PROPERTY: See attachment 1

APPLICANT'S SIGNATURE:  Andy@ManningsStore.com

<u>3500 Red Ryder Lane</u>	<u>Pace</u>	<u>FL</u>	<u>32571</u>	<u>850-516-3514</u>
ADDRESS	CITY	STATE	ZIP	PHONE #

OWNER'S SIGNATURE:  _____

<u>503 N. 16th Ave.</u>	<u>Pensacola</u>	<u>FL</u>	<u>32501</u>	<u>850-324-2661</u>
ADDRESS	CITY	STATE	ZIP	PHONE #

OFFICIAL ACTION:

DATE: _____

ACTION: _____

A: \Forms \Application \(BOAdisk)

ADMINISTRATIVE APPEAL

1. DESCRIBE ACTION OF PLANNING AND DEVELOPMENT DEPARTMENT BEING APPEALED: _____

2. EXPLAIN WHY THE ACTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT IS CONSIDERED IN ERROR: _____

3. IDENTIFY THE PROVISION OF THE LAND USE DEVELOPMENT REGULATIONS THAT IS INVOLVED IN THIS APPEAL.

ARTICLE _____ SECTION _____ PAGE _____

SPECIAL EXCEPTION

1. PRESENT LAND USE ZONE: R1

2. PRESENT USE OF PROPERTY: Vacant Land

3. DESCRIBE SPECIAL EXCEPTION REQUESTED: Construct a place of worship.

4. EXPLAIN WHY THE GRANTING OF THIS SPECIAL EXCEPTION WOULD NOT BE DETRIMENTAL TO THE GENERAL WELFARE NOR TO THE PROPERTY RIGHTS OF OTHERS IN THE VICINITY: This special exemption will improve the general welfare
And in no way will this prove detrimental to the property rights of others in the vicinity

5. IDENTIFY THE PROVISIONS OF THE LAND USE DEVELOPMENT REGULATIONS WHICH AUTHORIZED THE GRANTING OF THE SPECIAL EXCEPTION.

ARTICLE 3 SECTION 3 PAGE 77

VARIANCE

1. PRESENT LAND USE ZONE: _____
2. PRESENT USE OF PROPERTY: _____
3. DESCRIBE REQUESTED VARIANCE: _____

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: _____

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: _____

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

DETERMINATION OF COMPATIBILITY

1. PRESENT LAND USE ZONE: _____

2. PRESENT USE OF PROPERTY: _____

3. SIZE OF STRUCTURE TO BE OCCUPIED: _____

4. WOULD YOU CONSIDER THIS BUSINESS HIGH, MEDIUM, OR LOW TRAFFIC: _____

5. ANTICIPATED NUMBER OF EMPLOYEES OR PERSONS WORKING AT THIS LOCATION: _____

6. HOW MANY VEHICLES WILL BE PARKED AT THIS LOCATION DURING NORMAL BUSINESS HOURS: _____

7. WILL THERE BE ANY NOISE, FUMES, ODORS, OR OTHER UNUSUAL FEATURES OF THIS BUSINESS: _____ IF YES, PLEASE EXPLAIN: _____

8. STATE OTHER USES WITHIN THE DISTRICT WHICH ARE SIMILAR TO THE PROPOSED USE: _____

9. STATE THE REASON YOU FEEL THE PROPOSED USE IS COMPATIBLE WITH USES PERMITTED: _____

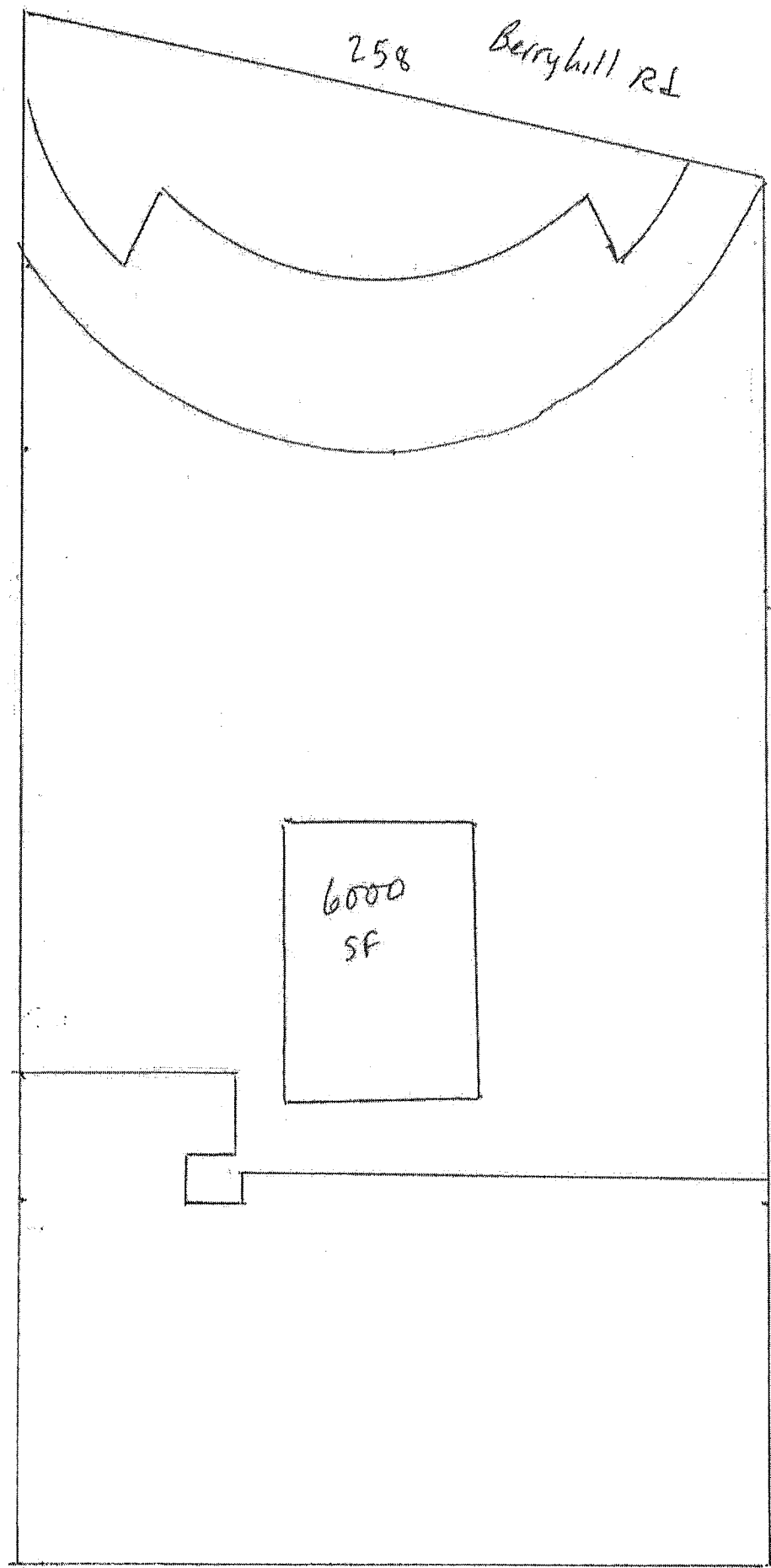
10. IDENTIFY THE PROVISION OF THE LAND USE DEVELOPMENT REGULATIONS THAT IS INVOLVED IN THIS APPEAL.

ARTICLE _____

SECTION _____

PAGE _____

3/16 scale



258 Berryhill Rd

520

463

6000 SF

6,000 SF
building is
≈ 66' x 90'

256


Special Exemption Application

Final Audit Report

2024-02-13

Created:	2024-02-13
By:	Logan DeVries (ldevries@devriesrealtygroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzWY08PFAK4clJpbPMSVFY8RBOoXcQVJz

"Special Exemption Application" History

-  Document created by Logan DeVries (ldevries@devriesrealtygroup.com)
2024-02-13 - 8:55:52 PM GMT
-  Document emailed to Scott Davis (fscottdavis915@gmail.com) for signature
2024-02-13 - 8:55:56 PM GMT
-  Email viewed by Scott Davis (fscottdavis915@gmail.com)
2024-02-13 - 9:35:24 PM GMT
-  Document e-signed by Scott Davis (fscottdavis915@gmail.com)
Signature Date: 2024-02-13 - 9:36:21 PM GMT - Time Source: server
-  Agreement completed.
2024-02-13 - 9:36:21 PM GMT



Attachment 1 LEGAL DESCRIPTION

*NEW DESCRIPTION FOR 2020*TOWN OF MILTON, ALL BLOCK 73, ACCORDING TO THE MAP OF PLAT THEREOF MADE BY W.J. STEVENS, & FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FL LESS & EXCEPT THE EAST 36 FEET OF LOTS 5 AND 6 THEREOF. ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 73, THENCE NORTH 00°00'00" EAST ALONG THE WEST R/W LINE OF CLARA STREET (54'R/W), A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 73; THENCE GO SOUTH 89°41'24" WEST ALONG THE NORTH LINE OF NORTH LOT 6, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°41'24" WEST ALONG SAID NORTH LINE OF LOT 6, A DISTANCE OF 6 FEET; THENCE SOUTH 01°08'44" WEST A DISTANCE OF 200.06 FEET TO THE NORTH R/W LINE OF MARGARET STREET (60'R/W); THENCE NORTH 89°41'24" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING (BEING THE WLY 10' +/- OF LOT 5 & 6) & FURTHER LESS & EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 73, TOWN OF MILTON, THENCE NORTH 02 DEGREES 54 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 5 & A PROJECT THEREOF FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 87 DEGREES 08 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 42.00 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 80.56 FEET; THENCE GO NORTH 03 DEGREES 08 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 144.75 FEET; THENCE GO NORTH 03 DEGREES 24 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 39.68 FEET TO AN INTERSECTION WITH SOUTHERLY R/W LINE OF BERRY HILL STREET (60 R/W); THENCE GO SOUTH 76 DEGREES 43 MINUTES 25 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF SAID BERRY HILL STREET FOR A DISTANCE OF 43.55 FEET; THENCE GO SOUTH 02 DEGREES 54 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 257.09 FEET TO THE POINT OF BEGINNING. (BEING NEW PARCEL & NEW DESCRIPTION AS THIS LESS OUT OF LOT 1 NKA LOT 1.1 FOR 2020) ALL AS DES IN OR 3934 PG 870

Signature: Scott Davis
Scott Davis (Feb 13, 2024 15:37 CST)

Email: fscottdavis915@gmail.com



Attachment 1 LEGAL DESCRIPTION.docx

Final Audit Report

2024-02-13

Created:	2024-02-13
By:	Logan DeVries (ldevries@devriesrealtygroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACdzHmm2Qspl1_CNFIQ9la-kwUErzIKee

"Attachment 1 LEGAL DESCRIPTION.docx" History

-  Document created by Logan DeVries (ldevries@devriesrealtygroup.com)
2024-02-13 - 8:57:21 PM GMT
-  Document emailed to Scott Davis (fscottdavis915@gmail.com) for signature
2024-02-13 - 8:57:24 PM GMT
-  Email viewed by Scott Davis (fscottdavis915@gmail.com)
2024-02-13 - 9:36:58 PM GMT
-  Document e-signed by Scott Davis (fscottdavis915@gmail.com)
Signature Date: 2024-02-13 - 9:37:15 PM GMT - Time Source: server
-  Agreement completed.
2024-02-13 - 9:37:15 PM GMT





Agenda Item # 2024-2341

Special Exception - 6055 Doctors Park Rd.

MEETING DATE

March 25, 2024

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Special Exception 6055 Doctors Park Road



City of Milton

February 28, 2024

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received a Special Exception request application from Patrick Buell, representative of Sootmaster Chimney Sweep, LLC, authorized applicant of the property located at 6055 Doctors Park Rd. This property is otherwise known as Parcel# 32-2N-28-0000-03902-0000. This request, if approved, will allow the owner to use the property as a Contractor Office with Storage. The property lies within the C-1 Zoning District, in which a Contractor Office with Storage requires 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. The City of Milton's Board of Adjustments will take this request under consideration, but before a special exception 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, March 25th, 2024, 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.

Sincerely,

Ian Rehrig

Assistant Planner/Mitigation Specialist

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." FS 286.01015

**CITY OF MILTON
APPLICATION TO BOARD OF ADJUSTMENT**

REQUEST #: _____


APPLICATION DATE: _____

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

Administrative Review _____ Special Exception Variance _____

Determination of Compatibility _____

1. NAME OF APPLICANT: James D Joyner
2. NAME OF BUSINESS: Sootmaster Chimney Sweep LLC
3. ADDRESS OF PROPERTY: 6055 Doctors Park Rd Milton, FL. 32583
4. LEGAL DESCRIPTION OF PROPERTY: _____

APPLICANT'S SIGNATURE: 

<u>4719 W Lynn Rd</u>	<u>Milton</u>	<u>FL.</u>	<u>32583</u>	<u>850 4954932</u>
ADDRESS	CITY	STATE	ZIP	PHONE #

OWNER'S SIGNATURE: _____

<u>5323 Black Rd.</u>	<u>Milton</u>	<u>FL.</u>	<u>32583</u>	<u>850 3465500</u>
ADDRESS	CITY	STATE	ZIP	PHONE #

OFFICIAL ACTION:

DATE: _____

ACTION: _____

A: \Forms \Application \BOAdisk)

ADMINISTRATIVE APPEAL

1. DESCRIBE ACTION OF PLANNING AND DEVELOPMENT DEPARTMENT BEING APPEALED: _____

2. EXPLAIN WHY THE ACTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT IS CONSIDERED IN ERROR: _____

3. IDENTIFY THE PROVISION OF THE LAND USE DEVELOPMENT REGULATIONS THAT IS INVOLVED IN THIS APPEAL.

ARTICLE _____ SECTION _____ PAGE _____

SPECIAL EXCEPTION

1. PRESENT LAND USE ZONE: C1
2. PRESENT USE OF PROPERTY: Oil Service Company office - Contractors office.
3. DESCRIBE SPECIAL EXCEPTION REQUESTED: Storage trailers are wanted to be kept on site behind our building to store product. Looking to be a contractors office with storage.
4. EXPLAIN WHY THE GRANTING OF THIS SPECIAL EXCEPTION WOULD NOT BE DETRIMENTAL TO THE GENERAL WELFARE NOR TO THE PROPERTY RIGHTS OF OTHERS IN THE VICINITY: No one else uses the dead ended road where they are kept, we are surrounded by trees out back.
5. IDENTIFY THE PROVISIONS OF THE LAND USE DEVELOPMENT REGULATIONS WHICH AUTHORIZED THE GRANTING OF THE SPECIAL EXCEPTION.

ARTICLE 7 SECTION 3 PAGE _____



Agenda Item # 2024-2342

Variance- 6797 Caroline St.

MEETING DATE

March 25, 2024

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Variance 6797 Caroline Street



City of Milton

March 06, 2024

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received and Application for Variance from First Baptist Church of Milton, authorized agent for the property located at 6797 Caroline St. and otherwise known as Parcel # 03-1N-28-2530-06600-0010. This variance request, if approved, will allow the applicant to demolish the existing building at the corner of Dr. Martin Luther King Jr Dr. and Ann St. and put in its place a new building with decreased streetscape buffer yard requirements. The property lies within the R-2 One- and Two- Family Residential Zoning District.

The City of Milton's Unified Development Code Article 12.5(B) requires streetscape buffer yards to be a minimum of twenty (20) feet in width and to include buffering elements such as planted shade trees, shrubs, a 5-foot wide sidewalk, and amenities such a "street furniture". Such language constitutes a variance to decrease the streetscape buffer yard from the required twenty (20) feet to the proposed and existing streetscape buffer ranging from 3.8 feet to 6.1 feet wide and to forego any landscape features. Furthermore, in Section 3.4, it is stated that the Board of Adjustment shall make a finding that the requirements regarding hardship relief have been met by the applicant for a variance, that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land. The City of Milton's Board of Adjustments will take this request under consideration, but before a variance 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 March 25th, starting at 5:30 p.m. 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.

Sincerely,

Jacob Hullett
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

CITY OF MILTON
APPLICATION TO BOARD OF ADJUSTMENT


REQUEST #: _____

APPLICATION DATE: 3-1-2024

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: FIRST BAPTIST CHURCH OF MILTON
2. NAME OF BUSINESS: SAME
3. ADDRESS OF PROPERTY: 6797 CAROLINE STREET
4. LEGAL DESCRIPTION OF PROPERTY: SEE ATTACHED

APPLICANT'S SIGNATURE: DAVID FITZPATRICK FOR FIRST BAPTIST CHURCH 

10250 N. PALAFOX ST.	PENSACOLA	FL	32534	850-476-8677
ADDRESS	CITY	STATE	ZIP	PHONE #

OWNER'S SIGNATURE: _____

6797 CAROLINE STREET	MILTON	FL	32570	850-623-3122
ADDRESS	CITY	STATE	ZIP	PHONE #

OFFICIAL ACTION:
DATE: _____
ACTION: _____

A:\Forms\Application\BOAdisk

VARIANCE

1. PRESENT LAND USE ZONE: R-2

2. PRESENT USE OF PROPERTY: CHURCH

3. DESCRIBE REQUESTED VARIANCE: WE ASK THAT THE 20' BUFFER ALONG MLK JR BLVD BE REDUCED TO, FROM 3.6' AT THE NORTHWEST CORNER OF THE PROPOSED BUILDING AND TO 6.1' AT THE SOUTHWEST CORNER. BY THIS GRANTING WE WOULD ALSO BE REDUCING THE BUILDING SETBACK LINE TO MATCH THOSE MEASUREMENTS LISTED ABOVE.

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: THE PROPOSED BUILDING FOR THE MOST PART MATCHES THE EXISTING BUILDING AND ADJACENT CONCRETE PARKING LOCATION. THE PROPOSED BUILDING WILL NEAR MATCH THE BUILDING SETBACK OF THE CHURCH BUILDING LOCATED JUST NORTH. BY NOT GRANTING THE VARIANCE THE EXISTING PARKING LOT EAST OF THE PROPOSED BUILDING WOULD BE LIMITED TO SINGLE SIDE PARKING THEREBY REDUCING NEEDED PARKING.

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: THE GRANTING OF THIS VARIANCE WILL ALLOW CONTINUED USE OF THE EXISTING PARKING LOT LOCATED ON THE EAST SIDE OF THE PROPOSED BUILDING. FUTURE PLANS ARE TO REHABILITATE THIS EXISTING PARKING LOT TO INCREASE MUCH NEEDED PARKING FOR THE CHURCH.

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: USUALLY IN CITIES, BUILDING FRONT ALIGNMENTS ARE PREFERRED TO BE SIMILAR. THEREFORE IN MOST INSTANCES THIS REQUEST WOULDN'T BE CONSIDERED A SPECIAL PRIVILEGE.