



MILTON PLANNING BOARD
Regular Meeting Agenda

August 20, 2024
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 # 2024-2684
 - Approval of Minutes from July 16, 2024, meeting
- 4. Citizen Comments**
- 5. New Business**
 - Item # 2024-2685
 - Rezoning - Munson Hwy.
- 6. Old Business**
 - Item # 2024-2686
 - Architectural Design Standards - RC - 1 District
- 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 # 2024-2684

Approval of Minutes from July 16, 2024, meeting

MEETING DATE

August 20, 2024

PREPARED BY

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

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. MPB July Minutes 2024

MILTON PLANNING BOARD**July 16, 2024**

The Milton Planning Board met on Tuesday, July 16, 2024, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT:

Steve Dobbs
Amber Leek
Bruce Predmore
Gregory Scoville
Melissa Simpson

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

OTHERS:

Councilman Mike Cusack and Larry Lawrence McKee

The meeting was called to order at 5:30 p.m. Greg Scoville approved the agenda, seconded by Amber Leek; approved 5-0. Amber Leek made a motion to approve the February 20, 2024, minutes, seconded by Gregory Scoville; approved 5-0. Tim Milstead welcomed Bruce Predmore and Melissa Simpson.

ECONOMIC DEVELOPMENT UPDATE:

Tim Milstead provided the board with an Economic Development update. Mr. Milstead explained on July 26, 2024, The Blackwood Financial Group will be hosting an open house, Capstone Academy, Lonni Bennett's Barber Shop, and the Historical Society received façade grant funding.

NEW BUSINESS:

Architectural Design Standards – RC – 1 District – Tim Milstead explained this item was forwarded from Council. Mr. Milstead provided Architectural Standards from our UDC, Milton's CRA Map, proposed Overlay District Map (NMOD) including the CRA Districts and Garden District, and A Pattern Book for Gulf Coast Neighborhood. Mr. Milstead explained the design would amend the code and to indicate that this would apply to the RC-1 District, all the CRA Areas, an additional definition for the garden district, and to promote new development within these areas to guide the architectural growth within that area. Larry McKee, Milton, is concerned with language change and feels we can encourage this without changing the language. The board decided to bring this back at the next meeting.

PLANNING DEPARTMENT UPDATE:

Jacob Hullett explained that Walmart, Grover's, and the Dogwood Drive redevelopment across from Publix is permitted. Mr. Hullett explained 7 Brew and a new RV Resort on Munson Hwy have submitted plans, and Tranquility at Milton is almost completed.

There was no further business to discuss, and the meeting was adjourned at 6:03 p.m.



Agenda Item # 2024-2685

Rezoning - Munson Hwy.

MEETING DATE

August 20, 2024

PREPARED BY

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

BACKGROUND

SUMMARY

RECOMMENDATION

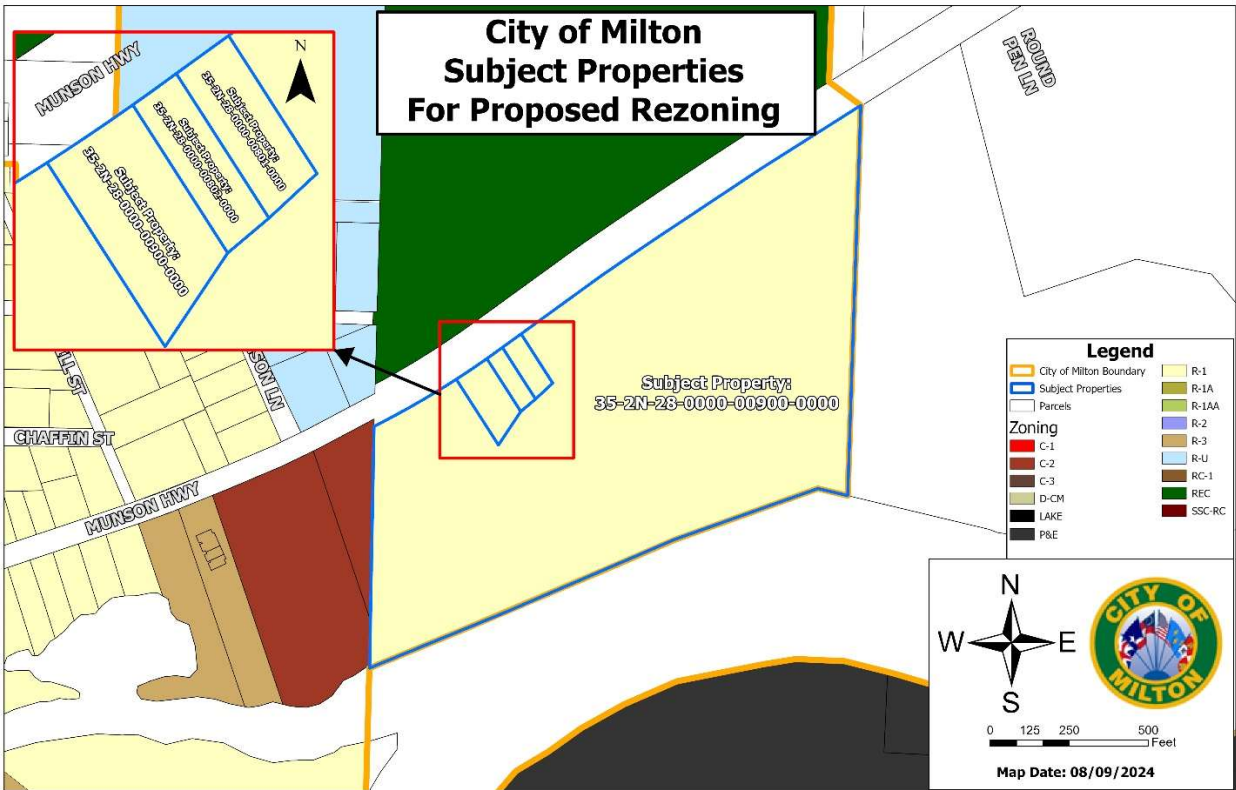
ATTACHMENTS

1. Public Notice Simmons Rezoning

PUBLIC HEARING NOTICE
NOTICE OF REZONING AND FUTURE LAND USE MAP
AMENDMENT

This letter serves as a notice that Fred Simmons, Authorized Agent of the subject properties shown below, proposes to change the current zoning classifications of the properties that are otherwise known as Parcels: 35-2N-28-0000-00700-0000, 35-2N-28-0000-00900-0000, 35-2N-28-0000-00802-0000, and 35-2N-28-0000-00801-0000. Included with the rezoning application are changes to the Future Land Use Map portion of the Comprehensive Plan to reflect the changes proposed by the request. The proposed change will convert the existing *R-1 Single-Family Residential Zoning District* to *C-2 General Commercial Zoning District* and the Future Land Use Map’s current *Single Family Residential* designation to *Commercial*.

Parcels: 35-2N-28-0000-00700-0000, 35-2N-28-0000-00900-0000, 35-2N-28-0000-00802-0000, and 35-2N-28-0000-00801-0000



YOU ARE HEREBY NOTIFIED that a Public Hearing on the proposed rezoning and FLUM change will be held before the City Council on **Tuesday, September 10th, 2024 at 6:30 P.M.** If approved, a second Public Hearing will be held on **Tuesday, October 8th, 2024 at 6:30 P.M.** The purpose of the Public Hearing is to receive comments and make decisions regarding the above matter. Additionally, the City Council will meet as a work session and will review the proposal on September 10th, 2024, at 5:30 PM and the Milton Planning Board will review the proposed rezoning on August 20, 2024, at 5:30 PM. **All meetings will be held 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>

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Agenda Item # 2024-2686

Architectural Design Standards - RC - 1 District

MEETING DATE

August 20, 2024

PREPARED BY

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

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None