



**MILTON PLANNING BOARD**  
**Regular Meeting Agenda**

June 30, 2025  
5:30 PM  
6738 Dixon Street  
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Invocation & Pledge of Allegiance**
- 3. Approval of Minutes**  
Item # 2025-3409  
Approval of Minutes from December 2, 2024, meeting
- 4. Citizen Comments**
- 5. New Business**  
Item # 2025-3410  
Variance - 5500 Dogwood Dr.
- 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 # 2025-3409

# Approval of Minutes from December 2, 2024, meeting

## MEETING DATE

June 30, 2025

## PREPARED BY

## BACKGROUND

## SUMMARY

## RECOMMENDATION

## ATTACHMENTS

1. BOA December 2 2024 minutes

**BOARD OF ADJUSTMENT**

**December 2, 2024**

The Board of Adjustment met on Monday, December 2, 2024, at 5:30 p.m. in the Council Chambers at City Hall.

**PRESENT:** Ricky Downs  
Kristopher Long  
Dennis Rogers  
Karra Graber  
Howard Steele  
Jay Camp

Tim Milstead, Planning Director  
Ian Rehrig, Current Planner

**OTHERS:** Lether Niedermeier, Felipe Niedermeier, and Hunter Dobbins

Ricky Downs called the meeting to order at 5:30 p.m. Kristopher Long made a motion to approve the minutes from September 30, 2024, meeting, seconded by Karra Graber; approved 6-0.

**NEW BUSINESS:**

**Variance – 5615 Alabama St.**

Ian Rehrig presented the case before the board regarding 5615 Alabama St. Variance. This property is located along the west side of Alabama Street between North Avenue and Harvell Street and is zoned as R-1 (Single Family Residential Zoning District). This request will allow, if approved, for the applicant to construct an addition of just under 900 square feet onto the existing single family residential home, and this addition would have a rear property line setback of approximately 6.9 feet.

The City of Milton's Unified Development Code states in Table 6.2.1 that the minimum rear property line setback for single-family residences within the R-1 zoning district is 20 feet. Therefore, the applicant is requesting a variance from this requirement of approximately 13.1 feet.

Lether Niedermeier, owner of this property, spoke in favor of the variance. Howard Steele made a motion to approve the variance for 5615 Alabama St., seconded by Kristopher Long; approved 6-0.

Tim Milstead would bring back information on the bacteria posting at Jernigan’s Landing. Tim Milstead explained that the Tranquility Apartments are almost complete, Grovers and the buildings across from Publix are continuing construction, 7 Brew is soon to start construction, and the Neighborhood Walmart is starting construction.

There being no further items to discuss, the meeting was adjourned at 5:51 p.m.



Agenda Item # 2025-3410

## Variance - 5500 Dogwood Dr.

### MEETING DATE

June 30, 2025

### PREPARED BY

### BACKGROUND

Variance Review

### SUMMARY

### RECOMMENDATION

### ATTACHMENTS

1. 2025 05 15 Shrecengost\_Variance\_application\_signed
2. 2025 05 15 Shrecengost\_fence\_location\_graphic
3. 2025 05 20 Shrecengost cement walls
4. 2025 05 20 Shrecengost dog fence area pictures
5. 5500 Dogwood Dr. Variance Public Notice Letter

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

**REQUEST #:** \_\_\_\_\_

**APPLICATION DATE:** May 16, 2025

**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:** Wade and Teresa Shrecengost
2. **NAME OF BUSINESS:** \_\_\_\_\_
3. **ADDRESS OF PROPERTY:** 5500 Dogwood Drive, Milton, FL 32570
4. **LEGAL DESCRIPTION OF PROPERTY:** Single family home

**APPLICANT'S SIGNATURE:** \_\_\_\_\_

<u>5500 Dogwood Drive</u>	<u>Milton</u>	<u>FL</u>	<u>32570</u>	<u>757-572-3677</u>
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>PHONE #</b>

**OWNER'S SIGNATURE:** \_\_\_\_\_

<u>5500 Dogwood Drive</u>	<u>Milton</u>	<u>FL</u>	<u>32570</u>	<u>757-572-3677</u>
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>PHONE #</b>

**OFFICIAL ACTION:**

**DATE:** \_\_\_\_\_

**ACTION:** \_\_\_\_\_

\_\_\_\_\_

*A:\Forms\Application\BOAdisk*

## VARIANCE

1. **PRESENT LAND USE ZONE:** Residential
2. **PRESENT USE OF PROPERTY:** Residence, primary home
3. **DESCRIBE REQUESTED VARIANCE:** We seek to install an 8 foot safety and privacy fence around part of my rear property, surrounding the garage and rear patio of the house. There is a cement block/brick wall that varies in height that would allow my dogs to climb and jump over a standard 6ft fence. Addendum shows pictures with measurements and descriptions.
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:** There is a cement and brick wall (varying 18in to 36in tall) located around our rear patio and within the fenced area that my dogs would use to jump on and climb over a standard 6ft fence. The 8ft fence will prevent my dogs from escaping and getting hit by traffic along Dogwood Drive. Moreover, the neighbors at 5510 Dogwood Drive have a camera focused on my rear patio, violating my privacy.
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** A fence that is 6ft tall would allow my dogs to easily jump and climb over, escaping, and potentially causing traffic accidents or getting killed. Moreover, I have anxiety from my military service and require a peaceful and private area to unwind. The 6ft fence allows the neighbor to continue to "watch" and monitor me and my family on my rear patio, causing me additional anxiety and other related physical problems. Everyone has the right to protect their pets as well as to privacy on their own property. The 8ft fence is a significant improvement over the previous ~7 ft fence.
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:** I'm not seeking special privileges. I only seek: one, the right to safely protect my dogs; and two, the right to my privacy. The neighbors (complainants) at 5510 Dogwood Drive went so far as to get their home removed (blurred) from Google Maps Street View. The complainants find it necessary to focus their cameras on my home (as well as their other neighbor 5522 Dogwood Drive), violating my right to privacy while expecting their own privacy.




This variance application includes two addenda.

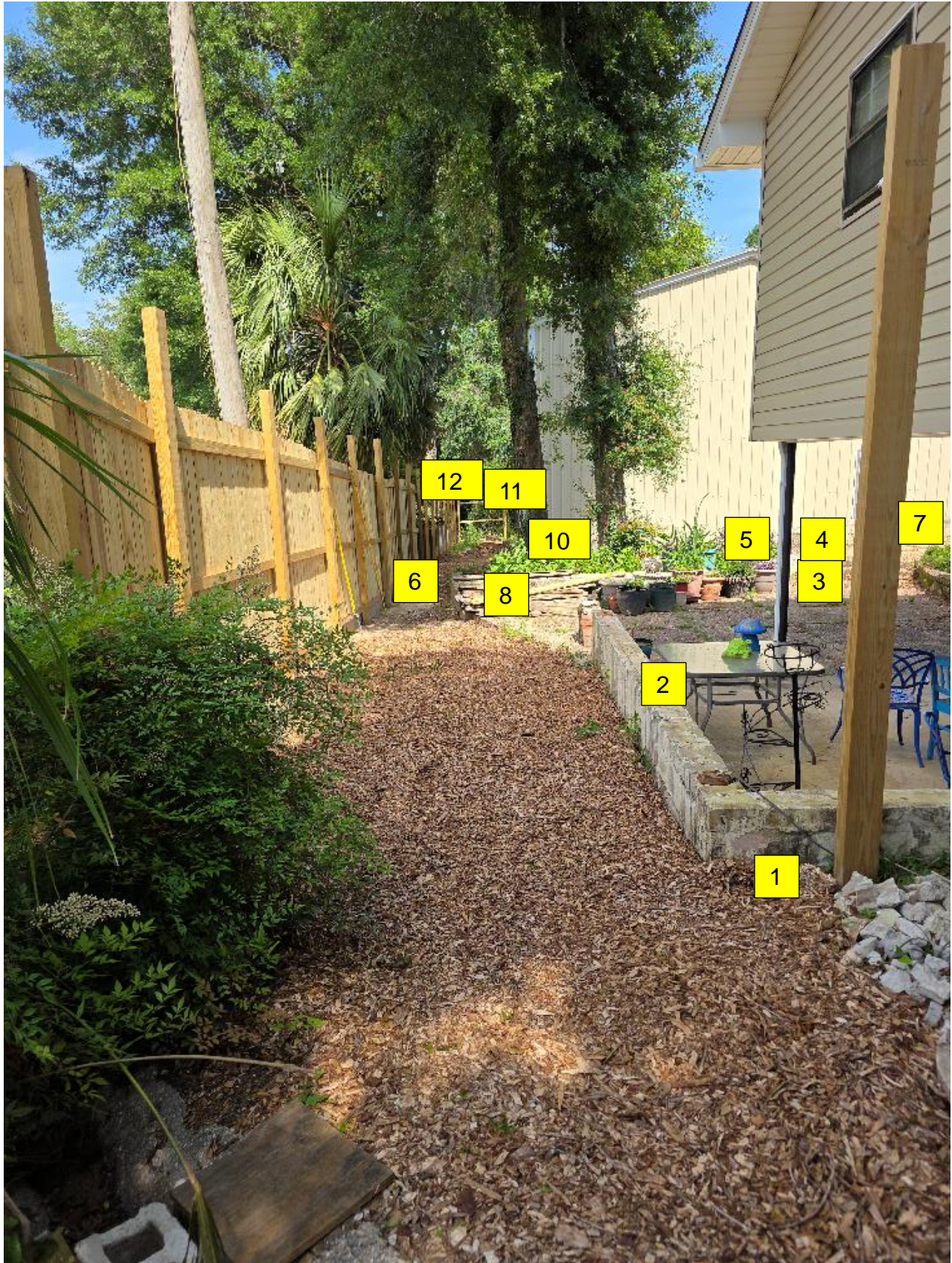
Shrecengost Variance Application Addendum  
5500 Dogwood Drive, Milton



\*Not to scale, but pretty close to size and location



-  Green lines mark location of previous existing brick and cinderblock walls
-  Red lines around garage mark location of a ~5.5 inch wide lip/edge around the garage where dogs could use to climb and jump over fence
-  Yellow lines mark location of proposed 8ft safety and privacy fence



Overview of area to be fenced for our dogs.

Shrecengost Variance Application Addendum  
5500 Dogwood Drive, Milton

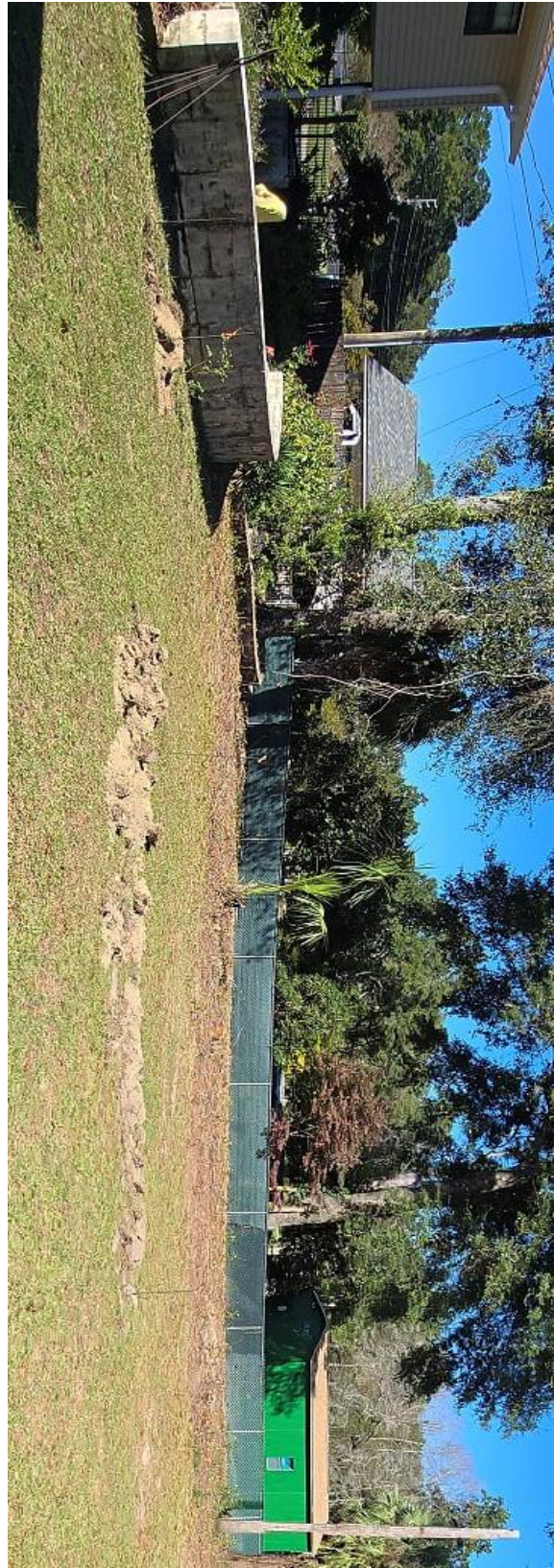
Meet Lucky and Princess, our two rescue dogs we've had for a few years, now. We don't want them to be able to escape and get hurt or killed.



Lucky, jumper and climber



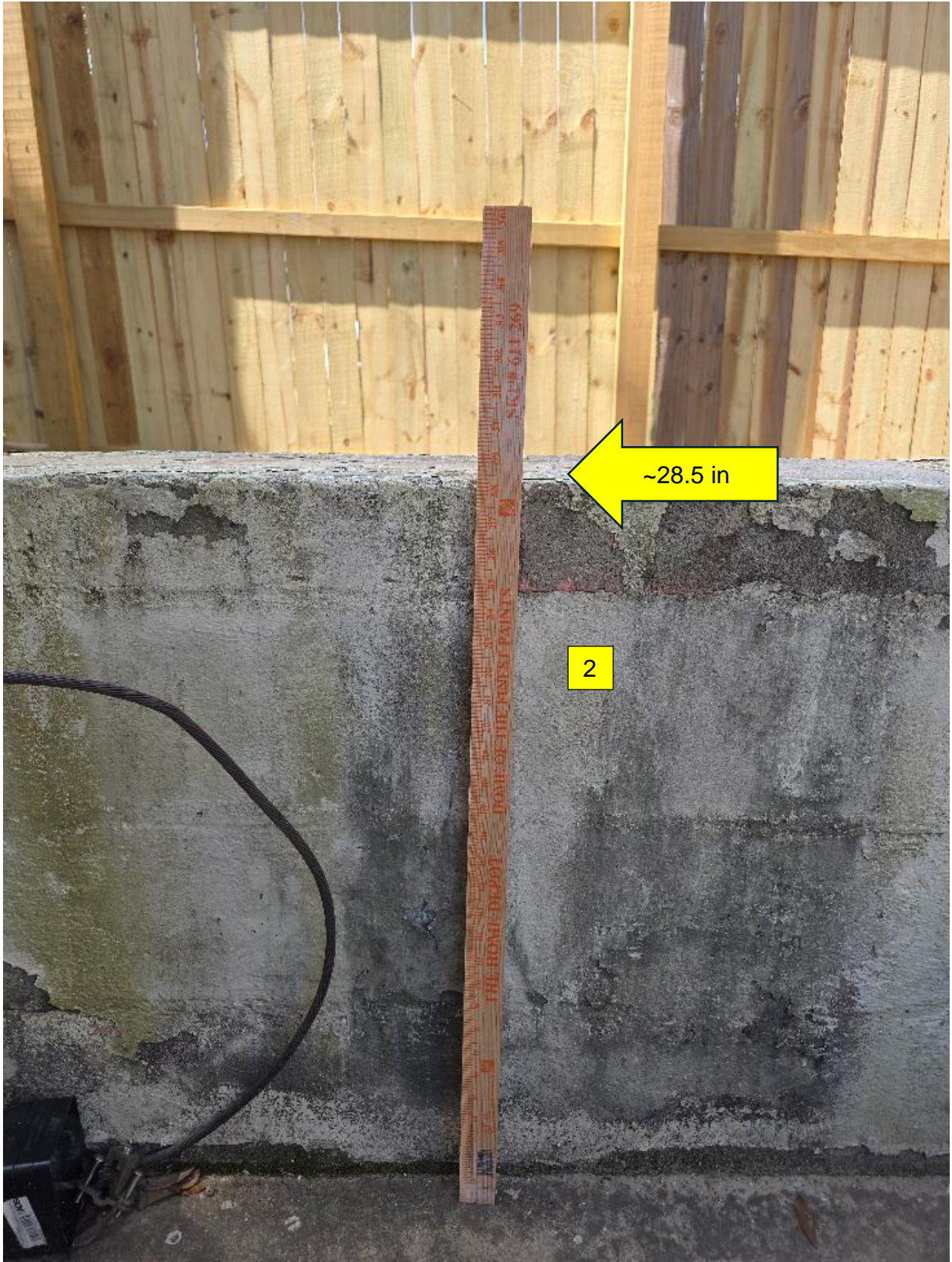
Princess, jumper, climber, and runner



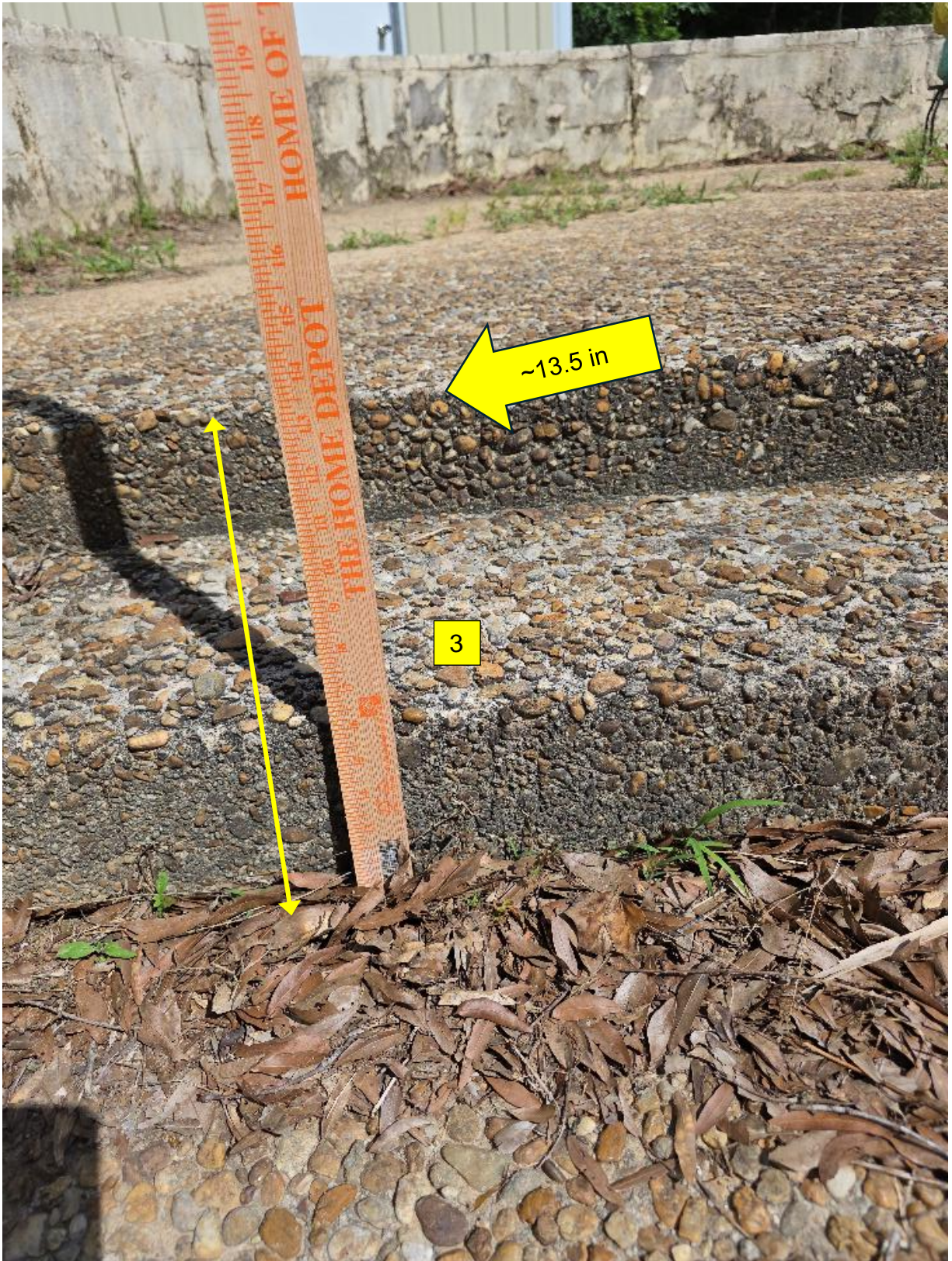
Alternate view of lower patio, ground level, showing areas 5 and 7 (prior to garage).



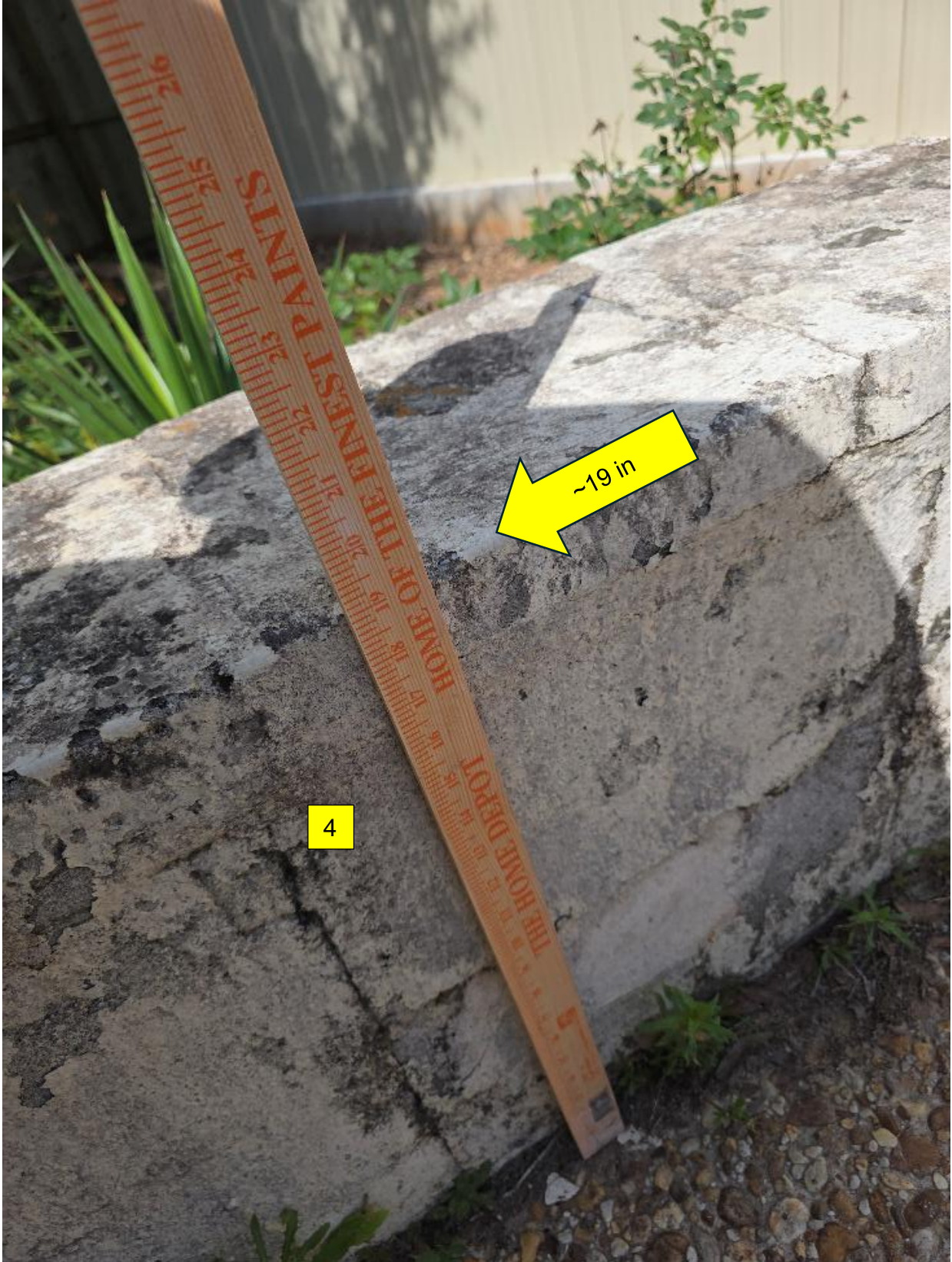
(1) Top wall of patio where fence will be erected. The cement block wall for the basement patio is 17 inches above ground on the outside, along where the fence will be located.



(2) Basement patio interior side of wall is 28.5"



(3) Patio stairs (13.5") from lower deck to upper deck, along where fence will be located.

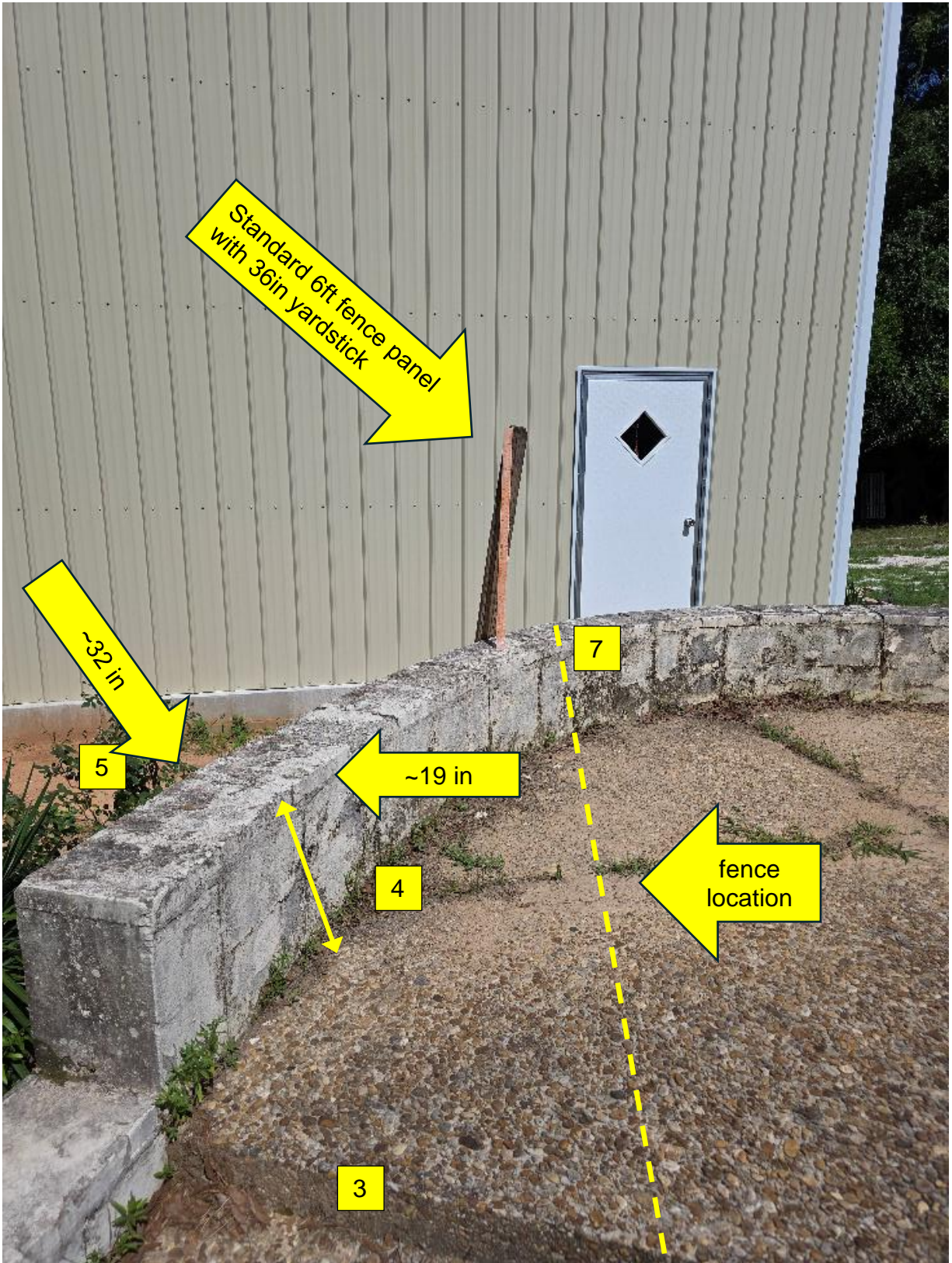


(4) Rear basement patio upper deck 19" tall cement wall. The fence will be adjacent to this.

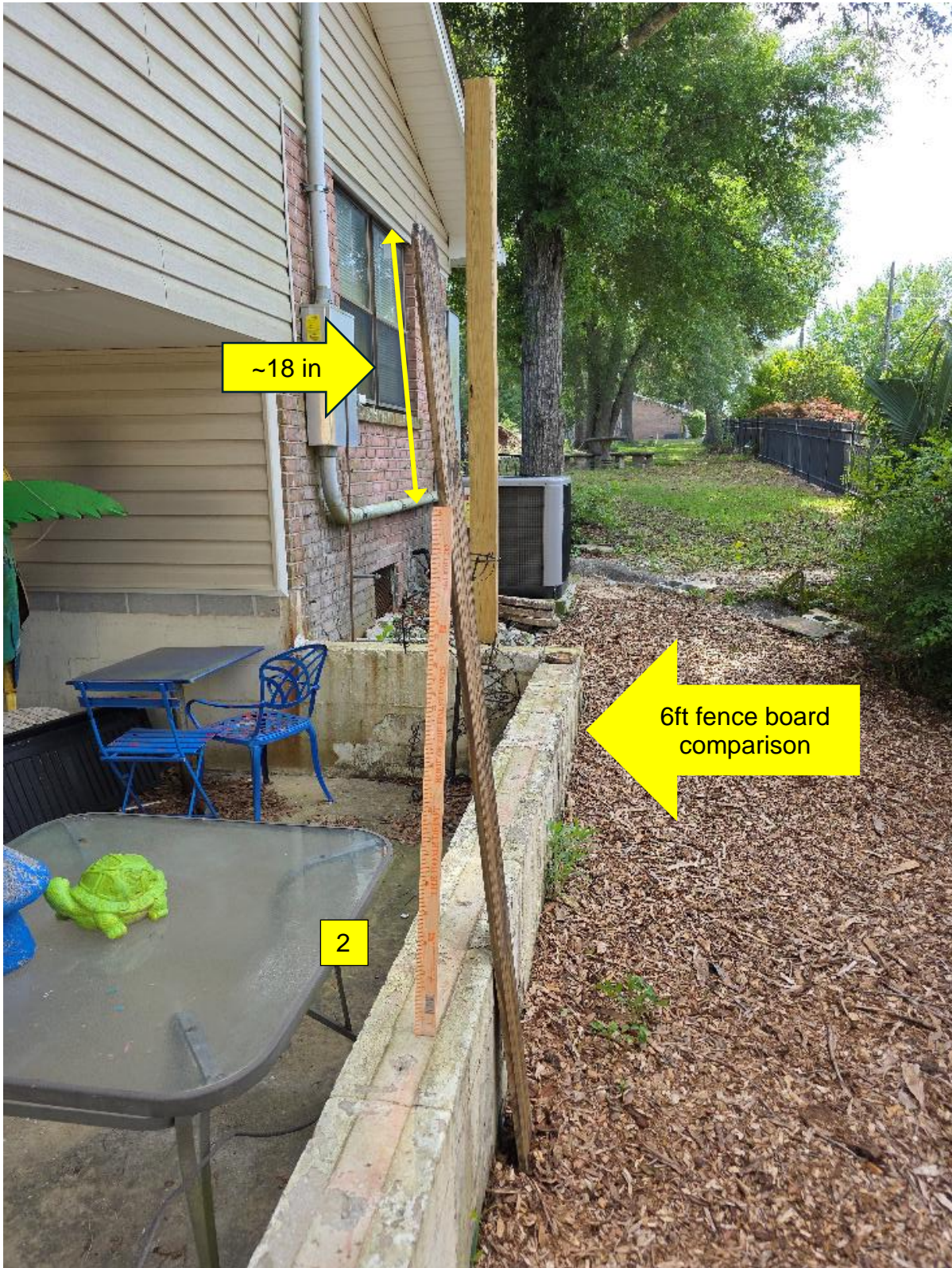


(5) Outside wall height of 32". This is outside of area labeled (4)





Closer view of areas 3, 4, and 5. Also shows where fence will be located. Area 5 shows height of cement wall to ground, outside patio.



Secondary view of area (2).



Area (6) showing brick wall height of 18" with 36" yardstick on top and standard 6ft fence panel height. This is 3.5 feet from new fence location.

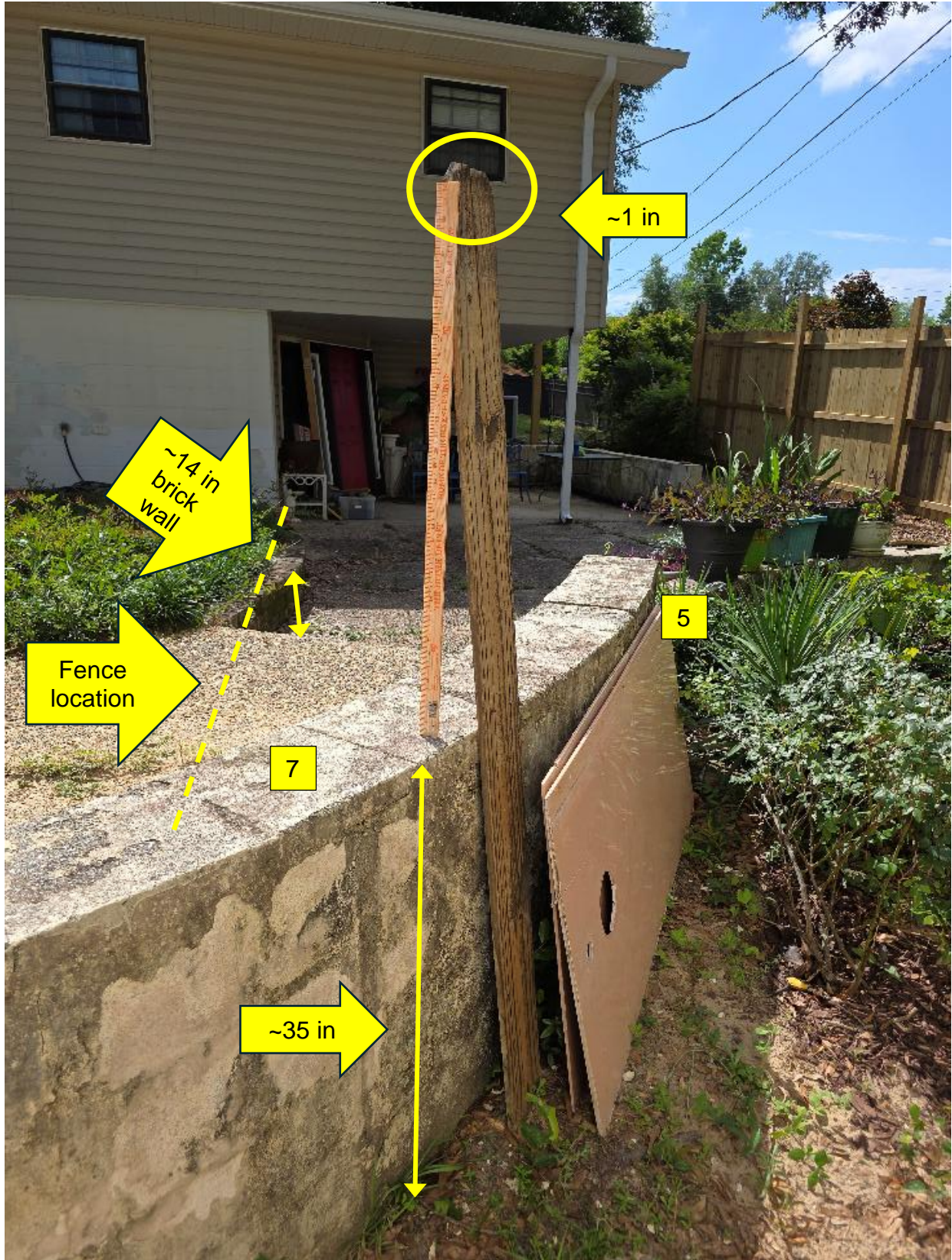


(8) view at end of block wall, near the edge of the patio near the fence location.



(8) view and measurement of front of wall on the edge of the patio, near where the fence will be located





(7) shows wall height of 35" plus 36" yardstick leaning against a standard 6ft fence panel. This is where the fence will be located, going across the upper patio to the rear basement door.



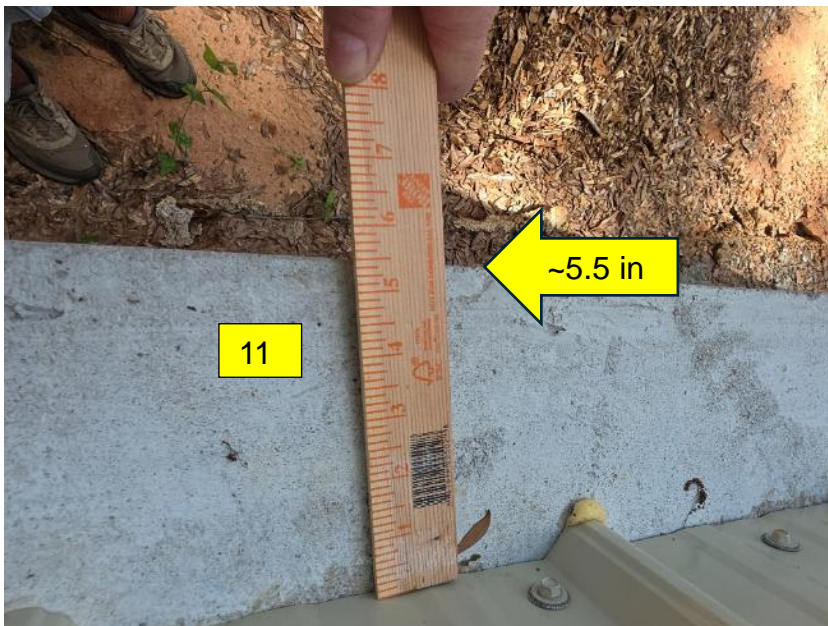
Picture shows front upper(10) and rear lower(11) corners of garage slab height.



Picture shows front upper corner (10)



Area (12), lower rear corner is 55" tall



This picture shows the edge of the garage foundation, around the entire garage perimeter.



Current picture showing neighbor camera pointed at our rear patio area, although the 8ft fence we started building is blocking their view. CAMERA WAS MOVED.



November 1, 2023 picture showing neighbor's camera focused on my rear patio. Photo taken while taking pictures of power lines on my house at 5500 Dogwood Dr.



Reference picture showing how/why I have pictures of their camera. I was photographing the powerlines for the power company where squirrels have been chewing.



November 1 2023 picture showing camera focused on my rear patio.



October 2023 pictures showing old fence that was ~7ft tall in some areas because it was off the ground. The camera is also shown, aimed at our patio, just above the fence.



Previous fence pictures.



Previous fence pictures.



# City of Milton

June 3, 2025

## PUBLIC NOTICE

### TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received an application from Wade and Teresa Shrengost, authorized agents and owners of the property located at 5500 Dogwood Dr., Milton, FL 32570. This property is otherwise known as Parcel # 33-2N-28-0000-01700-0000. This request, if approved, will allow the applicant to build an eight (8) foot privacy fence along the northern interior side yard and rear yard of the residential parcel. The property lies within the R-1A Single-Family Residential Zoning District.

The City of Milton's Unified Development Code, Article 9.3 Accessory Structures and Uses states fences in residential districts are permitted in front, interior side, side, and rear yards. Also stated in Article 9.3, where fences are allowed in such yards, the fence is permitted up to a maximum height of six (6) feet when located within the interior side, side, and rear yards. Such language constitutes a request to be made to the Board of Adjustments for the construction of an eight (8) foot privacy fence, in the interior side yard and rear yard, within a residential zoning district. 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 30th, 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,

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