



MILTON PLANNING BOARD
Regular Meeting Agenda

July 28, 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 # 2025-3456
 - Approval of Minutes from June 30, 2025, meeting
- 4. Citizen Comments**
- 5. New Business**
 - Item # 2025-3457
 - Variance - 5900 Block of Dogwood Dr.
- 6. Old Business**
 - Item # 2025-3458
 - Variance - 5500 Dogwood Dr.
- 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 # 2025-3456

Approval of Minutes from June 30, 2025, meeting

MEETING DATE

July 28, 2025

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. BOA June 30, 2025 minutes

BOARD OF ADJUSTMENT

June 30, 2025

The Board of Adjustment met on Monday, June 30, 2025, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT: Jay Camp
Dennis Rogers
Karra Graber
Howard Steele

Ian Rehrig, Current Planner
Melissa Short, Administrative Assistant

OTHERS: Wade and Teresa Shrecengost, Jim Hawthorne

Jay Camp called the meeting to order at 5:36 p.m. Howard Steele made a motion to approve the minutes from December 2, 2024, meeting, seconded by Karra Graber; approved 4-0.

NEW BUSINESS:

Variance – 5500 Dogwood Dr.

Ian Rehrig presented the case before the board regarding 5500 Dogwood Dr. Variance. 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.

Wade and Teresa Shrecengost, owner of this property, spoke in favor of the variance and explained this fence is to protect their dogs and provide more privacy. Jim Hawthorne, a neighbor, expressed some concerns with airflow in the backyard, weeding the area between the fence, and staying with the maximum height of six feet in Article 9.3 of the City of Milton's Unified Development Code. Teresa Shrecengost, owner, spoke in favor of the variance and explained they would maintain the weeds between the fences, the fence would provide safety for their dogs, and provide privacy. The board members explained that there could be conditions added to a variance request. The board members suggested investigating and examining options from minimizing the chance of the dogs jumping over the fence and satisfying the neighbors. Dennis Rogers made a motion to approve the variance limited to the ownership of the property and to maintain the fence line, seconded by Karra Graber. Open for discussion, Howard Steele explained the condition of maintaining the fence line already exists and feels like there is another way to resolve keeping the dogs safe and from varying the Fence Ordinance. The motion did not pass the board voted 3-1. The board members decided to table this to the next meeting July 28, 2025. Jay Camp made a motion to postpone this to the next meeting and Mr. and Mrs. Shrecengost can bring back any additional information or anyone with a different solution, seconded by Dennis Rogers; approved 4-0.

There being no further items to discuss, the meeting was adjourned at 6:39 p.m.



Agenda Item # 2025-3457

Variance - 5900 Block of Dogwood Dr.

MEETING DATE

July 28, 2025

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. 5900 Block of Dogwood Dr. Public Notice and Variance App



City of Milton

July 9, 2025

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received a variance request application submitted by Paul Salter, authorized agent of ABSE Investments, LLC, the property owner of two vacant parcels located within 5900 Block of Dogwood Dr., Milton, FL 32570. The subject properties are identified as Parcel ID #28-2N-28-1970-00000-0051 and #28-2N-28-1970-00000-0050, and are situated on the east side of Dogwood Drive, between Rosasco Street and Magnolia Bend Boulevard. Both parcels are zoned C-1 (Neighborhood Commercial Zoning District).

The applicant is requesting a variance to exceed the maximum allowable impervious surface area permitted within the C-1 zoning district. According to Table 6.3.1 of the City of Milton's Unified Development Code, the maximum impervious surface area for non-residential uses in the C-1 Zoning District is 60%. The applicant is requesting approval to increase the impervious surface area to 85%.

The City's Board of Adjustments will take this request into consideration, but 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 July 28th, starting 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. For additional information regarding this request, please contact the City of Milton's Planning and Development Department at (850) 983-5440. Thank you.

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

CITY OF MILTON APPLICATION TO BOARD OF ADJUSTMENT


REQUEST #: _____


APPLICATION DATE: JUNE 17, 2025

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: ABSE INVESTMENTS LLC
2. NAME OF BUSINESS: N/A
3. ADDRESS OF PROPERTY: 5940/5914 DOBWOODS DRIVE, MILTON
4. LEGAL DESCRIPTION OF PROPERTY: *28-11-28-1970-0000-0050
28-11-28-1970-0000-0051

APPLICANT'S SIGNATURE:  PAUL E. SALTER (MGR)
6105 HIGHWAY 90 MILTON FL 32570 850-232-5371
 ADDRESS CITY STATE ZIP PHONE #

OWNER'S SIGNATURE:  PAUL E. SALTER (MGR)
6105 HIGHWAY 90 MILTON FL 32570 850-232-5371
 ADDRESS CITY STATE ZIP PHONE #

OFFICIAL ACTION:

DATE: _____

ACTION: _____

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VARIANCE

1. PRESENT LAND USE ZONE: C-1 COMMERCIAL
2. PRESENT USE OF PROPERTY: VACANT
3. DESCRIBE REQUESTED VARIANCE: REQUESTING AN INCREASE IN THE ALLOWABLE IMPERVIOUS COVERAGE FROM 60% TO 85%
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: PER OUR ENGINEER, THE STORMWATER RETENTION POND HAS BEEN OVERDESIGNED TO FULLY CONTAIN RUNOFF WITHOUT ANY DISCHARGE, THEREBY PROTECTING THE SURROUNDING PROPERTIES. THIS DESIGN APPROACH ENABLES THE APPLICANT TO MAXIMIZE THE DEVELOPABLE ARE OF THE SUBJECT PARCEL.
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: SURROUNDING PARCELS WITHIN THE SAME C-1 ZONING CLASSIFICATION CURRENTLY EXCEED THE 60% IMPERVIOUS COVERAGE LIMIT. GRANTING THIS REQUEST WOULD ALIGN THE SUBJECT PARCEL WITH THE SAME DEVELOPMENT PATTERN IN THE AREA.
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: APPROVAL THIS REQUEST WILL ALLOW APPLICANT TO BE IN LINE WITH OTHER PROPERTIES IN THE SAME GENERAL AREA.



GECI & ASSOCIATES, INC.
E N G I N E E R S

June 16th, 2025

Mr. Tim Milstead
City of Milton Planning & Development
6738 Dixon Street
Milton, Florida, 32572

RE: Dogwood Commercial
Impervious Coverage Allowance
G&A Reference: 36501

Dear Tim:

On behalf of ABSE Investments LLC, we have reviewed the City of Milton Land Development Code: given the assigned C-1 zoning, the impervious coverage allowance for this site was found to be 60%. As commercial sites in this area typically have greater impervious coverage, meeting this requirement is a hardship for this project.

A variance request is currently being pursued to approve 85% impervious coverage. Given the nature of this request, potential stormwater impacts is of utmost concern. To meet the City stormwater requirements, all project drainage is to be directed to a new stormwater pond designed to ensure post-development runoff rates do not exceed pre-development rates; these facilities are required to meet the 100-year design frequency. This project has been designed to ensure this requirement is met assuming up to 85% impervious coverage. Additionally, the proposed storm pond has been oversized to capture & retain 100% of runoff with no discharge. In other words, there will be no post-development stormwater discharge, and all downstream properties will experience reduced runoff rates as a result of the measures taken by this development.

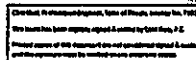
Please let us know if supporting documentation is required at this time, and we will be happy to help.

Sincerely,

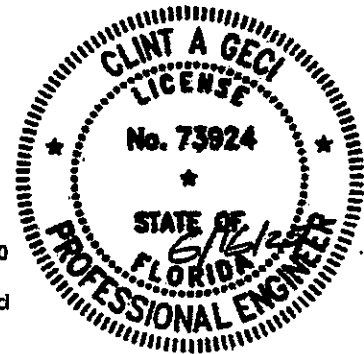
GECI AND ASSOCIATES ENGINEERS, INC.

Clint Geci, PE

cc: Mr. Paul Salter
Mr. John Wood



Digitally signed by
Clint A Geci
DN: c=US,
o=Unaffiliated,
dnQualifier=A01410C0
0000193268179F5001
2A7D5, cn=Clint A Geci
Date: 2025.06.16
12:55:27 -05'00'





Agenda Item # 2025-3458

Variance - 5500 Dogwood Dr.

MEETING DATE

July 28, 2025

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. 5500 Dogwood Dr. Variance Public Notice Letter (1)
2. 2025 05 15 Shrecengost_Variance_application_signed (1)
3. 2025 05 15 Shrecengost_fence_location_graphic (1)
4. 2025 05 20 Shrecengost cement walls (2)
5. 2025 05 20 Shrecengost dog fence area pictures (3)



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 Shreengost, 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

**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>
ADDRESS	CITY	STATE	ZIP	PHONE #

OWNER'S SIGNATURE: _____

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

OFFICIAL ACTION:

DATE: _____

ACTION: _____

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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.

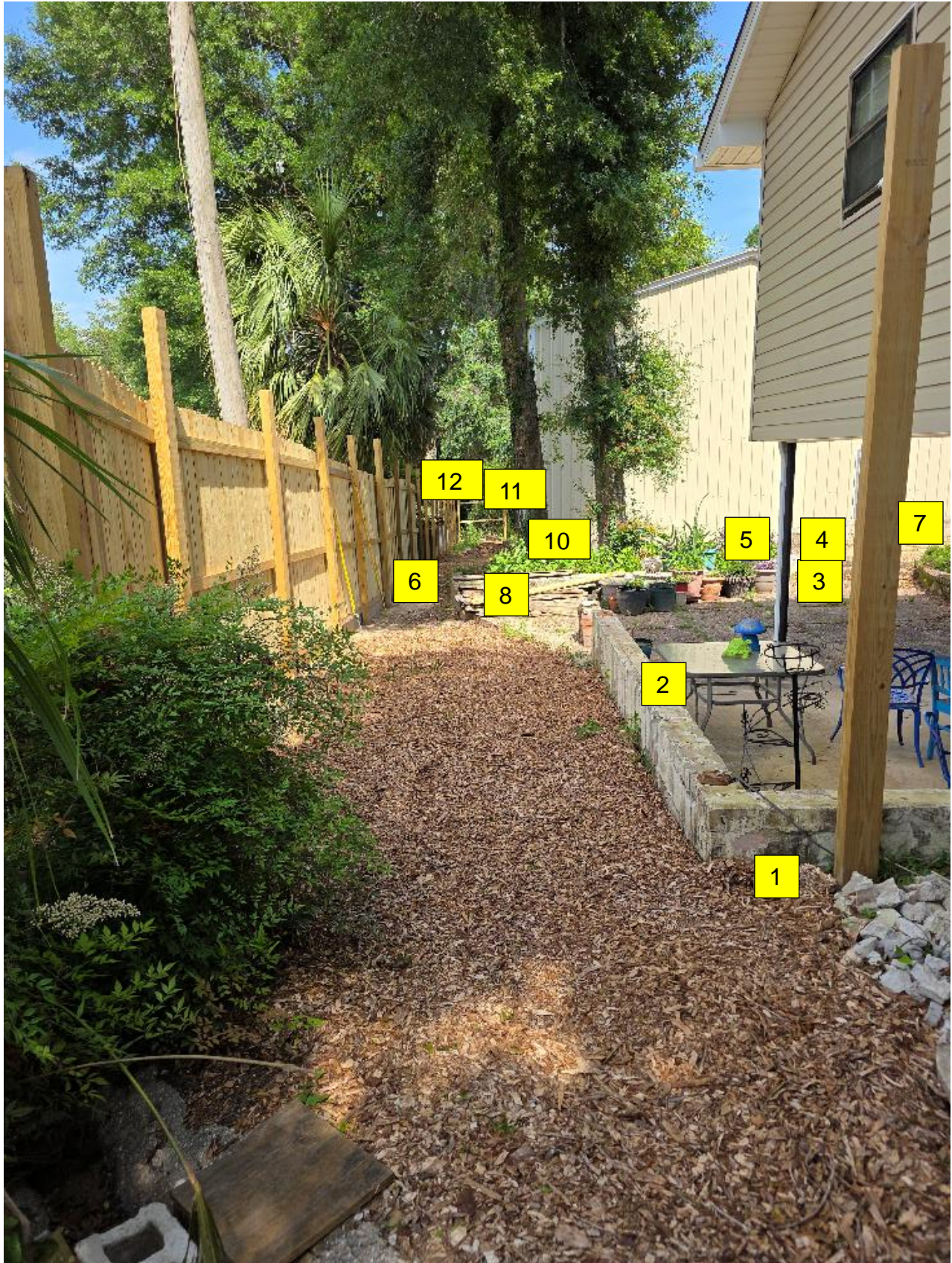
Shrecengost Variance Application Addendum
5500 Dogwood Drive, Milton



*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



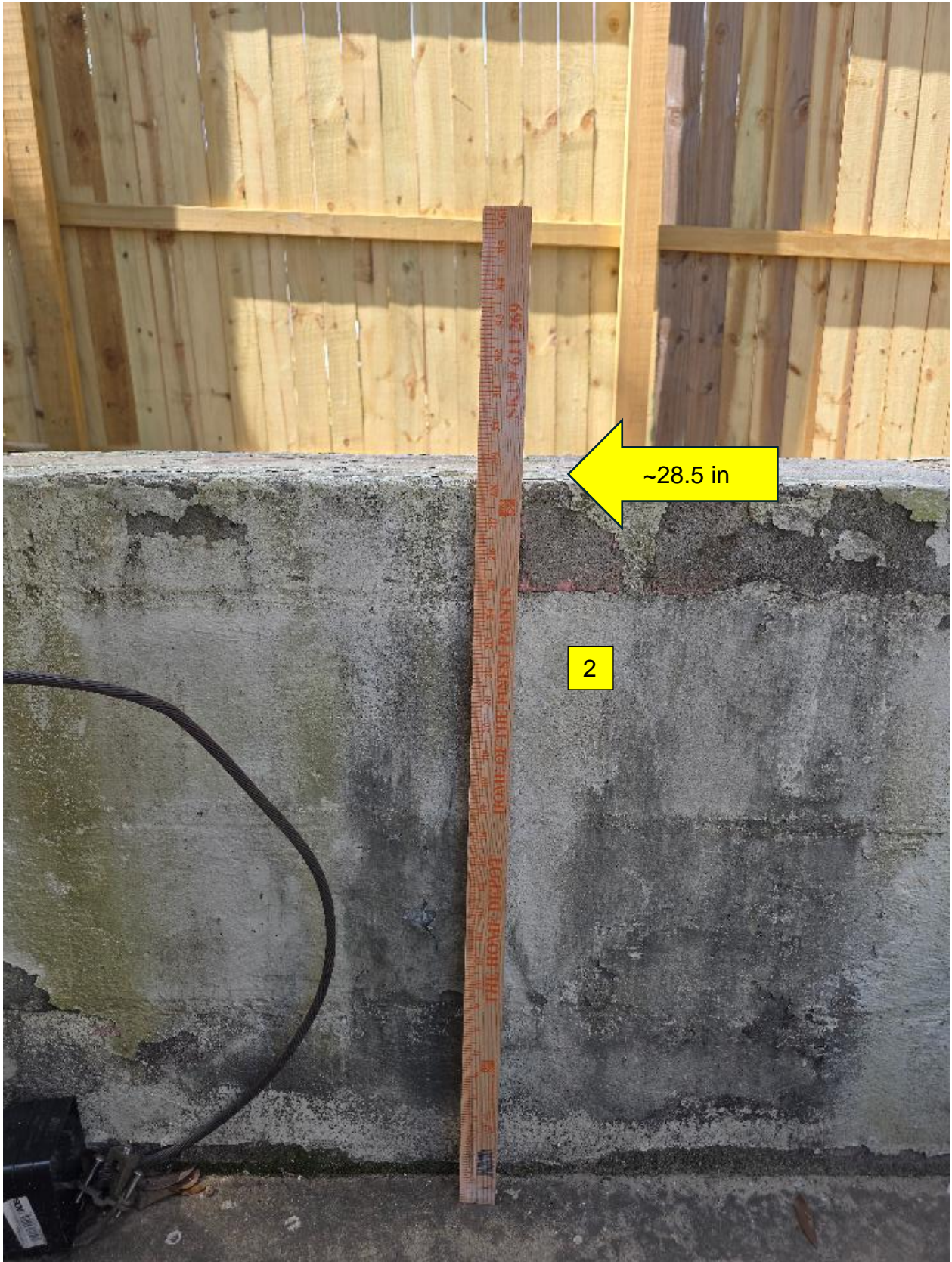
Princess, jumper, climber, and runner



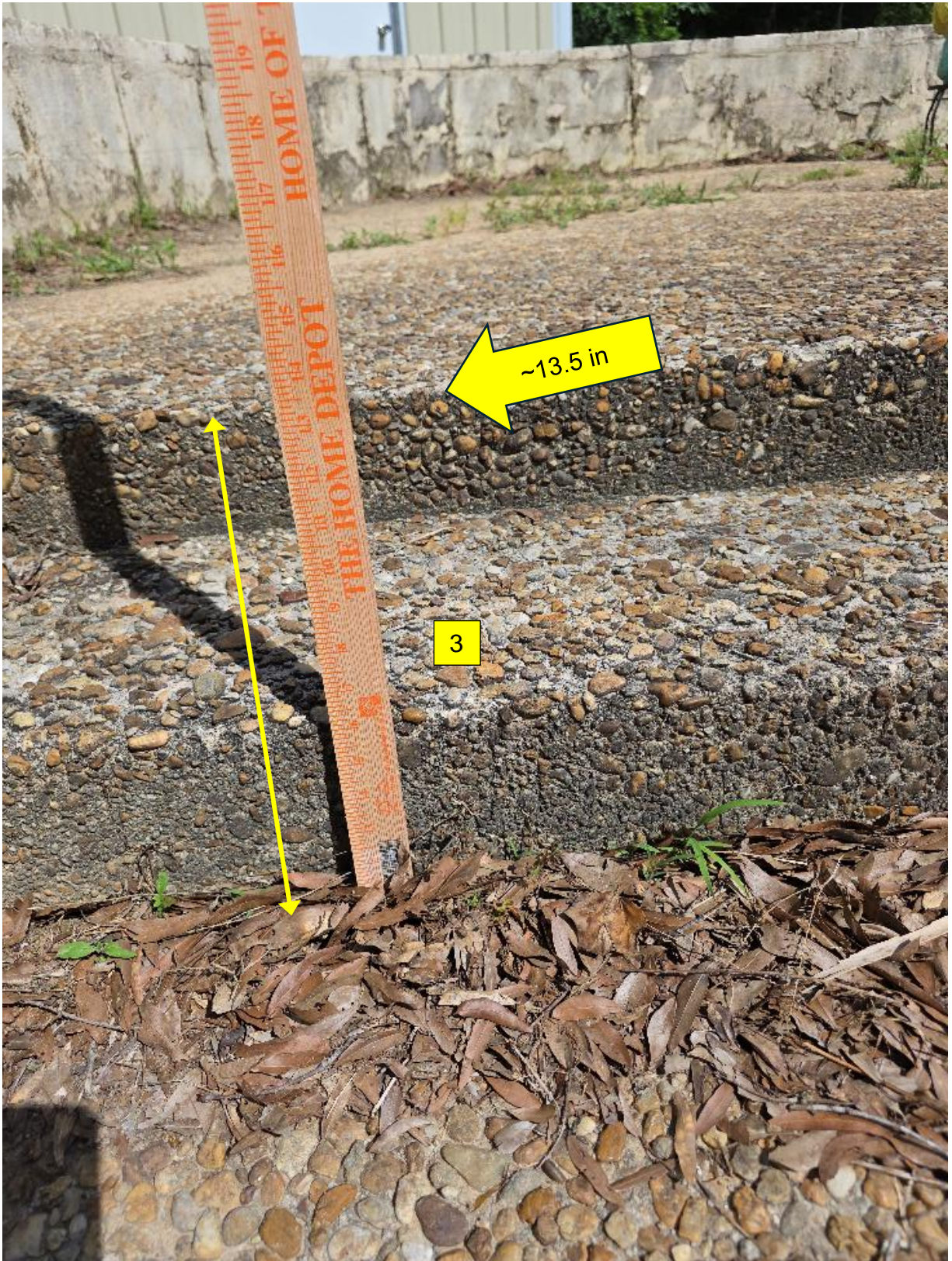
Alternate view of lower patio, ground level, showing areas 5 and 7 (prior to garage).



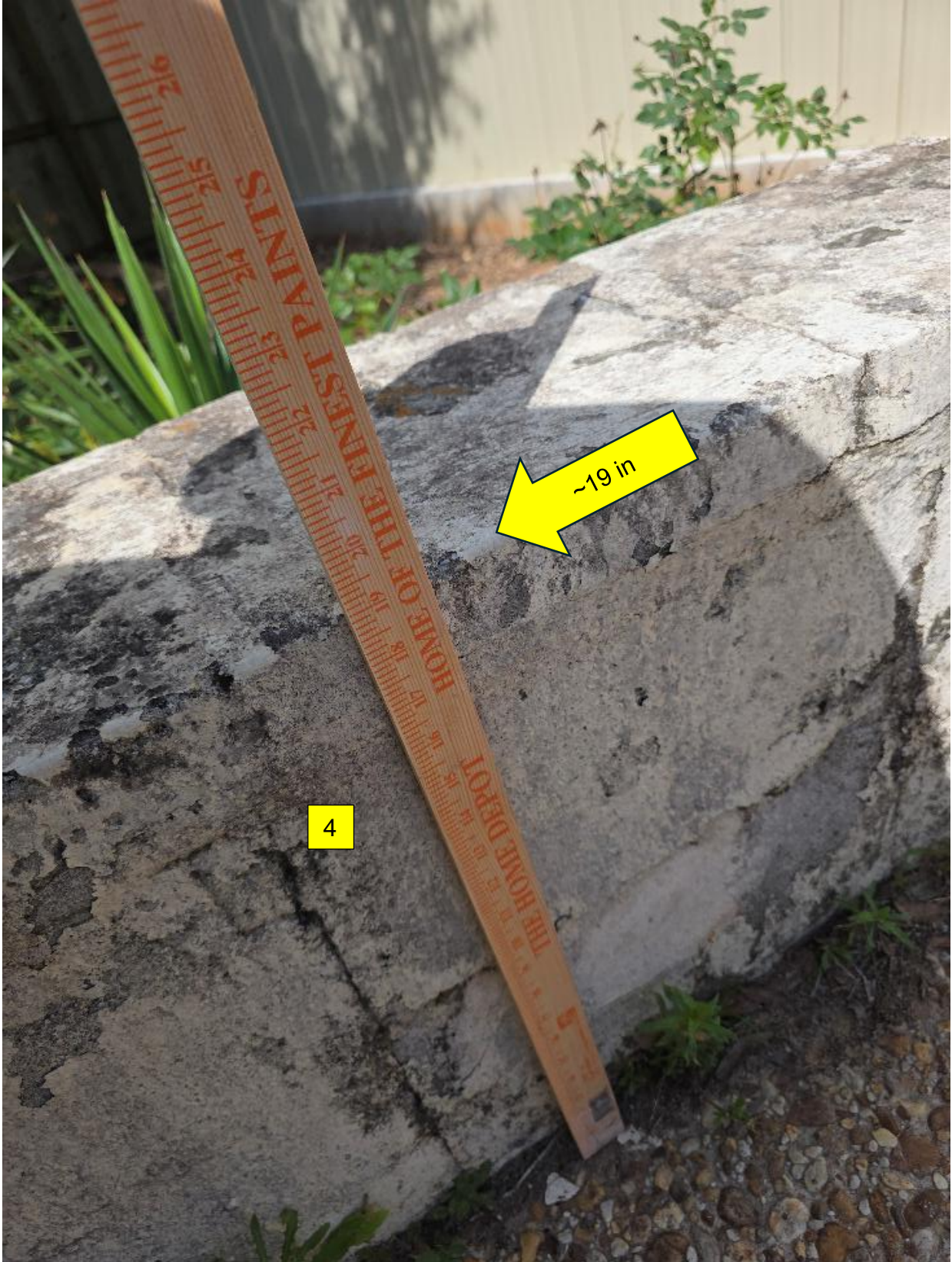
(1) Top wall of patio where fence will be erected. The cement block wall for the basement patio is 17 inches above ground on the outside, along where the fence will be located.



(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.

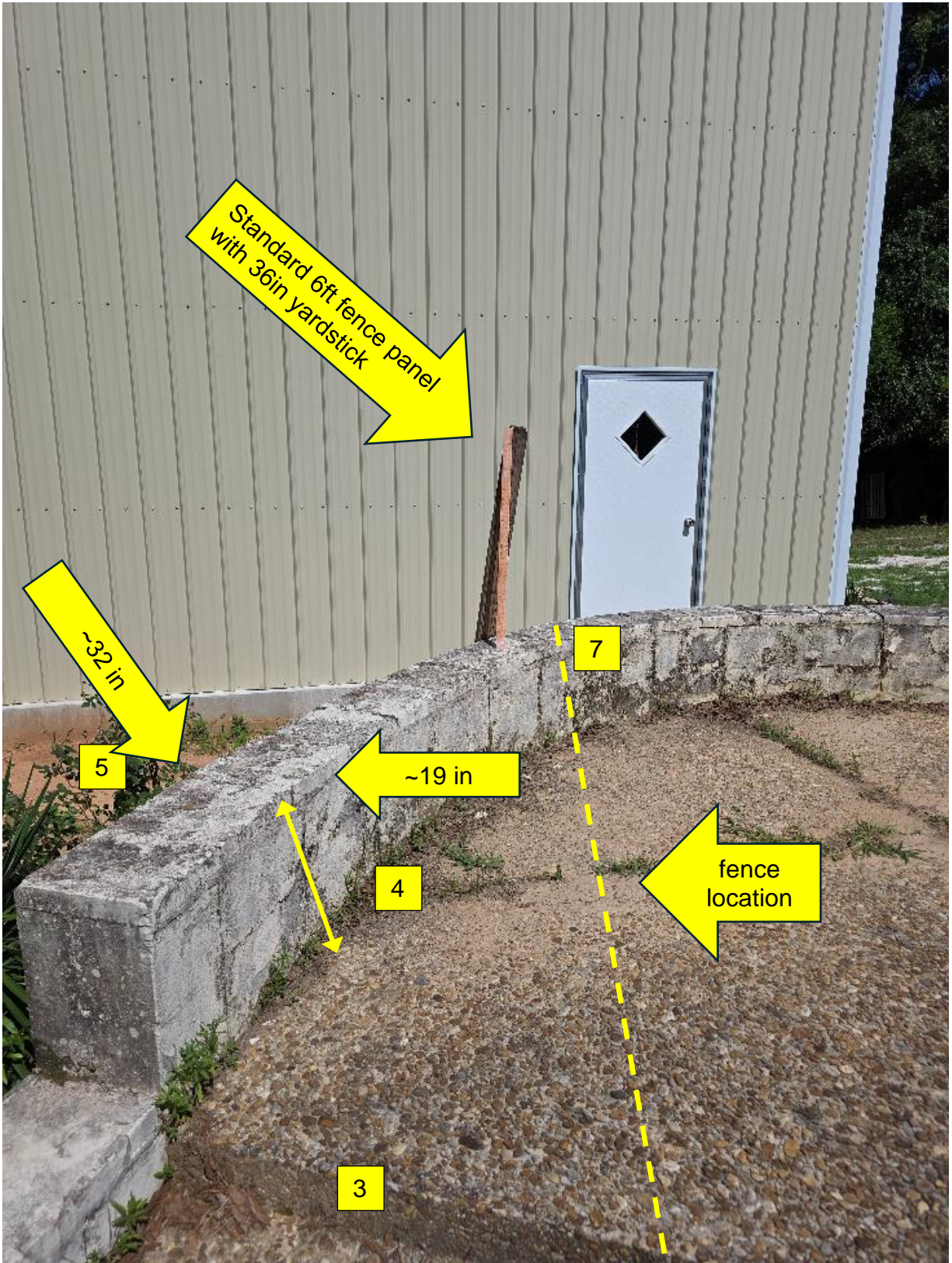


(4) Rear basement patio upper deck 19" tall cement wall. The fence will be adjacent to this.

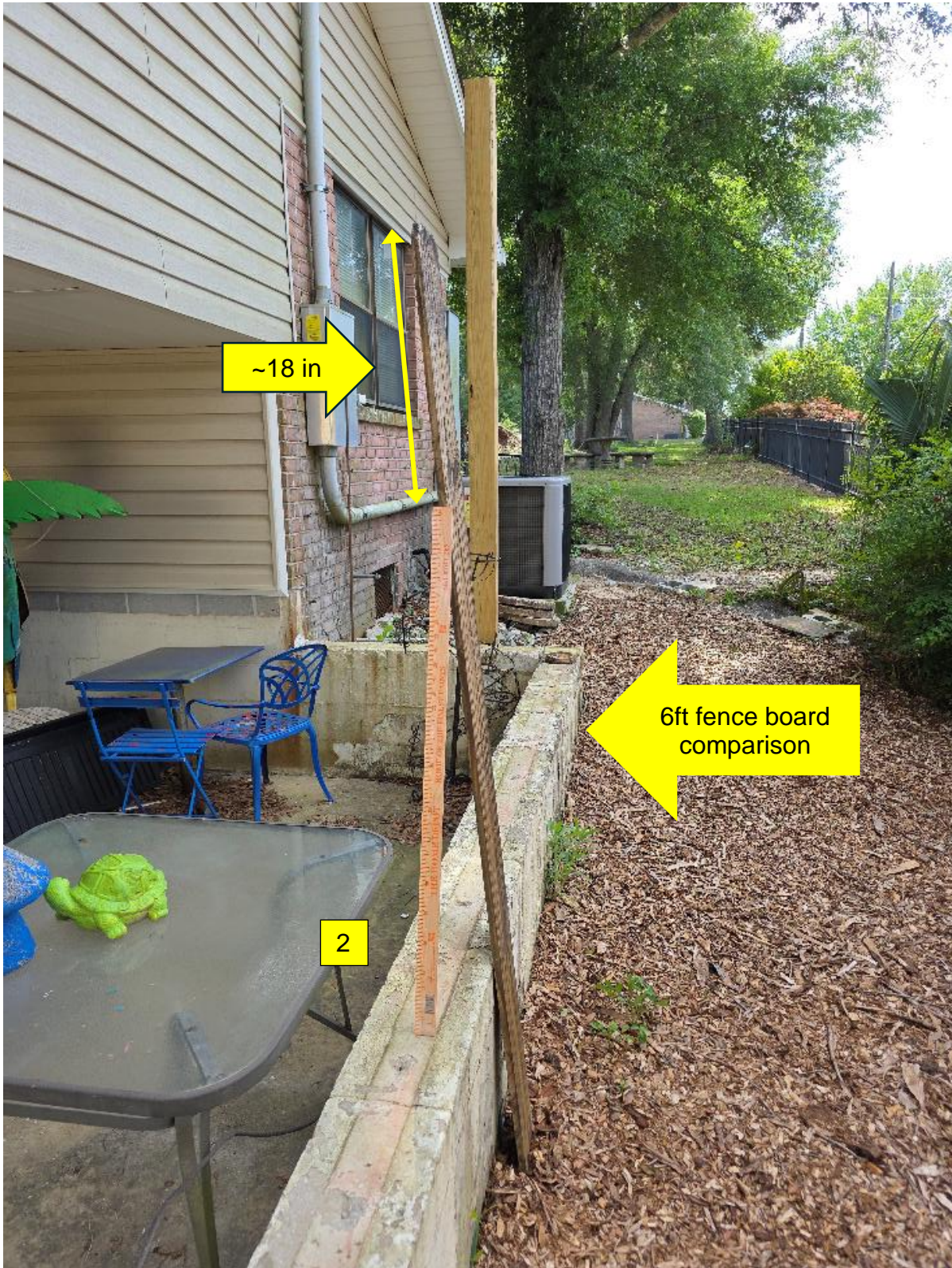


(5) Outside wall height of 32". This is outside of area labeled (4)





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.

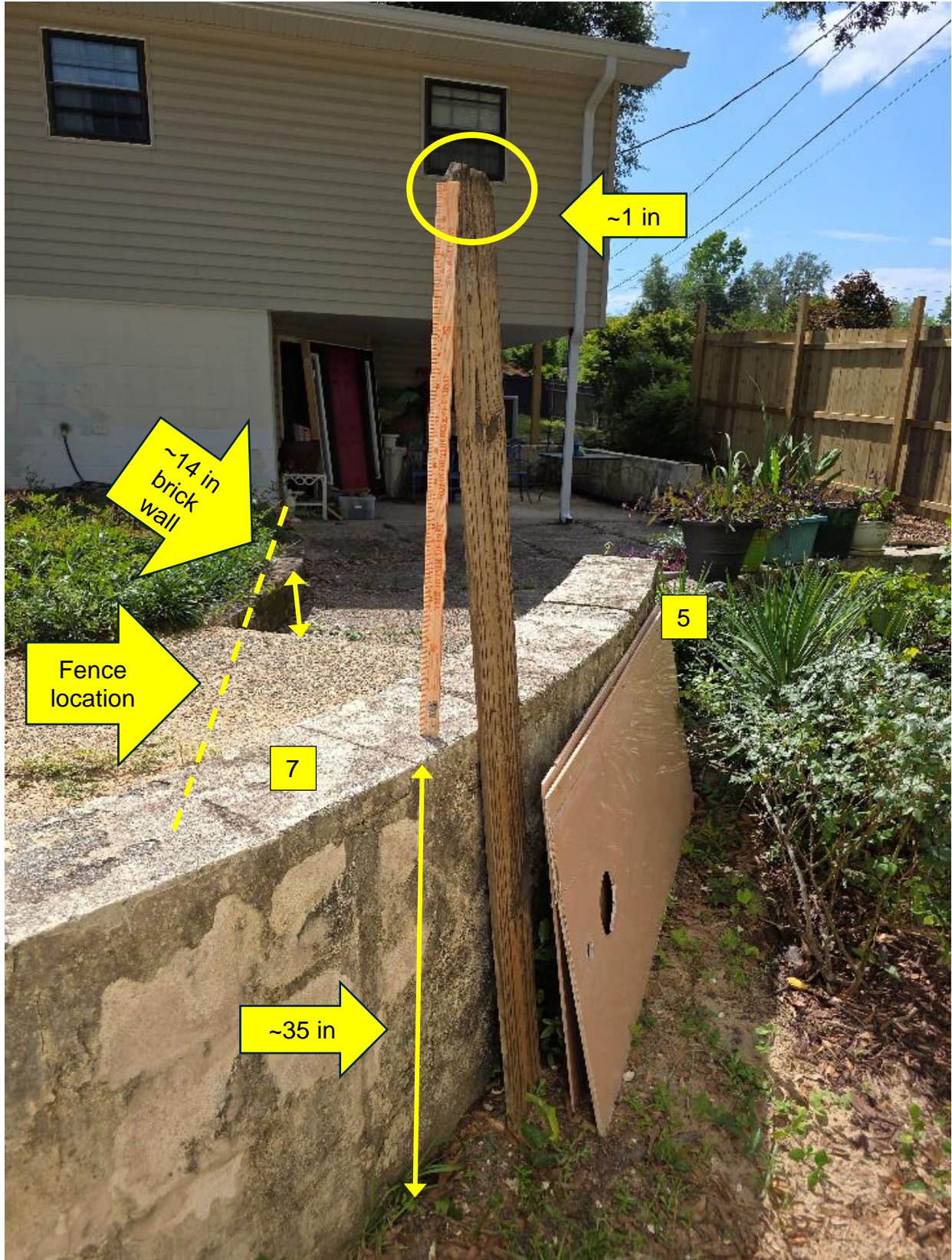


(8) view at end of block wall, near the edge of the patio near the fence location.



(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.



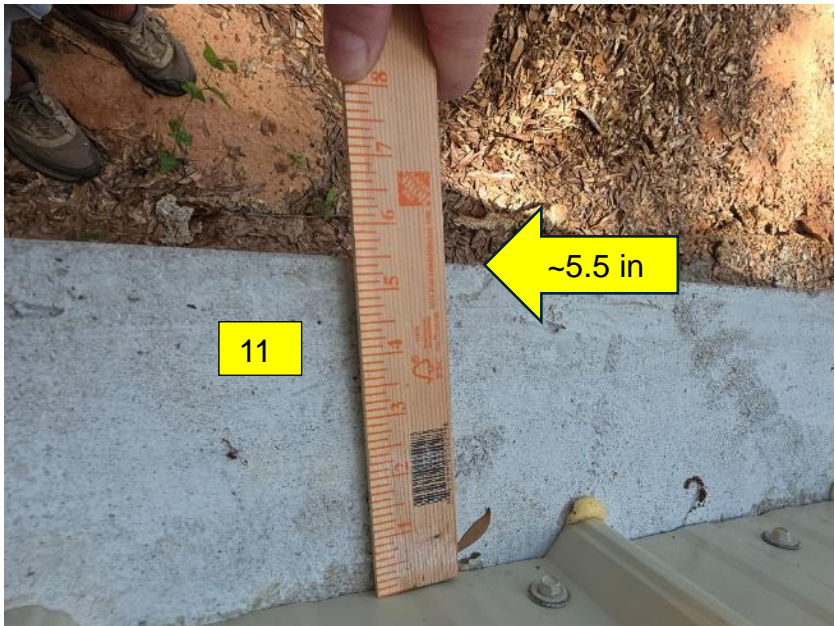
Picture shows front upper(10) and rear lower(11) corners of garage slab height.



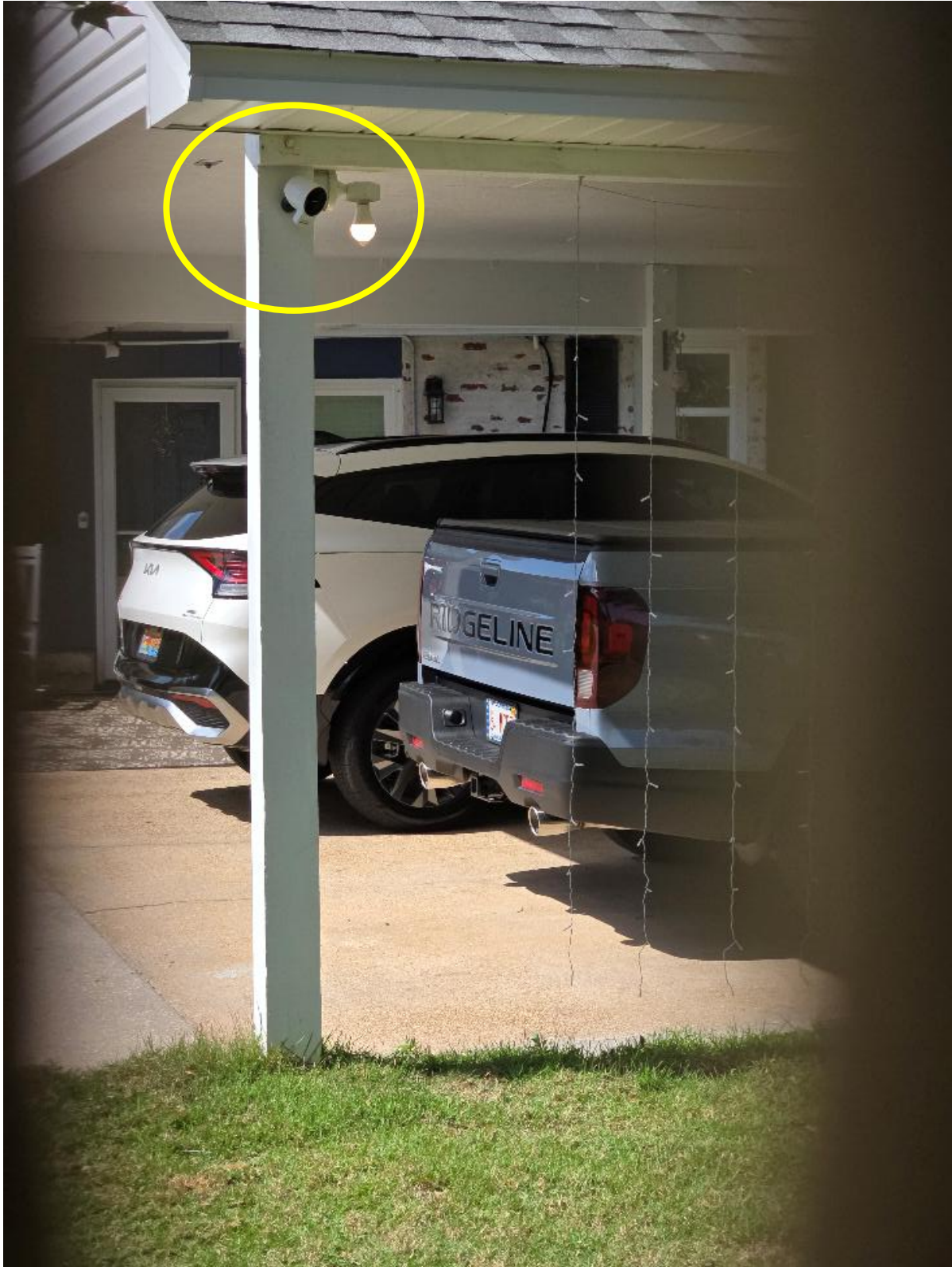
Picture shows front upper corner (10)



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.