



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

August 19, 2025  
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 # 2025-3531
  - Approval of Minutes from June 17, 2025, meeting
- 4. Citizen Comments**
- 5. New Business**
  - Item # 2025-3532
  - Yard Maintenance Standards
- 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 # 2025-3531

# Approval of Minutes from June 17, 2025, meeting

## MEETING DATE

August 19, 2025

## PREPARED BY

## BACKGROUND

## SUMMARY

## RECOMMENDATION

## ATTACHMENTS

1. MPB June 17, 2025, Minutes

**MILTON PLANNING BOARD**

**June 17, 2025**

The Milton Planning Board met on Tuesday, June 17, 2025, at 5:30 p.m. in the Council Chambers at City Hall.

**PRESENT:**                   **Steve Dobbs**  
                                  Amber Leek  
                                  Bruce Predmore  
                                  Melissa Simpson  
                                  Jimmy Messick  
  
                                  Tim Milstead, Planning Director  
                                  Ian Rehrig, Current Planner/Zoning Officer  
                                  Melissa Short, Administrative Assistant

**OTHERS:**                   Mohamed Jaoui

The meeting was called to order at 5:30 p.m. Jimmy Messick made a motion to approve the agenda, seconded by Bruce Predmore; approved 5-0. Amber Leek made a motion to approve April 15, 2025, minutes, seconded by Jimmy Messick; approved 5-0.

**ECONOMIC DEVELOPMENT UPDATE:**

Tim Milstead explained no new update at this time.

**NEW BUSINESS:**

**Rezoning – Caroline Street** – Tim Milstead presented the rezoning request to the board and a copy of the staff analysis. Mohamed Jaoui, Authorized Agent of the subject properties proposes to change the current zoning classifications of the properties that are otherwise known as Parcels 03-1N-28-3370-00200-0020 and 03-1N-28-3370-00200-0030. 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-2 One- and Two-Family Residential Zoning District* to *REC Recreational District* and the Future Land Use Map’s current *Single-Family Residential* designation to *Recreational*. Mohamed Jaoui spoke in favor of the rezoning and proposed campground and recreational vehicle (RV) park and answered some questions that the board had. Melissa Simpson made a motion to forward this to the Council with the contingency upon a development agreement to be completed within 5 years, if not the property will revert to its original rezoning, seconded by Bruce Predmore; approved 4-1.

**PLANNING DEPARTMENT UPDATE:**

Ian Rehrig explained that 7 Brew is now open, Grover’s is opening soon, Walmart is continuing construction, and Dollar General submitted plans.

There was no further business to discuss, and the meeting was adjourned at 6:16 p.m.



Agenda Item # 2025-3532

# Yard Maintenance Standards

## MEETING DATE

August 19, 2025

## PREPARED BY

## BACKGROUND

## SUMMARY

## RECOMMENDATION

## ATTACHMENTS

1. Sec. 26\_32.\_\_\_\_Prohibited\_nuisances\_\_examples. (3)

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**Sec. 26-32. Prohibited nuisances; examples.**

- (a) The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is hereby declared to be and constitute a nuisance; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:
- (1) Noxious weeds and other rank vegetation;
  - (2) The accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things;
  - (3) Any condition which provides harborage for rats, mice, snakes and other vermin;
  - (4) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation or is kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located;
  - (5) All unnecessary or unauthorized noises and annoying vibrations, including animal noises;
  - (6) All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches;
  - (7) The carcasses of animals or fowl not disposed of within a reasonable time after death;
  - (8) The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery, industrial wastes or other substances;
  - (9) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained;
  - (10) Any accumulation of stagnant water permitted or maintained on any lot or piece of ground; and
  - (11) Dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities.
- (b) It shall be unlawful for any person to place, leave, dump or permit to accumulate any garbage, rubbish or trash in any building, vehicle and their surrounding areas in the city so that the same shall or may afford food or harborage for rats. Any violation of this subsection shall constitute a nuisance.
- (c) It shall be unlawful and constitute a nuisance for any person to permit to accumulate on any premises, improved or vacant, or on any open lots or streets in the city, any lumber, boxes, barrels, bricks, stones or similar materials and permit them to remain thereon, unless the same shall be placed on open racks that are elevated no less than 18 inches above the ground and evenly piled or stacked, so that these materials will not afford harborage for rats or violate any provisions of this article.
- (d) Open storage of any airtight unit is prohibited.
- (e) Any unauthorized accumulation of debris, litter or trash on any property, vacant or occupied, any other premises, public street, public alley or other public places is prohibited.
- (f) If a tarpaulin that is supported by poles is damaged or abandoned, the entire structure is prohibited. It is furthermore prohibited to use a tarpaulin as a temporary or permanent enclosure to any residential or commercial structure.
- (g) Any lot, tract, parcel of land, or yard area; yard area being defined as that area between the street line and the principal structure; within the city which has an accumulation of debris, litter, trash or has brush, filth, garbage, or other refuse so as to be unsightly or to constitute a fire hazard, or be otherwise dangerous to human life or which in relation to its continued existence constitutes a hazard to safety or health by reason

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of the continued overgrowth of weeds or grass in excess of 18 inches in height, filth, garbage, or refuse, or the accumulation of junk such as scrap copper, rope, rags, batteries, paper, oddments, rummage, iron, steel or other old scrap, ferrous or nonferrous metals or material, damaged tarpaulins and/or supports is prohibited.

- (h) Any property that is used for a junkyard and is screened and permitted within an allowable zoning district is prohibited to store more than two or more junk vehicles for more than 30 days, unless the vehicles are stored within a garage or other enclosed building. Property in violation of this prohibition is declared to be a public nuisance and shall be abated by clearing, cleaning or removal of the prohibited items.
- (i) It is unlawful for any building to be unoccupied, abandoned, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction or disrepair. Any unfinished building or structure which has been in the course of construction three years or more, the appearance and other conditions of such unfinished building or structure which substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
- (j) It is unlawful to cause or allow the accumulation or storage of debris generated by land clearing or construction activities on any unimproved property. Such debris includes, but is not limited to, vegetative debris such as stumps, limbs and tree trunks and used construction material, pallets, and containers.
- (k) All disagreeable or obnoxious odors and stenches including, but not limited to, the carcasses of animals or fowl not disposed of within 24 hours after death are prohibited.
- (l) Any accumulation of stagnant water permitted or maintained on any lot or parcel of property is prohibited.

(Code 1977, § 14-17; Ord. No. 1227-06, §§ 5, 6, 12-12-2006; Ord. No. 1336-10, § 1, 10-12-2010; Ord. No. 1401-13, § II, 11-12-2013)

State law reference(s)—Noxious weed defined, F.S. § 581.011(19); abandoned appliances, F.S. § 823.07; disposal of bodies of dead animals, F.S. § 823.041; nuisance buildings, F.S. § 823.05.