MILTON PLANNING BOARD
Regular Meeting Agenda

September 19, 2022
5:30 PM
6738 Dixon Street
Milton, FL 32570

1. **Call Meeting to Order**
2. **Invocation and Pledge of Allegiance**
3. **Approval of Minutes**

   Item # 2022-699
   Approval of Minutes from April 4, 2022 meeting

4. **Citizens to Appear Before the Board**
5. **New Business**

   Item # 2022-700
   Special Exception - Old Bagdad Highway

6. **Old Business**
7. **Other Business and Informational Items**
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

Approval of Minutes from April 4, 2022 meeting

MEETING DATE	PREPARED BY
September 19, 2022	Planning Department Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BOARD OF ADJUSTMENT **April 4, 2022**

The Board of Adjustment met on Monday, April 4, 2022, at 5:30 p.m. in Conference Room A at City Hall.

PRESENT: Ricky Downs, Chairman
Dennis Rogers
Kyle Baker
Jay Camp
Howard Steele
Kristopher Long

Tim Milstead, Planning Director
Lyndsey Benton, Current Planner, Zoning Officer

OTHERS: Stanley Giguere

Mr. Ricky Downs called the meeting to order at 5:32 p.m. Jay Camp made a motion to approve the minutes from the February 28, 2022, meeting, seconded by Kyle Baker; approved 6-0.

NEW BUSINESS:

Variance – Dogwood Drive Commercial Development

Tim Milstead presented the case before the board regarding the Dogwood Drive Commercial Development Variance. This request is being made in conjunction with a rezoning to parcels 28-2N-28-0000-03200-0000, 28-2N-28-0000-03245-0000, and 28-2N-28-0000-03246-0000 to the C-1 zoning district and an accompanying development agreement. This variance request would allow, if approved, the required 20 ft. streetscape buffer along Dogwood Drive to be reduced to 10 ft., which is in accordance with the proposed development agreement for this project. Article 12.5 of the City's Unified Development Code states regarding streetscape buffers that "A minimum twenty (20) foot wide landscaped strip running the full length of the street front" is required. Therefore, the applicant is requesting a variance from this requirement of 10 feet in total width. Any approved reduction in the front landscape buffer would be accompanied by an increase in the width of the rear landscape buffer along the west side of the property form a minimum of 15 feet to 25 feet, again in accordance with the proposed development agreement for this project. Stanley Giquere, neighbor, had no issues or objections to the variance being presented. Kristopher Long made a motion to approve the variance, seconded by Howard Steele; approved 5-1.

There being no further items to discuss, meeting was adjourned at 5:55 p.m.

Agenda Item # 2022-700

Special Exception - Old Bagdad Highway

MEETING DATE	PREPARED BY
September 19, 2022	Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BACKGROUND

SUMMARY

Board review of a Special Exception for Old Bagdad Highway.

RECOMMENDATION

Staff recommends review by the board.

ATTACHMENTS

1. Phillip Garrett Special Exception Request

FENCE APPLICATION FOR THE CITY OF MILTON

DEVELOPMENT PERMIT NO. 2208-7607 DATE: 08-22-2022

APPLICANT: Phillip Garrett PHONE: 561-876-9446

ADDRESS: 0000 Old Bagdad Hwy PARCEL #08-1N-28-0000-0450-0000

OWNER: Phillip Garrett PHONE: 561-876-9446

ADDRESS: 0000 Old Bagdad Hwy / 4624 Lori Ln Milton FL 32571 ZONE: C 2 - Commercial

CONTRACTOR: Phillip Garrett PHONE: 561-876-9446

CLASS OF WORK: NEW ✓ ADDITION _____ REPAIR _____
MOVE _____ REMOVE _____ Other _____

PERMIT FEE: $ 60.00

In any district, no fence, wall or other obstruction shall be erected or maintained at a corner within 15 feet from the intersection of the right-of-way lines. Fences, walls, and other obstructions erected along the side lot line beyond the front building line of the present structure in residential districts shall be limited to a maximum height of four feet, except where a residential structure is located adjacent to a non-residential use. In such case, where a residential structure is located adjacent to a non-residential use or structure, a six-foot fence shall be permitted by the Planning and Development Department along the common lot line, provided such fence does not create a traffic hazard. In the case of a corner lot, any abutting dwelling to the side or rear of the corner lot shall not have fences from the corner lot extending beyond the abutting dwellings front building line. No fence or wall in excess of six feet in height shall be erected in a residential district, except for public utility installations. No barbed wire or electric fences shall be erected in any residential district. Barbed wire may be used on security fences erected in any commercial or industrial district, or around any public utility in any district, provided such use is limited to a minimum of three strands located a minimum of six feet above the ground. Erection of fences, walls or other obstructions shall require a city development permit.

NOTE: Before any development permit can be issued a site plan must be submitted.

*Fence approved for temporary use, if approved for special exception fence will be brought into compliance with an approved site plan.

APPROVED BY: Lynda Scanton DATE: 8/29/22

OWNERS SIGNATURE: _____ DATE: 8-30-22

OWNERS AGENT SIGNATURE: _____ DATE: _____

C:\FENCEPERMIT.frm REVISED APRIL 2001

240' to 250'
197'
229.5'
255'
- 6' chainlink with 3 rows of Barbed wire
- 2- Drive through gates
- 2- Walk through gates

City of Milton

August 29th, 2022

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 Philip Garrett, authorized applicant of the property located at Old Bagdad Highway, Milton, Florida. This property is otherwise known as Parcel# 08-1N-28-0000-01500-0000. This request, if approved, will allow the owner to use the property for a commercial contractor's office with outdoor storage including a warehouse building. A contractor's office with outdoor storage requires a special exception in the C-2 zoning district. The property lies within the C-2, which is the General Commercial Zoning District.

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, September 19th, 2022, 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,

Lyndsey Benton
Current Planner/Zoning Officer

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