



MILTON PLANNING BOARD
Regular Meeting Agenda

May 15, 2023
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Review and Approval of Agenda**
- 3. Approval of Minutes**
 - Item # 2023-1529
 - Approval of Minutes from November 28, 2022, meeting
- 4. Citizens to Appear Before the Board**
- 5. New Business**
 - Item # 2023-1530
 - Variance - 6331 Chestnut Street
- 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 # 2023-1529

Approval of Minutes from November 28, 2022, meeting

MEETING DATE

May 15, 2023

PREPARED BY

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

BACKGROUND

SUMMARY

RECOMMENDATION

Approval of Minutes.

ATTACHMENTS

1. BOA Nov 28 2022 minutes

BOARD OF ADJUSTMENT

November 28, 2022

The Board of Adjustment met on Monday, November 28, 2022, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT: Ricky Downs, Chairman
Dennis Rogers
Kristopher Long
Karra Graber

Lyndsey Benton, Current Planner, Zoning Officer
Jacob Hullett, Assistant Planner/Mitigation Specialist
Melissa Short, Administrative Assistant

OTHERS: Maritza Lee and Lucy Antonetti

Mr. Ricky Downs called the meeting to order at 5:34 p.m. Dennis Rogers made a motion to approve the minutes from the September 19, 2022, meeting, seconded by Kristopher Long; approved 4-0.

NEW BUSINESS:

Variance – 6630 & 6640 Applegate Street

Lyndsey Benton presented the case before the board regarding 6630 & 6640 Applegate Street Variance. This property is otherwise known as Parcel# 34-2N-28-2470-01700-0090. This request, if approved, will allow the owner to divide the property maintaining a 50-foot lot width and 5,250 square-foot lot area on the Eastern portion, a deviation from the 100-foot minimum lot width and 10,000 square-foot minimum lot area for the R-3 zoning district. The property lies within R-3, which is the Multi-Family Residential Zoning District. The City of Milton’s Unified Development Code Section 3.4 regarding Variances states that “A variance from the terms of these regulations shall not be granted by the Board of Adjustment unless and until one of the following requirements or procedures are met. A written application for a variance (hardship relief) is submitted to the Planning Dept. in theory demonstrating that a hardship exists based on one of four conditions. Maritza Lee, authorized agent of the property at 6630 and 6640 Applegate St., spoke in favor of the variance. There was a discussion. Kristopher Long made a motion to approve the variance, seconded by Karra Graber; (there was discussion if a hardship exists) motion fails 3-1.

There being no further items to discuss, the meeting was adjourned at 6:02 p.m.



Agenda Item # 2023-1530

Variance - 6331 Chestnut Street

MEETING DATE

May 15, 2023

PREPARED BY

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

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Variance Letter - 6331 Chestnut Street



City of Milton

April 4, 2023

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received a variance request application from Gospel Projects, Inc. & Brian T. Brainard, authorized applicant of the property located at 6331 Chestnut Street, Milton, Florida. This property is otherwise known as Parcel # 33-2N-28-4950-00C00-0010. This request, if approved, will allow the owner to install an electronic variable message sign at the Southwest corner of Redwood Drive, Chestnut Street, and Gospel Projects Lane. The property lies within a R-1AA Zoning District, which is the Low Density Residential, Single Family Zoning District.

The City of Milton's Unified Development Code states in Article 16.5(B)(5), *Digital Display Signs (Electronic Variable Message Signs)*, "Digital Display signs are permitted in C1, C2, C3, and SSC-RC zoning districts" and further states in Article 16.5(C)(1)b, "Within all residential districts for permitted non-residential uses and approved special exceptions, one sign of 32 square feet, not exceeding eight feet in height, non-animated, may be located on the premises. Said sign may be externally or internally lit and shall be constructed so as not to constitute a safety hazard and shall conform to the other requirements of these regulations pertaining to commercial signage." Such language constitutes a variance for the placement of a variable message sign within the R-1AA residential zoning district, as it not expressly permitted by Article 16.5(B)(5). Furthermore, in Section 3.4, it is stated that the Board of Adjustment shall make a finding that the requirements regarding hardship relief have been met by the applicant for a variance, that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land. The City of Milton's Board of Adjustments will take this request under consideration, but before a variance 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 May 15th, 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,

Jacob Hullett
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