



City of Milton

November 8, 2023

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received and Application for Variance from GROVER'S LLC, authorized agent for the property otherwise known as Parcel # 031N282530067000030 at the southeast corner of Harvell St. and Stewart St. This variance request, if approved, will allow the applicant to commercially develop said parcel with a decreased side buffer yard requirement on the south parcel boundary and build to an 80% impervious surface ratio. The property lies within the SSC-RC Stewart Street Corridor Residential Commercial Zoning District.

The City of Milton's Unified Development Code, Article 6.4 Special District Standards, Table 6.4.2 Special District Standards for Mixed-Use and Non-Residential Uses, sets a maximum impervious surface ratio within the SSC-RC Zoning District of sixty (60%) percent. Additionally, Article 12.5(C)(2), requires buffer yards to be ten (10%) percent of the street facing front lot width, no less than ten (10) feet and no more than twenty (20) feet. Such language constitutes a variance to decrease the side buffer yard from the required twenty (20) feet to the proposed twelve (12) feet and increase the maximum impervious surface ratio from the required sixty (60%) percent to the proposed eighty (80%) percent.

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 November 27th, 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,

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