HISTORIC PRESERVATION BOARD
Regular Meeting Agenda

June 8, 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 # 2023-1573
   Approval of Minutes from May 11, 2023, meeting
4. **Citizens to Appear Before the Board**
5. **New Business**

   Item # 2023-1585
   Historic Excellence Sign Presentations
6. **Old Business**

   Item # 2023-1586
   Residential Facade Grant Program Discussion

   Item # 2023-1587
   Historic Property Tax Exemption

   Item # 2023-1588
   Berryhill School Historic Marker Discussion

   Item # 2023-1589
   Historical Marker Program

   Item # 2023-1590
   Fisher Hamilton Bldg./Courthouse Update

   Item # 2023-1591
   Design Phase of Hwy 90/Caroline St. Update
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 # 2023-1573

Approval of Minutes from May 11, 2023, meeting

MEETING DATE	PREPARED BY
June 8, 2023	Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. HPB Minutes May 2023

HISTORIC PRESERVATION BOARD May 11, 2023

The Historic Preservation Board met on Thursday, May 11, 2023, at 5:30 p.m. in the Council Chambers at City Hall.

MEMBERS PRESENT: John Ellis
Cassandra Sharp
Brian McGuire
Theresa Messick
Tom Powers
Carol Johnstone

Tim Milstead, Planning Director
Jacob Hullett, Current Planner
Melissa Short, Administrative Assistant
Alex Andrade, City Attorney

The meeting was called to order at 5:30 p.m. Tom Powers made a motion to approve the agenda as amended, seconded by Brian McGuire; approved unanimously. Brian McGuire made a motion to approve the April 4, 2023, minutes, seconded by Theresa Messick; approved unanimously.

NEW BUSINESS:

Residential Façade Grant Program Discussion – Tom Powers explained the Residential Façade Grant Program is a $2,000 match grant program and would like to see this amount increase. There was discussion to recommend to City Council to increase the amount for the Residential Façade Grant Program. The board asked to see a report regarding the TIFF Funding. The board discussed leaving the cycle open until the money runs out like the commercial program.

Historic Excellence Sign Presentations – Tim Milstead explained that staff has no presentations at this time, but informed the board that a social media page went out about the Railroad Museum and a second social media post pertaining to the Historic Excellence Sign Presentation will be going out soon. Mr. Milstead explained that the owners of 6812 Oak Street will hopefully be present at the next meeting to present them with the Historic Excellence Sign. The board discussed participating in the placement of the Historic Excellence Sign.

OLD BUSINESS:

Historic Property Tax Exemption – The board would like to see more information on what the impacts could be and to move this forward with information pertaining to the CRA Funds and background of how it is being used. The board agreed to discuss this at the next meeting. There was discussion about the ad valorem tax exemption taken from state statute, the impact of this program and the need to discuss this at a future meeting.

Berryhill School Historical Marker Discussion – Cassandra Sharp said she was going to do some research on the verbiage for a historical marker and to move this forward to the next meeting.

Historical Marker Program – Tim Milstead provided some sign samples and prices. The board talked about the historical marker that was created by the Historical Society and two different types of signs, one basic and one story telling. The board discussed quality, creating consistency with the existing signs in the district, prices, sizes, and possibly a plaque program. The board decided to continue this discussion at the next meeting.

Local Historic Resource/District Discussion – Tim Milstead explained this was moved forward for additional discussion. Mr. Milstead wanted to know if the board looked at the language determining if the language should be removed or remain with local historic nomination process as an amendment to the UDC. Cassandra Sharp made a motion to take the district part out and move it to Council, John Ellis seconded; approved 6-0. This update will be included in the public workshop, which will be on May 30, 2023.

Fisher Hamilton Bldg. Marker/Courthouse Discussion – Tim Milstead explained that staff does not have an update on the future Courthouse property or Fisher Hamilton Building. There was discussion about preserving the Courthouse and wanted to know if the County is planning on selling the Courthouse. Mr. Milstead said staff will reach out to the County about the Courthouse property and bring it back to the board at the next meeting.

Design Phase of Hwy 90/Caroline St. Update – Tim Milstead thanked the board for their participation in the April 15th meeting and informed the board a public outreach meeting for the design phase of Hwy 90 will be held on May 25, at 6:00 p.m. in the Council Chambers. City staff will continue conversations with FDOT representatives and with the design firm.

There was no further business to discuss, and the meeting was adjourned at 7:26 PM.

Agenda Item # 2023-1585

Historic Excellence Sign Presentations

MEETING DATE	PREPARED BY
June 8, 2023	

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None

Agenda Item # 2023-1587

Historic Property Tax Exemption

MEETING DATE	PREPARED BY
June 8, 2023	Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. CRA Report FY 2022
2. Historic Property Tax Exemption

CRA Report 2022

Overview

POPULATION

City	10,498
County	188,000

INCOME

City	$65,410
County	$82,059
State	$63,062

POVERTY

City	9.2%
County	7.4%
State	13.1%

HOME OWNERSHIP

City	48.5%
County	80.8%
State	67.4%

VACANCY

City	9.4%
County	8.4%
State	13.5%

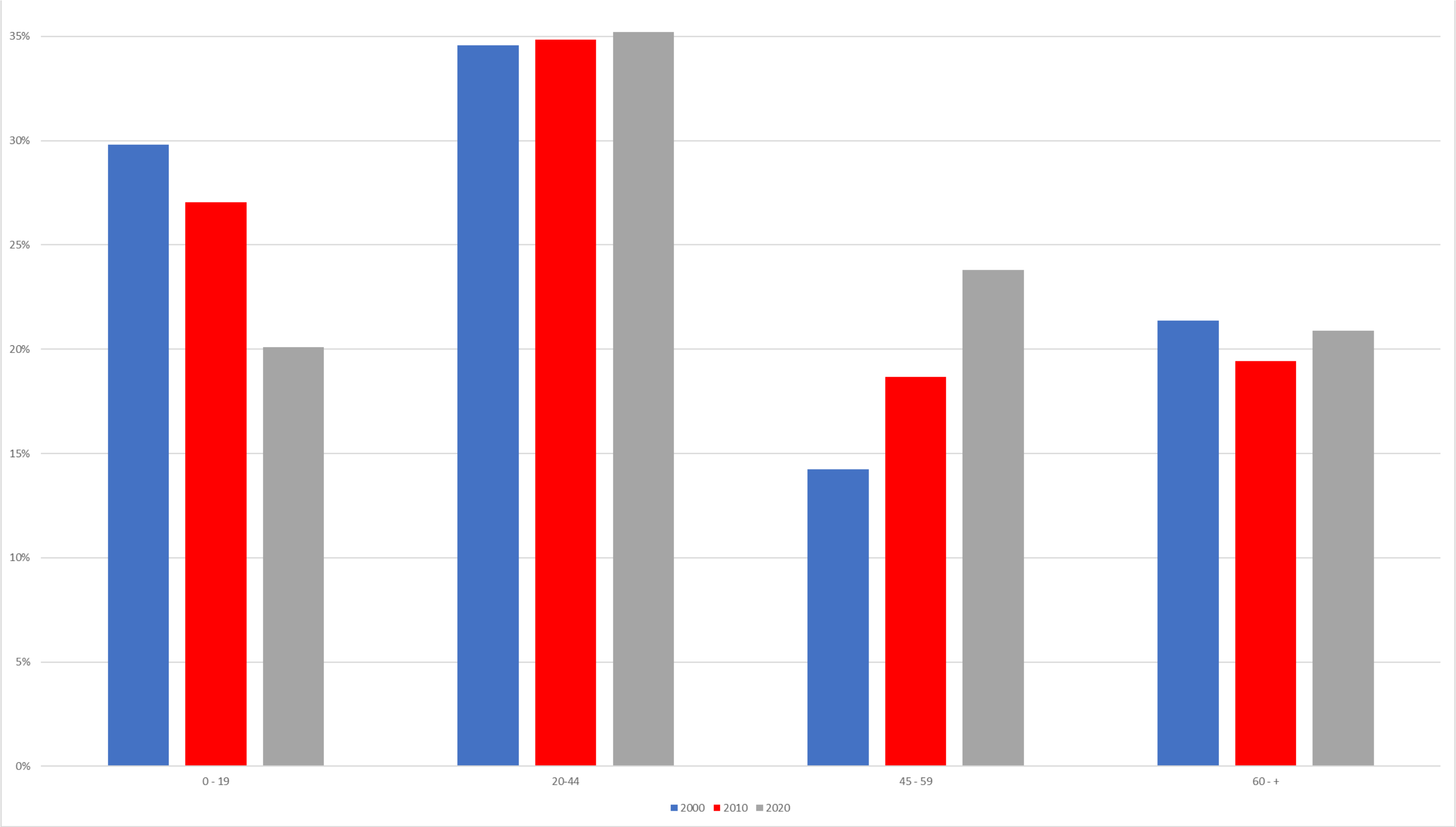
RENT

City	$1,428
County	$1,256
State	$1,348

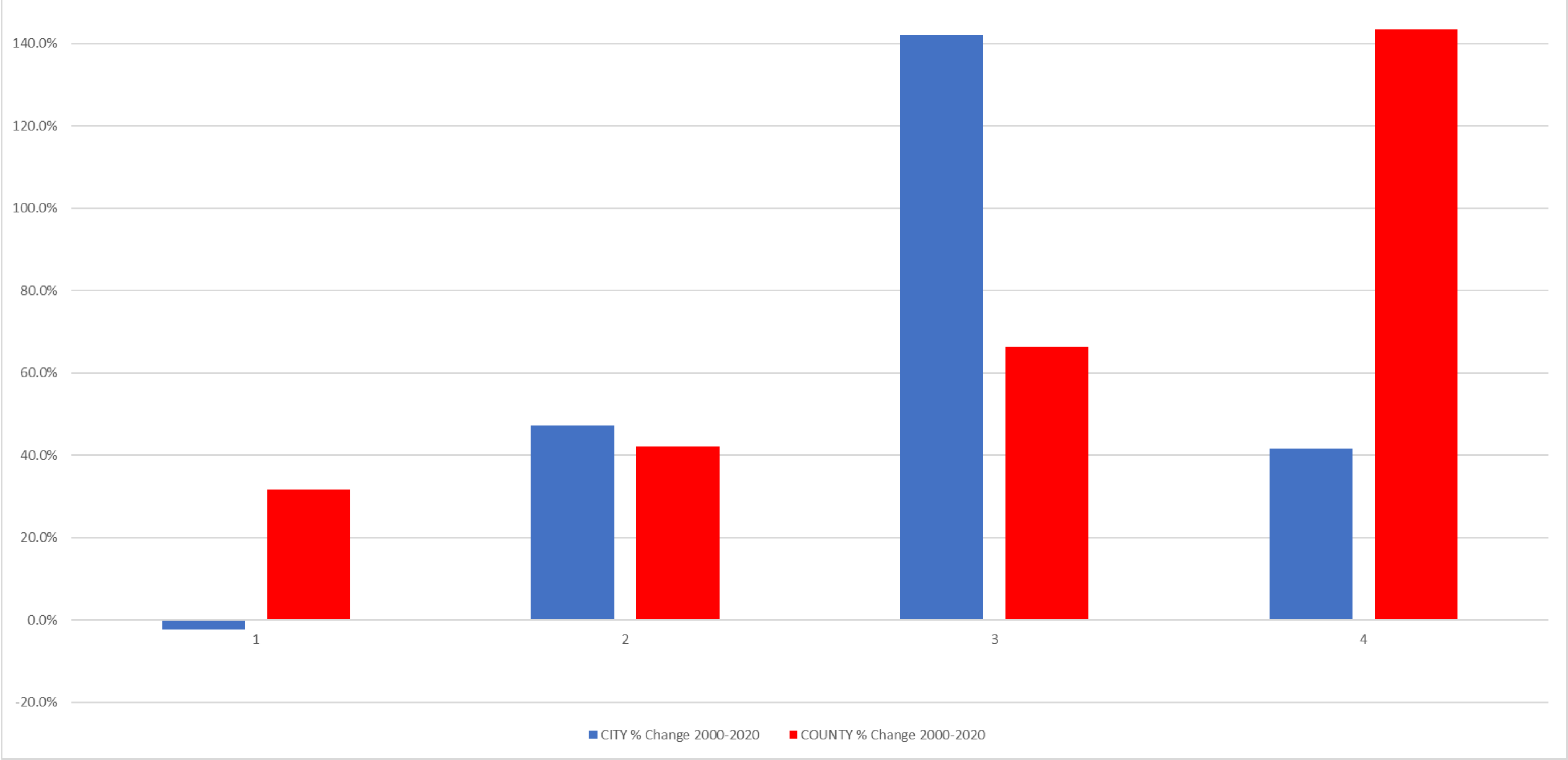
Overview

AGE	CITY 2000 Census	%		CITY 2010 Census	%	% Change		CITY 2020 Census	%	% Change		AGE		CITY % Change 2000-2020
0 - 19	2100	29.8%		2388	27.1%	13.7%		2050	20.1%	-14.2%		0 - 19	-50	-2.4%
20-44	2436	34.6%		3074	34.8%	26.2%		3589	35.2%	16.8%		20-44	1153	47.3%
45 - 59	1003	14.2%		1649	18.7%	64.4%		2427	23.8%	47.2%		45 - 59	1424	142.0%
60 - +	1506	21.4%		1715	19.4%	13.9%		2131	20.9%	24.3%		60 - +	625	41.5%
TOTAL	7045	100%		8826	100%	25.3%		10197	100%	15.5%		TOTAL	3152	44.7%
MEDIAN	34.0			34.9				39.8						

City of Milton Population by Age



City vs Santa Rosa County



Overview

- City's population exceeded 10,000 for first time in history with the 2020 Census

  City of Milton Taxable Value increased 14.5% from 2022-2023

- Over the last 5 years, the City's Taxable Value increased 43.1%

Overview

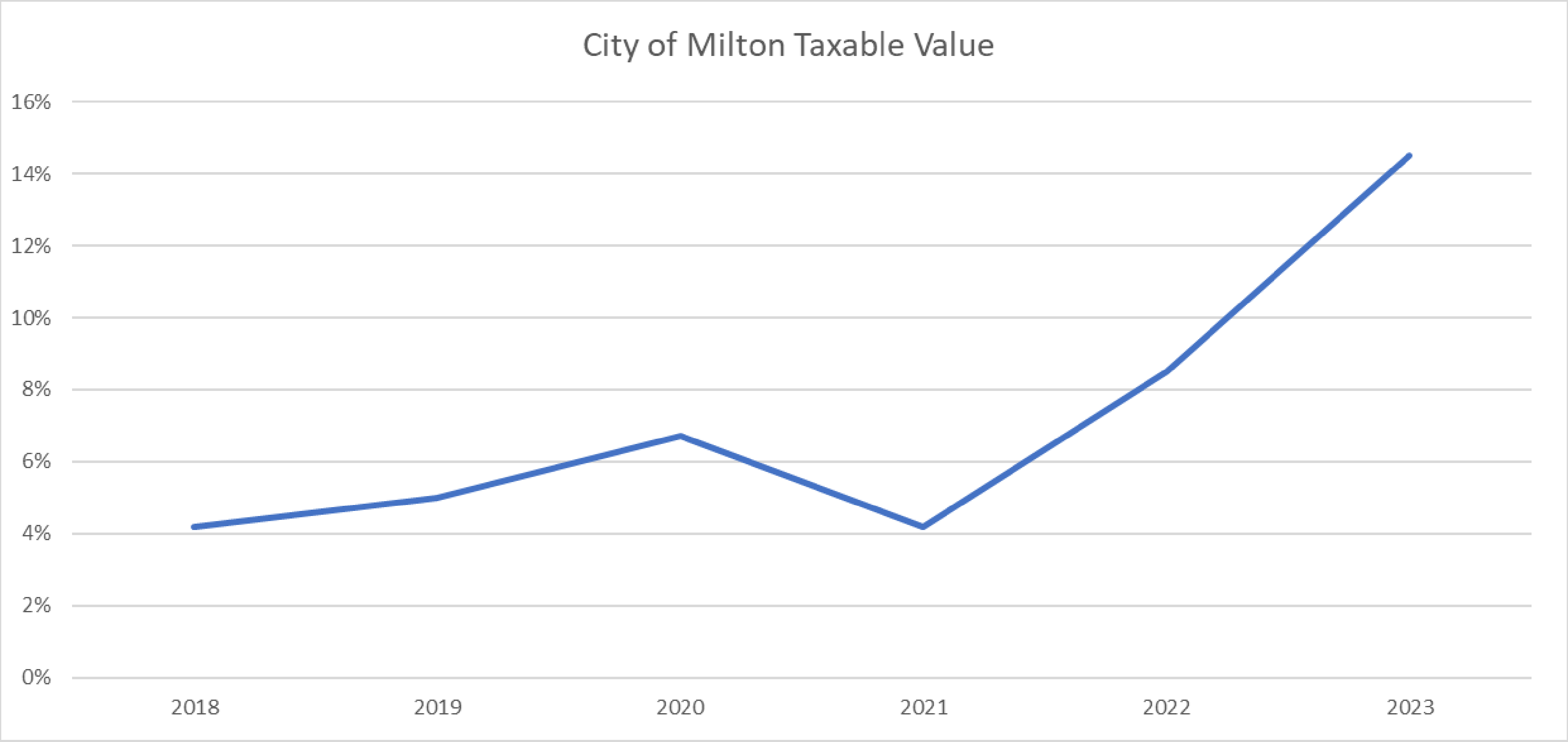
- From 2022 – 2023, CRA I’s Taxable Value increased 13.7%
- CRA I has increased 199.7% since inception

- CRA II established in 2017
- From 2022 – 2023, CRA II grew 15.9%
- CRA II has increased 78.6% since inception

- CRA III established in 2017
- From 2022 – 2023, CRA III grew 17.2%
- CRA III has increased 62.1% since inception

City of Milton Taxable Value

Year	City
2018	4.2%
2019	5.0%
2020	6.7%
2021	4.2%
2022	8.5%
2023	14.5%



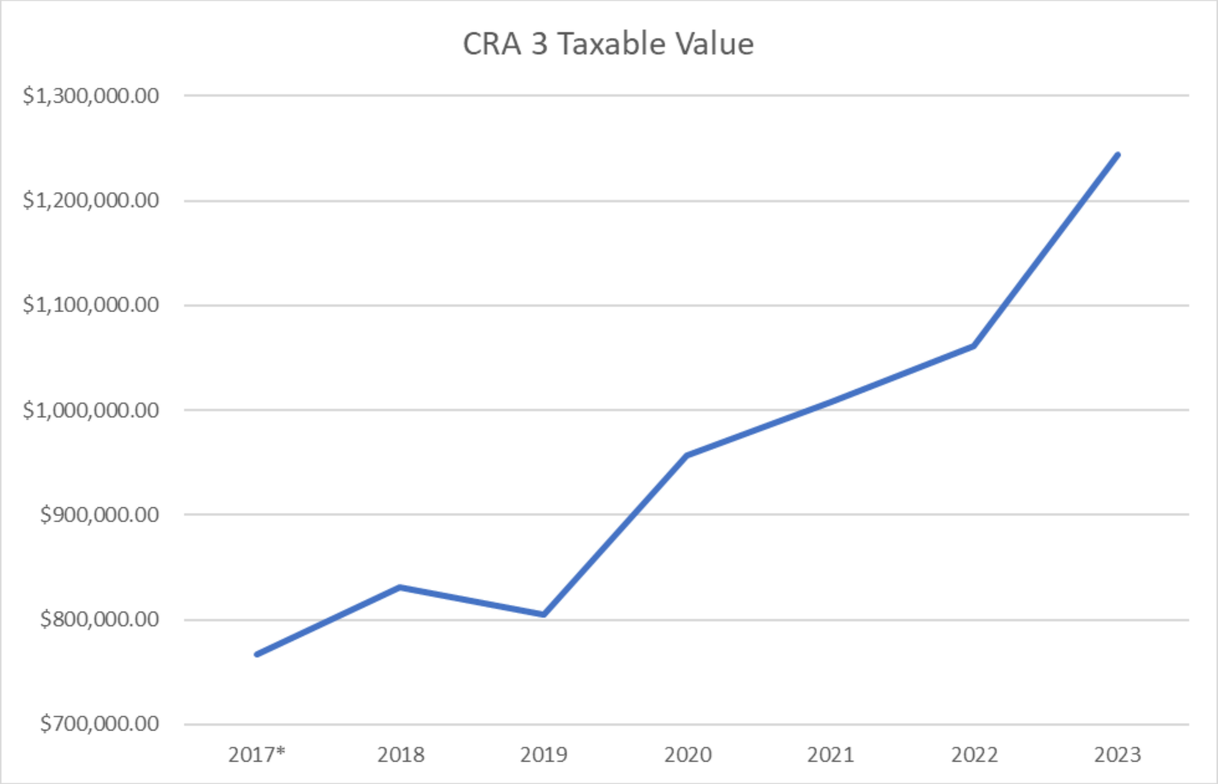
CRA I

Year	CRA 1 Taxable Value		CRA 1 Value Change		CRA 1 Change Year to Year	CRA 1 Change Since Inception
1981*	$	6,470,039.00				
2016	$	13,320,086.00				105.9%
2017	$	14,232,221.00	$	912,135.00	6.8%	120.0%
2018	$	13,253,106.00	$	(979,115.00)	-6.9%	104.8%
2019	$	13,926,021.00	$	672,915.00	5.1%	115.2%
2020	$	14,658,260.00	$	732,239.00	5.3%	126.6%
2021	$	15,423,024.00	$	764,764.00	5.2%	138.4%
2022	$	17,055,200.00	$	1,632,176.00	10.6%	163.6%
2023	$	19,392,140.00	$	2,336,940.00	13.7%	199.7%

CRA II

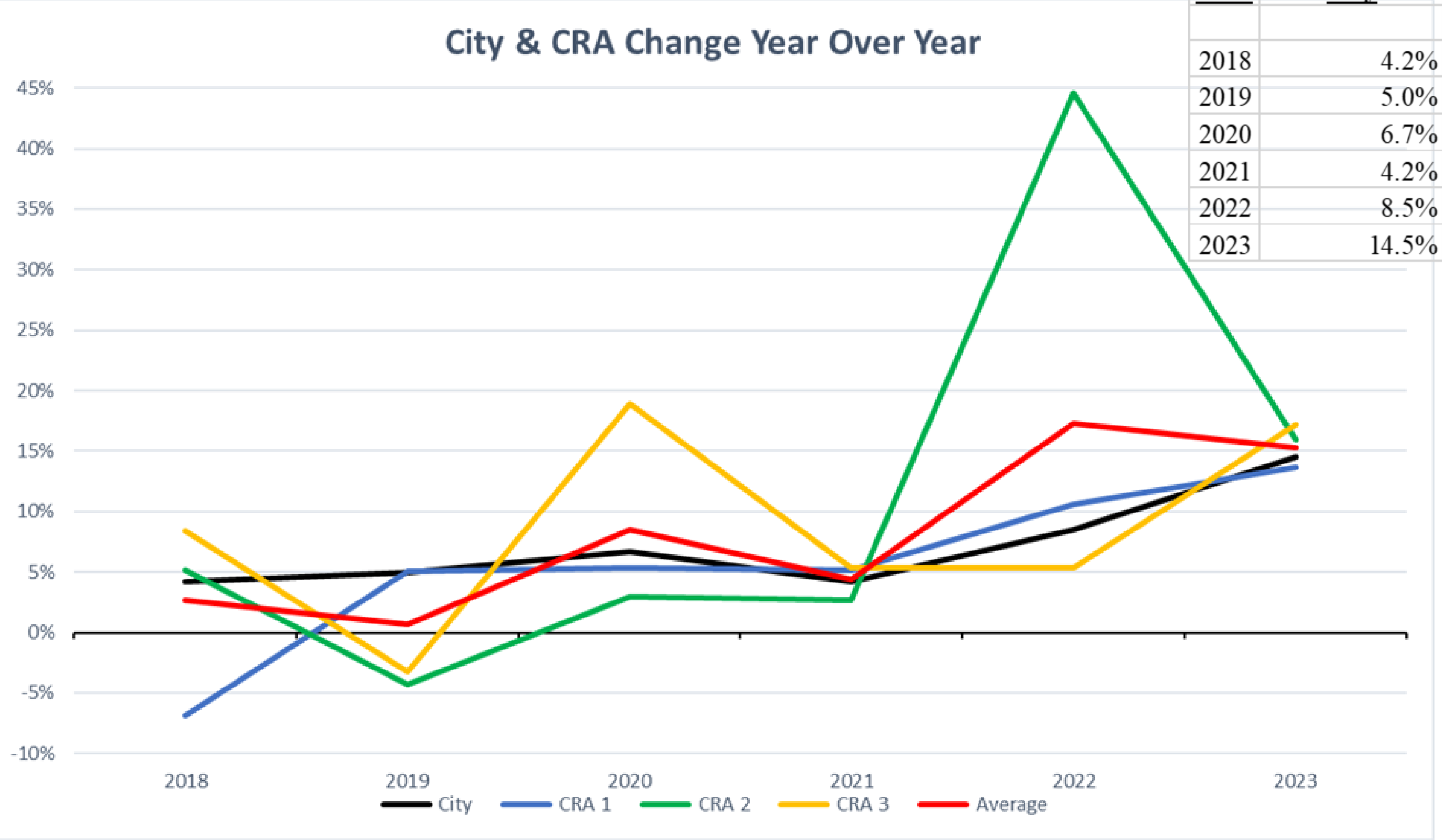
Year	CRA 2 Taxable Value	CRA 2 Value Change	CRA 2 Change Year to Year	CRA 2 Change Since Inception
2017*	$ 2,099,842.00			
2018	$ 2,208,035.00	$ 108,193.00	5.2%	5.2%
2019	$ 2,114,179.00	$ (93,856.00)	-4.3%	0.7%
2020	$ 2,178,571.00	$ 64,392.00	3.0%	3.7%
2021	$ 2,237,713.00	$ 59,142.00	2.7%	6.6%
2022	$ 3,234,615.00	$ 996,902.00	44.6%	54.0%
2023	$ 3,750,014.00	$ 515,399.00	15.9%	78.6%

CRA III



Year	CRA 3 Taxable Value	CRA 3 Value Change	CRA 3 Change Year to Year	CRA 3 Change Since Inception
2017*	$ 767,275.00			
2018	$ 831,593.00	$ 64,318.00	8.4%	8.4%
2019	$ 804,613.00	$ (26,980.00)	-3.2%	4.9%
2020	$ 956,955.00	$ 152,342.00	18.9%	24.7%
2021	$ 1,007,658.00	$ 50,703.00	5.3%	31.3%
2022	$ 1,061,270.00	$ 53,612.00	5.3%	38.3%
2023	$ 1,244,068.00	$ 182,798.00	17.2%	62.1%

Composite Growth



Year	City	CRA 1	CRA 2	CRA 3	Average
2018	4.2%	-6.9%	5.2%	8.4%	2.7%
2019	5.0%	5.1%	-4.3%	-3.2%	0.7%
2020	6.7%	5.3%	3.0%	18.9%	8.5%
2021	4.2%	5.2%	2.7%	5.3%	4.4%
2022	8.5%	10.6%	44.6%	5.3%	17.3%
2023	14.5%	13.7%	15.9%	17.2%	15.3%

Why The Growth?

- The City of Milton's population exceeded 10,000 for the first time ever in 2019.
- The demand for housing created spike in home values. Home sales in Santa Rosa County from 2018-2020 increased 13% and increased in dollar value 25% over the same period.
- Pandemic caused major swings in employment and yet saw the influx of capital to individuals that may have been a surplus.
- With entertainment and travel options closed or limited, many invested in their homes.
- The City had a major political and administrative change in the 2018 time period.
- The City saw a major change in local alcohol ordinances in 2018 that could contribute to the growth in CRA I.
- New City staff was hired to focus on special events and economic development.
- The City invested in the Festival and Events Area, a new splash pad, and other infrastructure improvements.
- Hurricane Sally created an influx of FEMA and insurance proceeds.

Business Improvement Grants

Grants totaling $35,000 were awarded during the reporting period to the following businesses located within the CRA:

- Lindsay & Andrews, PA – Business Equipment Grant to allow for job creation in the CRA
- John C. Allen – Façade Grant for renovation of Commercial Property in the CRA
- Resource Real Estate - Façade Grant for renovation of Commercial Property in the CRA
- CD Properties - Façade Grant for renovation of Historic Commercial Property in the CRA
- Santa Rosa Historical Society - Façade Grant for renovation of Historic Property in the CRA
- The Sweet Greek - Business Equipment Grant to allow for job creation in the CRA
- The Country Gym Bar & Grill - Business Equipment Grant to allow for job creation in the CRA

Recent projects

1. The Sweet Greek Pastry Shop opened in April 2023 on Willing St.
2. The Milton Gateway Project has been announced on Caroline Street.
3. Posh Color Bar and 82 Magnolia Aesthetic bought, renovated and opened a new facility in downtown Milton.
4. Brew Angels Brewery and Restaurant is under new ownership.
5. Beardless Brew Haus bought and renovated a new larger building in the downtown.
6. The Country Gym Bar and Grill expanded operations with a new location in the CRA
7. The Gulf Coast Garage Patio Bar opened in the CRA

The Sweet Greek

Beardless Brewhaus

Beardless Brewhaus bought and renovated a new larger building in the downtown.

Posh Color Bar & 82 Magnolia Aesthetic

The Gateway

The Revitalization of

6776 & 6780 Caroline Street


COUTURE BRIDAL & PROM
CAFE
6780

Looking Ahead

- 15% annual growth or higher may be expected going forward.
- Recently announced commercial projects in CRA I, if completed, could push growth in the TIF even higher.
- Carpenters Park Improvements will increase attractiveness of CRA II
- New CRA Plan will guide activities.
- Impact of widening Highway 90 through downtown remain unknown, but are so far in the future, it should not discourage investment or activity.
- Future of the Courthouse Property is a major opportunity for the City.
- The guidance and direction of the Community Redevelopment Agency should continue to stress a business friendly, welcoming position to continue growth.

CRA Report 2022

Questions?

196.1997 Ad valorem tax exemptions for historic properties.—

(1) The board of county commissioners of any county or the governing authority of any municipality may adopt an ordinance to allow ad valorem tax exemptions under s. 3, Art. VII of the State Constitution to historic properties if the owners are engaging in the restoration, rehabilitation, or renovation of such properties in accordance with guidelines established in this section.

(2) The board of county commissioners or the governing authority of the municipality by ordinance may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties. The exemption applies only to improvements to real property. In order for the property to qualify for the exemption, any such improvements must be made on or after the day the ordinance authorizing ad valorem tax exemption for historic properties is adopted.

(3) The ordinance shall designate the type and location of historic property for which exemptions may be granted, which may include any property meeting the provisions of subsection (11), which property may be further required to be located within a particular geographic area or areas of the county or municipality.

(4) The ordinance must specify that such exemptions shall apply only to taxes levied by the unit of government granting the exemption. The exemptions do not apply, however, to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to s. 9(b) or s. 12, Art. VII of the State Constitution.

(5) The ordinance must specify that any exemption granted remains in effect for up to 10 years with respect to any particular property, regardless of any change in the authority of the county or municipality to grant such exemptions or any change in ownership of the property. In order to retain the exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted.

(6) The ordinance shall designate either a local historic preservation office or the Division of Historical Resources of the Department of State to review applications for exemptions. The local historic preservation office or the division, whichever is applicable, must recommend that the board of county commissioners or the governing authority of the municipality grant or deny the exemption. Such reviews must be conducted in accordance with rules adopted by the Department of State. The recommendation, and the reasons therefor, must be provided to the applicant and to the governing entity before consideration of the application at an official meeting of the governing entity. For the purposes of this section, local historic preservation offices must be approved and certified by the Department of State.

(7) To qualify for an exemption, the property owner must enter into a covenant or agreement with the governing body for the term for which the exemption is granted. The form of the covenant or agreement must be established by the Department of State and must require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. Violation of the covenant or agreement results in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12(3).

(8) Any person, firm, or corporation that desires an ad valorem tax exemption for the improvement of a historic property must, in the year the exemption is desired to take effect, file with the board of county commissioners or the governing authority of the municipality a written application on a form prescribed by the Department of State. The application must include the following information:

(a) The name of the property owner and the location of the historic property.

(b) A description of the improvements to real property for which an exemption is requested and the date of commencement of construction of such improvements.

(c) Proof, to the satisfaction of the designated local historic preservation office or the Division of Historical Resources, whichever is applicable, that the property that is to be rehabilitated or renovated is a historic property under this section.

(d) Proof, to the satisfaction of the designated local historic preservation office or the Division of Historical Resources, whichever is applicable, that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by the Department of State.

(e) Other information deemed necessary by the Department of State.

(9) The board of county commissioners or the governing authority of the municipality shall deliver a copy of each application for a historic preservation ad valorem tax exemption to the property appraiser of the county. Upon certification of the assessment roll, or recertification, if applicable, pursuant to s. 193.122, for each fiscal year during which the ordinance is in effect, the property appraiser shall report the following information to the local governing body:

(a) The total taxable value of all property within the county or municipality for the current fiscal year.

(b) The total exempted value of all property in the county or municipality which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year.

(10) A majority vote of the board of county commissioners of the county or of the governing authority of the municipality shall be required to approve a written application for exemption. Such exemption shall take effect on the January 1 following substantial completion of the improvement. The board of county commissioners or the governing authority of a municipality shall include the following in the resolution or ordinance approving the written application for exemption:

(a) The name of the owner and the address of the historic property for which the exemption is granted.

(b) The period of time for which the exemption will remain in effect and the expiration date of the exemption.

(c) A finding that the historic property meets the requirements of this section.

(11) Property is qualified for an exemption under this section if:

(a) At the time the exemption is granted, the property:

1. Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or

2. Is a contributing property to a national-register-listed district; or

3. Is designated as a historic property, or as a contributing property to a historic district, under the terms of a local preservation ordinance; and

(b) The local historic preservation office or the Division of Historical Resources, whichever is applicable, has certified to the local governing authority that the property for which an exemption is requested satisfies paragraph (a).

(12) In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:

(a) Be consistent with the United States Secretary of Interior's Standards for Rehabilitation.

(b) Be determined by the Division of Historical Resources or the local historic preservation office, whichever is applicable, to meet criteria established in rules adopted by the Department of State.

(13) The Department of State shall adopt rules as provided in chapter 120 for the implementation of this section. These rules must specify the criteria for determining whether a property is eligible for exemption; guidelines to determine improvements to historic properties which qualify the property for an exemption; criteria for the review of applications for exemptions; procedures for the cancellation of exemptions for violations to the agreement required by subsection (7); the manner in which local historic preservation offices may be certified as qualified to review applications; and other requirements necessary to implement this section.

History.—s. 1, ch. 92-159.

Agenda Item # 2023-1588

Berryhill School Historic Marker Discussion

MEETING DATE	PREPARED BY
June 8, 2023	Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None

Agenda Item # 2023-1589

Historical Marker Program

MEETING DATE	PREPARED BY
June 8, 2023	Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BACKGROUND

SUMMARY

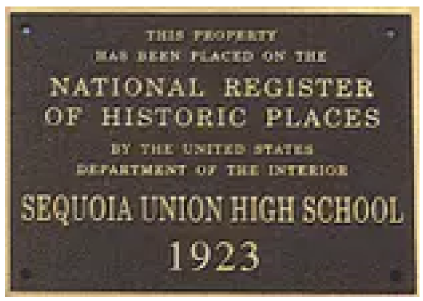
RECOMMENDATION

ATTACHMENTS

1. Historic Plaque Estimates

Custom National Register Plaques

	Erie Landmark Company		Artistic Bronze		Classic Br(
Size	Bronze	Aluminum	Bronze	Aluminum	Bronze
7 X 5	$175	$124	$165	$95	$294
10 X 7	$244	$172			$534
10 X 8			$295	$180	$544
11 X 8	$298	$210			
12 X 8			$345	$195	
15 X 12	$540	$379	$575	$345	$1,061
15 X 15			$725	$425	
Art development charges per hour	$70	$70			
Up to 24 square inches	$159	$127			
25 to 35 square inches	$193	$156			
36 to 55 square inches	$219	$175			
56 square inches and up	Call for Pricing	Call for Pricing			



onze Resources	Marcoza Castings		Sewah Studios
Aluminum	Bronze	Aluminum	
$199	$197	$135	
$364	$356	$242	
$369	$375	$242	
	$435	$274	
$625	$690	$437	
	$876	$537	
			smallest marker size is an 18 X 24”

Erie Landmark Company | Leading Foundry & Plaque Manufacturer

3 levels of National Register:

1. Cheapest - only can chose from the followin 15x15 and the wording of the second line (has bee the). Everything else is already on the pattern so yc

2. National Register custom plaques include all information and you get to add 3 lines of text where than 1/4" tall. Here you can change the font, moun available sizes are the same as #1. Nothing else cha

3. Most expensive but you can get any size, an background etc. This is called a custom plaque. No it includes 2 letters per square inch so with 150 lett work is 75 square inches (depends on text size and space than "W".

ıg sizes 7x5, 10x7, 11x8, and
n placed on the - is listed in
ɔu cannot change.
l the national register
e the letters cannot be smaller
ıt, and background color. The
nges because it is already set.
y wording and border, font,
ɔt matter what size the plaque is,
ers the smallest that would
letters. "I" takes up much less

[Artistic Bronze]

> Our cast bronze plaques are mad
> shape you require. We price by t
> by the amount of letters/wording

3-5 weeks production time

e custom and any size or
he overall size and not
on the plaque.

Classic Bronze Resources

Basic Specifications

Bronze or aluminum plaque
Single line border
Times New Roman font
Plain textured background
Black or brown painted background
Gloss finish
Type A blind mount hardware
Digital proof for approval prior to production
Mounting template included
Color art proof for approval prior to production
30 to 45 day turnaround time frame from date of final approval

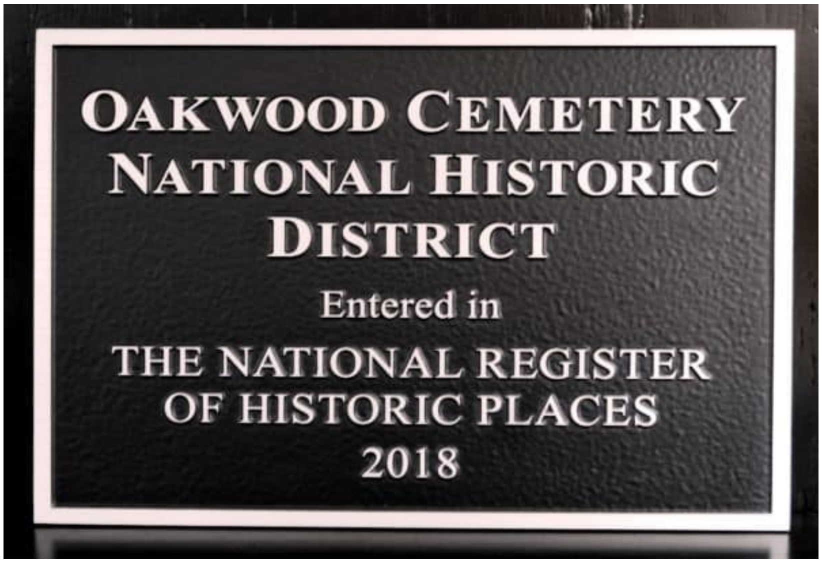
The final delivered price includes the plaque, packaging shipping and insurance.


THIS PROPERTY HAS BEEN
PLACED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR
St. Aloysius-on-the-Ohio
Built 1873

Thank you for reaching out for the price quote for your plaques. A rule of thumb we use for sizing a plaque is simple.

In your copy, count the total number of characters, punctuations, and spaces between words; divide that number by 4. This will give you the approximate ***minimum*** square inches needed for the plaque which usually allows for a title. If 200 is your total count, divided by 4 gives you 50 square inches for the plaque. This can be any combination of dimensions: 10x5, 8x7, 6x9, etc. The character size would be 1/4" which is the smallest character that can be cast with crisp edges and appearance. The readable viewing distance will be about 6'-7'. I hope that helps.

Specifications: (typical) Includes single line border, leatherette texture, dark oxide background, blind mount, mounting hardware, mounting template, art proofs. There are options for all of the above specs, most at no additional charge.


OAKWOOD CEMETERY
NATIONAL HISTORIC
DISTRICT
Entered in
THE NATIONAL REGISTER
OF HISTORIC PLACES
2018

Agenda Item # 2023-1590

Fisher Hamilton Bldg./Courthouse Update

MEETING DATE	PREPARED BY
June 8, 2023	Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None

Agenda Item # 2023-1591

Design Phase of Hwy 90/Caroline St. Update

MEETING DATE	PREPARED BY
June 8, 2023	Melissa Short, Admin Assistant/Permit Clerk/Assistant City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None