



Community Improvement Board Regular Meeting Agenda

July 22, 2025
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 # 2025-3447

Approval of Minutes from May 27, 2025 meeting

- 4. Agenda Items**

Item # 2025-3453CRA Riverwalk Masterplan follow-up

1. Continue to review the Riverwalk Masterplan - #14: Blackwater Landing & Banquet Hall, #13: Broad Street Redevelopment Area, and # 5: Riverfront Hotel

Item # 2025-3454CRA Riverwalk Masterplan Continuation

1. Discuss Riverwalk Masterplan - #13: Broad Street Redevelopment Area, and #2: Blackwater Quarter

- 5. Public Input**
- 6. Old Business**
- 7. New Business**
- 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 # 2025-3447

Approval of Minutes from May 27, 2025 meeting

MEETING DATE

July 22, 2025

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. CIB Meeting Minutes 5-27-2025



City of Milton

Community Improvement Board Meeting

May 27, 2025, 5:30 p.m.

MINUTES

The City of Milton Community Improvement Board meeting was called to order at 5:30 P.M. on May 27, 2025. Present at the meeting were Chairman Vernon Compton, Board Members, Mrs. Cynthia Smith, Ms. Deb Becker, Mrs. Ella Payne, Mr. Kaden Spurlock, and Mr. Paul Kilmartin. Mr. Stephen Prestesater, Director of Economic Development and Mr. Tim Milstead, Planning Director for the City were present at the meeting. These minutes are a synopsis of the actions taken at the meeting and are not intended as verbatim minutes.

- I. The meeting was called to order by Chairman, Vernon Compton at 5:30 p.m. He welcomed those in attendance. It was noted that a quorum was achieved.
- II. Mr. Compton called for any additions, deletions, or changes to the meeting agenda. Mr. Compton also noted that a change to the agenda was needed for invited speakers as Mrs. Mitchel was unable to stay for the duration of the meeting. Public input would still remain on the agenda for later which would allow for two opportunities. Ms. Smith made a motion to approve the agenda, seconded by Mr. Kilmartin. No objection was noted and the motion passes.
- III. Mr. Compton called for any additions, deletions, or changes to the minutes of the meetings of April 22, 2025. Mr. Spurlock made a motion to approve the minutes with that one change, seconded by Mr. Kilmartin. No objection was noted and the motion passes.
- IV. Mr. Compton called for the first public input/ invited speaker, Mrs. Mitchel. Pam Mitchel, Milton, Florida stated she appreciated being moved up so she can attend another meeting. Mrs. Mitchel noted that she was here representing the Santa Rosa Art & Culture Foundation as well as the Milton Women's Club which is part of the general federation of Women's Clubs. Mrs. Mitchel had informed the CIB Board the the Milton Women's Club has had the property at 6863 Oak Street for years, and the Santa Rosa Art & Culture Foundation is now partnering with the restoration of the property. The City Council approved an award for the Business Improvement Grant of \$10,000 to the Santa Rosa Art & Culture Foundation for the property at 6863 Oak Street. Mrs. Mitchel noted that the project was more than the awarded grant and has taken longer than expected due to the wood rot. A new roof was installed as well as the exterior painting was completed. A new project is now being undertaken on the vacant lot adjacent to 6863 Oak Street which is the property of the Santa Rosa Art & Culture Foundation. This project is to be a children's performance area, a garden and an art walk. A letter of intent was submitted to Impact 100 for support of this project. Mrs. Mitchel noted they are busy getting

all the estimates for the scope of work. Mr. Prestesater provided the CIB members the visual information that Mrs. Mitchel wanted shared. It displayed the design rendering/ vision for the project. Mrs. Mitchel noted that recently the landscape was cleaned up and the overgrown shrubs were removed. Toni New, President of the SR Art & Culture had drawn a watercolor of what the area was to look like. Mrs. Mitchel asked if the image was available for display. Mr. Prestesater noted that the email did not come through, only the text she had sent. Mrs. Mitchel asked if a letter of support could be provided from the City Council to help with the Impact 100 application. She also noted that the timing was important as it needed to come from CIB to the Council. Mrs. Mitchel explained its importance and noted that she was there to answer any questions the CIB members may have. She also noted that Mr. Kilmartin may want to speak as this property butts up to his. Mrs. Mitchel also stated that she was informed that the slope and grade could note change or impact Mr. Kilmartin's property due to the already existing stormwater management issues in that area. Mrs. Mitchel noted that everything kinda dumps into that area already as it is the lowest point. She also stated that Mr. Prestesater came out to walk the property and to see the issues firsthand. Mrs. Mitchel said the vision is inspired by Monet, and what the Santa Rosa Art & Culture Foundation wants to do is to build a arch bridge, near Mr. Kilmartin's property and to have Monet style lily pads or a rock creek through there to ensure it doesn't change the stormwater. The thought is a children's coral group could due presentations. In the slope, there would be bench's to make an amphitheater the Grant is not awarded, then fundraising would take place to help support this project. Mr. Compton stated that we love what's already occurred there and that the partner groups have done a great job in restoration. He also noted that this will be a great addition to the downtown and said he sees this as something we would want to support. Mr. Kilmartin noted that he did have a couple of questions. He said he believes it is a great spot for a amphitheater, but wants to know if she has spoken with city staff regarding the stormwater issues. Mr. Prestesater jumped in to explain that he walked the grounds to see the stormwater issues and noted that in order for this to work we would need to include it into our overall stormwater management plan. The City is looking to submit to the Local Mitigation Strategy team (LMS) with Santa Rosa County our proposal to fix the stormwater issues in downtown. The idea would be to shift the stormwater on the property over to what we propose to be a possible underground stormwater detention cell. Mr. Prestesater noted that an easement would be need to cross the property to ensure access and to allow for improvements. He also noted that this shouldn't be an issue though as we would be making improvements and this ultimately support the CRA plan and for future growth. Mr. Prestesater also noted that if this could be added to the LMS, this would be a win. Mr. Compton asked the CIB members if anyone had any questions. Mr. Kilmartin said it seems to be unseen. He loves the concept but noted that there is an issue with the drainage and it needs to be resolved. Mr. Prestesater asked Mr. Kilmartin if that area and his property are already seeing flooding issues as it stands with nothing build on the site in question. Mr. Kilmartin said yes. Mr. Prestesater said this needs to be looked at and stated that this will require all property owners to work together. Mr. Kilmartin noted that there is an easy solution that could work along his property line as he used to own property that abuts both his and the Santa Rosa Arts & Culture Foundation property. Mr. Prestesater said that he believes improvements that help properties from flooding is a win for all and he does not see an issue with getting everyone to work together. Mr. Prestesater said we cannot continue to overlook stormwater issues. We have to fix this now. Mrs. Mitchel stated that both of the organizations she is with would love to see this issue fixed as right now the issue is that its "snakey", and there are snakes in the area because of it. She also said that she was told that they were not allowed to make stormwater issues worse and would like to get this resolved. Mr. Kilmartin said that this has been an issue for 20 years and stormwater has to be fixed. Mr. Compton asked for a motion to provide a support letter for Santa Rosa Art & Culture Foundation. Mrs. Becker made a motion, and it was seconded by Mrs. Smith. No discussion and no opposition. The motion passed.

V. Chairman Compton discussed agenda item # 2025-3373, CRA Riverwalk Master Plan – Follow Up from April Meeting. Chairman Compton thanked the CIB members for their ideas and turned the discussion over to Mr. Prestesater to guide the discussion. Mr. Prestesater discussed the follow-up from the previous meeting, starting with the County Judicial Complex (Court House) and what the board would like to see. An Arts and Culture center was the top requested item. Also, a children's museum, mixed commercial and residential building, or low-income housing. We also discussed what it would be if the courthouse was torn down and the concerns of having the building restored could be too great. Concerns of the safety conditions were big. Ultimately, restoration was important, keeping the historical and architectural values were important. The Willing Street Mall was not discussed as much but it was important to note that if a parking structure were to be added that commercial use were incorporated on the first floor. Also the amphitheater was brought up. Finally, the Riverwalk South was brought up, with the need for stormwater management. An underground detention cell under Jernigan's Landing with a wet pond just south of Pine Street. That would be at the CSX and the Blackwater Entertainment properties. If a pond were to go in, it would need to have a recreational aspect involved with it such as trees, benches, and walking paths. Mr. Compton noted that this is great information and asked that some items should also be included such as sidewalks and lighting. If the CDBG grant is not awarded, we would need to make sure they are in this plan. Also bathrooms would need to be added as these things should be captured. Mr. Compton also wanted to bring one thing up for the Willing Street Mall. He asked that we have bump outs to allow for trees to be added to provide shade. Also one thing that needed to be addressed was how to get the ideas out so that urban planners can draft a plan that works. Jernigan's Landing is an anchor as well as the Courthouse. How everything works together is important for the functionality. One last thing, the previous plan talks about the great things we have such as parks and attractions, we need to make sure they are connected for mobility. Mr. Compton then stated that he would call upon each CIB member to ask if there were anything else that needed to be added such as new ideas. Mr. Kilmartin was called upon first. Mr. Kilmartin stated that he wanted to bring up the Riverwalk. It had always been discussed that it would grow and he wanted to make sure we had that added. Bathrooms were also a big issue as well as the need for shade whether it be natural or man made. Mr. Spurlock was called about next. Mr. Spurlock said nothing stood out. He said shade and types of trees as well as listening to everyone and their ideas. Mrs. Payne was called upon next. Mrs. Payne said her biggest concern would be the draw in getting people and keeping people. That's why mixed commercial with shops is needed. DeFuniak was an example. The Willing Street Mall was noted that it needs to be revamped with mixed commercial for a draw. Bathrooms, shade, and the Riverwalk South is needed. Mr. Prestesater noted that the South Riverwalk was under contract now to be done. Mrs. Payne then noted that the Willing Mall needed to also draw people to North Willing and the need to bring more businesses in. Mr. Spurlock said that overtime, there have been several shops but that they had left. Mrs. Becker said she was glad this item was brought up and that the shop lacks traffic to keep them there. If more had moved in though, it would be more of a draw. Mrs. Becker also noted that north willing is ignored a lot and that there isn't a lot to do on the north end. She said it needs to change and said for it to work, the north end would need to be bought up all at once to be fixed up. Mrs. Smith chimed in said the big thing we need to do is to get out and to bring people to come and setup shop. At some point, someone needs to work to bring people into our area. She also said we need more people in here to make this successful. She also wanted to bring up something like paddle boarding to bring more people in. Mrs. Payne chimed in to say its all about the anchors. If good anchors come in, it will bring more people that want to invest. She said we also need to find ways to provide incentives. Mr. Compton said a resource assessment was done years ago that stated people love this area for the outdoor aspects. The more we make the area friendly to access and use the Blackwater River, the more we could draw in these businesses. Mrs. Payne said a kayak launch like Bagdad Mill site. Mrs. Smith said paddle boats would also be good. Mr. Compton said he wanted to share that people love the character and history with our buildings and our people. The people who are a part of who milton is. One of the buildings that has this history is the Fisher Hamilton Building. Mr. Compton

explained the importance of the building but also the family and how they played a roll in getting many of the churches established. This family was instrumental to the city. He also noted that much of the discussion that will come up is how the building has changed over the years and how we need to know the history. DOT will make change, and we want to be a good partner to get the very best project. Mr. Compton then shared the history of the Fisher Hamilton Building and Family as a handout with the board. Mr. Compton then asked if there was any additional information to be discussed. Mr. Prestesater said that staff would look into finding additional recreational uses and how we could continue to bring more people in to help develop a thriving economy and to use the river. Mrs. Smith asked if there was a way to contact some of the business owners that are in the downtown that have let their buildings go a little bit and ask if they could help us work to make the area better as several areas look like a sore thumb. The comic bookstore was the example. Mr. Prestesater noted that it would be great to have more contributing members, but what it takes is both sides working together. Building owners want to see we are working to make our areas better. Installing sidewalks, cleaning our streets, etc. The anchor is a big part of what people want to see and if they will invest in our city. Because, what comes in will dictate what comes next. Either business owners will sell, or we will work with them to renovate and grow with us. Mr. Spurlock asked to make sure we had sidewalks on the north end of Willing Street. Mr. Kilmartin chimed in and said their was a push for paddle boarding and kayaking, but there is no enforcement of a no wake zone. Mr. Milstead explained where the no wake zones are. Mrs. Smith said we need to look into expanding it. Mr. Milstead said that it would need to go to Fish and Wildlife and we would need to look into the area we would want to see it at. Mrs. Smith said it could just be the area in which the kayakers would set up at. Mr. Prestesater noted that Whiting Park is right next to us and that this is a very big outdoor recreation site for the Navy. No additional information was discussed.

- VI. Chairman Compton discussed agenda item #2025-3374, CRA Riverwalk Master Plan - Continued. Chairman Compton turned the discussion over to Mr. Prestesater. Mr. Prestesater addressed that we would look at three new items such as Milton Marina #14, Blackwater landing and Banquet Hall, #13, Broad Street, and #5, Riverfront Hotel. Mr. Prestesater stated that why it was important to look at this area now is that the Milton Marina is up now for an RFP. There are four parcels to the Marina. Two that have zoning as C3 and two have R3. The goal is to have additional capacity, more slips, increase dock space, and a restaurant. Earlier it was asked what the city can do to entice more businesses to come to Milton. Mr. Prestesater discussed the ability to improve infrastructure and to apply for grants to make improvements. The city is currently under way with a CDBG grant for Broad Street and Quinn Street. Said grant will improve our stormwater, utilities, and road resurfacing which will improve the area overall making it one that a developer would want to come to. Mr. Prestesater also noted that CRA II would also look at paying for a sidewalk on Quinn Street to allow mobility to the Marina. Mr. Prestesater said that why its important to CIB is that is open now and change can come before the end of the year. So what it discussed now, could help guide what we want from this RFP and this area. Mr. Compton called upon Mr. Smith for her ideas for #14. Mrs. Smith said she would like a new restaurant. She would like to see a Fish House. Shes not sure on what else though. Mrs. Becker was called upon next. Mrs. Becker said she is not a boater, but she does like to go to marinas. She would like it to be like Blue Water Bay. A restaurant, and more activities such as stand up paddle board races. Mrs. Payne said it should be a waterfront restaurant, not set back. This would be a good spot for paddle board rentals. Also dry slips. Mr. Spurlock asked if the city own's more property in the area and along the river. Mr. Prestesater noted they did. He also asked about the property across from Carpenters Park and the Marnia that is a large wetland. Mr. Milstead said it could be used for a camping and glamping area, but that its in the flood way and that will be a concern. Things can be done, but it would be difficult. Mr. Compton discussed the importance of this property and the need to preserve it as it could be used for the future. Mr. Spurlock said it could have a path through it, and that kayaks could be used to go around it. It could serve as a good outdoor recreational area. Mr. Prestesater noted that the property is for sale at a value of 1.9 million. Mr. Spurlock said that value is crazy high. A riverfront restaurant,

hotel, dry storage, wet slips, loopers (boaters that travel by boat around the world). North American Loop. Mr. Kilmartin said it called the great loop as he said he is a member. Mr. Spurlock said they travel and spend a lot of money. If we could attract them, that has a three- or four-day use, it could help offset use costs. Mr. Kilmartin said he agreed with all that has been said. Only one additional thing to be added. He said that recently, three loopers were in the area and have been staying for extended periods. The need for power, water, and fuel is there. High end boating and high-end RV parks. Mr. Compton said meeting space, banquet hall, restaurant, everything else discussed is important and that you need both, boat slips and RV. Sidewalks are important to come down Quinn Street. Crossing Collins Mill Creek is important too. Next, Mr. Compton talked about Carpenters Park and the need for connecting of sidewalks to cross Munson hwy. Mr. Milstead said this is in our Sidewalk plan. Mr. Prestesater asked about the size of the looper vessels. Mr. Spurlock said the average size is 40'. Mr. Prestesater moved the group onto the next item, #13, Broad Street. Mr. Prestesater noted that the flood plain was important to understand and to address. Mr. Prestesater passed the discussion off to Mr. Milstead to talk about the areas of Broad Street that are in the flood way. Mr. Milstead discussed in length the challenges of the flood way and how it plays a factor in the potential of investment and their costs. He also noted the proposed green belt that is to protect the Blackwater River's appearance and functionality. He said this definitely needs to be looked at for future development and needs to be in the new plan. A no rise certificate will come in to play for these areas that are in the flood way. Mr. Compton asked about the no rise, and asked about mitigation such as a larger buffer or green space to allow the river to do what the river needs to do. Mr. Milstead said yes, but it needs to be approved by an engineer. Mr. Prestesater said it does make things difficult, but its not impossible. He said it is noted in our RFP's. Mr. Prestesater then showed on a map the section of Broad Street that is in discussion as item # 13. He noted that a few years back, a RFP for this area was completed and we received a number of submissions. The goal was to upgrade the area with multi-family mix used housing. The RFP unfortunately failed as the developer backed out do to a lack of funding. Mr. Prestesater then talked about the need for connectivity and how we need to link downtown. Mr. Compton said we need to look at a possible TPO for Collins Mill Creek. Mr. Prestesater discussed how that is a great idea and in further, discussed other areas such as Walmart and the need to connect the city. He also talked about the top priority of the city to connect the downtown. He then passed it off to Mr. Milstead to discuss #13, Broad Street and what the original proposal had in it. Mr. Milstead discussed the zoning of the area and the idea to bring residents to the area that gives them good views of the river and promotes the river as a main attraction. Connectivity of downtown milton to carpenters park is needed. He also noted that Milton is the first in the panhandle to be designated as a trail town. It is due to are excellent connectivity. Further discussion was had to discuss its importance. Mr. Compton asked about the additional city properties and how much there is for use. Mr. Prestesater explained its over 4, but with the flood way, it is only 2. Mr. Compton then passed it off to Mr. Kilmartin to discuss his ideas. Mr. Kilmartin said there are a lot of challenges. He noted he tried to build a restaurant on the river and it was very cost prohibited which makes this tough. He noted its tough and there are to many challenges to know what is right and needed. He said he could see it fitting more along the lines as boat slips. Mr. Milstead discussed the plan of having the riverwalk extended through this area. Mr. Kilmartin asked about the property owners and could we ask to use the space that owners arnt/ cant use. Mr. Prestesater explained that this section is a vision section as there are areas that we need to look at getting them to move to be closer to areas they are meant to be. These areas are taking up key space, but we need to figure it out. Mr. Spurlock asked if property owners would be willing to sell off the floodway portions, they are not using or if they can grant an easement to allow us to use the space. Mr. Milstead said that's exactly it. Mr. Prestesater said nothing is ever off the table and everything is always for sale. Just depends. Mr. Spurlock asked if we could have a meeting just for this section. Mr. Payne said multi family could work with apartments or townhomes that had parking on the bottom and living on the top to allow for flooding. She also said using space available with multi family. Mrs. Becker noted that she lives in a flood way now and it is not easy. Mrs. Smith said this should be an additional discussion for a

later time. She also brought up the need for a Blackwater beach. Mr. Compton added that working with owners in that area for a long-range plan would be good to determine acquisitions out right or easements. Family orientated or picnic use is good. Also, the need for sidewalks on both sides of Broad Street for connectivity. Mr. Compton also discussed in length the need to continue to connect the city. Mr. Spurlock asked about posted cross walks from Alabama Street to the State Trail. He then talked about the need to connect to the state trail and the need for lights to help with public safety. Mr. Milstead discussed the Okaloosa Street CDBG improvements to help with connectivity to the trail. Mr. Prestesater discussed the HUD LMI maps and how areas in our city are not in the zones that qualify for CDBG funding. Mr. Prestesater asked Mr. Spurlock to provide him with the areas he would like to see road striping and lighted street signs for public safety. Mr. Spurlock said he would get him the areas he is would like to see them in. Mr. Compton then moved to the final section of the evening, #5, the Riverfront Hotel. Mr. Prestesater gave the run down of the area off Broad Street, just at the corner of Willing and Berryhill and asked the board what they want to see. Mr. Milstead said we have people coming right now and asked, where are they staying. He they said that it is absolutely critical to attract a hotel to the area. Mr. Compton brought up the pedestrian bicycle bridge to cross the blackwater river. He also talked about the need to change the businesses on willing street to activate the riverfront area to use the space properly for people use. Mr. Compton then asked, what can we do to activate this area? He then discussed a few ideas. Mrs. Payne said that this hotel will need to be build up to get out of the flood zone. Mr. Compton then discussed the board walk and its extension up and how it works with the hotel. He also said it is going to be a lot of money. But we need to have the vision and dream to apply for the money. Mr. Prestesater discussed that Milton isn't as small as we think. He said that thousands of aviators come here every year to get their wings. They travel from around the world. He also discussed how this plan helps develop Milton to be the way we want to see it and to remember that Milton is more than what we see it as. Mr. Compton discussed the barriers such as parking and the need for additional meetings spaces. Mr. Compton also wanted to make note that traffic flow overall is important to discuss. Mrs. Payne asked if Milton owns the properties in question. Mr. Prestesater said that they do not, but the owners do have a willingness to sell if we continue with this plan and that change continues to come to Milton. Additional conversations were had about activation's of downtown and how we do it. No additional discussions were had.

VII. Public Input: No public input.

VIII. No Old Business

IX. With no further business to discuss, the meeting was adjourned at 7:32 p.m.

Respectfully submitted, Mr. Stephen Prestesater, Director of Economic Development

Agenda Item # 2025-3453CRA Riverwalk Masterplan follow-up



1. Continue to review the Riverwalk Masterplan - #14: Blackwater Landing & Banquet Hall, #13: Broad Street Redevelopment Area, and # 5: Riverfront Hotel

MEETING DATE

July 22, 2025

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

CRA Riverwalk Masterplan follow-up

1. Continue to review the Riverwalk Masterplan - #14: Blackwater Landing & Banquet Hall, #13: Broad Street Redevelopment Area, and # 5: Riverfront Hotel

RECOMMENDATION

ATTACHMENTS

None

Agenda Item # 2025-3454 **CRA Riverwalk Masterplan Continuation**



1. Discuss Riverwalk Masterplan - #13: Broad Street Redevelopment Area, and #2: Blackwater Quarter

MEETING DATE

July 22, 2025

PREPARED BY

BACKGROUND

SUMMARY

CRA Riverwalk Masterplan Continuation

1. Discuss Riverwalk Masterplan - #13: Broad Street Redevelopment Area, and #2: Blackwater Quarter

RECOMMENDATION

ATTACHMENTS

None