



Community Improvement Board Regular Meeting Agenda

April 28, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Invocation & Pledge of Allegiance**
- 3. Review and Approval of Agenda**
- 4. Approval of Minutes**
 - Item # 2026-4031
 - Approval of Minutes for January 27 & February 24, 2026
- 5. Agenda Items**
 - Item # 2026-4040
 - Milton Redevelopment Vision - Conceptual Review
- 6. Public Input**
- 7. Old Business**
 - Item # 2026-4041
 - Abandoned and Vacant Parcel Registration Policy Update
 - Item # 2026-4044
 - Ordinance No. 14-25 Revision to the Code - Boards Update
 - Item # 2026-4045
 - Downtown Trail Update
- 8. New Business**
- 9. 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 # 2026-4031

Approval of Minutes for January 27 & February 24, 2026

MEETING DATE

April 28, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. CIB Meeting Minutes 1-27-2026
2. CIB Meeting Minutes 2-24-2026



City of Milton

Community Improvement Board Meeting

January 27, 2026, 5:30 p.m.

MINUTES

The City of Milton Community Improvement Board meeting was called to order at 5:30 P.M. on January 27, 2026. Present at the meeting were Chairman Vernon Compton, Board Members, Ms. Cindy Smith, Mrs. Ella Payne, Mr. Kaiden Spurlock, and Mr. Howard Steele. Mr. Stephen Prestesater, Director of Economic Development and Jacob Hullett, Planning Director were present at the meeting. Mr. Gavin Hawthorn was present in the audience. These minutes are a synopsis of the actions taken at the meeting and are not intended as verbatim minutes.

Important note: Due to IT issues, the first 18:09:00 minutes of video are unavailable. Some items below will not have a full description of the 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 review and approval of the agenda.
- III. Mr. Compton called for any additions, deletions, or changes to the minutes of the meetings for October 28, 2025. Mr. Compton called for a motion to approve.
- IV. Chairman Compton addressed agenda item # 2026-3839, CRA Riverwalk Master Plan – Follow Up from the October 2025 Meeting. Mr. Prestesater highlighted items on the Pro’s and Con’s sheet.
- V. Agenda item #5b, Milton Marina Update. Mr. Prestesater gave an update as to where they were at in the contract negotiations.
- VI. Agenda item # 2026-3841, Ordinance No. 14-25 – Revision to the code pertaining to the Community Improvement Board. Mr. Hullett gave an update on the Ordinance. *(video recording starts at this point)* Mr. Hullett gave an overview of the updated ordinance and what board terms would look like for the CIB members moving forward. Mr. Prestesater noted that an email would be sent out to everyone once this process is finalized.
- VII. Agenda item #5d, Safe Streets for All Update – Mr. Prestesater passed this item off to the Planning Director who applied for the grant, Mr. Jacob Hullett. Mr. Hullett covered the safety action plan and discussed what this grant would look like for the city over the course of the next few years. Milton was

awarded this grant and will need to bid out and start come fall of 2026. The board had several questions about the grant and about the expansion of Hwy 90. Staff assisted in answering these questions to the best of their ability. *(audio is difficult to hear most of the conversations had by the board)*

VIII. Agenda item #5e, LMS Application and Update for FDEM Watershed Grants. Mr. Prestesater gave an update on the application process. The city submitted its LMS proposal to the county's LMS board and received support in application for this grant. The proposal is for a city focused watershed masterplan to help support the need for a regional stormwater pond. Mr. Prestesater also noted that thanks to Mr. Hullett, the city is now in partnership with UWF's civil engineering department to assist with this process for a watershed masterplan. Mr. Hullett proceeded to give an update on what an Urban Infill Permit would do for the city. The board made comments regarding this concept and provided their feedback. *(audio is difficult to hear most of the conversations had by the board)*

IX. Agenda item #2026-3844, New City Planner. Mr. Prestesater introduced Mr. Hullett as the new city planner. *(audio is difficult to hear most of the conversations had by the board)*

X. Agenda item #2026-3845, Courthouse RFP Award Review. Mr. Prestesater gave an overview of the Bayou District Consulting proposal that the SRC BOCC unanimously selected. The board had several questions pertaining to this proposal. Staff did their best to answer them, however, staff noted that Bayou had not come to the CRA yet to present. It will be at that time, that much of what was discussed will be addressed and answered. Additional conversations were had regarding this proposal. The board is excited for this opportunity as much of what was proposed, met the discussions had regarding the update to the Riverfront Redevelopment Plan. *(audio is difficult to hear most of the conversations had by the board)*

XI. Agenda item #2026-3846, Discussion on Willing Street One-Way. Mr. Prestesater mentioned that this discussion has come up in the past, and that Mr. Steele recently discussed this at a previous city council meeting. Mr. Prestesater noted that as traffic increases, public safety is a key focus of the cities. Mr. Prestesater asked that the CIB assist in facilitation of a Public Forum not held at city hall. Discussions carried on from the board about the need for a one way. There were also discussions about having temporary closures on Willing Street to see who it was received by the public. The CIB discussed option dates and locations. Mr. Prestesater asked the board to email him dates and ideas for this forum. *(audio is difficult to hear most of the conversations had by the board)*

XII. Public Input: No public input.

XIII. No Old Business

XIV. No New Business.

XV. With no further business to discuss, Mr. Compton adjourned the meeting. The meeting was adjourned at 7:12 p.m.

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



City of Milton

Community Improvement Board Meeting

February 24, 2026, 5:30 p.m.

MINUTES

The City of Milton Community Improvement Board meeting was called to order at 5:30 P.M. on February 24, 2026. Present at the meeting were Chairman Vernon Compton, Board Members, Mrs. Cindy Smith, Ms. Deb Becker, Mrs. Ella Payne, Mr. Kaiden Spurlock, Mr. Howard Steele, and Mrs. Paul Kilmartin. Mr. Stephen Prestesater, Director of Economic Development was present at the meeting. Mr. & Mrs. Robert & Amber Leek were present in the audience. These minutes are a synopsis of the actions taken at the meeting and are not intended as verbatim minutes.

Important note: Audio issues are present in this recording, making it difficult to depict the 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 review and approval of the agenda.
- III. Minutes of the meetings for January 27, 2026, are not available due to IT issues. Mr. Prestesater noted he would have both the January and February minutes on the next agenda for review and approval.
- IV. Chairman Compton addressed agenda item # 2026-3903, CRA Annual Report. Mr. Prestesater gave a full overview of the annual report and noted that the CRA has been on the rise, year over year. Questions were had by the board. Mr. Prestesater helped answer them with assistance from Mrs. Payne. *(audio is difficult to hear most of the conversations had by the board)*
- V. Agenda item #2026-3904, Downtown Connectivity – Sidewalks and Walking Trails. Mr. Prestesater discussed the need to continue downtown connectivity and identify sidewalks the CIB will support for paving to the CRA, and a newly proposed trail from the L&N Railroad Museum to Jernigan's Landing. Discussions were had by the board. The board noted that MLK Dr. From Caroline Street to Elva, and Elva from MLK to Canal are a top priority as businesses continue to grow in that area and public safety is a concern. Additional locations were discussed and the importance of this board perusing the continuation of sidewalks being installed. Stormwater was a concern and this was discussed. Public safety and the safety of the Blackwater trail was also discussed. Mr. Prestesater helped answer questions to the growing population of homelessness in the city of Milton. Mr. Kilmartin made a motion to address and have the council recognize the issues of homelessness. Mr. Leek addressed the

podium to speak on this topic. The motion was seconded by Ms. Smith. The motion passed unanimously. *(audio is difficult to hear most of the conversations had by the board)*

- VI. Agenda item # 2026-3905, Update on SRC & Milton projects. Mr. Prestesater gave an update on the county's sidewalk connection from Milton to Bagdad. Mr. Prestesater addressed that there are a lot of changes coming to Milton. The Cookout was just announced to replace the old Olies. The Marina is finalizing term sheet and will address the city council. A phase one has been completed, and they will present at March 10 for final signature and approval to start the clock on development. Finally, Mr. Prestesater addressed the south end of the riverwalk boardwalk and the CDBG project on Broad Street. *(audio is difficult to hear most of the conversations had by the board)*
- VII. Public Input: No public input from the attendees. Mr. Steele has addressed the need for new big plans to prepare for all that is coming. Mr. Kilmartin discussed the need to be prepared as progress is happening very fast. Mrs. Smith discussed a public safety issue. The more that keeps being build is concerning as we do not have enough to support from fire to police. Mr. Compton addressed that Milton was developed through a process and then addressed the presentation on parking that was had in Pensacola the evening before this meeting. Additional discussions were had regarding parking and stormwater. *(audio is difficult to hear most of the conversations had by the board)*
- VIII. Old Business - Agenda item #2026-3906 Discussion on Willing Street One-Way. Mr. Prestesater asked the board to identify a date that works. April 21st was identified and confirmed by the board. *(audio is difficult to hear most of the conversations had by the board)*
- IX. New Business – Chairman Compton addressed one item. The community cleanup will be starting soon. Mrs. Smith brought up the board contract renewal. Mr. Prestesater addressed that the council has extended everyone 90 day and that the final policy is being updated. More information will be provided soon. Mr. Steele addressed the sidewalk at Canal and Hwy 90 and that this needs to be addressed by DOT as trucks are cutting the corner.
- X. With no further business to discuss, Mr. Compton adjourned the meeting. The meeting was adjourned at 7:02 p.m.

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



Agenda Item # 2026-4040

Milton Redevelopment Vision - Conceptual Review

MEETING DATE	PREPARED BY
--------------	-------------

April 28, 2026

Stephen Prestesater, Director of Economic Development

BACKGROUND

SUMMARY

City of Milton 25-Year Vision & Master Plan

A Strategic Framework for Growth, Investment, and Community Transformation

Vision Statement

The City of Milton, Florida, will become a thriving, connected, and resilient community, where strategic investment in housing, infrastructure, workforce development, and environmental stewardship drives long-term economic growth and enhances quality of life for all residents.

Over the next 25 years, Milton will transform its Opportunity Zone and surrounding areas into a vibrant hub of activity, supported by modern infrastructure, strong partnerships, and a unified vision for the future.

Master Plan Purpose

This 25-Year Vision & Master Plan establishes a coordinated, long-term framework to guide:

- Economic development and redevelopment
- Housing and workforce expansion
- Infrastructure modernization
- Environmental resilience and sustainability
- Public-private partnerships and investment

The plan is intentionally designed to move beyond conceptual planning and provide a clear pathway to implementation, aligning local priorities with state, federal, and private funding opportunities.

Section 4: Catalytic Projects & Strategic Initiatives

The following projects represent the core building blocks of Milton’s future, each designed to address critical community needs while contributing to a larger, interconnected system of growth and redevelopment.

A. Bayou / Courthouse Redevelopment (Downtown Anchor)

The redevelopment of the courthouse and adjacent bayou-front properties will serve as the centerpiece of downtown revitalization.

This mixed-use redevelopment opportunity will transform underutilized public assets into a vibrant district featuring residential, commercial, and civic uses. Positioned along the US-90 corridor and near the Blackwater River, this project will reconnect downtown to its waterfront and establish a walkable, activated urban core.

Summary Impact:

- Anchors for downtown redevelopment
- Creates a destination for residents and visitors
- Stimulates private investment and business growth

B. Large-Scale Multifamily Housing + Library & Tech Hub (Primary Housing & Workforce Driver)

Located on a 10-acre site at Stewart Street, this transformative development will deliver 300+ multifamily rental units integrated with a public library and technology hub.

This project addresses Milton’s growing housing demand while advancing workforce development through access to digital resources, education, and remote work opportunities.

Summary Impact:

- Expands workforce and affordable housing
- Supports education and digital access
- Positions Milton for funding through state housing programs

C. Downtown Hotel Development (Economic Engine & Tourism Catalyst)

The development of a downtown hotel, either a boutique concept on Broad Street or a larger facility on Stewart Street, will fill a critical gap in Milton’s economic infrastructure.

This project will support tourism, events, and regional visitation while enabling access to Tourism Development Council funding.

Summary Impact:

- Increases overnight stays and visitor spending
- Supports events and downtown activity
- Attracts private investment and job creation

D. Milton Community Center Expansion & Masterplan (Community Anchor)

The expansion of the Milton Community Center at 5629 Byrom Street will create a regional hub for recreation, wellness, and community programming.

This project will enhance the quality of life while supporting workforce participation by providing youth programming and community services.

Summary Impact:

- Strengthens community engagement and health
- Supports working families
- Enhances the livability and attractiveness of the area

E. Child Development Center & Workforce Hub (Workforce Support System)

This joint-use facility, developed in partnership with Naval Air Station Whiting Field, will address one of the region’s most pressing needs: access to affordable childcare.

Located on a 30-acre site, the project will also include workforce training and development space.

Summary Impact:

- Removes barriers to employment
- Supports military and civilian families
- Strengthens the regional workforce

F. Senior Affordable Housing Development (Housing Stability Initiative)

In partnership with the Milton Housing Authority, this project will deliver a four-story affordable housing development for senior residents at 6626 James Street.

This development ensures that Milton’s aging population has access to safe, affordable housing within the community.

Summary Impact:

- Supports vulnerable populations
- Stabilizes neighborhoods
- Aligns with state and federal housing priorities

G. Marina & Riverfront Redevelopment (Tourism & Placemaking Hub)

The redevelopment of the Milton Marina at 6876 Quinn Street will enhance the City's connection to the Blackwater River and establish a destination for recreation, tourism, and waterfront activity.

With expanded access, event space, and improved infrastructure, this project will strengthen Milton's identity as a waterfront community.

Summary Impact:

- Drives tourism and economic activity
- Enhances the quality of place
- Supports small business growth

H. Stormwater Park & Resilience Infrastructure (Growth-Enabling System)

The conversion of the existing wastewater treatment site into a regional stormwater park will provide critical infrastructure capacity while offering environmental and recreational benefits.

This project is essential to supporting future development while mitigating flooding and improving water management.

Summary Impact:

- Enables future growth and development
- Improves flood mitigation and resilience
- Supports long-term sustainability

I. Whiting Pines Wastewater Infrastructure Upgrade (Federal Infrastructure Investment)

Through a proposed federal grant under the Defense Community Infrastructure Program (DCIP), the City will modernize aging wastewater systems serving Naval Air Station Whiting Field housing.

This project addresses decades-old infrastructure challenges and ensures long-term system reliability.

Summary Impact:

- Strengthens critical infrastructure
- Supports military-community partnership
- Enables housing and economic growth

J. Environmental Restoration & Water Quality Initiative (Carpenter's Park)

In partnership with the University of West Florida, the City is advancing a water quality

monitoring and restoration project at Carpenter’s Park.

This initiative will improve environmental conditions while informing future stormwater and watershed planning.

Summary Impact:

- Improves water quality and ecosystem health
- Supports data-driven planning
- Strengthens academic partnerships

K. Water & Wastewater Infrastructure Modernization (Citywide Initiative)

Milton’s long-term growth depends on modernizing aging utility systems, including asbestos cement, cast iron, and terra cotta infrastructure.

This initiative establishes a framework for phased upgrades and positions the City to pursue funding through CDBG and environmental programs.

Summary Impact:

- Removes infrastructure constraints
- Supports redevelopment and growth
- Improves system reliability and efficiency

L. Multimodal Connectivity & Safety (Integrated Mobility Network)

The development of a safe and connected transportation network will link all major projects and enhance accessibility throughout the City.

This includes pedestrian, bicycle, and roadway improvements aligned with the future Highway 90 expansion.

Summary Impact:

- Improves safety and accessibility
- Connects neighborhoods, jobs, and services
- Supports long-term urban development

25-Year Vision Summary

Together, these projects form a comprehensive and interconnected redevelopment strategy that will guide Milton’s growth over the next 25 years.

This Master Plan ensures that:

- Housing development is supported by infrastructure and workforce systems
- Economic growth is driven by tourism, investment, and job creation
- Environmental systems are protected and enhanced
- Public and private investments are aligned for maximum impact

Milton's future is not defined by isolated projects, but by a coordinated system of investments that work together to create a stronger, more resilient community.

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2026-4041

Abandoned and Vacant Parcel Registration Policy Update

MEETING DATE PREPARED BY

April 28, 2026

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

Abandoned & Vacant Parcel Registration Policy – Summary Update

The City of Milton is discussing the development and implementation of an Abandoned and Vacant Parcel Registration Policy as a proactive code enforcement and redevelopment tool to address the growing number of underutilized, deteriorating, and inactive properties, particularly within the Community Redevelopment Areas (CRA's) and downtown core.

This policy is being structured in alignment with [Florida Statutes 705.1015](#), providing the City with a legally supported framework to identify, track, and manage vacant and abandoned parcels that may pose safety risks, contribute to blight, or hinder economic development.

Purpose and Strategic Intent

The primary purpose of the policy is to:

- Establish a mandatory registration program for qualifying abandoned and vacant properties
- Create a centralized inventory of impacted parcels to improve tracking and enforcement
- Encourage property maintenance, rehabilitation, or disposition
- Support redevelopment readiness and increase private investment activity

This initiative directly aligns with the City's broader economic development strategy and CRA goals by targeting properties that negatively impact property values, public safety, and overall community perception.

Key Policy Components (conceptual at this time)

- **Annual Registration Requirement:** Property owners of qualifying vacant or abandoned parcels will be required to register their properties with the City on an

annual basis.

- **Minimum Maintenance Standards:** Registered properties must meet baseline safety and aesthetic requirements to prevent further deterioration.
- **Enforcement Mechanisms:** Non-compliance may result in code enforcement actions, fines, or liens in accordance with applicable regulations.
- **Data-Driven Approach:** The registry will provide actionable data to support strategic planning, grant applications, and targeted redevelopment efforts.

Community and Economic Impact

The implementation of this policy is expected to:

- Reduce the prevalence of blight and unsafe structures
- Improve neighborhood stability and visual character
- Increase marketability of redevelopment sites
- Support long-term tax base growth within CRA districts and the rest of the city
- Strengthen the City's position when pursuing state and federal funding opportunities

Next Steps

- Finalize policy language and registration procedures
- Develop public-facing registration forms and outreach materials
- Coordinate implementation through Code Enforcement
- Begin phased rollout with priority focus areas in CRA districts

RECOMMENDATION

ATTACHMENTS

1. City of Milton DRAFT - Abandoned & Vacant Property Registration Program



City of Milton, Florida

Abandoned & Vacant Property Registration Program

Protecting Our Neighborhoods • Supporting Downtown Revitalization • Encouraging Responsible Property Ownership

Why This Program Exists

Derelict, vacant, and abandoned buildings have become a growing challenge in the City of Milton, especially in our historic downtown. These properties can attract crime, reduce property values, and hinder redevelopment efforts.

The Abandoned & Vacant Property Registration Program ensures that property owners maintain their buildings, secure vacant structures, and take steps toward rehabilitation, occupancy, or sale.

This program is administered by the **City of Milton Code Enforcement team, a division of the Planning Department**, under the authority of Florida Statutes, including **F.S. 705.1015** and **Chapter 162**.

Who Must Register?

Registration is **required** when:

- 1. A property becomes abandoned or vacant for more than 90 consecutive days.**
- 2. A property owner intends to abandon real property.**

(Registration must occur immediately.)

- 3. A Notice of Lis Pendens, foreclosure filing, or similar legal action is initiated.**

(The mortgage holder or lienholder must register.)

- 4. Code Enforcement determines a property to be derelict or slum.**

DRAFT DOCUMENT – VERSION 1

Annual Registration Fees

Vacancy Duration	Fee
First Year	\$150
2 Years Vacant	\$250
3 Years Vacant	\$500
4 Years Vacant	\$1,000
5 Years Vacant	\$2,000
6+ Years Vacant	\$4,000

Fee Waiver:

Single-family homeowners who lived in the home immediately before the vacancy will have the first-year fee waived.

Property Owner Responsibilities

All registered properties must:

- Be maintained in accordance with the City Code and Florida Building Code
- Have all doors, windows, and openings secured from trespass
- Be kept clean, mowed, and free of debris or graffiti
- Have standing water and safety hazards eliminated
- Display a visible sign with 24-hour contact information for the responsible party

How to Register

1. Complete the **Abandoned & Vacant Property Registration Form** (available at City Hall or on the City website *still in development*).
2. Submit the form and applicable fee to:

City of Milton Code Enforcement
6738 Dixon Street, Milton, FL 32570

3. Renew annually on your registration anniversary date.

Enforcement

DRAFT DOCUMENT – VERSION 1

Failure to register or maintain a vacant or abandoned building is a violation of City Code and may result in:

- Code Enforcement fines (Chapter 162, F.S.)
- Property liens
- City abatement actions
- Legal enforcement remedies

Questions or Need Assistance?

City of Milton Code Enforcement Division

(850) XXX-XXXX

www.miltonfl.org

6738 Dixon Street, Milton, FL 32570

DRAFT DOCUMENT – VERSION 1

DRAFT ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MILTON, FLORIDA, CREATING A NEW SECTION OF THE CITY CODE ESTABLISHING AN ABANDONED AND VACANT PROPERTY REGISTRATION PROGRAM; PROVIDING DEFINITIONS; PROVIDING FOR REGISTRATION REQUIREMENTS, FEES, STANDARDS OF MAINTENANCE, AND INSPECTION; PROVIDING FOR ADMINISTRATION BY THE CITY'S CODE ENFORCEMENT DIVISION; PROVIDING PENALTIES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

SECTION 1. PURPOSE AND INTENT

The City Council of the City of Milton finds that abandoned, derelict, slum, and vacant structures have become increasingly prevalent within the City, particularly within the historic downtown area. These properties contribute to blight, reduce property values, discourage economic investment, attract criminal activity, and impede the City’s redevelopment goals, including efforts to promote a vibrant, safe, and economically healthy downtown district.

It is the purpose and intent of this Ordinance to:

- 1. Identify, monitor, and regulate abandoned and vacant properties.
- 2. Hold property owners accountable for maintenance and security.
- 3. Encourage rehabilitation, sale, redevelopment, or productive use of such properties.
- 4. Reduce the strain on City resources required to manage neglected structures.

This Ordinance is adopted pursuant to the City’s home-rule authority, Florida Statutes Chapters 162 and 705.1015, and other applicable laws.

SECTION 2. DEFINITIONS

For the purposes of this Ordinance, the following definitions apply:

A. Abandoned Property

Real property that the owner has intentionally deserted, vacated, or left unoccupied for more than 90 consecutive days, and where no active construction, rehabilitation, occupancy, or authorized use is occurring.

B. Vacant Property

Any structure or building that is unoccupied for more than 90 consecutive days, regardless of the owner’s intent, and is not maintained in compliance with the City Code.

DRAFT DOCUMENT – VERSION 1

C. Derelict or Slum Property

Any vacant or abandoned structure exhibiting signs of neglect, disrepair, code violations, unsecured openings, evidence of unauthorized entry, or other characteristics that threaten public health, safety, or welfare.

D. Owner

Any person, entity, mortgagee, lienholder, or party having legal or equitable title or control of the property.

E. Registration

The act of providing required information and fees to the City for inclusion in the Abandoned & Vacant Property Registry.

SECTION 3. REGISTRATION REQUIREMENTS

A. Properties Required to Register

The following properties must be registered with the City of Milton Code Enforcement, Planning Division:

1. **Any property that has been abandoned or is intended to be abandoned.**
Owners shall register the property **immediately** upon abandonment.
2. **Any property that becomes vacant for more than 90 consecutive days.**
3. **Any property subject to a Notice of Lis Pendens, foreclosure action, or similar debt enforcement action.**
The mortgage holder or lienholder must register the property upon filing of such action.
4. **Any property deemed derelict, slum, or substandard by City Code Enforcement.**

SECTION 4. REGISTRATION PROCESS AND FEES

A. Registration Form

Owners must complete and submit a city-approved registration form providing:

- Owner name, mailing address, phone, and email
- Local property manager or agent (required if owner resides more than 75 miles away)
- Status of property (vacant, abandoned, under foreclosure, etc.)
- Maintenance plan
- Insurance information
- Emergency contact person

DRAFT DOCUMENT – VERSION 1

B. Registration Fees

Registration fees shall be assessed annually as follows:

Vacancy Duration	Annual Fee
First year of vacancy or abandonment	\$150
Vacant 2 years	\$250
Vacant 3 years	\$500
Vacant 4 years	\$1,000
Vacant 5 years	\$2,000
Vacant 6 years or more	\$4,000

Note: Registration fees for single-family properties will be waived for the first year if the owner resided in the property immediately prior to vacancy.

C. Renewal

Registration must be renewed annually on the anniversary date of the initial registration.

SECTION 5. MAINTENANCE REQUIREMENTS

Owners of properties registered under this Ordinance must:

1. Maintain the structure and grounds in accordance with the City Code and Florida Building Code.
2. Secure all doors, windows, and access points from unauthorized entry.
3. Keep the premises free of trash, debris, graffiti, overgrowth, and stagnant water.
4. Ensure fencing, lighting, and security measures remain intact and operational.
5. Post a visible sign with the 24-hour contact information of the responsible party.
6. Properly permit any work performed on the property in accordance with the City’s permitting requirements.
 - o **All work must be performed by properly licensed contractors.**

SECTION 6. INSPECTIONS

The City’s Code Enforcement is authorized to:

- Enter and inspect properties as allowed under state law,
- Issue Notices of Violation,

DRAFT DOCUMENT – VERSION 1

- Require corrective actions,
 - Document conditions for compliance or enforcement purposes.
-

SECTION 7. ENFORCEMENT AND PENALTIES

A property owner’s failure to comply with this Ordinance constitutes a violation of the City Code and shall be subject to enforcement pursuant to:

- **Chapter 162, Florida Statutes** (Code Enforcement),
- Applicable provisions of the **City of Milton Code of Ordinances**, and
- Any other remedies available under law.

Penalties may include:

- Fines assessed by the City of Milton Code Enforcement or a Special Magistrate,
 - Liens against the property,
 - Recovery of costs associated with City abatement actions,
 - Legal action to compel compliance.
-

SECTION 8. ADMINISTRATION

The Abandoned & Vacant Property Registration Program shall be administered, monitored, and enforced by City of Milton Code Enforcement. The team is authorized to create forms, procedures, and administrative rules necessary to implement this Ordinance.

SECTION 9. CONFLICTS

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. SEVERABILITY

If any section or provision of this Ordinance is declared invalid or unconstitutional, the remainder shall continue in full force and effect.

DRAFT DOCUMENT – VERSION 1

SECTION 11. EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption.

DRAFT DOCUMENT – VERSION 1



Vacant/ Abandoned Property Registration Form

This program is administered by the **City of Milton Code Enforcement team, a division of the Planning Department**, under the authority of Florida Statutes, including **F.S. 705.1015** and **Chapter 162**. Please fill out the information requested below and deliver this form with payment to City Hall or mail to **City of Milton/ Code Enforcement 6738 Dixon Street, Milton, FL 32570**

Property Information

Property Owner – Legal Name:

Property Address: City, State: Zip Code: Date Property Inspected:

Brief Description of Property's Legal Status:
(Foreclosure, Short Sale Pending, Lis Pendens, Etc.)

Mortgagee Information

Lender/ Lein Holder:

Contact Name: Contact Phone (including area code):

Email Address:

Mailing Address:

DRAFT DOCUMENT – VERSION 1

Local Individual or Property Management Information

Local Individual or Property Manager:

Contact Name:

Contact Phone 24/7 (including area code):

Email Address:

Mailing Address:

REGISTRATION FEE

Registration fees shall be assessed annually as follows:

Vacancy Duration	Annual Fee
First year of vacancy or abandonment	\$150
Vacant 2 years	\$250
Vacant 3 years	\$500
Vacant 4 years	\$1,000
Vacant 5 years	\$2,000
Vacant 6 years or more	\$4,000

Note: Registration fees for single-family properties will be waived for the first year if the owner resided in the property immediately prior to vacancy.

*** All violations of Ordinance No. XX-XX may be subject to the maximum penalty of \$XXX per day for the first offense. Subsequent violations may be subjected to penalties of double or triple the first offense. Speak with Code Enforcement to learn more about the fee structure. ***

Applicant Name:

Signature:

Date:



Agenda Item # 2026-4044

Ordinance No. 14-25 Revision to the Code - Boards Update

MEETING DATE

April 28, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

Board Appointment Reorganization Plan

MEETING DATE PREPARED BY

April 23, 2026 Jacob Hullett, Planning Director

BACKGROUND

New Board and Committee appointments must now meet the requirements of the ordinances as passed during the 1/13/2026 and 4/14/2026 City Council Meetings. In doing so, each board will need to be reviewed and appointed by Council. Staff has created a means to do this as a "Year One" scenario. The "Year One" scenario is as described below;

- Treat the new 2026 ordinance as a "Year One" appointment ordinance which would allow each member that is eligible to continue to serve if they so choose, subject to Council reappointment.
- Each board will follow the same set-up as the Milton Planning Board - Members will be appointed as voted on and agreed by the 2 Council members of each Ward, One Mayor-at-Large appointment, and Two Council-At-Large appointments for a total of 7 members serving on each board. The attached spreadsheet shows potential "appointment rotations" and appointees based on each potential member's seat. If Council so chooses, the Mayor & Council At-Large seats may be filled with current members. Appointment of members that are to fill Ward-specific seats should be rated based on favoring those who reside in that Ward, then those that live within the City of Milton, then those that reside in Santa Rosa County, and finally any other criteria supporting the potential members nomination (preference for 1. In ward, 2. In City, 3. In Santa Rosa County).
- Council will need to reappoint the eligible members on a 3-year staggered basis. The new "Year One" appointments will need to be scheduled as presented below in the 2 possible scenarios or as Council sees fit. Council will need to decide which stagger scenario is preferred.

- After the initial "Year One" rotation, every appointment to every board will be on a 3-year service term, which fulfills the 3-year staggered appointments. (After the first "Year One" 2-year appointments are complete, any future appointment in that seat is on a 3-year rotation)

- Each board will have an "Expiration Month". This will create a more cohesive, consistent, and repeatable appointment schedule. Staff recommends: Community Improvement Board - Expiration Month is March with new terms beginning in April. Board of Adjustments - Expiration Month is May and terms beginning in June. Historic Preservation Board - Expiration Month is July with terms beginning in August. Planning Board - Expiration Month September with terms beginning in October.

New appointments after the "Year One" scenario will need to be able to achieve the "Staggered 3-year" term limit. In order to achieve this, the first round of appointments will need to have staggered years of appointments followed by any future appointments being for 3-years. City staff has developed two possible paths in order to do so.

1. 3/4 Seat Stagger - 3 appointments will fill a shortened 2-year term with the usual 3-year term after appointment, and 4 appointments will fill a full 3-year term. This will allow all future 3-year appointments to be staggered in such a manner that 2 consecutive years of appointments will occur with one year of no new appointments. The pattern would repeat; appointments in year four and five, with no new appointments in year six and so on. Again, after the first initial 3, 2-year terms, no more 2-year appointments will be necessary and every appointment from then on will be for the usual 3-years.

2. 2/2/3 Seat Stagger with appointments taking place every year.
In a 2/2/3 Seat Stagger: Group 1 would consist of Ward 1, Council At-Large 1 for one, 1-year term; Group 2 Ward 2, Council At-Large 2 for one, 2-year term; Group 3 Ward 3, Ward 4, Mayor At-Large for one, 3-year term. Each would be appointed for a three-year term thereafter, per usual.

Again, as stated in both scenarios, the non-3-year terms would only occur once, during the "Year One", in order to create the staggered effect. Every appointment after will be the normal 3-year term.

If Council desires, all current Board members can be reappointed to their respective boards under either the 3/4 or 2/2/3 rotation. Staff has developed a recommendation for each seat in each Board with the current membership. This recommendation identifies which seat the current member is filling, and the new term they will serve. If Council adopts this recommendation and the Expiration Month concept, each board will continue as currently configured with the start month for each new term adjusted. Council would not have to make any appointments for any board, other than for vacancies, for one or two years, depending on the rotation schedule selected.

RECOMMENDATION

ATTACHMENTS

1. Board Expiration and Appointment Rotation - Apr. 2026
2. Board Appointment Reorganization Plan



Agenda Item # 2026-4044

Ordinance No. 14-25 Revision to the Code - Boards Update

MEETING DATE

April 28, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

Board Appointment Reorganization Plan

MEETING DATE PREPARED BY

April 23, 2026 Jacob Hullett, Planning Director

BACKGROUND

New Board and Committee appointments must now meet the requirements of the ordinances as passed during the 1/13/2026 and 4/14/2026 City Council Meetings. In doing so, each board will need to be reviewed and appointed by Council. Staff has created a means to do this as a "Year One" scenario. The "Year One" scenario is as described below;

- Treat the new 2026 ordinance as a "Year One" appointment ordinance which would allow each member that is eligible to continue to serve if they so choose, subject to Council reappointment.
- Each board will follow the same set-up as the Milton Planning Board - Members will be appointed as voted on and agreed by the 2 Council members of each Ward, One Mayor-at-Large appointment, and Two Council-At-Large appointments for a total of 7 members serving on each board. The attached spreadsheet shows potential "appointment rotations" and appointees based on each potential member's seat. If Council so chooses, the Mayor & Council At-Large seats may be filled with current members. Appointment of members that are to fill Ward-specific seats should be rated based on favoring those who reside in that Ward, then those that live within the City of Milton, then those that reside in Santa Rosa County, and finally any other criteria supporting the potential members nomination (preference for 1. In ward, 2. In City, 3. In Santa Rosa County).
- Council will need to reappoint the eligible members on a 3-year staggered basis. The new "Year One" appointments will need to be scheduled as presented below in the 2 possible scenarios or as Council sees fit. Council will need to decide which stagger scenario is preferred.

- After the initial "Year One" rotation, every appointment to every board will be on a 3-year service term, which fulfills the 3-year staggered appointments. (After the first "Year One" 2-year appointments are complete, any future appointment in that seat is on a 3-year rotation)

- Each board will have an "Expiration Month". This will create a more cohesive, consistent, and repeatable appointment schedule. Staff recommends: Community Improvement Board - Expiration Month is March with new terms beginning in April. Board of Adjustments - Expiration Month is May and terms beginning in June. Historic Preservation Board - Expiration Month is July with terms beginning in August. Planning Board - Expiration Month September with terms beginning in October.

New appointments after the "Year One" scenario will need to be able to achieve the "Staggered 3-year" term limit. In order to achieve this, the first round of appointments will need to have staggered years of appointments followed by any future appointments being for 3-years. City staff has developed two possible paths in order to do so.

1. 3/4 Seat Stagger - 3 appointments will fill a shortened 2-year term with the usual 3-year term after appointment, and 4 appointments will fill a full 3-year term. This will allow all future 3-year appointments to be staggered in such a manner that 2 consecutive years of appointments will occur with one year of no new appointments. The pattern would repeat; appointments in year four and five, with no new appointments in year six and so on. Again, after the first initial 3, 2-year terms, no more 2-year appointments will be necessary and every appointment from then on will be for the usual 3-years.

2. 2/2/3 Seat Stagger with appointments taking place every year.
In a 2/2/3 Seat Stagger: Group 1 would consist of Ward 1, Council At-Large 1 for one, 1-year term; Group 2 Ward 2, Council At-Large 2 for one, 2-year term; Group 3 Ward 3, Ward 4, Mayor At-Large for one, 3-year term. Each would be appointed for a three-year term thereafter, per usual.

Again, as stated in both scenarios, the non-3-year terms would only occur once, during the "Year One", in order to create the staggered effect. Every appointment after will be the normal 3-year term.

If Council desires, all current Board members can be reappointed to their respective boards under either the 3/4 or 2/2/3 rotation. Staff has developed a recommendation for each seat in each Board with the current membership. This recommendation identifies which seat the current member is filling, and the new term they will serve. If Council adopts this recommendation and the Expiration Month concept, each board will continue as currently configured with the start month for each new term adjusted. Council would not have to make any appointments for any board, other than for vacancies, for one or two years, depending on the rotation schedule selected.

RECOMMENDATION

ATTACHMENTS

1. Board Expiration and Appointment Rotation - Apr. 2026
2. Board Appointment Reorganization Plan

HISTORIC PRESERVATION BOARD

<u>MEMBER</u>	<u>BOARD</u>	<u>WARD</u>	<u>TERM EXPIRES</u>	<u>3-4 ROTATION</u>	<u>2-2-3 ROTATION</u>	<u>APPOINTMENT TERM</u>	<u>NOTES</u>
Brian McGuire (Vice Chair)	HPB	Ward 1	9-Sep-29				
Jeff Martin	HPB	Ward 1	10-Sep-26				
John Ellis (Chair)	HPB		9-Sep-27				Milton Property Owner
Laura Spencer Coleman	HPB		9-Sep-27				Santa Rosa County Resident
Richard McCool	HPB	Ward 2	9-Sep-27				
Susan Russell	HPB	Ward 1	9-Sep-29				
Theresa Messick	HPB	Ward 1	9-Sep-27				
STAFF RECOMMENDATION							
Brian McGuire (Vice Chair)	HPB	Ward 1		3 Years	1 Year	<i>Term Expires = July 31/Term Begins = August 1</i>	
Richard McCool	HPB	Ward 2		2 Years	2 Years	<i>Term Expires = July 31/Term Begins = August 1</i>	
John Ellis (Chair)	HPB	Ward 3		3 Years	3 Years	<i>Term Expires = July 31/Term Begins = August 1</i>	
Susan Russell	HPB	Ward 4		2 Years	3 Years	<i>Term Expires = July 31/Term Begins = August 1</i>	
Theresa Messick	HPB	Mayor At-Large		3 Years	3 Years	<i>Term Expires = July 31/Term Begins = August 1</i>	
Jeff Martin	HPB	Council At-Large		2 Years	1 Year	<i>Term Expires = July 31/Term Begins = August 1</i>	
Laura Spencer Coleman	HPB	Council At-Large		3 Years	2 Years	<i>Term Expires = July 31/Term Begins = August 1</i>	

MILTON PLANNING BOARD

Steve Dobbs (Chair)	MPB	Ward 2	13-May-29				
Amber Leak (Vice-Chair)	MPB	Mayor At Large	Dec-26				
Jimmy Messick	MPB	Ward 1	13-Aug-28				
Dan Powers	MPB	Ward 3	13-May-29				
Bruce Predmore	MPB	Ward 4	9-Jun-26				
Greg Scoville	MPB	Council At Large	13-May-29				
Melissa Simpson	MPB	Council At Large	11-Jun-28				
STAFF RECOMMENDATION							
Jimmy Messick	MPB	Ward 1		3 Years	1 Year	<i>Term Expires = September 30/Term Begins = October 1</i>	
Steve Dobbs (Chair)	MPB	Ward 2		2 Years	2 Years	<i>Term Expires = September 30/Term Begins = October 1</i>	
Dan Powers	MPB	Ward 3		3 Years	3 Years	<i>Term Expires = September 30/Term Begins = October 1</i>	
Bruce Predmore	MPB	Ward 4		2 Years	3 Years	<i>Term Expires = September 30/Term Begins = October 1</i>	
Amber Leak (Vice-Chair)	MPB	Mayor At Large		3 Years	3 Years	<i>Term Expires = September 30/Term Begins = October 1</i>	
Greg Scoville	MPB	Council At Large		2 Years	1 Year	<i>Term Expires = September 30/Term Begins = October 1</i>	
Melissa Simpson	MPB	Council At Large		3 Years	2 Years	<i>Term Expires = September 30/Term Begins = October 1</i>	

BOARD OF ADJUSTMENTS

Howard Steele(Chair)	BOA	Ward 2	9-Sep-26				
Kyle Baker (Vice Chair)	BOA	Ward 2	9-Sep-28				
Karra Graber	BOA	Ward 3	9-Sep-28				
Joshua George	BOA	Ward 3	9-Sep-28				
Shannon Rice	BOA	Ward 2	9-Sep-28				
Kate Bryan	BOA		9-Sep-28				Santa Rosa County Resident
Dennis Rogers	BOA		9-Sep-26				Santa Rosa County Resident
STAFF RECOMMENDATION							
Kyle Baker (Vice Chair)	BOA	Ward 1		3 Years	1 Year	<i>Term Expires = May 31/Term Begins = June 1</i>	
Howard Steele(Chair)	BOA	Ward 2		2 Years	2 Years	<i>Term Expires = May 31/Term Begins = June 1</i>	
Karra Graber	BOA	Ward 3		3 Years	3 Years	<i>Term Expires = May 31/Term Begins = June 1</i>	
Joshua George	BOA	Ward 4		2 Years	3 Years	<i>Term Expires = May 31/Term Begins = June 1</i>	
Dennis Rogers	BOA	Mayor At-Large		3 Years	3 Years	<i>Term Expires = May 31/Term Begins = June 1</i>	
Kate Bryan	BOA	Council At-Large		2 Years	1 Year	<i>Term Expires = May 31/Term Begins = June 1</i>	

Shannon Rice	BOA	Council At-Large		3 Years	2 Years	<i>Term Expires = May 31/Term Begins = June 1</i>	
<u>COMMUNITY IMPROVEMENT BOARD</u>							
Vernon Compton (Chair)	CIB	Ward 1	1-Mar-26				
Howard Steele	CIB	Ward 2	1-Mar-26				
Paul Kilmartin	CIB		1-Mar-26				Santa Rosa County Resident
Cindy Smith	CIB		1-Mar-26				Santa Rosa County Resident
Kaiden Spurlock	CIB		1-Mar-26				Santa Rosa County Resident
Ella Payne	CIB		1-Mar-26				Santa Rosa County Resident
Deb Becker	CIB	Ward 1	1-Mar-26				
STAFF RECOMMENDATION							
Vernon Compton (Chair)	CIB	Ward 1		3 Years	1 Year	<i>Term Expires = March 31/Term Begins = April 1</i>	
Howard Steele	CIB	Ward 2		2 Years	2 Years	<i>Term Expires = March 31/Term Begins = April 1</i>	
Cindy Smith	CIB	Ward 3		3 Years	3 Years	<i>Term Expires = March 31/Term Begins = April 1</i>	
Kaiden Spurlock	CIB	Ward 4		2 Years	3 Years	<i>Term Expires = March 31/Term Begins = April 1</i>	
Deb Becker	CIB	Mayor At-Large		3 Years	3 Years	<i>Term Expires = March 31/Term Begins = April 1</i>	
Ella Payne	CIB	Council At-Large		2 Years	1 Year	<i>Term Expires = March 31/Term Begins = April 1</i>	
Paul Kilmartin	CIB	Council At-Large		3 Years	2 Years	<i>Term Expires = March 31/Term Begins = April 1</i>	



Agenda Item # 2026-4026

Board Appointment Reorganization Plan

MEETING DATE

April 23, 2026

PREPARED BY

Jacob Hullett, Planning Director

BACKGROUND

New Board and Committee appointments must now meet the requirements of the ordinances as passed during the 1/13/2026 and 4/14/2026 City Council Meetings. In doing so, each board will need to be reviewed and appointed by Council. Staff has created a means to do this as a "Year One" scenario. The "Year One" scenario is as described below;

- Treat the new 2026 ordinance as a "Year One" appointment ordinance which would allow each member that is eligible to continue to serve if they so choose, subject to Council reappointment.
- Each board will follow the same set-up as the Milton Planning Board - Members will be appointed as voted on and agreed by the 2 Council members of each Ward, One Mayor-at-Large appointment, and Two Council-At-Large appointments for a total of 7 members serving on each board. The attached spreadsheet shows potential "appointment rotations" and appointees based on each potential member's seat. If Council so chooses, the Mayor & Council At-Large seats may be filled with current members. Appointment of members that are to fill Ward-specific seats should be rated based on favoring those who reside in that Ward, then those that live within the City of Milton, then those that reside in Santa Rosa County, and finally any other criteria supporting the potential members nomination (preference for 1. In ward, 2. In City, 3. In Santa Rosa County).
- Council will need to reappoint the eligible members on a 3-year staggered basis. The new "Year One" appointments will need to be scheduled as presented below in the 2 possible scenarios or as Council sees fit. Council will need to decide which stagger scenario is preferred.
- After the initial "Year One" rotation, every appointment to every board will be on a 3-year service term, which fulfills the 3-year staggered appointments. (After the first "Year One" 2-year appointments are complete, any future appointment in that seat is on a 3-year rotation)
- Each board will have an "Expiration Month". This will create a more cohesive, consistent, and repeatable appointment schedule. Staff recommends: Community Improvement Board - Expiration Month is March with new terms beginning in April. Board of Adjustments - Expiration Month is May and terms beginning in June. Historic Preservation Board - Expiration Month is July with terms beginning in August. Planning Board - Expiration Month September with terms beginning in

October.

New appointments after the "Year One" scenario will need to be able to achieve the "Staggered 3-year" term limit. In order to achieve this, the first round of appointments will need to have staggered years of appointments followed by any future appointments being for 3-years. City staff has developed two possible paths in order to do so.

1. 3/4 Seat Stagger - 3 appointments will fill a shortened 2-year term with the usual 3-year term after appointment, and 4 appointments will fill a full 3-year term. This will allow all future 3-year appointments to be staggered in such a manner that 2 consecutive years of appointments will occur with one year of no new appointments. The pattern would repeat; appointments in year four and five, with no new appointments in year six and so on. Again, after the first initial 3, 2-year terms, no more 2-year appointments will be necessary and every appointment from then on will be for the usual 3-years.

2. 2/2/3 Seat Stagger with appointments taking place every year.
In a 2/2/3 Seat Stagger: **Group 1** would consist of Ward 1, Council At-Large 1 for one, 1-year term; **Group 2** Ward 2, Council At-Large 2 for one, 2-year term; **Group 3** Ward 3, Ward 4, Mayor At-Large for one, 3-year term. Each would be appointed for a three-year term thereafter, per usual.

Again, as stated in both scenarios, the non-3-year terms would only occur once, during the "Year One", in order to create the staggered effect. Every appointment after will be the normal 3-year term.

If Council desires, all current Board members can be reappointed to their respective boards under either the 3/4 or 2/2/3 rotation. Staff has developed a recommendation for each seat in each Board with the current membership. This recommendation identifies which seat the current member is filling, and the new term they will serve. If Council adopts this recommendation and the Expiration Month concept, each board will continue as currently configured with the start month for each new term adjusted. Council would not have to make any appointments for any board, other than for vacancies, for one or two years, depending on the rotation schedule selected.

SUMMARY

RECOMMENDATION

Staff is requesting Council direction and selection of preferences for development of a policy for final adoption at the May Council meeting.

ATTACHMENTS

1. Board Expiration and Appointment Rotation - Apr. 2026



Agenda Item # 2026-4045

Downtown Trail Update

MEETING DATE

April 28, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

Downtown Milton Trail & Wetland Boardwalk Project

In October 2025, the Milton Community Improvement Board completed its review of the Riverfront Redevelopment Plan, which identified the need for enhanced pedestrian connectivity between key downtown assets, specifically the Historic L&N Railroad Village (Railroad Museum on Henry Street) and Jernigan’s Landing. While the area surrounding the Railroad Village includes existing sidewalks, there is currently no safe or direct pedestrian route connecting these two destinations.

Initial concepts explored the use of an existing city right-of-way adjacent to the railroad corridor to establish a traditional walking trail. However, further site evaluation determined that the corridor consists predominantly of wetlands, making a ground-level trail infeasible without significant environmental disruption, fill material, and complex permitting challenges.

In response, City staff developed an alternative and more environmentally sensitive solution: the construction of an elevated boardwalk utilizing platted right-of-way at the intersection of Walton Street and Baldwin Street. This proposed boardwalk would extend approximately 750 linear feet through the wetland area, creating a direct, safe, and visually engaging pedestrian connection to Jernigan’s Landing.

The boardwalk is designed to be a minimum of six (6) feet in width to meet ADA accessibility standards and constructed using durable composite decking materials for longevity and reduced maintenance. The elevated design minimizes environmental impact by avoiding the need for fill and preserving natural hydrology, which is expected to streamline permitting through the Florida Department of Environmental Protection (FDEP).

Additionally, the design allows for intermittent widened areas or overlooks, providing opportunities for seating, rest areas, and scenic viewpoints. These features will enhance the user experience while reinforcing the City’s commitment to placemaking, accessibility, and

environmental stewardship.

This project represents a strategic investment in downtown connectivity, linking cultural, recreational, and economic assets while advancing the goals outlined in the Riverfront Redevelopment Plan. It will improve walkability, increase visitation to key destinations, and further position Milton’s riverfront as a premier community gathering space.

Downtown Milton Trail & Wetland Boardwalk

To support decision-making and next steps, the following provides a planning-level budget estimate and potential funding sources aligned with the project’s environmental, recreational, and economic development benefits.

Preliminary Project Budget (Planning-Level Estimate)

Based on comparable elevated boardwalk projects in wetland environments and current market conditions:

Category	Estimated Cost
Engineering & Design (Survey, Environmental, Permitting)	\$75,000 – \$125,000
Geotechnical & Environmental Studies	\$25,000 – \$50,000
Permitting (FDEP, ERP, Federal if required)	\$10,000 – \$25,000
Construction (750 LF @ \$200–\$800 per LF)	\$150,00 – \$600,000
Overlooks / Seating Areas (2–3 nodes)	\$75,000 – \$150,000
Site Access / Tie-ins (Trailheads, signage, ADA ramps)	\$50,000 – \$100,000
Contingency (15–20%)	\$57,750 – \$210,000
Total Estimated Project Cost:	
\$442,750 – \$1.26M	

Cost Considerations

- Pile-supported boardwalk construction drives cost due to wetlands conditions
- Composite decking reduces long-term maintenance costs vs. wood
- Elevated structure reduces mitigation costs vs. traditional trail fill
- Scenic overlooks add placemaking value but can be phased if needed

Potential Funding Opportunities

This project is well-positioned to leverage multi-source funding, particularly given its alignment with recreation, resilience, environmental protection, and economic development.

1. State of Florida Funding

- **Florida Department of Environmental Protection (FDEP)**
 - **Florida Recreational Trails Program (RTP)**
 - **Resilient Florida Grant Program** (floodplain/wetland resilience)
 - **Land and Water Conservation Fund (LWCF)** (administered by FDEP)
 - Strong fit due to environmental sensitivity and public access
- **Florida Department of Commerce**
 - Community Development Block Grant (CDBG) (if tied to LMI benefit areas)
 - Economic development infrastructure support

2. Federal Funding

- **U.S. Department of Transportation**
 - **Transportation Alternatives Program (TAP)**
 - **RAISE Grants** (competitive, larger-scale projects)
 - Strong alignment with pedestrian connectivity and safety
- **Federal Emergency Management Agency**
 - Hazard Mitigation Grant Program (HMGP)
 - Applicable if tied to floodplain management and resilience

3. Regional & Local Funding

- **Community Redevelopment Agency (CRA) Funding**
 - Eligible as a catalytic redevelopment and connectivity project
 - Could fund **design phase or match requirements**
- **Santa Rosa County Tourist Development Council (TDC)**
 - If positioned as a tourism and eco-recreation asset
 - Supports increased visitation to riverfront and events

Strategic Positioning

This project is highly competitive because it:

- Advances the Riverfront Redevelopment Plan
- Enhances walkability and connectivity
- Preserves wetlands and natural systems
- Supports tourism and downtown economic activity
- Aligns with resilience and environmental funding priorities

RECOMMENDATION

ATTACHMENTS

1. Milton Wetland Boardwalk Conceptual Image
2. Map_ 03-1N-28-2530-04000-0010 _ SRCPA - Milton Wetland Boardwalk Map Concept



Agenda Item # 2026-4045

Downtown Trail Update

MEETING DATE

April 28, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

Downtown Milton Trail & Wetland Boardwalk Project

In October 2025, the Milton Community Improvement Board completed its review of the Riverfront Redevelopment Plan, which identified the need for enhanced pedestrian connectivity between key downtown assets, specifically the Historic L&N Railroad Village (Railroad Museum on Henry Street) and Jernigan’s Landing. While the area surrounding the Railroad Village includes existing sidewalks, there is currently no safe or direct pedestrian route connecting these two destinations.

Initial concepts explored the use of an existing city right-of-way adjacent to the railroad corridor to establish a traditional walking trail. However, further site evaluation determined that the corridor consists predominantly of wetlands, making a ground-level trail infeasible without significant environmental disruption, fill material, and complex permitting challenges.

In response, City staff developed an alternative and more environmentally sensitive solution: the construction of an elevated boardwalk utilizing platted right-of-way at the intersection of Walton Street and Baldwin Street. This proposed boardwalk would extend approximately 750 linear feet through the wetland area, creating a direct, safe, and visually engaging pedestrian connection to Jernigan’s Landing.

The boardwalk is designed to be a minimum of six (6) feet in width to meet ADA accessibility standards and constructed using durable composite decking materials for longevity and reduced maintenance. The elevated design minimizes environmental impact by avoiding the need for fill and preserving natural hydrology, which is expected to streamline permitting through the Florida Department of Environmental Protection (FDEP).

Additionally, the design allows for intermittent widened areas or overlooks, providing opportunities for seating, rest areas, and scenic viewpoints. These features will enhance the user experience while reinforcing the City’s commitment to placemaking, accessibility, and

environmental stewardship.

This project represents a strategic investment in downtown connectivity, linking cultural, recreational, and economic assets while advancing the goals outlined in the Riverfront Redevelopment Plan. It will improve walkability, increase visitation to key destinations, and further position Milton’s riverfront as a premier community gathering space.

Downtown Milton Trail & Wetland Boardwalk

To support decision-making and next steps, the following provides a planning-level budget estimate and potential funding sources aligned with the project’s environmental, recreational, and economic development benefits.

Preliminary Project Budget (Planning-Level Estimate)

Based on comparable elevated boardwalk projects in wetland environments and current market conditions:

Category	Estimated Cost
Engineering & Design (Survey, Environmental, Permitting)	\$75,000 – \$125,000
Geotechnical & Environmental Studies	\$25,000 – \$50,000
Permitting (FDEP, ERP, Federal if required)	\$10,000 – \$25,000
Construction (750 LF @ \$200–\$800 per LF)	\$150,00 – \$600,000
Overlooks / Seating Areas (2–3 nodes)	\$75,000 – \$150,000
Site Access / Tie-ins (Trailheads, signage, ADA ramps)	\$50,000 – \$100,000
Contingency (15–20%)	\$57,750 – \$210,000
Total Estimated Project Cost:	
\$442,750 – \$1.26M	

Cost Considerations

- Pile-supported boardwalk construction drives cost due to wetlands conditions
- Composite decking reduces long-term maintenance costs vs. wood
- Elevated structure reduces mitigation costs vs. traditional trail fill
- Scenic overlooks add placemaking value but can be phased if needed

Potential Funding Opportunities

This project is well-positioned to leverage multi-source funding, particularly given its alignment with recreation, resilience, environmental protection, and economic development.

1. State of Florida Funding

- **Florida Department of Environmental Protection (FDEP)**
 - **Florida Recreational Trails Program (RTP)**
 - **Resilient Florida Grant Program** (floodplain/wetland resilience)
 - **Land and Water Conservation Fund (LWCF)** (administered by FDEP)
 - Strong fit due to environmental sensitivity and public access
- **Florida Department of Commerce**
 - Community Development Block Grant (CDBG) (if tied to LMI benefit areas)
 - Economic development infrastructure support

2. Federal Funding

- **U.S. Department of Transportation**
 - **Transportation Alternatives Program (TAP)**
 - **RAISE Grants** (competitive, larger-scale projects)
 - Strong alignment with pedestrian connectivity and safety
- **Federal Emergency Management Agency**
 - Hazard Mitigation Grant Program (HMGP)
 - Applicable if tied to floodplain management and resilience

3. Regional & Local Funding

- **Community Redevelopment Agency (CRA) Funding**
 - Eligible as a catalytic redevelopment and connectivity project
 - Could fund **design phase or match requirements**
- **Santa Rosa County Tourist Development Council (TDC)**
 - If positioned as a tourism and eco-recreation asset
 - Supports increased visitation to riverfront and events

Strategic Positioning

This project is highly competitive because it:

- Advances the Riverfront Redevelopment Plan
- Enhances walkability and connectivity
- Preserves wetlands and natural systems
- Supports tourism and downtown economic activity
- Aligns with resilience and environmental funding priorities

RECOMMENDATION

ATTACHMENTS

1. Milton Wetland Boardwalk Conceptual Image
2. Map_ 03-1N-28-2530-04000-0010 _ SRCPA - Milton Wetland Boardwalk Map Concept

MILTON WETLAND BOARDWALK

CONNECTING THE HISTORIC RAILROAD VILLAGE TO JERNIGAN'S LANDING



PROJECT SUMMARY

The Milton Wetland Boardwalk will provide a safe, accessible, and scenic connection between the Historic L&N Railroad Village (Railroad Museum on Henry Street) and Jernigan's Landing. This project advances the goals of the Riverfront Redevelopment Plan by creating a signature trail experience that showcases Milton's natural beauty, history, and community destinations.

PROJECT NEED & BACKGROUND

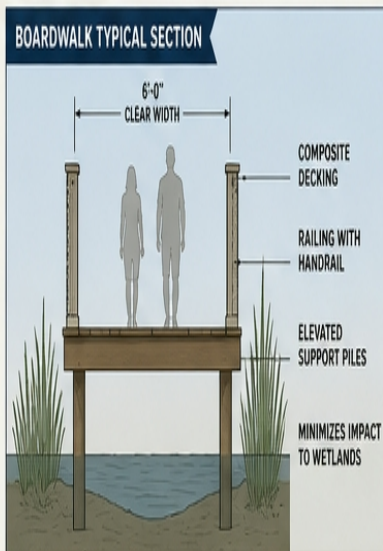
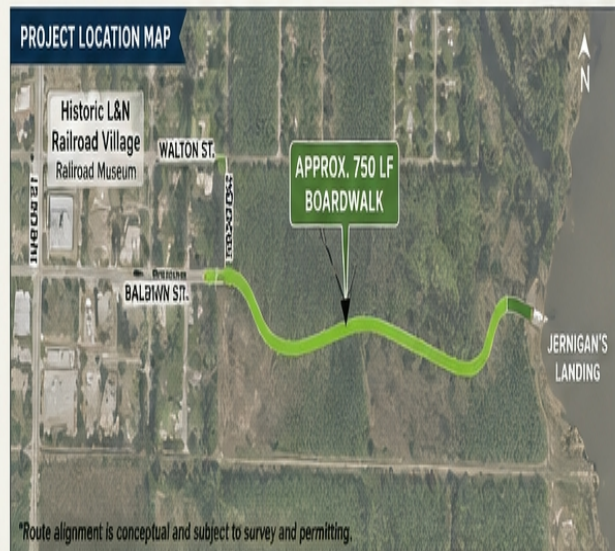
- In October 2025, the Milton Community Improvement Board completed the review of the Riverfront Redevelopment Plan.
- The plan identified a desired trail connection from the Railroad Museum and Historic L&N Railroad Village to Jernigan's Landing.
- Initial concept explored using the city-owned right-of-way adjacent to the railroad line; however, the area is nearly all wetlands and is not feasible for a traditional trail without extensive fill.
- City staff developed a new concept: utilize platted right-of-way at the intersection of Walton Street and Baldwin Street to create an elevated boardwalk through the wetlands to Jernigan's Landing.

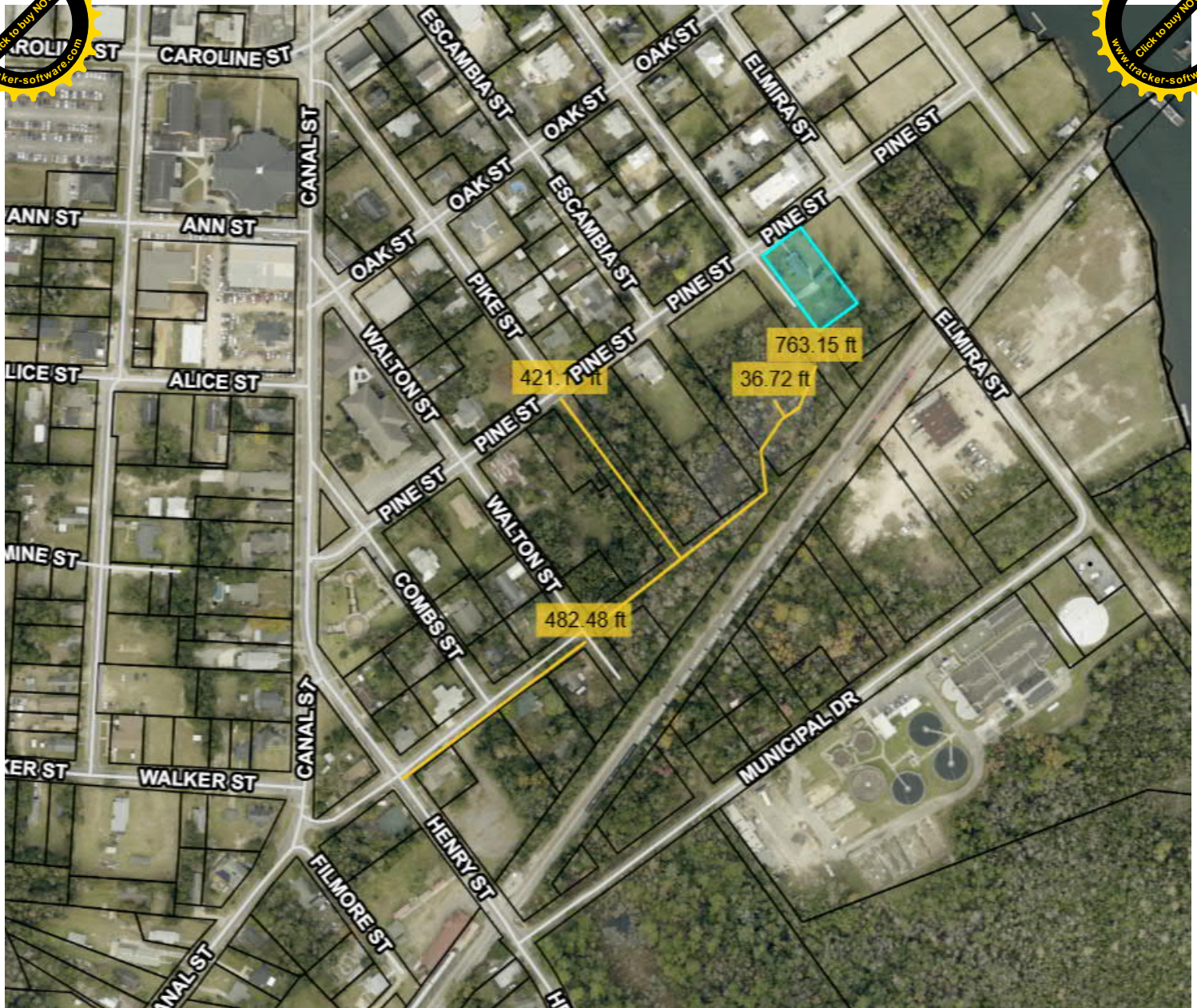
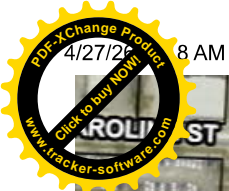
PROJECT HIGHLIGHTS

- APPROXIMATELY 750 LINEAR FEET**
of elevated boardwalk through protected wetlands
- ADA ACCESSIBLE**
6-foot wide composite decking for safe, inclusive access
- SCENIC REST AREAS**
Wider overlooks and seating areas at key locations
- ENVIRONMENTALLY RESPONSIBLE**
Elevated structure minimizes environmental impact and is easier to permit through FDEP
- STRONG COMMUNITY CONNECTION**
Links historic, cultural, and recreational assets in downtown Milton



Conceptual Rendering





SANTA ROSA COUNTY PROPERTY APPRAISER

Parcel	03-1N-28-2530-04000-0010			Acres	0.459
Name	MESSICK THERESA D			Building Value	\$52,857
Situs	6883 PINE ST			Land Value	\$30,600
Sales	\$48,000 on 01/24/2006	Type: V	Qual: U	Just (Market) Value	\$83,457
	\$25,000 on 01/07/2005	Type: I	Qual: U		
Mail	6830 PINE ST			Co. Assessed Value	\$64,060
	MILTON, FL, 32570-6793			Co. Taxable Value	\$64,060

The Santa Rosa County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Parcel lines are meant only for tax assessment purposes, should not be used as a substitute for a survey, and have no legal standing.

Date Printed: 4/27/2026 9:18:27