



MILTON PLANNING BOARD
Regular Meeting Agenda

May 19, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Open Meeting with Invocation & Pledge of Allegiance**
- 2. Review and Approval of Agenda**
- 3. Approval of Minutes**
 - Item # 2026-4050
 - Approval of Minutes from March 17, 2026, meeting
- 4. Citizen Comments**
- 5. Economic Development Update**
- 6. New Business**
 - Item # 2026-4060
 - Rezoning — Washington Street
- 7. Old Business**
- 8. Planning Department Update**
- 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

MILTON PLANNING BOARD

March 17, 2026

The Milton Planning Board met on Tuesday, March 17, 2026, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT:

Steve Dobbs
Amber Leek
Melissa Simpson
Jimmy Messick
Dan Powers
Greg Scoville

Jacob Hullett, Planning Director
Ian Rehrig, Current Planner/Zoning Officer
Melissa Short, Administrative Assistant

OTHERS:

Councilman Larry McKee
Paul Mitchell
Kristopher Leong

The meeting was called to order at 5:30 p.m. Dan Powers made a motion to approve the agenda, seconded by Greg Scoville; approved 6-0. Jimmy Messick made a motion to approve September 16, 2025, minutes, seconded by Dan Powers; approved 6-0.

ECONOMIC DEVELOPMENT UPDATE:

Jacob Hullett explained CIB approved language for the Riverfront Master Plan and is being forward to City Council for review. Saff will be meeting with a developer about the future development of the City’s Marina Property.

NEW BUSINESS:

Rezoning – Stewart St. and Munson Hwy. – Jacob Hullett explained Circle K is wanting a demo and rebuild and to do this a rezoning is required. The subject property is identified as Parcel No. 34-2N-28-0000-23001-0000 and is located southeast of the intersection of Stewart Street and Munson Highway, between Circle K and the Blackwater Heritage Trail. The applicant proposes to amend the zoning designation from R-1 Single-Family Residential and C-2 General Commercial to SSC-RC Stewart Street Corridor Residential Commercial District. The applicant also proposes to amend the Future Land Use Map designation from Single-Family Residential to Commercial. Mr. Hullett explained there would be no impact on traffic or surrounding parcels, and it is still under stormwater review. The neighbor to the north of the property to be rezoned is for the rezoning and the neighbor behind the property to be rezoned has no issues only if there are no stormwater issues. Jimmy Messick made a motion to approve the rezoning, seconded by Greg Scoville; approved 6-0.

PLANNING DEPARTMENT UPDATE:

Jacob Hullett introduced himself to the board as the new Planning Director. Mr. Hullett explained that McDonald's should be starting construction soon, the Milton Planning Board will be meeting next month for possibly two rezonings, and they are starting to clear land for a subdivision on Dogwood Dr.

There was no further business to discuss, and the meeting was adjourned at 6:01 p.m.



Agenda Item # 2026-4060

Rezoning — Washington Street

MEETING DATE

May 19, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. v2 Public Notice - FLUM and Rezoning Letter - Peaden - Washington St - May
2. Washington Street Rezoning Updated May 2026

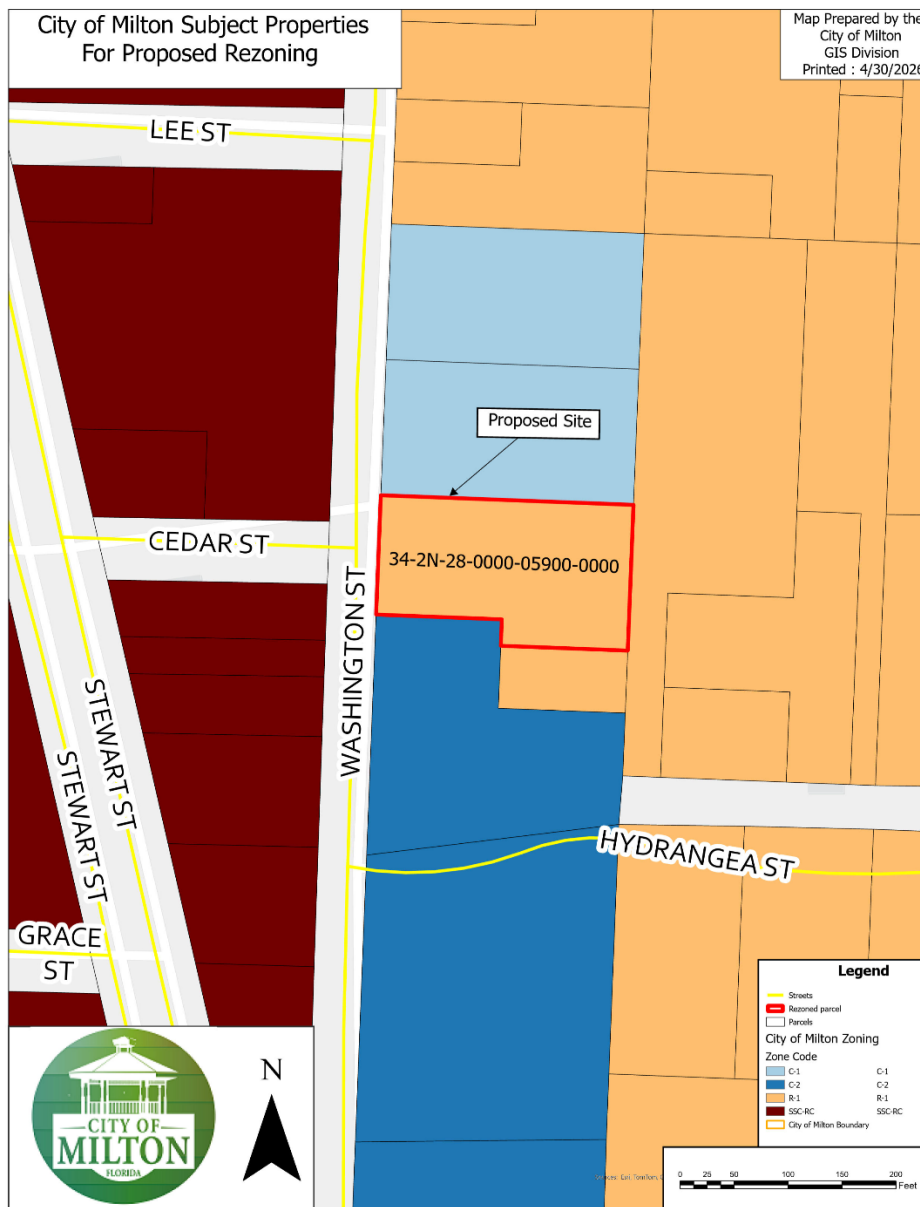
PUBLIC HEARING NOTICE
NOTICE OF PROPOSED REZONING AND FUTURE LAND USE MAP
AMENDMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Milton, Florida, will hold public hearings to consider an application submitted by Nathan and Tara Peaden, property owners, requesting approval of a rezoning and an amendment to the Future Land Use Map (FLUM) of the City of Milton Comprehensive Plan for the property described below.

The subject property is identified as Parcel No. 34-2N-28-0000-05900-0000 and is generally located east of the intersection of Washington Street and Cedar Street.

The applicant proposes to amend the zoning designation from R-1 Single-Family Residential to C-2 General Commercial. The applicant also proposes to amend the Future Land Use Map designation from Single-Family Residential to Commercial.

Parcel No.: 34-2N-28-0000-05900-0000



The Milton Planning Board will review the proposed rezoning and provide a recommendation to the City Council at a public meeting on **Tuesday, May 19, 2026, at 5:30 p.m.**

The Milton City Council will conduct a public hearing (first reading) on **Tuesday, June 9, 2026, at 6:30 p.m.** If approved, a second public hearing (second reading) will be held on **Tuesday, July 14, 2026, at 6:30 p.m.**

All hearings will be held in the Council Chambers at Milton City Hall, 6738 Dixon Street, Milton, Florida.

Copies of the proposed ordinance and supporting data are available for public inspection at the Planning & Development Department, 6512 Caroline Street, Milton, Florida from 7:30 a.m. to 4:30 p.m., Monday through Friday. For additional information about this request, please refer to the below website: <https://www.miltonfl.org/420/Public-Hearing-Information>

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, FL or by calling (850) 983-5440. *“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 based.” FS 286.0105*



REZONING WITH SMALL-SCALE FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

City of Milton Planning & Development Department
6738 Dixon Street
Milton, Florida 32570

Phone: (850) 983-5440 Fax: (850) 983-5415

E-Mail: planning@ci.milton.fl.us

**** FOR OFFICIAL USE ONLY ****

Application # _____	Date Received: <u>4.9.26</u>
Fee: _____	Received by: <u>IR</u>
FLUM Destination: <u>SF RES</u>	Receipt #: _____
Zoning District: <u>R-1</u>	Proposed
FLUM Destination: <u>COM</u>	Proposed Zoning District: <u>C2</u>

All items on the application must be completed to prevent a delay of your request. Please make checks payable to the City of Milton.

APPLICANTS ARE RESPONSIBLE FOR THE ADVERTISEMENT; ADVERTISING COSTS FOR THE PUBLIC WORKSHOP AND PUBLIC HEARING; COST OF LABELS; CERTIFIED RETURN RECEIPT REQUESTED MAILINGS; CONSULTANT FEE; POSTING OF PROPERTY; PREPARATION OF ORDINANCES; PREPARATION OF COMPREHENSIVE PLAN AMENDMENT DOCUMENT AND REPRODUCTION OF DOCUMENTS

To BE COMPLETED BY THE APPLICANT:

I. **Owner's Name and Home Address:** (Please attach proof of ownership)

Name: Nathan Peaden and Tara Peaden

Address: 8546 Indian Ford Rd

City: Milton State: FL

Zip Code: 32570

Telephone: [REDACTED] Email (optional): [REDACTED]

II. **Authorized Agent's Name and Home Address:** (If different than Applicant)

Name: _____

Address: _____

City: _____ State: _____

Zip Code: _____

Telephone: _____ Email (optional): _____

(Signature of Property Owner Required See Part VIII, D. of this Application)

III. **Legal Description of Property** (Attach legal description including most recent survey. NOTE: If only a portion of a parcel is requested for a Rezoning/FLUM change, include a legal description with the survey of the specific portion of the property requested for change.)

Street Address: Washington St. - Vacant

Subdivision: N/A

Provide driving directions to the property from the nearest major intersection. Side streets, landmarks, etc. should be included.

North on Stewart, North on Washington. Property is on east side of Washington at intersection of Cedar and Washington.

Property Reference Number (i.e., Parcel I.D. Number) —example: 34-2111-28-3250-00500-0010 (Include all applicable*):

34-2N-28-0000-05900-0000

(*May be obtained from tax papers, homestead exemption papers, or the Property Appraiser's Office at 850-983-1880)

Existing Zoning: R-1 Proposed Zoning: C-2

Existing FLUM Category: SF Res Proposed FLUM Category: Com

Size of Property (acres) requested for Rezoning: .438 acres

Size of Property (acres) requested for FLUM Amendment: .438 acres

If the amendment is granted, the property will be used for: Parking for trucks and equipment

Current use of property:

Vacant

Explain why this property cannot be used under the present zoning classification:

The property is currently zoned as residential. Parking cannot be used under current zoning.

Explain why the rezoning is necessary to permit the reasonable use of this property:

Need rezoning to commercial for parking (trucks and equipment for nearby business)

Explain why this zoning change is not detrimental to the public welfare nor to the property rights of other persons in the vicinity:

The intended use is low-intensity in nature and does not involve structures, noise generating operations, or activities that would adversely affect neighboring properties.

What changed or changing conditions make this zoning amendment necessary:

Desire to make the vacant lot available for parking for a local business (5736 Washington St. Milton).

What other conditions justify the property zoning change:

The subject property is located near existing commercial development and/or along a roadway that supports the proposed use, making it suitable for commercial zoning.

IV. Facility Capacity Analysis

Applicant must provide a water/sewer survey to confirm potable water and sewage disposal from the City of Milton's Public Works Department. (Solid Waste is a mandatory service provided by the City of Milton)

Existing water at site Yes No

Size of meter if existing or proposed _____

Existing sewer at site Yes No

A. Stormwater Control

Describe how Stormwater will be controlled and treated.

The property currently drains through natural drainage patterns and City of Milton stormwater drainage systems. Any future development will incorporate approved drainage systems in compliance with city of Milton regulations.

B. Traffic Capacity

Describe the potential impacts to affected roadways.

The proposed use is parking. We do not foresee any major impacts.

C. Parking

If the site requires parking compliance with the City of Milton's Land & Development Regulations describe how requirements will be accomplished:

The proposed use is parking for a nearby business (5736 Washington St, Milton)
Parking area will meet all applicable requirements.

NOTE: An Application is not considered complete until ALL required information is received.

V. Rezoning Needing a Small-Scale Amendment Must Meet the Following Criteria:

A. Small-Scale Amendment involves 10 acres of land or less and:

- a. does not involve the same property granted a change within the prior 12 months;
- b. the proposed amendment does not involve the same owner's property within 200 feet of property granted a change within the prior 12 months;
- c. only proposes a land use change to the Future Land Use Map for a site-specific small-scale development activity;
- d. the property is not located within an Area of Critical State Concern; and,
- e. if the proposed amendment involves a residential land use, the proposed residential land use has a density of 10 units or less per acre.

The City of Milton may only amend up to 60 acres per calendar year under the Small-Scale Amendment provisions.

VI. Notice Requirements:

The owner/agent will have the "Notice of Public Workshop and Public Hearing" notice posted on the property fifteen (15) days prior to the public workshop and public hearing. A photo and affidavit of the posting are to be provided to the City of Milton's Planning & Development Department fifteen (15) days prior the public workshop. Letters stating the requested action(s) to be considered at the Milton Planning Board and City Council meetings will be sent via certified return receipt requested to the applicant and all property owners within 500 feet of the subject property fifteen (15) days prior to the Public Workshop. The applicant is responsible for obtaining a printout and mailing labels from the Property Appraiser's Office (6495 Caroline Street, Suite K in Milton (983. 1880), indicating all property owners within 500 feet of the property.

Certification from the Santa Rosa County Property Appraiser's Office must be provided to the City of Milton's Planning & Development Department that the labels have been provided to the property owners within the 500' radius. Please note that the Property Appraiser's Office only provides this information; other questions about the application or the process must be directed to the Planning and Development Department.

VII. Review Procedure:

- A. Within ten (10) working days prior to the Public Workshop the applicant must provide all documentations to the City of Milton's Planning & Development Department for completeness.
- B. City staff will review the application for consistency with the Comprehensive Plan and Land Development Regulations.
- C. The Milton Planning Board will consider the request at a public workshop and make a recommendation to the City Council. The City Council will consider the Planning Board's recommendation at a subsequent public hearing, If the City Council concurs with the proposed amendment an ordinance will be read at two (2) consecutive meetings. The owner/agent is responsible for preparation of all required ordinances. The applicant will be notified as to the date of the meetings. The applicant or his/her representative must attend these meetings.
- D. If approved by the City Council, it is the owners/agents responsibility to submit the amendment to the Florida Department of Community Affairs (DCA), the West Florida Regional Planning Council (WFRPC) and the Santa Rosa County's Planning & Zoning Department for review and comments, If no appeal is filed within 30 days of submittal, the amendment and rezoning become effective 31 days following adoption by City Council.
- E. Depending upon the specific proposed use, the applicant may be required to obtain Conditional Use Approval prior to submitting for development approval. If Conditional Use approval is given or is not required, the applicant must apply for development approval prior to obtaining any building permits.
- F. The following affidavits and certifications must be provided to the City of Milton's Planning & Development Department on or before ten (10) working days prior to the Public Workshop:
 - a. Certified Return Receipt Requested Mailings
 - b. Publication of appropriate notices
 - c. Proper posting of the subject site(s)

G. One (1) day prior to the public workshop the return receipts of mailing(s) shall be provided to the City of Milton's Planning & Development Department.

VIII. Certification and Authorization

- A. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
- B. I do hereby authorize City staff to enter upon my property at any reasonable time for purposes of site inspection.
- C. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by owner/agent.
- D. If applicable, I do hereby authorize the agent described in Part II of this application to act on my behalf in all matters pertaining to this Rezoning with Future Land Use Map amendment petition.

Nathan Peardy
Applicant Name (Type or Print)
Owner
Title (If applicable)

[Signature]
Applicant Signature
4/9/26
Date

APPLICATION CHECKLIST
REZONING WITH SMALL-SCALE FLUM AMENDMENT

1. Owner(s) Name, Home Address and Telephone Number
2. Proof of Ownership
3. N/A Authorized Agent(s) Name, Address, and Telephone Number
4. N/A Agent Authorization
5. Legal Description of Property (for parcel and/or specific portion thereof requested for change):

Legal Description Attached	<u>✓</u>
Street Address	<u>✓</u>
Parcel ID Number	<u>✓</u>
Intended Use of Property	<u>✓</u>
Existing Use of Property	<u>✓</u>
6. Certified boundary survey of all property to be rezoned/amended (optional)
7. Preliminary site plan of proposed property (optional)
8. N/A Copy of covenants and restrictions (if property is located in a platted subdivision)
9. Signature of owner(s) and agent(s) (if applicable)
10. A completed application and application fees must be paid thirty (30) days prior to public workshop.
11. Certified list of property owners within 500 ft. radius
12. If applicable availability letters from water and sewer provider
13. Proposed Ordinances
14. Proof of Publication(s), Affidavit of posting and photo must be submitted fifteen (15) days prior to the Public Workshop
15. Fifteen (15) copies of the Data and Analysis must be provided to the City of Milton's Planning & Development Department at least ten (10) working days prior to the Public Workshop.
16. Required Certifications
17. Fifteen (15) copies of all documents

C:/Forms/REZONING.smallsc/e(Ifscorp) Updated 11/06/20

U
M
V

Prepared by:
Jennifer Wilson, an employee of
Locklin, Saba, Lucklin & Jones, PA
4557 Chamuckla Hwy
Pace, FL 32571
(850) 995-1102
File No.: 20-553

WARRANTY DEED

This indenture made on A.D. 4/12/2021, by Dorothy M. Merrill, whose address is: 369 John King Rd., Crestview, FL 32539 hereinafter called the "grantor", to Nathan Peaden and Tara Peaden, husband and wife whose address is: 854 Indian Ford Rd., Milton, FL 32570 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Santa Rosa County, FL, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 648.00 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 201.00 FEET; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 166.00 FEET; THENCE GO SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 101.00 FEET; THENCE GO NORTH 00 DEGREES 00 MINUTE 00 SECONDS EAST A DISTANCE OF 71.00 FEET; THENCE GO SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE AFORESAID WEST LINE A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 34, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

AND ALSO LESS THAT PORTION AS DESCRIBED IN OR BOOK 35 PAGE 495 AND AS FURTHER DESCRIBED IN OR 370 PAGE 669 AND OR 1642 PG 1297.

Parcel Identification Number: 34-2N-28-0000-05900-0000

THE PROPERTY SET FORTH ABOVE IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR HEREIN, NOR IS IT CONTIGUOUS THERETO.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title in said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Dorothy M. Merrill
Dorothy M. Merrill

Signed in the presence of the following (2) witnesses:

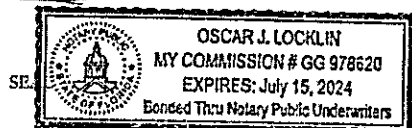
Traei Birdwell
Witness Signature
1. Witness Print Name: Traei Birdwell

OSCAR J. LOCKLIN
2. Witness Signature
2. Witness Print Name: Oscar J. Locklin

State of Florida

County of Santa Rosa

Sworn To, Subscribed and Acknowledged before me by means of physical presence or online notarization on 4/12/21, by Dorothy M. Merrill who is personally known to me or who has produced a valid driver's license as identification.



Oscar J. Locklin
Notary Public
Notary Print Name
My Commission Expires: _____

UN

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY HAS ACCEPTED HAS NOT ACCEPTED

NAME OF ROADWAY: Washington Street

LEGAL ADDRESS OF PROPERTY: 34-2N-28-0000-05900-0000

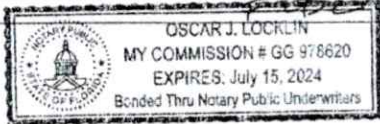
FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 28th day of September 2020

Glenn Bailey, P.E.
Assistant Public Works Director

SELLER: Dorothy M. Merrill
Name:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 28th day of April, 2021 by Dorothy Merrill, who is personally known to me or who has produced _____ as identification and who did not take an oath.



(NOTARY PUBLIC SEAL)

NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

BUYER: Blank
Name:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the _____ day of _____, _____ by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

(NOTARY PUBLIC SEAL)

LSLR

COPY



Viewing Parcel: 34-2N-28-0000-05900-0000

Parcel Information

Parcel Number: 34-2N-28-0000-05900-0000
Situs/Physical Address:
Property Usage: VACANT - RESIDENTIAL (000000)
Section-Township- 34-2N-28
Range:
Tax District: MILTON
2025 Certified Millage 13.4377
Rate :
Acreage: 0.438
Exemptions:

Brief Legal Description: COM AT NW CORN OF NE4 OF NW4 OF SECTION 34 TOWNSHIP 2 NORTH RANGE 28 WEST TH S 648 FT TO POB TH E 201 FT TH S 166 FT TH W 101 FT TH N 71 FT TH W 100 FT TH N 95 FT TO POB AS DES IN OR 4100 PG 1357 LESS OR 35 PG 495 (#59.1) & LESS OR 4100 PG 1357 (#60-PART OF FORMER DESCRIPTION)

Owner Information

Owner: PEADEN NATHAN & PEADEN TARA
Street: 8546 INDIAN FORD RD
City, State, Zip & MILTON, FL 32570-9134
Country:

Valuation

	2023 Certified	2024 Certified	2025 Certified
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Land Value	\$15,000	\$17,000	\$15,300
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$15,000	\$17,000	\$15,300
Co. Assessed Value	\$13,200	\$14,520	\$15,300
Exempt Value	\$0	\$0	\$0
Co. Taxable Value	\$13,200	\$14,520	\$15,300

Land

Land Code	Description	Frontage	Depth	Unit Type	Land Units	Land Value
000100	SINGLE FAMILY	95		LT	1	\$15,300

Zoning

Source	Code	Description
City of Milton	R-1	High Density Residential, Single Family

Extra Features

Description	Number of Items	Units	Year	Extra Feature Value
No available data				

Sales

Multi-Parcel	Sale Date	Sale Price	Instrument	Book / Page	Qualification	Sale Type	Grantor	Grantee
N	04/12/2021	\$10,000	WD	4100/1357	U	V	MERRILL DOROTHY M	PEADEN NATHAN & PEADEN TARA
N	10/12/2001	\$100	QD	2017/1209	U	V	HOOKS RUBY C	MERRILL DOROTHY M
N	10/01/2001	\$100	QD	1947/400	U	V	HOOKS RUBY C	MERRILL DOROTHY M
N	01/01/1982	\$100	QD	743/325	U	I	CHATMAN CAPERS C (CC) RES LIFE EST	HOOKS RUBY & PAUL EFFIE

Map



DISCLAIMER

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. The current assessed values as viewed herein are 2025 Certified Values. The data elements are current as of October 8, 2025. Users must remember that the primary use of the assessment data contained herein is general, public information. No responsibility or liability is assumed for inaccuracies or errors.

The property at 34-2N-28-0000-05900-0000 is proposed to be used as parking for trucks and equipment for the business located at 5736 Washington Street.

SANTA ROSA COUNTY
PROPERTY APPRAISER Home Search

Parcel 34-2N-28-0000-05900-0000

Layers Legend

- Aerial 2025
- Prior Aerials
- Parcel
- MLS
- Sales
- Zonings
- Rural Protection Zone
- Streets
- Annual Average Daily Traffic
- Lots
- Subdivisions
- Parcel Dimensions
- Section-Township-Range
- Building Elevations
- Elevations
- Wetlands
- Flood Map
- Fire Hydrants
- Railroads
- Airports
- Schools
- Districts
- Soils
- Evacuation Zones
- Evacuation Routes
- Hurricane Sally
- County Boundary
- OpenStreetMap

Proposed Parking

5736 Washington

Parcel 34-2N-28-0000-05900-0000

Set Parcel Color: Teal

Street View Streetside 3D/Googleview

Parcel Information

Parcel 34-2N-28-0000-05900-0000

Owner PEADEN NATHAN & PEADEN TARA

Acres 6.418

Parcel Use VACANT - RESIDENTIAL

Situs

2025 Certified Values

Land Value	\$11,200
Just (Market) Value	\$11,300
Co. Assessed Value	\$11,300
Co. Taxable Value	\$11,300

Sales Information

Date	Price	B/P	Type	Qual
04/12/2021	\$10,000	4300/1837	V	U
10/12/2001	\$100	2000/12000	V	U

Community Information

High School Milton High School

Middle School Martin Luther King Middle School

Elementary School W. H. Rhodes Elementary School

School District District 1 Linda Sanborn



City of Milton

April 3, 2026

RE: Water/ Sewer Availability @ Parcel ID 34-2N-28-0000-05900-0000

To Whom It May Concern,

According to our records, water and sewer services are currently provided to the above location. However, prior to connecting to the sewer system, the commercial building application must be submitted and approved.

Please feel free to contact me for any further questions at 850-983-5410.

Thank You,

A handwritten signature in green ink that reads "Joseph E. Cook".

Handwritten initials in blue ink, possibly "JEC".

Joseph E. Cook
Public Works Director