



**Community Improvement Board
Regular Meeting Agenda**

May 26, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting with Invocation & Pledge of Allegiance**
- 2. Review and Approval of Agenda**
- 3. Approval of Minutes**
 - Item # 2026-4075
 - Approval of Minutes
- 4. Agenda Items**
 - Item # 2026-4080
 - Milton 25 - 25 Year Vision & Masterplan DRAFT
 - Item # 2026-4107
 - Pine Street Decorative Lighting Installation - CRA Proposal
- 5. Public Input**
- 6. Old Business**
 - Item # 2026-4109
 - Sidewalk Update
- 7. New Business**
 - Item # 2026-4108
 - St. Marys Historic Walk
- 8. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." FS 286.0105



Agenda Item # 2026-4075
Approval of Minutes

MEETING DATE **PREPARED BY**

May 26, 2026

BACKGROUND

SUMMARY

The CIB meeting held on April 28th is still not uploaded to our website, which means I am unable to complete the minutes for your review. I will have the minutes for you at our next meeting.

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2026-4080

Milton 25 - 25 Year Vision & Masterplan DRAFT

MEETING DATE

May 26, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

Over the past several years, the City of Milton has experienced growing interest in redevelopment, housing investment, tourism, and infrastructure expansion. Simultaneously, the City continues to face challenges related to aging utility systems, stormwater capacity, workforce housing shortages, childcare availability, and transportation connectivity.

Recognizing the need for a coordinated long-term strategy, the City developed the 25-Year Vision & Master Plan to create a framework that aligns infrastructure planning, economic development, environmental resilience, and community investment into a unified redevelopment strategy.

A major focus of the Plan is the continued advancement and utilization of the City's Qualified Opportunity Zone designation, which provides opportunities to attract private investment into targeted redevelopment areas. The Master Plan is designed to position Milton to leverage state, federal, and private funding opportunities while ensuring that future growth remains intentional, resilient, and community-focused.

The Plan emphasizes that infrastructure is foundational to future redevelopment. Projects such as the East Milton Wastewater Treatment Facility and Regional Stormwater Park are identified as critical enabling systems necessary to support future housing, commercial development, transportation improvements, and economic expansion.

Additionally, the Master Plan highlights the importance of community-centered investments, including housing diversification, workforce development, public safety infrastructure, multimodal transportation systems, and expanded recreational and community facilities.

The Community Improvement Board has played a significant role in shaping redevelopment priorities within the City, particularly through prior planning initiatives, riverfront redevelopment discussions, transportation connectivity efforts, and downtown revitalization strategies. This Master Plan builds upon those efforts and establishes a broader long-term framework to guide future decision-making and investment priorities.

SUMMARY

The City of Milton, Florida, has developed a comprehensive 25-Year Vision & Master Plan designed to establish a coordinated framework for long-term growth, redevelopment, infrastructure investment, housing expansion, workforce development, environmental resilience, and economic vitality.

The purpose of the Master Plan is to align active projects, planned initiatives, and future redevelopment opportunities into a unified strategy that positions Milton for sustainable growth while supporting the community’s long-term needs. The Plan focuses heavily on strategic investment within the City’s Qualified Opportunity Zone (QOZ) and Low-to-Moderate Income (LMI) areas, ensuring that redevelopment efforts support economic mobility, housing opportunities, infrastructure modernization, and quality-of-life improvements.

The Master Plan identifies a series of interconnected catalytic projects that collectively support Milton’s future growth and redevelopment, including:

- Bayou/Courthouse Redevelopment
- Downtown Hotel Development (P3 Model)
- Marina & Riverfront Redevelopment
- Large-Scale Multifamily Housing + Library & Technology Hub
- Milton Community Center Expansion
- Child Development Center & Workforce Hub
- Affordable Senior Housing
- Affordable Homeownership Planned Community
- East Milton Wastewater Treatment Facility
- Regional Stormwater Park & Resilience Infrastructure
- Milton Police Department Facility
- Multimodal Connectivity & Transportation Improvements

The Plan also highlights the importance of strategic partnerships with organizations, including Naval Air Station Whiting Field, the University of West Florida, Santa Rosa County, state agencies, and private sector stakeholders.

RECOMMENDATION

ATTACHMENTS

1. Milton 25 - Vision & Masterplan



25 Year Vision & Masterplan

A Strategic Framework for
Growth, Investment, &
Community Transformation

“Where Good Living Flows”

Milton 25

Legend



OPEN WELL

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Project Key

PROJECTS

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East Milton Wastewater Treatment Facility

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Bayou/ Courthouse Redevelopment

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Large-Scale Multifamily Housing + Library & Tech Hub

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Child Development Center & Workforce Hub

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Regional Stormwater Park & Resilience Infrastructure

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Downtown Hotel Development

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Multimodal Connectivity & Safety





Milton 25 Masterplan Site Map

Affordable Homeownership - G ★

Planned Community

Affordable Senior Housing (PHA) - F ★

Community Center Expansion - D

CDC/ Workforce Hub - E ★

Milton Police Department - I ★

1.44 sq mi

Yellow zone is QOZ 2.0
Eligible →

C - Multifamily Housing &
Tech Hub

Marina - H ★

K - Hotel

Multimodal Connectivity & Safety - L ★

B - Bayou/ Courthouse

Regional Stormwater Park - J ★

★ A - East Milton Wastewater
Not on map

INTRODUCTION



A Message from the Milton Economic Development Director, Stephen Prestesater

The City of Milton, Florida, has always been defined by its character, its history, its people, and its connection to place. Today, we are building on that foundation to prepare for what comes next.

This 25-Year Vision & Master Plan is about more than growth; it is about direction. As interest in Milton continues to increase, it is essential that we guide that momentum in a way that strengthens our community, protects our assets, and creates lasting opportunity.

In my role as Economic Development Director, I see firsthand how infrastructure, housing, workforce, and private investment must work together to be successful. This plan reflects that reality. It brings alignment to efforts that are often separate, ensuring that each investment contributes to a larger, coordinated outcome.

Many of the initiatives outlined here are already in motion. Others will take time. But together, they form a clear path forward, one that is grounded in partnership, informed by community input, and focused on long-term impact.

We are fortunate to work alongside strong regional partners, including Naval Air Station Whiting Field and the University of West Florida, as well as local stakeholders who are invested in Milton's future.

As we look ahead, our goal is simple: to ensure that Milton grows in a way that remains true to who we are while creating new opportunities for those who call this community home.

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 hopes to 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.

1. Executive Summary

The City of Milton, Florida, stands at a pivotal moment where growth, opportunity, and strategic investment are converging. Through its 25-Year Vision & Master Plan: A Strategic Framework for Growth, Investment, and Community Transformation, the City has established a clear, coordinated roadmap to revitalize its core, expand housing opportunities, modernize infrastructure, and strengthen economic resilience.

This vision is not conceptual; it is implementation-driven and investment-ready. Milton has identified a portfolio of catalytic projects, including large-scale workforce housing, downtown redevelopment, a new hotel to support tourism, expansion of the Milton Community Center, childcare and workforce facilities, marina and riverfront activation, and critical infrastructure upgrades. These projects are supported by active partnerships with regional institutions, including Naval Air Station Whiting Field and the University of West Florida, as well as ongoing federal, state, and environmental initiatives.

However, the successful implementation of this plan depends on the City's ability to attract and align private capital with public investment. The Opportunity Zone program has already demonstrated its potential to drive investment in underserved areas, but the continuation and expansion of this program through QOZ 2.0 is critical to ensuring that communities like Milton can fully realize their redevelopment potential.

Milton's Opportunity Zone is uniquely positioned to deliver meaningful results. It encompasses areas with demonstrated need, including Low-to-Moderate Income populations, while also offering a clear pipeline of investment-ready projects supported by infrastructure planning, public engagement, and funding alignment.

With the QOZ 2.0 designation, the city will be able to:

- Accelerate private investment in housing, mixed-use development, and commercial activity
- Support workforce development and increase economic mobility
- Leverage public investments to maximize return and long-term impact
- Deliver transformative projects that improve the quality of life and regional competitiveness

Without a continued Opportunity Zone designation, Milton risks losing momentum at a critical time, when projects are being planned, partnerships are in place, and funding strategies are aligned.

QOZ 2.0 is not simply an incentive; it is a necessary tool to bridge the gap between vision and implementation.

2. Problem Statement

Milton is experiencing increasing growth and redevelopment interest but lacks a coordinated planning framework to guide investment.

Key challenges include:

- Concentration of LMI populations
- Limited housing and childcare access
- No downtown hotel (limits tourism + TDC eligibility)
- Infrastructure and stormwater constraints
- Fragmented project planning

At the same time, major redevelopment opportunities are emerging, including the reuse of the Milton Marina and the former courthouse site and surrounding parcels.

Santa Rosa County has awarded a contract for the redevelopment of the historic courthouse property with a preference for mixed-use development that generates economic benefit and activates downtown.

Without a unified plan, these opportunities risk being:

- Disconnected
- Underleveraged
- Less competitive funding

3. Project Purpose

The purpose of the City of Milton, Florida, 25-Year Vision & Master Plan is to establish a comprehensive, long-range framework that guides coordinated growth, investment, and community development over the next generation.

This Master Plan is designed to move beyond isolated projects and short-term planning efforts by creating a unified strategy that aligns land use, infrastructure, housing, economic development, and environmental stewardship into a cohesive vision for Milton's future.

At its core, the Plan provides a roadmap to:

- Direct growth in a way that is intentional, equitable, and sustainable
- Align public investments with private development opportunities
- Modernize critical infrastructure systems to support long-term expansion
- Strengthen workforce capacity through housing, childcare, and community resources
- Enhance the quality of life for residents while preserving Milton's unique character

This Master Plan also establishes a clear pathway from vision to implementation, identifying catalytic projects, infrastructure priorities, and funding strategies that position the City to compete for state, federal, and private investment.

Central to this effort is the strategic use of the Qualified Opportunity Zone designation, which serves as a key tool to attract private capital and accelerate redevelopment within targeted areas of need. Through continued Opportunity Zone designation and alignment with emerging programs such as QOZ 2.0, Milton will be able to leverage its planning efforts into real, measurable outcomes.

Ultimately, this Master Plan ensures that Milton's growth is not reactive, but proactive and coordinated, transforming current momentum into long-term economic vitality, community resilience, and opportunity for all residents.

4. Intergrated Redevelopment Framework

This master plan establishes a coordinated redevelopment ecosystem, where each project is intentionally designed to support the others, creating a unified strategy that advances housing, workforce development, tourism, infrastructure, and economic growth within the Opportunity Zone.

A. East Milton Wastewater Treatment Facility (Foundational Infrastructure Catalyst)

The development of a new wastewater treatment facility in East Milton represents the most critical infrastructure investment within the City's 25-Year Vision & Master Plan. This project is essential to unlocking large-scale growth and redevelopment across both the City of Milton, Florida and the greater northern Santa Rosa County region.

- **Location:** City-owned 536-acre site in East Milton
- **Planned Capacity:** 3 million gallons per day (MGD), expandable to 8 MGD
- **Target Build:** 4 MGD initial construction
- **Estimated Cost:** \$156 million (4 MGD facility)
- **Design: Includes spray fields for effluent disposal**

Strategic Role

- Serves as the primary enabling infrastructure for future growth and development
- Provides wastewater capacity necessary to support:
 - Workforce and multifamily housing
 - Commercial and mixed-use development
 - Industrial and economic expansion
- Relieves capacity constraints from existing treatment systems
- Establishes long-term utility infrastructure for the northern growth corridor

Development Components

- Construction of a new wastewater treatment plant (3–4 MGD initial phase)
- Expansion-ready design to scale up to 8 MGD as demand increases
- Development of spray field systems for sustainable effluent management
- Supporting infrastructure, including conveyance and distribution systems

Development Potential

- Enables large-scale residential and mixed-use development in underserved areas
- Supports regional growth beyond Milton, including northern Santa Rosa County
- Creates long-term capacity for economic development and job creation
- Positions the City to respond to future population growth and development demand

Why It Matters

- Without this facility, much of the planned redevelopment within Milton and the surrounding areas cannot occur
- Removes one of the largest infrastructure barriers to growth
- Supports all major projects identified in this Master Plan, including housing, workforce development, and commercial expansion
- Provides a scalable, long-term solution for wastewater management
- Positions Milton as a proactive, infrastructure-ready community prepared for sustained growth

B. Bayou/ Courthouse Redevelopment (Downtown Catalyst & Civic Core Transformation)

The redevelopment of the former courthouse site and surrounding bayou-front parcels represents the most transformative opportunity for downtown Milton, serving as the centerpiece of the City's long-term revitalization strategy.

Located along the US-90 corridor and adjacent to the Blackwater River, this project will convert underutilized public assets into a vibrant, mixed-use district that reconnects Milton's historic downtown to its waterfront while establishing a new civic and economic hub.

- **Location:** 6865 US-90 (Caroline Street corridor)
- **Ownership/Initiative:** Santa Rosa County-led redevelopment opportunity
- **Development Type:** Mixed-use, multi-phase redevelopment

Strategic Role

- Serves as the central anchor for downtown redevelopment and placemaking
- Establishes a walkable, mixed-use district that integrates residential, commercial, and civic uses
- Connects key assets, including the marina, riverfront, and event spaces such as Jernigan's Landing
- Creates a focal point for Opportunity Zone investment and private development activity

Development Components

- Mixed-use residential and commercial development
- Ground-floor retail, dining, and service-oriented businesses
- Public gathering spaces, plazas, and civic amenities
- Potential integration of office, hospitality, or institutional uses
- Pedestrian-oriented design that enhances connectivity to surrounding areas

Development Potential

- Transforms a prominent, underutilized site into a destination district
- Stimulates surrounding redevelopment, including housing, hotel, and commercial investment
- Enhances the City's ability to attract visitors, businesses, and residents
- Supports year-round economic activity through a mix of uses and programming
- Serves as a long-term catalyst for downtown revitalization and reinvestment

Why It Matters

- Represents the defining redevelopment opportunity for Milton's downtown core
- Establishes a strong foundation for private investment and long-term economic growth
- Enhances the City's identity as a waterfront destination and regional hub
- Supports surrounding projects, including the downtown hotel, marina, and housing developments

C. Large-Scale Multifamily Housing + Library & Tech Hub (Primary Housing & Workforce Catalyst)

The development of a large-scale multifamily housing community integrated with a public library and technology hub represents a cornerstone investment in Milton's future, addressing critical housing needs while advancing workforce development, education, and economic mobility. Strategically located on a 10-acre site adjacent to the Blackwater Heritage Trail and across from Milton High School, this project is designed to serve as a mixed-use, community-centered development that combines residential living with access to educational and digital resources.

- **Location:** 5500 Stewart Street
- **Scale:** 300+ multifamily rental units
- **Integrated Use:** Public library branch and technology hub

Strategic Role

- Serves as the primary housing anchor within the City's redevelopment framework
- Supports workforce development by integrating housing with education and technology access
- Strengthens the Opportunity Zone by introducing high-quality, mixed-use development
- Provides a model for place-based revitalization tied to housing and economic growth

Development Components

- A multi-story, large-scale multifamily rental community designed for workforce and moderate-income households
- A publicly accessible library branch providing educational resources, community programming, and lifelong learning opportunities
- A technology hub offering:
 - High-speed internet access
 - Digital training and workforce development programs
- Pedestrian connectivity to nearby schools, trails, and community amenities
- Integrated site design that encourages walkability, accessibility, and community interaction

Development Potential

- Addresses a significant housing shortage within the City and the surrounding region
- Enhances educational outcomes and workforce readiness through access to technology and learning resources
- Creates a vibrant, mixed-use community environment that supports long-term economic stability

Why It Matters

- Provides a clear and direct pathway from planning to funding to construction, making it one of the most implementation-ready projects in the Master Plan
- Addresses housing affordability challenges while supporting workforce participation

D. Milton Community Center Expansion *(Community Anchor & Quality of Life Investment)*

The expansion of the Milton Community Center represents a transformational investment in community infrastructure, designed to enhance quality of life, support working families, and strengthen Milton's position as a vibrant and livable city. Located in the main LMI center, the facility will be expanded by approximately 20,000 square feet to serve as a regional hub for recreation, wellness, youth programming, and community engagement. This project responds directly to community input and stakeholder engagement, which consistently identified the need for expanded recreational space, structured youth programs, and accessible community services, particularly within Low-to-Moderate Income (LMI) areas.

- **Location:** 5629 Byrom Street
- **Integrated Use:** Programming and services for LMI areas

Strategic Role

- Serves as a central community anchor within the City's redevelopment framework
- Supports workforce participation by providing youth programming and family-oriented services
- Enhances quality of life, making Milton more attractive for residents, businesses, and investors
- Complements nearby housing, childcare, and workforce development initiatives

Development Components

- Expansion of indoor recreational and multipurpose space
- Dedicated areas for youth programming, afterschool activities, and community events
- Wellness and fitness facilities designed for all age groups
- Flexible space for partnerships with nonprofits, educational institutions, and community organizations
- Future integration potential for an aquatic facility in partnership with Santa Rosa County

Development Potential

- Creates a multi-generational community hub that supports families, seniors, and youth
- Increases utilization of public space for programming, events, and community services
- Strengthens the surrounding area by attracting residential development and increasing property values
- Provides a scalable facility capable of adapting to future population growth and community needs

Why It Matters

- Directly addresses community-identified needs for recreation, youth engagement, and accessible services
- Supports working families by providing structured programming and safe spaces for youth

E. Child Development Center & Workforce Hub (*Workforce Stability & Family Support Catalyst*)

The development of a Child Development Center (CDC) and Workforce Hub represents a transformational investment in Milton's workforce infrastructure, directly addressing one of the most significant barriers to employment: access to affordable, high-quality childcare. This project will be developed as a joint-use facility in partnership with Naval Air Station Whiting Field and will serve both military and civilian populations. Strategically located on a 30-acre site in the City's growth corridor, the development will also introduce new infrastructure access and create opportunities for future expansion.

- **Location:** Vacant City parcel adjacent to Community Center
- **Integrated Use:** Joint use facility supporting NAS Whiting Field and the Community

Strategic Role

- Serves as a critical workforce support system, enabling greater labor force participation
- Strengthens the City's partnership with NAS Whiting Field, the region's largest economic driver
- Supports working families by reducing childcare-related employment barriers
- Aligns with broader housing and economic development initiatives

Development Components

- A modern Child Development Center (CDC) designed to serve both military and community families
- Workforce development and training space to support skill-building and career advancement
- Supporting infrastructure, including a new primary access corridor and site improvements
- Flexible space for partnerships with educational institutions, nonprofits, and workforce organizations

Development Potential

- Addresses a critical shortage of childcare capacity in the region
- Supports population growth by making Milton more attractive to families and workers
- Enhances workforce retention for both military and civilian employers
- Creates opportunities for integrated programming, including early childhood education and workforce readiness

Why It Matters

- Directly addresses one of the most significant barriers to workforce participation: access to affordable childcare
- Supports both military readiness and civilian workforce stability
- Enhances economic productivity by enabling parents to enter and remain in the workforce
- Strengthens Milton's position as a family-friendly, workforce-supportive community

F. Affordable Senior Housing Development (Stability & Aging in Place Initiative)

The development of affordable senior housing represents a critical investment in housing stability, equity, and quality of life for Milton's aging population. In partnership with the Milton Housing Authority and regional housing stakeholders, this project will transform an underutilized site into a modern, accessible, and supportive residential community designed specifically for low-income seniors.

- **Location:** 6626 James Street
- **Development Type:** Multi-story (anticipated 3-story) affordable rental housing
- **Target Population:** Low-income and fixed-income senior residents

Strategic Role

- Provides targeted housing solutions for a growing senior population within the Opportunity Zone
- Supports aging-in-place by allowing long-term residents to remain within the community
- Reduces housing instability among vulnerable populations
- Complements workforce and family housing initiatives by creating a balanced, multi-generational housing strategy

Development Components

- Affordable, income-restricted senior housing units
- ADA-accessible and mobility-friendly design features
- Proximity to community resources, senior programs, healthcare, and transportation corridors

Development Potential

- Activates a ready-to-develop site within the City's core redevelopment area and potentially QOZ 2.0 area
- Creates a stable residential base that supports surrounding economic activity
- Enhances neighborhood revitalization through consistent occupancy and long-term residency
- Provides opportunities for integration with supportive services and community programming

Why It Matters

- Addresses a critical gap in affordable housing for seniors, particularly those on fixed incomes
- Reduces the risk of displacement and housing insecurity among aging residents
- Improves overall community health and well-being by providing safe, stable housing
- Supports a complete housing ecosystem, ensuring that Milton's growth serves residents at all life stages

G. Affordable Homeownership Planned Community (Manufactured Housing Initiative)

The development of a planned affordable homeownership community represents a critical expansion of Milton’s housing strategy, providing a pathway to ownership for Low-to-Moderate Income (LMI) residents while supporting long-term economic stability and wealth creation. This initiative will be developed in partnership with Santa Rosa County, private developers, and the Florida Housing Finance Corporation through its emerging pilot programs focused on innovative and attainable housing solutions.

- **Location:** 6590 Rosasco Street
- **Development Type:** Manufactured Homes - Planned Community
- **Target Population:** LMI - below 80% AMI

Strategic Role

- Establishes a homeownership-focused housing solution within the City’s broader redevelopment framework
- Expands access to affordable housing beyond rental units
- Supports workforce retention and economic mobility
- Aligns with regional housing goals and LMI community needs

Development Components

- Development of a planned manufactured housing community
- Affordable, for-sale housing units designed for the workforce and LMI households
- Infrastructure-supported development leveraging existing City utility systems
- Financing assistance programs to support homebuyers

Development Potential

- Provides attainable homeownership opportunities for individuals and families at or below 80% Area Median Income (AMI)
- Creates a scalable model for future affordable housing developments
- Supports population growth and long-term residency within Milton
- Strengthens neighborhood stability and community investment

Why It Matters

- Addresses a critical gap in affordable homeownership opportunities
- Provides a pathway for LMI residents to build equity and long-term financial stability
- Reduces housing cost burdens for working families
- Complements workforce housing and rental developments within the Master Plan
- Strengthens Milton’s position as a community that supports both renters and homeowners

H. Marina & Riverfront Redevelopment (Waterfront Destination & Economic Activation Hub)

The redevelopment of the Milton Marina and surrounding riverfront represents a defining opportunity to activate the City's most valuable natural asset, the Blackwater River, and transform it into a premier destination for recreation, tourism, and economic activity. Located at 6876 Quinn Street, the marina will serve as the gateway to Milton's waterfront, linking downtown to the river and enhancing the City's identity as a vibrant, connected, and experience-driven community.

- **Location:** 6876 Quinn Street
- **Setting:** Blackwater River waterfront
- **Development Type:** Marina redevelopment and riverfront activation

Strategic Role

- Serves as a primary tourism and recreation anchor within the City's redevelopment framework
- Connects downtown Milton to the Blackwater River and surrounding natural assets
- Supports and enhances nearby projects, including the courthouse redevelopment, downtown hotel, and event spaces such as Jernigan's Landing
- Establishes Milton as a regional waterfront destination

Development Components

- Modernized marina infrastructure, including boat slips, docking, and water access improvements
- Riverwalk expansion to improve pedestrian connectivity along the waterfront
- Public gathering spaces, event areas, and open green spaces
- Opportunities for waterfront dining, retail, and small business activation
- Integration with trails, parks, and recreational amenities

Development Potential

- Drives increased visitor activity and tourism-related spending
- Creates opportunities for new businesses and waterfront commercial development
- Supports year-round programming, events, and recreational use
- Enhances property values and investment potential in surrounding areas
- Establishes a long-term economic asset tied to Milton's natural environment

Why It Matters

- Activates a currently underutilized waterfront into a dynamic economic and community asset
- Strengthens Milton's identity as a destination for recreation and tourism
- Supports surrounding redevelopment projects by increasing foot traffic and visitor engagement
- Creates jobs and stimulates local business growth

I. Milton Police Department (Public Safety & Growth Infrastructure)

As the City of Milton, Florida, continues to grow, the need for modern, centralized public safety infrastructure has become increasingly critical. The existing Milton Police Department facility, currently located behind City Hall off Alabama Street, is operating beyond capacity and lacks the space and functionality required to support current operations and future growth. To address these challenges, the city is planning for the development of a new, purpose-built Police Department facility designed to meet the needs of a growing community while enhancing public safety, operational efficiency, and community accessibility.

- **Location:** Vacant Parcel adjacent to the Milton Community Center
- **Setting:** Dogwood Drive (FDOT corridor - next to planned CDC)
- **Facility Type:** Two-Story, modern public safety facility

Strategic Role

- Serves as a critical public safety anchor supporting community growth and redevelopment
- Provides force protection and security support for the adjacent Child Development Center, including military families connected to Naval Air Station Whiting Field
- Enhances response times and accessibility by relocating operations closer to the center of the community

Development Components

- Expanded operational space, including:
 - Evidence storage and secure processing areas
 - Armory and secure equipment facilities
 - Administrative offices and investigative units
 - Dispatch and communications infrastructure
 - Training and briefing rooms
- Public-facing space for community interaction and services
- Modernized infrastructure to support technology, security, and emergency response

Development Potential

- Establishes a long-term public safety headquarters capable of scaling with population growth
- Strengthens the City's ability to provide high-quality public safety services
- Positions the City for future enhancements in emergency response and regional coordination

Why It Matters

- Addresses immediate and long-term capacity constraints within the Police Department
- Ensures the City can safely support population and economic growth
- Provides critical security assurance for families, workforce facilities, and military partnerships

J. Regional Stormwater Park & Resilience Infrastructure (Watershed-Based Growth & Transportation Enabler)

The development of a Regional Stormwater Park and integrated resilience infrastructure system represents a critical, forward-looking investment in Milton's long-term growth, environmental stewardship, and transportation readiness. Located at the future decommissioned wastewater treatment site along E. Walker Street, this project will transform a constrained, low-lying area into a multi-functional, regional stormwater system that supports redevelopment, improves water quality, and enables major transportation improvements across the City.

- **Location:** 6903 E. Walker Street
- **Setting:** Proposed decommissioned wastewater treatment facility

Strategic Role

- Serves as a citywide and regional stormwater management solution supporting all future development
- Functions as a regional stormwater facility for transportation infrastructure, including future improvements to Highway 90
- Enables higher-density and mixed-use redevelopment by resolving stormwater capacity constraints
- Positions the City of Milton, Florida, as a leader in integrated infrastructure planning and resilient development

Development Components

- Conversion of the existing wastewater treatment site into a regional stormwater park and retention system
- Large-scale stormwater storage, treatment, and conveyance infrastructure
- Integration of green infrastructure, including naturalized basins and landscape systems
- Multi-use design incorporating passive recreation, open space, and environmental features
- Connectivity to surrounding redevelopment areas and infrastructure corridors

Development Potential

- Unlocks redevelopment capacity across the City by addressing stormwater limitations
- Supports major Master Plan projects, including housing, commercial, and mixed-use development
- Enhances environmental resilience and reduces flood risk
- Creates a scalable, long-term infrastructure system capable of supporting future growth

Why It Matters

- Stormwater constraints are one of the most significant barriers to redevelopment in Milton; this project directly resolves that challenge
- Enables both private development and major public infrastructure improvements, including Highway 90 expansion & reduces costs and impacts associated with roadway widening

J. Regional Stormwater Park & Resilience Infrastructure *continued*

Partnerships & Technical Integration

This initiative is supported through a strategic partnership with the University of West Florida, including collaboration with its Civil Engineering Department.

Through this partnership, the city is:

- Conducting water quality monitoring and watershed analysis at Carpenter’s Park
- Developing data-driven hydrologic models to guide system design
- Integrating research findings into long-term stormwater and redevelopment planning
- Providing applied, real-world experience for engineering students

This collaboration ensures a science-based, innovative approach to infrastructure planning and environmental management.

Transportation & FDOT Integration (Highway 90 Corridor)

A key advantage of this project is its ability to serve as a regional stormwater facility supporting future roadway improvements, including the planned widening of Highway 90 through downtown Milton.

By centralizing stormwater management:

- The system reduces the need for distributed stormwater ponds along the corridor
- Minimizes right-of-way acquisition requirements for roadway expansion
- Preserves developable land and reduces project costs
- Creates opportunities for enhanced roadway design, including:
 - Traffic calming features
 - Pedestrian medians and safe crossing points
 - Improved multimodal connectivity

This coordinated approach allows transportation improvements to be implemented in a way that is more efficient, cost-effective, and community-friendly.

Funding & Regulatory Alignment

A critical component of this initiative is the advancement of the Florida Department of Environmental Protection (FDEP) Urban Infill Conceptual Permit.

This framework will:

- Establish a pre-approved, master stormwater strategy for redevelopment areas
- Streamline permitting for future development and infrastructure projects
- Reduce uncertainty and costs for developers and public agencies
- Support coordinated planning between the city and transportation partners

Additional alignment includes:

- Florida Division of Emergency Management (FDEM) watershed and resilience funding

K. Downtown Hotel Development (P3 Economic Engine & Tourism Catalyst)

The development of a downtown hotel through a structured Public-Private Partnership (P3) represents a critical economic catalyst within Milton's 25-Year Vision & Master Plan, filling a key gap in the City's hospitality market while unlocking long-term tourism, business travel, and private investment opportunities. Strategically located within the downtown core, at sites including 5221 Stewart Street (larger-scale opportunity) and 5260 Broad Street (boutique-scale opportunity), this project is designed to support Milton's growing event base, waterfront activation, and regional connectivity.

- **Location:** Two sites identified as potential

Strategic Role

- Serves as a primary economic engine and revenue-generating asset within the redevelopment framework
- Enables access to funding through the Santa Rosa County Tourist Development Council
- Supports and amplifies nearby catalytic projects, including:
 - Bayou/Courthouse redevelopment
 - Marina and riverfront activation
 - Jernigan's Landing events and festivals
- Establishes a downtown lodging anchor to capture visitor demand and extend stays

Development Components

- Construction of a boutique or limited-service hotel tailored to Milton's market demand
- Guest accommodations designed to serve:
 - Event attendees
 - Business and government travelers
 - Military and visiting families from around the world, connected to Naval Air Station Whiting Field
- Potential inclusion of:
 - Ground-floor retail or café space
 - Small meeting and event rooms
 - Outdoor gathering areas integrated with the downtown streetscape
- Walkable connectivity to downtown, waterfront, and civic amenities

Development Potential

- Captures unmet demand for overnight lodging within the city
- Increases visitor spending and supports local businesses
- Strengthens Milton's ability to host multi-day events, conferences, and tourism activities
- Enhances property values and investment activity in the surrounding area
- Serves as a signal project to attract additional private development

K. Downtown Hotel Development *continued*

Why It Matters

- Addresses a critical gap in Milton's economic infrastructure by providing lodging for visitors and business travelers
- Unlocks access to tourism-based funding and revenue streams
- Supports existing and future events, increasing their economic impact
- Acts as a catalyst for surrounding redevelopment, including retail, dining, and mixed-use projects
- Strengthens Milton's position as a regional destination and economic hub

P3 Structure & Investment Strategy

This project is ideally suited for a Public-Private Partnership (P3) model, leveraging both public support and private investment.

Public Sector Role:

- Site control, land assembly, or long-term ground lease
- Infrastructure support and potential incentives
- Facilitation of permitting and approvals
- Alignment with tourism and economic development strategies

Private Sector Role:

- Capital investment and hotel development
- Brand affiliation and operational management
- Design, construction, and long-term ownership or lease

Investment Alignment:

- Qualified Opportunity Zone 1.0 (QOZ) capital
- Private equity and hospitality investment groups
- Institutional and regional investors

Funding Alignment

- Santa Rosa County Tourist Development Council funding eligibility is enabled through hotel development
- Opportunity Zone 1.0 (QOZ) investment incentives
- Potential state and local economic development incentives
- Integration with broader downtown and waterfront investment strategies

L. Multimodal Connectivity & Safety (Integrated Mobility & Complete Streets Network)

The development of a safe, connected, and multimodal transportation network is essential to realizing Milton's 25-Year Vision. This initiative establishes a complete streets framework that links neighborhoods to jobs, schools, parks, and downtown—while improving safety for all users and supporting future growth.

Strategic Role

- Serves as the circulatory system connecting all catalytic projects across the City of Milton, Florida
- Improves safety, access, and mobility for drivers, pedestrians, cyclists, and transit users
- Supports economic development by enhancing access to downtown, the waterfront, and major corridors
- Aligns with regional transportation priorities and future improvements along US-90

Development Components

- Implementation of Complete Streets design standards across key corridors
- Sidewalk, trail, and boardwalk connections linking:
 - Downtown and the Historic L&N Railroad Village
 - Jernigan's Landing and the riverfront
 - Schools, parks, and residential areas
- Bicycle infrastructure, including shared-use paths and designated lanes
- Traffic calming measures, such as narrowed lanes, raised crossings, and roundabouts, where appropriate
- Wayfinding signage and streetscape enhancements to improve navigation and visitor experience
- Transit-supportive infrastructure, including stops, shelters, and first/last-mile connections

Development Potential

- Creates a walkable and bikeable city, increasing accessibility and quality of life
- Supports redevelopment by improving connectivity between housing, jobs, and services
- Enhances tourism by linking destinations such as downtown, the marina, and trails
- Encourages healthier lifestyles and reduces reliance on single-occupancy vehicles
- Positions Milton to compete for transportation and safety funding

Why It Matters

- Improves public safety by reducing crashes and enhancing pedestrian and cyclist protection
- Connects residents to employment, education, and community resources
- Supports economic development by improving access to key destinations
- Enhances Milton's identity as a connected, accessible, and livable community
- Ensures that future growth is supported by a safe and efficient transportation network

L. Multimodal Connectivity & Safety *continued*

Safety & Highway 90 Integration

The central focus of this initiative is the transformation of the US-90 corridor into a safer, more accessible, and community-oriented roadway.

In coordination with the Florida Department of Transportation, the city will:

- Incorporate pedestrian medians and safe crossing points
- Introduce traffic calming elements to improve safety and reduce speeds
- Enhance visibility and accessibility for all users

This effort is strengthened by the Regional Stormwater Park strategy, which allows stormwater to be managed off-site, reducing the need for corridor-based ponds and preserving right-of-way for improved roadway design.

Funding Alignment

This initiative aligns with and is eligible for funding through:

- Safe Streets for All
- State and regional transportation programs
- Federal infrastructure and mobility funding opportunities
- Local capital improvement and corridor enhancement initiatives

5. Implementation Framework

The City of Milton, Florida, 25-Year Vision & Master Plan is designed as a dynamic, phased implementation framework, recognizing that projects exist at varying stages of readiness, from conceptual planning to active development.

Rather than a fixed sequence of actions, this framework establishes a flexible, opportunity-driven approach that allows the City to advance projects based on:

- Funding availability
- Market conditions
- Infrastructure readiness
- Strategic partnerships

The City's role is to align these moving parts into a coordinated system, ensuring that:

- Infrastructure investments support development
- Housing aligns with workforce needs
- Public assets catalyze private investment
- Environmental systems are integrated into growth

This approach allows Milton to move forward immediately on active projects while preparing for long-term opportunities, ensuring continuous progress over the next 25 years.

6. Strategic Phasing & Project Alignment

While projects will advance at different speeds, the Master Plan organizes implementation into three general phases:

Near-Term (0–5 Years): Momentum & Foundation

Focus on advancing projects that are already in planning, design, or early funding stages:

- East Milton Wastewater Treatment Facility (initial buildout)
- Milton Community Center expansion
- Marina and riverfront redevelopment
- Continued advancement of courthouse/bayou redevelopment
- Large-scale multifamily housing + library/tech hub
- Affordable homeownership community

Goal:

Build visible momentum and establish the infrastructure foundation needed for future growth.

Mid-Term (5–15 Years): Expansion & Investment

Focus on scaling development and attracting private capital:

- Senior Housing Development
- Downtown hotel (P3 implementation)
- Child Development Center + Workforce Hub
- Expansion of utility and stormwater systems

Goal:

Drive economic growth, increase housing supply, and expand workforce capacity.

Long-Term (15–25 Years): Maturity & Sustainability

Focus on long-term system capacity and community sustainability:

- Expansion of wastewater capacity (toward 8 MGD)
- Full buildout of stormwater and resilience systems
- Continued infill development and redevelopment
- Expansion of public safety and community facilities

Goal:

Ensure Milton's growth is sustainable, resilient, and adaptable for future generations.

7. Funding & Investment Strategy

The success of this Master Plan is built on the alignment of public investment, private capital, and strategic funding programs.

Milton's approach is not reliant on a single funding source, but rather a layered investment strategy that includes:

- State programs through the Florida Housing Finance Corporation
- Federal infrastructure and defense-related funding (including DCIP)
- Environmental and resilience funding through state and federal agencies
- Tourism-based funding is enabled through hotel development
- Local and regional funding partnerships
- Private investment through Qualified Opportunity Zone (QOZ) incentives

This diversified strategy allows the city to:

- Reduce reliance on any one funding stream
- Maximize leverage of public dollars
- Attract private investment into targeted areas

8. Partnerships & Collaboration

The implementation of this Master Plan is grounded in strong, ongoing partnerships that bring together public, private, and institutional stakeholders.

Key partners include:

- Naval Air Station Whiting Field – workforce, infrastructure, and community support
- University of West Florida – research, engineering, and environmental planning
- Santa Rosa County – regional coordination and housing initiatives
- Private developers and investors – project delivery and capital investment
- Nonprofits and community organizations – programming and service delivery

These partnerships ensure that Milton’s growth is:

- Collaborative
- Data-driven
- Financially viable
- Community-focused

9. Long-Term Impact & Community Outcomes

The implementation of this Master Plan will result in transformational, long-term benefits for the City of Milton and the surrounding region.

Economic Impact

- Increased private investment and business development
- Growth in tourism and visitor spending
- Job creation across multiple sectors

Housing & Workforce

- Expanded access to affordable and workforce housing
- New pathways to homeownership
- Increased workforce participation through childcare and community support

Infrastructure & Resilience

- Modernized water, wastewater, and stormwater systems
- Increased capacity to support growth
- Enhanced environmental sustainability and flood mitigation

Quality of Life

- Improved access to recreation, community facilities, and public spaces
- Safer, more connected transportation networks
- Stronger, more vibrant neighborhoods

Community Equity

- Targeted investment in Low-to-Moderate Income areas
- Increased access to opportunity and resources
- Inclusive growth that benefits all residents

10. In Conclusion

The City of Milton, Florida, stands at a defining moment, where thoughtful planning, strategic investment, and growing regional momentum are converging to shape the next generation of the community.

This 25-Year Vision & Master Plan is not a static document or a collection of independent projects. It is a coordinated, long-term strategy that aligns infrastructure, housing, economic development, environmental resilience, and public safety into a unified system of growth.

What sets this plan apart is not just its vision, but its readiness.

Milton is already advancing:

- Major infrastructure investments, including wastewater and stormwater systems
- Transformational redevelopment opportunities in the downtown core and along the waterfront
- Strategic housing initiatives that address workforce, senior, and homeownership needs
- Workforce-enabling projects such as childcare and community-centered facilities
- Partnerships with regional institutions, including Naval Air Station Whiting Field and the University of West Florida

These efforts demonstrate that the City is not beginning its journey; it is building upon real momentum, active investment, and established partnerships.

A Coordinated Path Forward

The strength of this Master Plan lies in its ability to connect systems that are often planned independently:

- Infrastructure enables development
- Housing supports workforce growth
- Community facilities strengthen quality of life
- Public safety ensures long-term stability
- Environmental systems protect and sustain growth

By aligning these elements, Milton is creating a framework where each investment reinforces the next, producing outcomes that are greater than the sum of individual projects.

Positioning for Growth and Investment

This Plan positions Milton to compete effectively for:

- State and federal funding opportunities
- Private capital through Qualified Opportunity Zone investment
- Strategic partnerships that accelerate implementation

More importantly, it provides a clear and credible pathway for turning planning into measurable results, new housing, expanded infrastructure, job creation, and increased economic activity.

A Vision Rooted in Community

At its core, this Master Plan is about people.

It is about:

- Creating opportunities for families to live, work, and thrive
- Supporting seniors with stable and accessible housing
- Enabling workforce participation through childcare and community services
- Ensuring that growth benefits all residents, including those in Low-to-Moderate Income areas

Through continued public engagement and community input, Milton is ensuring that its future is shaped not only by investment but by the needs and aspirations of its residents.

A 25-Year Commitment

This Plan recognizes that meaningful transformation does not happen overnight. It requires:

- Sustained leadership
- Strategic decision-making
- Ongoing collaboration
- Adaptability to changing conditions

Over the next 25 years, Milton will continue to evolve, but this framework ensures that growth remains intentional, coordinated, and aligned with long-term goals.

The Moment Ahead

Milton has reached a point where opportunity and preparation meet.

- The infrastructure challenges are understood—and solutions are underway
- The development opportunities are identified, and interest is growing
- The partnerships are in place, and collaboration is active

The task now is to move forward with purpose.

Over the next 25 years, the City of Milton will transform strategic investment into lasting impact, creating a resilient, connected, and economically vibrant community where opportunity is accessible, growth is sustainable, and “Where Good Living Flows”.





This is more than a plan, it's the blueprint for Milton's Future

The City of Milton, Florida, is advancing a 25-Year Vision & Master Plan to guide coordinated growth, investment, and community development. This framework aligns infrastructure, housing, workforce initiatives, and economic development into a unified strategy that supports long-term success.

With projects spanning downtown redevelopment, housing expansion, critical utility infrastructure, and workforce support systems, Milton is positioned to capitalize on emerging opportunities while addressing key challenges.

Through strong partnerships, including Naval Air Station Whiting Field and the University of West Florida, the City is building a resilient, connected community designed to support sustainable growth and expanded opportunity.

MILTON 25

CONTACT

Milton EDO

6738 Dixon Street
Milton, Florida 32570

(850) 983-5400

www.miltonfl.org
EconDev@miltonfl.org
[@MiltonFL](https://twitter.com/MiltonFL)



Agenda Item # 2026-4107

Pine Street Decorative Lighting Installation - CRA Proposal

MEETING DATE

May 26, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

The City of Milton has made significant investments in decorative street lighting throughout the Downtown Historic District as part of ongoing revitalization and placemaking initiatives within the Community Redevelopment Area. Decorative Acorn-style street lamps have become a defining visual feature of downtown Milton and contribute to the district's historic character, pedestrian experience, and overall sense of place.

Currently, the City owns and maintains more than 200 decorative Acorn street lamps throughout downtown Milton. Historically, the City has directly purchased and maintained these fixtures, with replacement costs averaging approximately \$4,000 per lamp. As the decorative lighting network continues to expand, the long-term maintenance and replacement obligations associated with City-owned infrastructure have increased substantially.

To address these growing costs while continuing to enhance downtown infrastructure, the City is transitioning toward a partnership model with Florida Power & Light for future decorative lighting installations within the CRA district. Under this approach, FPL will own, install, and maintain the lighting infrastructure while the City pays a recurring monthly service fee. This model significantly reduces the City's long-term capital replacement obligations while ensuring professional maintenance and operational reliability.

The proposed Pine Street lighting project represents the continuation of this strategy and supports broader CRA goals related to downtown connectivity, pedestrian infrastructure, historic preservation, and economic vitality. The installation will help bridge gaps in decorative lighting coverage between established downtown corridors and adjacent areas that currently lack pedestrian-scale lighting improvements.

The proposed monthly service cost from FPL is \$476 and includes:

- Decorative Acorn-style fixtures and poles approved by the CRA and Historic Preservation Board
- Installation of all conduit and conductor infrastructure
- Energy and fuel costs
- Ongoing maintenance and repair responsibilities

The decorative fixtures are proposed to be installed approximately every 130 feet along Pine Street from Elmira Street to Combs Street.

Approval of this item will authorize staff to move forward with execution of the agreement with Florida Power & Light and begin material procurement and project scheduling.

SUMMARY

The Community Redevelopment Agency (CRA) Board is requested to approve the installation of decorative Acorn-style street lighting along Pine Street from Elmira Street to Combs Street, as well as the associated monthly service agreement with Florida Power & Light (FPL).

The proposed lighting improvements will continue the expansion of pedestrian-scale decorative lighting throughout the Downtown Historic District and strengthen connectivity between existing illuminated corridors and adjacent downtown areas where lighting infrastructure is currently limited. Existing sidewalks already serve the south end of Pine Street, and the addition of decorative lighting will improve visibility, pedestrian safety, walkability, and the overall character of the district.

Florida Power & Light has proposed the installation of CRA-approved and Historic Preservation Board-approved Acorn-style street lamps spaced approximately 130 feet apart along the corridor. The proposed monthly fee of \$476 includes the decorative fixtures and poles, installation of more than 1,000 feet of conduit and conductor, energy and fuel costs, and all future maintenance responsibilities associated with the lighting system.

CRA District 1 funds will be utilized to support the monthly service fee for the duration of the installation’s use within the CRA district.

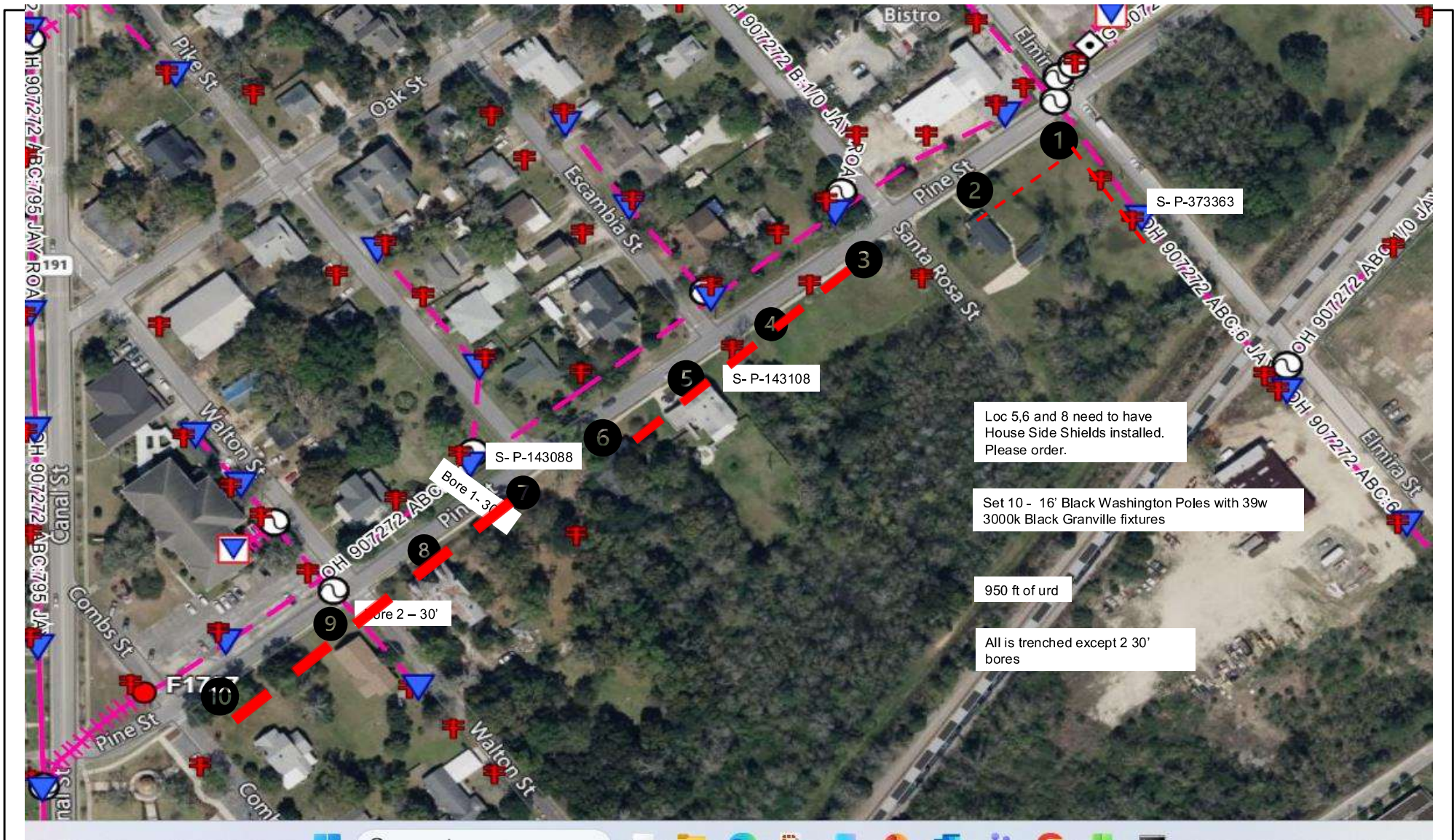
Staff recommends approval of the installation and execution of the associated agreement with Florida Power & Light.

RECOMMENDATION

Staff asks for a recommendation from the CIB to the CRA Board

ATTACHMENTS

- 1. Pine Street Decorative Lamps FPL proposal
- 2. Black Granville + Washington Decorative Concrete Single Mount (2)



SUBJECT: CITY OF Milton Pine Street

DATE: 5-1-26

DRN. BY: Brian White

LOCATION: Milton Florida

WMS WR#:

WMS IO#:







Agenda Item # 2026-4109
Sidewalk Update

MEETING DATE **PREPARED BY**

May 26, 2026

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2026-4108
St. Marys Historic Walk

MEETING DATE **PREPARED BY**

May 26, 2026

BACKGROUND

SUMMARY

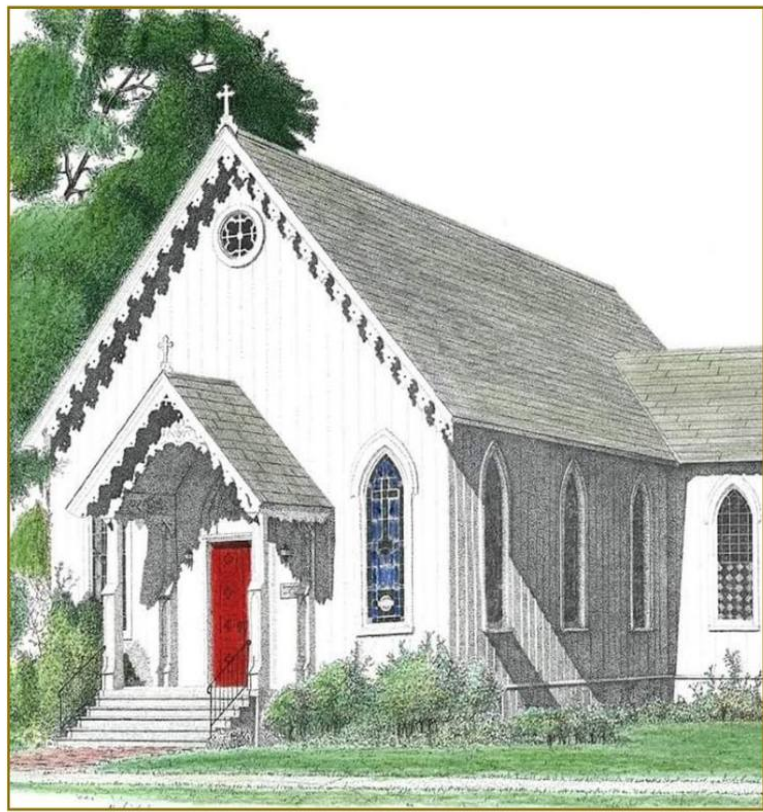
Come, enjoy gleanings of a little knowledge about our beautiful community's rich history as we stroll through Milton's historic district. Information about various points of interest along the way will be provided.

We are very excited to share that during our Walk, NAS Whiting Field will honor its own 86-year history in the Milton area by performing a flyover with two Navy TH-73 helicopters.

RECOMMENDATION

ATTACHMENTS

1. 699431286_960295010252803_5416566266083354375_n



ST MARY'S EPISCOPAL CHURCH

Come, join us for our

1st Annual Historic Walk

Beginning and ending at historic St Mary's,
the Walk will highlight various
historic sites in Milton.

Individual \$15 or Family \$30 (same household)

SATURDAY, MAY 30, 2026 9:00AM

6841 Oak Street, Milton

Register for "Historic Walk"
@ www.stmarysmilton.org
or use the QR code

