



Community Improvement Board Regular Meeting Agenda

July 28, 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 # 2026-4218
 - Approval of Minutes from DATE meeting
- 4. Agenda Items**
 - Item # 2026-4233
 - New Board Ordinances and Board Reorganization
 - Item # 2026-4234
 - Milton Mill District Market Plaza - Conceptual Design
 - Item # 2026-4080
 - Milton 25 - 25 Year Vision & Masterplan DRAFT
- 5. Public Input**
- 6. Old Business**
- 7. New Business**
- 8. Adjournment**

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

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



Agenda Item # 2026-4233

New Board Ordinances and Board Reorganization

MEETING DATE

July 28, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SUMMARY

Members and Term



Members

WARD 1, Vernon Compton (Chair)

WARD 2, Howard Steele

WARD 3, Cindy Smith

WARD 4, Kaiden Spurlock

MAYOR AT-LARGE, Deb Becker

COUNCIL AT-LARGE, Ella Payne

COUNCIL AT-LARGE, Paul Kilmartin

RECOMMENDATION

N/A

ATTACHMENTS

1. ORD No. 01-26 Revising Qualification of the CIB
2. ORD No. 14-25 Amending Sec 3.2 CIB Board
3. Combined - Board Reorg Narrative and Spreadsheet

ORDINANCE NO. 01-26

AN ORDINANCE OF THE CITY OF MILTON, FLORIDA, REVISING THE MEMBERSHIP REQUIREMENTS FOR THE CITY'S COMMUNITY IMPROVEMENT BOARD; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Be it ordained by the City Council of the City of Milton, Florida:

Section 1. Findings. In adopting this ordinance, the City Council of the City of Milton, Florida, finds and declares that revisions to the provisions in the Unified Development Code regarding the city's Community Improvement Board are necessary to promote the best interest of the city and its residents.

Section 2. Revisions to the Unified Development Code of the City of Milton. Subsection F.(2) of Section 3.2 of Article 3 of the Unified Development Code is hereby amended as shown in with the addition of the underlined language and the deletion of the ~~striketrough~~ language:

F. Community Improvement Board.

(2) Membership. The CIB consists of seven members appointed as follows:

- a. One member ~~from~~ for each ward appointed by the two councilmembers ~~from~~ representing that ward with preference given to a resident residing within that ward;
- b. One member to be appointed by the Mayor at-large; and
- c. Two members to be appointed by the City Council at-large.

Section 3. Codification. The amendments in Section 2 of this Ordinance shall be codified and made part of the official Unified Development Code of the City of Milton.

Section 4. Severability. If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full effect.

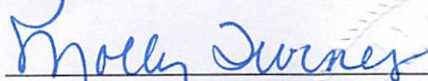
Section 5. Effective Date. This ordinance takes effect immediately upon enactment.

APPROVED AND ADOPTED by the City Council of the City of Milton on the 14th day of April 2026.

City of Milton, Florida

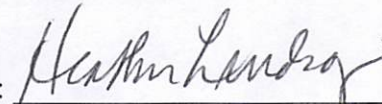
By: City Council

Attest:

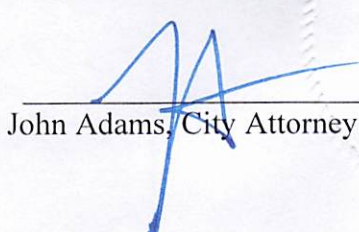


Molly Turnes, City Clerk

By:



Heather Lindsay, Mayor


John Adams, City Attorney

First Reading: **March 10, 2026**

Second Reading: **April 14, 2026**

ORDINANCE NO. 14-25

AN ORDINANCE OF THE CITY OF MILTON, FLORIDA, REVISING IN ITS ENTIRETY SUBSECTION F. OF SECTION 3.2 OF ARTICLE 3 OF THE CITY OF MILTON'S UNIFIED DEVELOPMENT CODE PERTAINING TO THE CITY'S COMMUNITY IMPROVEMENT BOARD; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Be it ordained by the City Council of the City of Milton, Florida:

Section 1. Findings. In adopting this ordinance, the City Council of the City of Milton, Florida, finds and declares that revisions to the provisions in the Unified Development Code regarding the city's Community Improvement Board are necessary to promote the best interest of the city and its residents.

Section 2. Revisions to the Unified Development Code of the City of Milton. Subsection F. of Section 3.2 of Article 3 of the Unified Development Code is hereby repealed in its entirety and replaced with the following:

F. Community Improvement Board.

(1) *Powers and duties.* The Community Improvement Board ("CIB") shall:

- a. Act in an advisory capacity to the City Council in matters related to economic development and business activities in development and periodic updates of the city's economic development strategic plan and the city's comprehensive plan.
- b. Perform other duties as requested by the City Council or as considered advisable by the CIB and approved by the City Council.
- c. Make recommendations on ordinances, policies, short-term action plans, and resources allocated to business and economic development activities and programs of the city as requested by the City Council.
- d. Perform such other advisory duties granted by the City Council consistent with the business and economic development needs of the city. Identify actions to promote the economic health of the business community while preserving our unique characteristics as a welcoming riverfront community.
- e. Promote the hospitality and tourism industry in Milton; and foster businesses that serve and enjoy the loyalty of the Milton community.
- f. Identify programs, policies, and activities that can help the business community recover from any economic downturn.
- g. Pursue new and diversified businesses leveraging the CIB member's expertise, including the use of special zones, to address issues of concern.

(2) *Membership.* The CIB consists of seven members appointed as follows:

- a. One member from each ward appointed by the two councilmembers from that ward;

- b. One member to be appointed by the Mayor at-large; and
 - c. Two members to be appointed by the City Council at-large.
- (3) Qualifications. A CIB member must be a resident of Santa Rosa County or have a commercial business activity within the city limits of the City of Milton. No more than three members possessing expertise in any one of the following areas may be appointed to serve on the CIB at the same time:
- a. Financial Services (banking, investment, and insurance).
 - b. Technology and communications.
 - c. Professional services (lawyers, engineers, scientific, and architects).
 - d. Arts, culture, and recreation.
 - e. Construction and real estate.
 - f. Tourism to include Eco-tourism and lodging.
 - g. Marketing and public relations.
 - h. Historic Preservation.
 - i. Small business and retail centers.
- (4) Terms and attendance requirements. The members shall serve three-year staggered terms at the pleasure of the City Council and without compensation. If any member fails to attend, without cause, 50% of all meetings held during any calendar year from the date of appointment, the member's seat shall be declared vacant. A CIB member may be removed by a majority vote of the City Council.
- (5) Order of Business. At each meeting of the CIB, the following shall be the regular order of business:
- a. Invocation and Pledge
 - b. Roll Call
 - c. Minutes of Preceding Meeting
 - d. Public Hearings and Public Input
 - e. Old and New Business
 - f. Staff and Board Member Comments
 - g. Adjournment
- (6) Voting and formal action.
- a. Members of the CIB shall vote on all matters coming before the CIB. A member may abstain from voting only when a conflict of interest or the appearance of a conflict of interest exists pursuant to the City's Code of Conduct and Part III of Chapter 112 of the Florida Statutes. Any member who abstains shall: (i) publicly announce the nature of the conflict or perceived conflict prior to the vote; (ii) ensure the disclosure is recorded in the minutes; and (iii) complete and file the required conflict disclosure form prescribed by the Florida Commission on Ethics within the time period required by law.
 - b. No formal action of the CIB shall be taken except upon the affirmative vote of a majority of the CIB members present, provided that a quorum is in attendance. A quorum shall consist of a majority of the appointed members of the CIB.

- c. Each formal action of the CIB required by law, Charter, rule or regulation shall be embodied in a formal resolution after an affirmative vote as provided in this section.

(7) City's Code of Conduct.

- a. As a condition of appointment and continued service, each CIB member must sign a form acknowledging they have received, read, and understand the City's Code of Conduct requirements.
- b. CIB members must adhere to and be governed by the City's Code of Conduct at all times in the performance of their duties.
- c. A violation of the City's Code of Conduct may constitute cause for removal from the CIB by the City Council.
- d. The signed form will be maintained as a public record by the city clerk in accordance with Chapter 119 of the Florida Statutes.

(8) Compliance with Florida law. The CIB shall operate in full compliance with:

- a. The Florida Sunshine Law in Chapter 286 of the Florida Statutes.
- b. The Florida Public Records Act in Chapter 119 of the Florida Statutes.
- c. The Florida Ethics Code in Part III of Chapter 112 of the Florida Statutes, including financial disclosure requirements, if applicable.
- d. All city ordinances and policies.

(9) Rules of procedure. All meetings of the CIB shall be conducted in accordance with Robert's Rules of Order, Newly Revised, current edition.

(10) Vacancies.

- a. Should any vacancy occur among the members of the CIB by reason of death, resignation, disability or otherwise, immediate notice thereof shall be given to the city clerk by the CIB chair or vice chair.
- b. Any vacancy on the CIB shall be filled in the same manner as the original appointment. Such member shall serve the unexpired term of the office in which such vacancy shall occur.

Section 3. Codification. The amendments in Section 2 of this Ordinance shall be codified and made part of the official Unified Development Code of the City of Milton.

Section 4. Severability. If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full effect.

Section 5. Effective Date. This ordinance takes effect immediately upon enactment.

APPROVED AND ADOPTED by the City Council of the City of Milton on the **13th** day of **January, 2026**.

City of Milton, Florida

By: City Council

By: Heather Lindsay
Heather Lindsay, Mayor

Attest:

Molly Turnes
Molly Turnes
City Clerk

First Reading: December 9, 2025
Advertised: December 18, 2025
Second Reading: January 13, 2026

John H. Adams
City Attorney

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 as Council sees fit. 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 do so, to continue to serve if they so choose to do so and as council appoints them.
- 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 Councils members from 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.

HISTORIC PRESERVATION BOARD							
MEMBER	BOARD	WARD	TERM EXPIRES	1-4 ROTATION	2-3 ROTATION	APPOINTMENT TERM	NOTES
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	Term Expires = July 31/Term Begins = August 1	
Richard McCool	HPB	Ward 2		2 Years	2 Years	Term Expires = July 31/Term Begins = August 1	
John Ellis (Chair)	HPB	Ward 3		3 Years	3 Years	Term Expires = July 31/Term Begins = August 1	
Susan Russell	HPB	Ward 4		2 Years	3 Years	Term Expires = July 31/Term Begins = August 1	
Theresa Messick	HPB	Mayor At-Large		3 Years	3 Years	Term Expires = July 31/Term Begins = August 1	
Jeff Martin	HPB	Council At-Large		2 Years	1 Year	Term Expires = July 31/Term Begins = August 1	
Laura Spencer Coleman	HPB	Council At-Large		3 Years	2 Years	Term Expires = July 31/Term Begins = August 1	
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	Term Expires = September 30/Term Begins = October 1	
Steve Dobbs (Chair)	MPB	Ward 2		2 Years	2 Years	Term Expires = September 30/Term Begins = October 1	
Dan Powers	MPB	Ward 3		3 Years	3 Years	Term Expires = September 30/Term Begins = October 1	
Bruce Predmore	MPB	Ward 4		2 Years	3 Years	Term Expires = September 30/Term Begins = October 1	
Amber Leak (Vice-Chair)	MPB	Mayor At Large		3 Years	3 Years	Term Expires = September 30/Term Begins = October 1	
Greg Scoville	MPB	Council At Large		2 Years	1 Year	Term Expires = September 30/Term Begins = October 1	
Melissa Simpson	MPB	Council At Large		3 Years	2 Years	Term Expires = September 30/Term Begins = October 1	
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	Term Expires = May 31/Term Begins = June 1	
Howard Steele(Chair)	BOA	Ward 2		2 Years	2 Years	Term Expires = May 31/Term Begins = June 1	
Karra Graber	BOA	Ward 3		3 Years	3 Years	Term Expires = May 31/Term Begins = June 1	
Joshua George	BOA	Ward 4		2 Years	3 Years	Term Expires = May 31/Term Begins = June 1	
Dennis Rogers	BOA	Mayor At-Large		3 Years	3 Years	Term Expires = May 31/Term Begins = June 1	
Kate Bryan	BOA	Council At-Large		2 Years	1 Year	Term Expires = May 31/Term Begins = June 1	
Shannon Rice	BOA	Council At-Large		3 Years	2 Years	Term Expires = May 31/Term Begins = June 1	
COMMUNITY IMPROVEMENT BOARD							
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	Term Expires = March 31/Term Begins = April 1	
Howard Steele	CIB	Ward 2		2 Years	2 Years	Term Expires = March 31/Term Begins = April 1	
Cindy Smith	CIB	Ward 3		3 Years	3 Years	Term Expires = March 31/Term Begins = April 1	
Kaiden Spurlock	CIB	Ward 4		2 Years	3 Years	Term Expires = March 31/Term Begins = April 1	
Deb Becker	CIB	Mayor At-Large		3 Years	3 Years	Term Expires = March 31/Term Begins = April 1	
Ella Payne	CIB	Council At-Large		2 Years	1 Year	Term Expires = March 31/Term Begins = April 1	
Paul Kilmartin	CIB	Council At-Large		3 Years	2 Years	Term Expires = March 31/Term Begins = April 1	



Agenda Item # 2026-4234

Milton Mill District Market Plaza - Conceptual Design

MEETING DATE

July 28, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

The Milton Mill District

A Modern Interpretation of the 2015 Riverfront Redevelopment Vision

The Community Redevelopment Agency (CRA) has long identified placemaking, historic preservation, economic development, and downtown revitalization as guiding principles for investment within the Downtown Milton Community Redevelopment Area. As the City continues to advance transformative initiatives, including the Milton Marina Redevelopment, the Bayou District mixed-use redevelopment, and future improvements along the U.S. Highway 90 corridor, staff has begun evaluating opportunities to create vibrant public spaces that encourage investment, entrepreneurship, tourism, and year-round community activity.

The proposed Milton Mill District is not intended to replace previous planning efforts, but rather to build upon and implement recommendations that have been identified through multiple City planning initiatives over the past decade.

One of the most significant examples is the 2015 Riverfront Redevelopment Plan, which envisioned a downtown destination known as "The Mews." The plan identified the block surrounding Elmira Street, Santa Rosa Street, Willing Street, and Caroline Street as one of the City's greatest opportunities for infill redevelopment and placemaking. The vision called for the creation of an internal pedestrian-oriented district that would organize new development around attractive public gathering spaces while supporting small-scale retail, cafés, outdoor seating, vendor kiosks, and mixed-use development with residential, office, and commercial uses. Rather than focusing solely on buildings, the Riverfront Redevelopment Plan emphasized creating memorable public places where people could gather, shop, dine, and experience Downtown Milton.

More recently, the Community Improvement Board's Downtown Vision Update reaffirmed many of these same objectives by identifying opportunities to strengthen walkability, activate underutilized public spaces, enhance downtown aesthetics, encourage entrepreneurship, improve public gathering areas, and establish stronger connections between the downtown

core, the Blackwater River, and future redevelopment projects.

The proposed Milton Mill District represents a modern interpretation of these long-standing community goals. Inspired by Milton's historic identity as a lumber and mill town, the concept expands upon the original vision of *The Mews* by creating two complementary public destinations located on opposite sides of Elmira Street. Together, these spaces would establish a walkable downtown district that celebrates Milton's history while creating new opportunities for small businesses, community events, tourism, and public investment.

The first component, the Mill Plaza, would transform the City-owned Turtle Parking Lot into a flexible civic gathering space featuring an open-air timber pavilion, a mill wheel fountain, decorative vendor tables, brick streetscapes, and landscaped public seating areas for markets, festivals, and community events.

Across Elmira Street, the second component, the Kiosk Village, would build upon the original *Mews* concept by creating a collection of historically inspired retail kiosks designed to provide affordable opportunities for local entrepreneurs, artisans, cafés, and specialty retailers. Together, these two projects would create a unified downtown destination while reinforcing the City's continued commitment to implementing the vision established in previous planning efforts.

By advancing the Mill District concept, the CRA has the opportunity to transition from planning to implementation—creating a signature destination that connects the historic downtown, future Bayou District redevelopment, Milton Marina, and Blackwater River into one cohesive, walkable district that reflects Milton's heritage while supporting its future growth.

SUMMARY

Project Overview of Conceptual Design

Phase One – Mill Plaza

City-Owned Property

The first component is the redevelopment of the existing municipal parking lot, commonly referred to as the Turtle Parking Lot.

This concept would transform a portion of the existing parking area into a flexible public plaza while maintaining adequate public parking for downtown businesses.

Proposed improvements include:

- Open-air timber pavilion inspired by historic mill architecture
- Decorative concrete vendor tables available for daily or weekly rental
- Farmers markets and artisan markets
- Food truck events
- Community festivals

- Live music performances
- Mill wheel water feature replacing the existing fountain
- Decorative brick plaza
- Historic lighting
- Native landscaping
- Outdoor seating and gathering areas

Because the City already owns the property, this project presents an opportunity for relatively quick implementation with minimal land acquisition costs.

Phase Two – Kiosk Village

Located immediately west of Elmira Street are two privately owned vacant commercial parcels.

The larger parcel, approximately **0.141 acres**, is currently listed for sale with an asking price of approximately **\$110,000**.

The adjacent parcel, approximately **0.070 acres**, is not currently listed for sale and is not included within the initial development concept.

Should the CRA determine the project is feasible, the City could consider acquisition of the larger parcel to construct a small-scale commercial village featuring permanent retail kiosks designed to reflect Milton's historic mill-town architecture.

Potential tenants could include:

- Coffee shop
- Ice cream
- Local artisans/ light manufacturing such as leather working
- Boutique retail
- Cottage Good/ Bakery
- Specialty foods
- Visitor information
- Pop-up retail

The intent is to create an affordable business incubator that lowers the cost of entry for small businesses while activating Downtown Milton throughout the year.

Planning Considerations

While the concept renderings illustrate the overall vision, several planning and engineering considerations would require additional evaluation before implementation.

These include:

- Property acquisition
- Boundary and title verification
- Surveying
- Utility availability
- Stormwater management
- ADA accessibility
- Landscape buffers
- Required setbacks
- Parking impacts
- Fire access
- Traffic circulation
- Lighting
- Security
- Long-term maintenance

Because of required landscape buffers and setbacks within the City's Land Development Code, the final number of kiosks will likely be less than shown in the conceptual renderings.

Estimated Project Costs

These figures are conceptual planning estimates only and would require refinement during design.

Item	Estimated Cost
Land Acquisition (0.141 ac.)	\$110,000
Survey, Environmental & Due Diligence	\$25,000–\$50,000
Conceptual Design & Engineering	\$75,000–\$125,000
Site Preparation & Utilities	\$150,000–\$300,000
Brick Streetscape & Landscaping	\$200,000–\$350,000
Shade Structures & Site Amenities	\$150,000–\$250,000
Six to Eight Historic Kiosks	\$600,000– \$1,000,000
Lighting, Signage & Public Art	\$100,000–\$200,000

Estimated Total (Kiosk Village): \$1.4 – \$2.4 Million

Mill Plaza

Item	Estimated Cost
Pavilion	\$350,000–\$600,000

Mill Wheel Fountain	\$175,000–\$300,000
Brick Plaza	\$250,000–\$450,000
Improvements	
Vendor Tables	\$75,000–\$125,000
Landscaping & Irrigation	\$100,000–\$175,000
Lighting	\$75,000–\$125,000

Estimated Total (Mill Plaza): \$1.0 – \$1.8 Million

Potential Phasing Strategy

Phase I (12–18 Months)

Mill Plaza

- Prepare conceptual engineering
- Public engagement
- Final design
- Construction
- Activation with markets and community programming

Because the property is already City-owned, this phase represents the quickest opportunity to create an immediate public benefit.

Phase II (12–24 Months)

Kiosk Village

- Property acquisition
- Survey
- Environmental review
- Concept design
- Utility planning
- Final engineering

Phase III (18–24 Months)

Construction

- Streetscape
- Utilities
- Kiosks
- Landscaping
- Lighting
- Public art
- Opening celebration

Operations

A successful public destination requires active management beyond construction.

Should the CRA pursue these projects, staff recommends evaluating the creation of a dedicated Downtown Placemaking Coordinator or CRA Park Ranger position.

Potential responsibilities would include:

- Daily inspections
- Landscaping oversight
- Pressure washing
- Vendor scheduling
- Pavilion reservations
- Market coordination
- Event support
- Public engagement
- Minor maintenance
- Code enforcement coordination
- Tourism assistance

RECOMMENDATION

Staff recommends review and consideration as we wait to receive an application and conceptual from Bayou District. No need to jump ahead if we do not know the official fate of the courthouse.

ATTACHMENTS

1. The Milton Mill District
2. Mill Plaza & Kiosk Village
3. Riverfront Plan - page 17
4. Riverfront Plan - page 19
5. Riverwalk Masterplan Review Sessions – Pros & Cons (1)
6. Phase 2
7. Milton Market Concept



The Milton Mill District

CRA Conceptual Design



Downtown Placemaking Master Vision



1. Project Overview

Milton Mill District - A Downtown Placemaking Initiative for the City of Milton Community Redevelopment Agency

The Milton Mill District is a proposed placemaking initiative designed to transform underutilized public and private properties into vibrant public destinations that celebrate Milton's history, support local businesses, and strengthen Downtown as the cultural and economic heart of the community. Rooted in the City's identity as a historic mill town and building upon the vision established in the 2015 Riverfront Redevelopment Plan, the project seeks to create memorable public spaces that encourage residents and visitors to gather, shop, dine, and experience Downtown Milton throughout the year.

The concept is anchored by two complementary projects located on opposite sides of Elmira Street. Together, these projects create a walkable "district" that enhances connectivity between Historic Downtown, the future Bayou District, the Milton Marina redevelopment, and the Blackwater River. The proposed improvements emphasize placemaking over traditional infrastructure by investing in spaces that foster entrepreneurship, community engagement, tourism, and economic development.

The first project, Mill Plaza, would redevelop the City-owned Turtle Parking Lot into a flexible public gathering space featuring an open-air timber pavilion, a signature mill wheel fountain, decorative vendor tables, brick walkways, native landscaping, and outdoor seating. The plaza would provide a permanent venue for farmers markets, artisan fairs, food truck events, community festivals, live entertainment, and pop-up retail while maintaining public parking to support downtown businesses.

The second project, Kiosk Village, would establish a small-scale commercial district on a vacant parcel west of Elmira Street through the acquisition and redevelopment of privately owned property. Inspired by the "The Mews" concept identified in the Riverfront Redevelopment Plan, Kiosk Village would feature historically inspired 400-square-foot retail kiosks designed to provide affordable opportunities for small businesses, artisans, cafés, specialty retailers, and local entrepreneurs. Connected by brick walkways, decorative landscaping, gathering spaces, and public seating, the village would create an active pedestrian environment that complements Mill Plaza and expands downtown's retail and dining offerings.

Together, Mill Plaza and Kiosk Village represent the first phase of a broader vision to establish the Milton Mill District as a signature destination for Northwest Florida. Beyond creating attractive public spaces, the initiative is intended to stimulate private investment, increase pedestrian activity, support small business development, enhance tourism, and strengthen Downtown Milton's long-term economic vitality. As other transformative projects, including the Milton Marina, Bayou District redevelopment, and future U.S. Highway 90 improvements, move forward, the Mill District would serve as the community's central gathering place and provide a cohesive identity that ties these investments together.

Recognizing the scale of the project, staff recommends a phased implementation strategy beginning with Mill Plaza, where the City already owns the property, followed by land acquisition and development of Kiosk Village as funding becomes available. This approach allows the Community Redevelopment Agency to begin delivering visible improvements while thoughtfully planning future expansion and leveraging grant opportunities, legislative appropriations, public-private partnerships, and CRA funding.

Ultimately, the Milton Mill District is more than a capital improvement project; it is a long-term investment in Milton's identity. By transforming underutilized properties into active public spaces, the City has an opportunity to implement a vision that has been discussed for years while creating a downtown destination that honors Milton's past, supports its present, and inspires its future.

2. Project Purpose

The purpose of the Milton Mill District initiative is to create a cohesive, walkable downtown destination that:

- Implements the vision established in the 2015 Riverfront Redevelopment Plan and subsequent Downtown planning efforts.
- Celebrates Milton's historic identity as a mill town through architecture, public art, and placemaking.
- Activates underutilized public and private properties with year-round community gathering spaces.
- Supports entrepreneurship by providing affordable retail opportunities for small businesses and local artisans.
- Increases downtown visitation and strengthens tourism.
- Encourages additional private investment within the Community Redevelopment Area.
- Enhances connections between Historic Downtown, the Blackwater River, the Milton Marina, and the future Bayou District.
- Creates a signature public destination that will serve residents and visitors for generations while strengthening Milton's economic resilience and quality of life.

3. Planning Considerations

While the concept renderings illustrate the overall vision, several planning and engineering considerations would require additional evaluation before implementation.

These include:

- | | |
|-----------------------------------|-------------------------|
| • Property acquisition | • Landscape buffers |
| • Boundary and title verification | • Required setbacks |
| • Surveying | • Parking impacts |
| • Utility availability | • Fire access |
| • Stormwater management | • Traffic circulation |
| • ADA accessibility | • Lighting |
| | • Security |
| | • Long-term maintenance |

Because of required landscape buffers and setbacks within the City's Land Development Code, the final number of kiosks will likely be less than shown in the conceptual renderings.

4. Phase One

Mill Plaza - City-Owned Property

The first component is the redevelopment of the existing municipal parking lot, commonly referred to as the Turtle Parking Lot. This concept would transform a portion of the existing parking area into a flexible public plaza while maintaining adequate public parking for downtown businesses.

Proposed improvements include:

- Open-air timber pavilion inspired by historic mill architecture
- Decorative concrete vendor tables available for daily or weekly rental
- Farmers markets and artisan markets
- Food truck events
- Community festivals
- Live music performances
- Mill wheel water feature replacing the existing fountain
- Decorative brick plaza
- Historic lighting
- Native landscaping
- Outdoor seating and gathering areas

Because the City already owns the property, this project presents an opportunity for relatively quick implementation with minimal land acquisition costs.



5. Phase Two

Kiosk Village

Located immediately west of Elmira Street are two privately owned vacant commercial parcels. The larger parcel, approximately 0.141 acres, is currently listed for sale with an asking price of approximately \$110,000. The adjacent parcel, approximately 0.070 acres, is not currently listed for sale and is not included within the initial development concept.

Should the CRA determine the project is feasible, the City could consider acquisition of the larger parcel to construct a small-scale commercial village featuring permanent retail kiosks designed to reflect Milton's historic mill-town architecture.

Potential tenants could include:

- Coffee shop
- Ice cream
- Local artisans
- Boutique retail
- Bakery
- Specialty foods
- Visitor information
- Pop-up retail

The intent is to create an affordable business incubator that lowers the cost of entry for small businesses while activating Downtown Milton throughout the year.



6. Estimated Project Costs

Kiosk Village

**** These figures are conceptual planning estimates only and would require refinement during design.*

Item	Estimated Cost
Land Acquisition (0.141 ac.)	\$110,000
Survey, Environmental & Due Diligence	\$25,000–\$50,000
Conceptual Design & Engineering	\$75,000–\$125,000
Site Preparation & Utilities	\$150,000–\$300,000
Brick Streetscape & Landscaping	\$200,000–\$350,000
Shade Structures & Site Amenities	\$150,000–\$250,000
Six to Eight Historic Kiosks	\$600,000–\$1,000,000
Lighting, Signage & Public Art	\$100,000–\$200,000

Estimated Total (Kiosk Village):
\$1.4 – \$2.4 Million

Mill Plaza

**** These figures are conceptual planning estimates only and would require refinement during design.*

Item	Estimated Cost
Pavilion	\$350,000–\$600,000
Mill Wheel Fountain	\$175,000–\$300,000
Brick Plaza Improvements	\$250,000–\$450,000
Vendor Tables	\$75,000–\$125,000
Landscaping & Irrigation	\$100,000–\$175,000
Lighting	\$75,000–\$125,000

Estimated Total (Mill Plaza):
\$1.0 – \$1.8 Million

7. Potential Phasing Strategy

Phase I (12–18 Months)

Mill Plaza

- Prepare conceptual engineering
- Public engagement
- Final design
- Construction
- Activation with markets and community programming

Because the property is already City-owned, this phase represents the quickest opportunity to create an immediate public benefit.

Phase II (12–24 Months)

Kiosk Village

- Property acquisition
- Survey
- Environmental review
- Concept design
- Utility planning
- Final engineering

Phase III (18–24 Months)

Construction

- Streetscape
- Utilities
- Kiosks
- Landscaping
- Lighting
- Public art
- Opening celebration

8. Operations

A successful public destination requires active management beyond construction.

Should the CRA pursue these projects, staff recommends evaluating the creation of a dedicated Downtown Placemaking Coordinator or CRA Park Ranger position.

Potential responsibilities would include:

- Daily inspections
- Landscaping oversight
- Pressure washing
- Vendor scheduling
- Pavilion reservations
- Market coordination
- Event support
- Public engagement
- Minor maintenance
- Code enforcement coordination
- Tourism assistance



KIOSK VILLAGE

Small business. Big impact.

- 400 SQ FT KIOSKS
- AFFORDABLE RETAIL SPACES
- LOCAL MAKERS & ARTISANS
- FOOD & BEVERAGE OPTIONS
- WELCOMING PEDESTRIAN ENVIRONMENT



MILTON MILL DISTRICT

EST. 1844

MILL PLAZA & KIOSK VILLAGE

LOOKING SOUTH DOWN ELMIRA STREET

MILL PLAZA

Gather. Celebrate. Connect.

- OPEN-AIR PAVILION
- CONCRETE KIOSK TABLES
- POP-UP SHOPS & MARKETS
- MILL WHEEL FOUNTAIN
- EVENTS & COMMUNITY GATHERINGS



KIOSK VILLAGE



LOCAL SHOPS



FOOD & DRINK



ARTISANS



MAKERS



MILL PLAZA



PAVILION



POP-UP MARKETS



COMMUNITY EVENTS



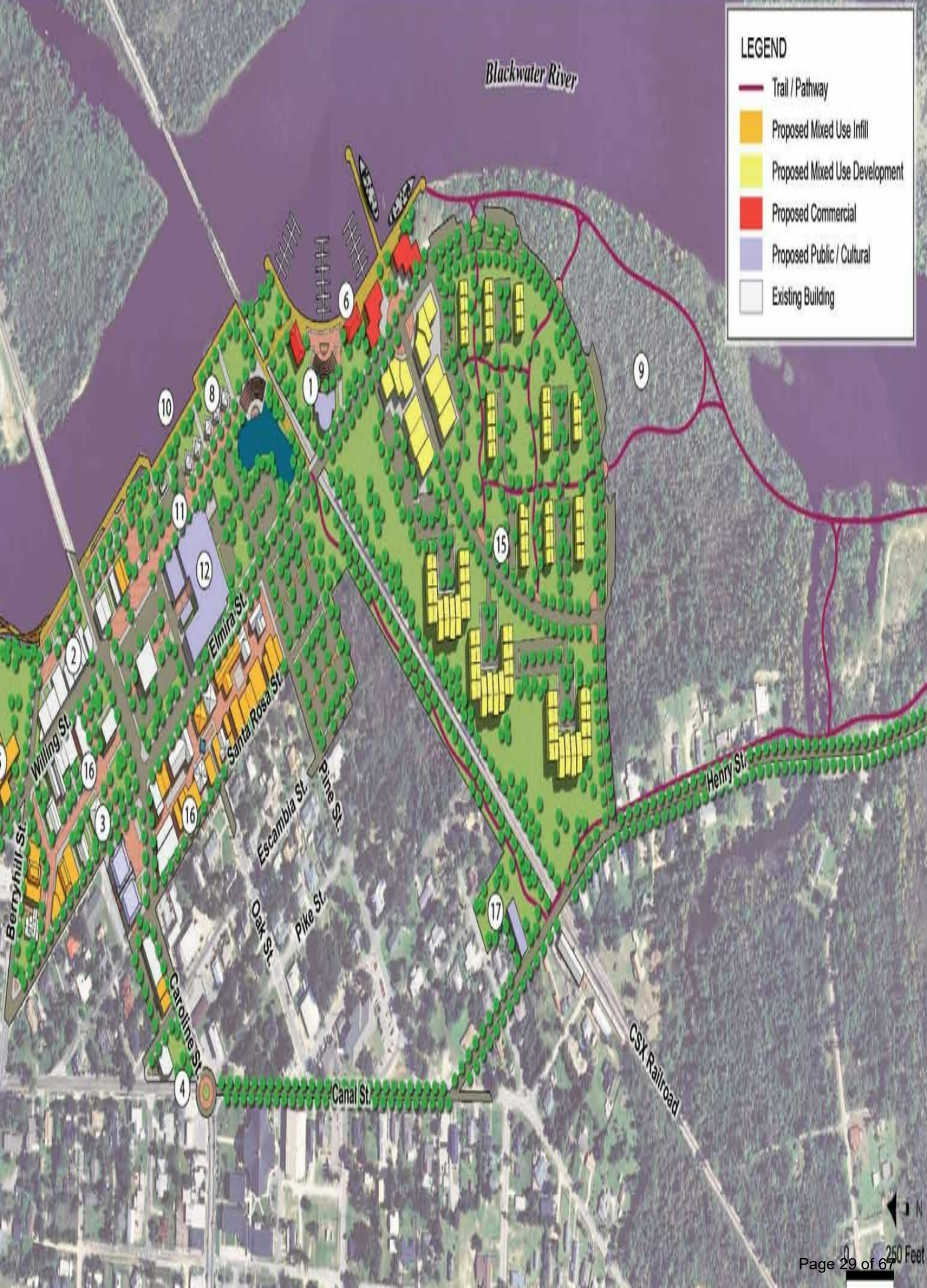
MILL WHEEL FOUNTAIN



HONORING OUR HERITAGE. BUILDING OUR FUTURE.

A VIBRANT DOWNTOWN FOR GENERATIONS TO COME.





LEGEND

- Trail / Pathway
- Proposed Mixed Use Infill
- Proposed Mixed Use Development
- Proposed Commercial
- Proposed Public / Cultural
- Existing Building

Blackwater River

9

15

17

10

11

12

16

16

4

6

Pike St.

Escambia St.

Elmira St.

Santa Rosa St.

Caroline St.

Canal St.

Henry St.

CSX Railroad

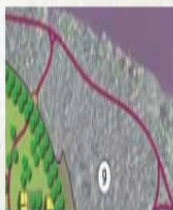
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250 Feet

Redevelopment Potentials

9 Preservation Park -

To the south of the former concrete plant and existing wastewater treatment facility, the land is designated for preservation and passive recreation activities. This includes walking trails/paths, interpretive stations, fishing platforms, and a canoe/kayak launch.



10 Riverwalk South -

The existing Riverwalk is extended to the south towards the railroad tracks. A pedestrian bridge crosses overtop of the tracks to create a direct link to the Riverfront Village Marina. In addition, an at-grade pedestrian crossing of the tracks is suggested at Elmira Street. Important to the extension of the Riverwalk in this area is the preservation of green space along the water's edge; future development of this area east of Willing Street should provide for green space preservation through the development process.



11 Willing Street Mall -

Willing Street from Caroline to Pine Streets is proposed to be redeveloped as a "shared" street that is pedestrian orientated but accommodates vehicular circulation. With vehicular "lanes" defined by the design pattern of the street, pedestrian paving extends across the right-



12 County Judicial Complex -



A new county judicial complex, proposed for the area between the existing county courthouse and the railroad tracks, includes plaza space, parking areas and a stormwater pond. The pond is integrated into the adjacent public space through the incorporation of an amphitheater and pedestrian connections.

13 Broad Street Redevelopment Area -

There is potential to redevelop the residential land east of Broad Street for mixed use, with a strong focus on residential units and neighborhood retail/commercial. As illustrated on the Riverfront Plan, building masses are organized to capture views of the water and link internal open space to the river. A greenbelt preserve is proposed along the river from the north end of the existing Riverwalk to approximately Ravine Street. This is intended to protect the riparian characteristics and function of the river



14 Blackwater Landing & Banquet Hall -

The concept for this area expands upon the City's plans to redevelop the marina at Quinn Street. It incorporates a new banquet hall to anchor the riverfront and provide a needed facility for special events, conferences, weddings, etc. The hall would be developed to accommodate 250 people (or more) and would include restaurant facilities, partitioned rooms, and outdoor patio/dining areas. Improvements to the marina include new docks, boat launch, fuel dock, pump out, car and trailer parking.



15 Riverfront Village -

Associated with the Riverfront Village Marina, the former concrete plant and existing wastewater treatment facility (planned to be relocated by the City) have the potential to be redeveloped as a mixed use community of residential, office and local neighborhood commercial uses. A massing of mixed use buildings creates a gateway to the marina and neighborhood. Buildings in the rest of the neighborhood are organized around an internal open space system and sited around view corridors towards the water. An internal pathway system links the neighborhood to the marina and preservation area. A new parkway road



16 The Mews -

The block between Elmira and Santa Rosa Streets on the south side of Caroline Street and between Willing and Elmira Streets on the north side of Caroline Street, has the potential for significant infill redevelopment. Referred to as "The Mews", the concept depicts the creation of an internal, mid-block pedestrian space around which new building are organized. Integrating existing buildings of architectural quality, the internal spaces and corridors of the Mews support smaller spaces for cafes, seating areas, retail kiosks, etc. Mixed uses proposed for the block include ground level retail, with upper live/work, residential, and office space.



17 West Florida Railroad Museum -

The parcel owned by Santa Rosa County east of Henry Street and across from the West Florida Rail Museum is proposed to be developed in association with the museum to expand its programming and enhance it as a destination. The green space in this area could serve as picnic and outdoor gathering space to enhance the function of the Railroad Museum.





Riverwalk Master Plan Review Sessions – Wants & Dreams

The goal of this document is to review each item listed in the Riverwalk Master Plan and provide updates to the CRA. Focus on the vision of the Master Plan, what we want.

#12: County Judicial Complex

- Arts & Culture Center
- Children's Museum
- Mixed use commercial and residential
- Demolish it (depending on costs to restore and safety issues as a result of asbestos)
- Low-income housing

#11: Willing Street Mall

- Mixed use commercial in courthouse or in parking structure
- Amphitheatre
- Bathrooms
- Sidewalks, decorative lighting, bumpouts for roads, green space, shade, trees, landscape design

#10: Riverwalk South

- Extending the boardwalk with safety features
- Stormwater – Underground cell at Jernigan's and wet pond at southernmost properties
- Wet pond with a fountain and trail – Eye Catching
- Shade – natural or structures such as sails
- A Draw for businesses
- Paddle boarding, kayaking – water sports

#14: Marina & Banquet Hall

- Banquet Hall and meeting space
- Restaurant – fish house style
- Increased wet slips and dock space – south end extension

- Dry slips
- High end RV park
- Fuel, water, power
- Extension for recreational use over to the vacant parcel – wetland parcel
- Paddle boarding, kayak rentals to downtown

#13: Broad Street

- Mixed use residential
- Board walk extension
- Green space, picnic and family areas
- Connectivity

#5: Riverwalk Hotel

- Hotel with meeting spaces
- Connectivity with boardwalk
- The need for hotel as NAS Whiting brings in people from all over
- Something to showcase our city – anchor or focal point for north end of Willing
- Bike path and bridge across blackwater river
- Activation of Willing Street River Side space
- Extend the Riverwalk Rd. Brick path up beyond the Hotel to extend the outdoor seating space

#2: Blackwater Quarter

- Keep the vision of the Brick use seating area from the current masterplan
- Activate restaurants or a food court supported by food trucks
- Continue connectivity for a bridge to the east end of the river
- Bump-outs or pull-ins on Willing Street
- Possible one lane for full closure (to be discussed a a public forum)
- Outdoor patio lighting

#16: The Mews

- Redevelop similar to Garden St. In Pensacola.
- Mixed use
- Small commercial shops for start-ups
- Smaller residential with higher density
- Walkability – street scape, trees, wider sidewalks
- Brick paver use
- Possible one-way streets

#17: West Florida Railroad Museum – Historic Milton Village

- Walkability – street scape, trees, sidewalks around the area, lighting
- Kids activities
- Museums throughout the area to highlight the historical significance of the village
- Signage/ Wayfair

6: The Riverfront Village Marina

- Accessibility, possible zoning allowance for golf carts
- Boat Storage and space
- Connectivity and walkability to downtown
- Maximizing the use of our deep water port

1: Art & Culture Center

- Needed in the Masterplan, but not at the site adjacent to the Marina
- Open this site up to allow more space for the Marina

#15: Riverfront Village

- Bold and wonderful concept, not feasible at the designated site
- Better use of location is a Stormwater Park
- Make sure the industrial usage of the tank and pump system and made to be esthetically pleasing and not detract from the park use

#9: Preservation Park

- Still desired at this location
- Work to expand trail systems and corridors with regional and state partners

#4: Milton Gateway and Visitor Center

- Still desired and needed at this location

MILTON MILL DISTRICT

HERITAGE PLAZA

SHOP. GATHER. CONNECT.



DESIGN HIGHLIGHTS



MILL TOWN KIOSKS

Charming 400 sq. ft. kiosks inspired by 1800's mill town architecture for local shops, artisans, and entrepreneurs.



BRICK WALKWAYS

Classic brick paths connect the district, creating a walkable, welcoming environment.



SHADE & COMFORT

Three-pole sun shades provide relief from the sun and create comfortable gathering spaces.



GATHER & CONNECT

Picnic tables and open spaces invite the community to relax, meet, and enjoy downtown Milton.

EXISTING VIEW



NEW VISION



A MILL TOWN REIMAGINED

Transforming vacant lots into a vibrant destination that honors Milton's heritage, supports local business, and strengthens our community.

ROOTED IN HISTORY.
BUILT FOR TOMORROW.



SUPPORTS LOCAL BUSINESS

Empowers entrepreneurs and attracts new investment.



ECONOMIC GROWTH

Increases foot traffic and downtown vitality.



COMMUNITY FOCUSED

Creates a welcoming space for all to enjoy.



SUSTAINABLE & BEAUTIFUL

Native landscaping designed for Northwest Florida.



HISTORIC IDENTITY.

Celebrates Milton's mill town legacy and charm.



MILTON MILL DISTRICT MARKET PLAZA

HONORING OUR PAST. BUILDING OUR FUTURE.



DESIGN HIGHLIGHTS



OPEN-AIR PAVILION

A flexible space for farmers markets, artisans, events, and community gatherings.



MILL WHEEL FOUNTAIN

A beautiful centerpiece that honors Milton's mill town heritage.



BRICK SIDEWALKS

Timeless red brick enhances walkability and connects the district.



LANDSCAPING & GREENERY

Native plants, shade trees, and decorative planters create a welcoming and vibrant space.



DECORATIVE TABLES

Concrete tables provide durable, attractive vendor and gathering spaces.



EXISTING VIEW



NEW VISION



A MILL TOWN REIMAGINED

This redesign transforms an underutilized parking area into a vibrant destination that celebrates Milton's heritage and supports a strong, connected community.

ROOTED IN HISTORY.
BUILT FOR TOMORROW.



COMMUNITY FOCUSED

A place for people to connect.



SUPPORTS LOCAL BUSINESS

Ideal for markets, food vendors, and pop-up shops.



INSTAGRAM WORTHY

Beautiful design that showcases Milton's charm.



ACCESSIBLE & WELCOMING

Designed for everyone to enjoy.



SUSTAINABLE & TIMELESS

Quality materials that stand the test of time.



Agenda Item # 2026-4080

Milton 25 - 25 Year Vision & Masterplan DRAFT

MEETING DATE

July 28, 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



D
N
E
W
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L

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Implementation Framework &
Strategic Phasing & Alignment

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Funding & Investment Strategy

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Partnerships & Long-Term
Impact & Community Outcomes

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In Conclusion

Project Key

PROJECTS

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East Milton Wastewater
Treatment Facility

B

• page 09

Bayou/ Courthouse
Redevelopment

C

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Large-Scale Multifamily Housing
+ Library & Tech Hub

D

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Milton Community Center
Expansion

E

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Child Development Center &
Workforce Hub

F

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Affordable Senior Housing
Development

G

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Affordable Homeownership
Planned Community

H

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Marina & Riverfront
Redevelopment

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Milton Police Department

J

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Regional Stormwater Park &
Resilience Infrastructure

K

• page 19 & 20

Downtown Hotel Development

L

• page 21 & 22

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

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