



MILTON PLANNING BOARD
Regular Meeting Agenda

August 18, 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 # 2026-4284
 - Approval of Minutes from July 21, 2026, meeting
- 4. Citizen Comments**
- 5. Economic Development Update**
 - Item # 2026-4287
 - The Milton Mill District
- 6. New Business**
 - Item # 2026-4285
 - Body Modification Establishment in DCM
- 7. Old Business**
 - Item # 2026-4286
 - Parking Standards
- 8. Planning Department Update**
- 9. Adjournment**

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

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



Agenda Item # 2026-4284

Approval of Minutes from July 21, 2026, meeting

MEETING DATE

August 18, 2026

PREPARED BY

Melissa Short, Admin
Assistant/Permit Clerk/Assistant
City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. MPB JuLY 21, 2026, Minutes

MILTON PLANNING BOARD**July 21, 2026**

The Milton Planning Board met on Tuesday, July 21, 2026, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT:

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

Jacob Hullett, Planning Director
Melissa Short, Administrative Assistant

OTHERS:

Councilman Mike Cusack, Dewitt Nobles, and Stephen Kennington

The meeting was called to order at 5:30 p.m. Jimmy Messick made a motion to approve the agenda, seconded Dan Powers; approved 6-0. Greg Scoville made a motion to approve June 16, 2026, minutes, seconded by Jimmy Messick; approved 6-0.

ECONOMIC DEVELOPMENT UPDATE:

Jacob Hullett explained that the Mill Site Community Plan will be going before the Community Improvement Board.

NEW BUSINESS:

Ferris Hill Baptist Church – Closing of Two Streets – Stephen Kennington presented this project to the board. This project has been discussed previously in 2024 which was tabled, but the church is expanding now and is looking at replacing some buildings in the future and having more parking spaces potentially vacating the right of way of Chafin Street and possibly Seminole Street which dead ends. There was discussion of conceptual plans, a petition, and a public notice to vacate a right of way before presenting plans. The board decided to think about this, to look at other options like a vacating policy or standard and bring this back.

OLD BUSINESS:

Parking Standards – Jacob Hullett explained this was brought forward from last meeting and any suggestions or ideas for this draft idea will be presented to Council and that the Milton Planning Board is reviewing this and will continue to refine this.

PLANNING DEPARTMENT UPDATE:

Jacob Hullett provided the ordinance 16-25 on reorganization of the boards, new expiration dates, and that Ward 4 Seat is vacant at this time, and we currently have no applications. Mr. Hullett explained that our Stormwater NPDES Audit went very well.

There was no further business to discuss, and the meeting was adjourned at 6:22 p.m.



Agenda Item # 2026-4287

The Milton Mill District

MEETING DATE

August 18, 2026

PREPARED BY

Melissa Short, Admin
Assistant/Permit Clerk/Assistant
City Clerk

BACKGROUND

SUMMARY

Informational Item from Economic Development Department

RECOMMENDATION

ATTACHMENTS

1. Milton Market Concept (1)
2. The Milton Mill District (1)

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.



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





Agenda Item # 2026-4285

Body Modification Establishment in DCM

MEETING DATE

August 18, 2026

PREPARED BY

Melissa Short, Admin
Assistant/Permit Clerk/Assistant
City Clerk

BACKGROUND

SUMMARY

Council Item for Milton Planning Board Review.

RECOMMENDATION

ATTACHMENTS

1. ART 7.3 - BodMod_AnalysisandOrd
2. Business Impact Estimate - BodMODEst 7.3

CITY OF MILTON, FLORIDA

City Council Agenda Item Summary

Meeting Date: [TO BE SCHEDULED]

Agenda Item: Ordinance No. [____xx____] - UDC Article 7.3 Use Matrix Text Amendment

Subject: Addition of "Body Modification Establishment" as a Special Exception use in the Downtown Commercial Mixed-Use (D-CM) Zoning District

Presenter: Planning and Development Department

Reading: First Reading ☐ Second Reading / Adoption ☐

Requested Action

Staff requests that City Council review, and approval or denial after the second public hearing and upon first reading, of Ordinance No. [____] amending Article 7.3 (Use Matrix) of the Unified Development Code to add "Body Modification Establishment" as a Special Exception use within the D-CM Zoning District.

Background

Body Modification Establishment is currently classified in the Use Matrix as a Special Exception use in the C-1 district and a Permitted use in the C-2 and C-3 districts. It is not currently an eligible use, by right or by Special Exception, in the D-CM district. The proposed amendment adds the use to D-CM as a Special Exception, subject to the standards of UDC Article 8.1 and case-by-case review by the Board of Adjustment.

CAN NOTE HERE IF MPB GIVES APPROVAL OR DENIAL TO COUNCIL AFTER REVIEW

Staff Analysis Summary

The full staff analysis is attached as Exhibit A. In summary, staff finds the use consistent with the D-CM district's intent as a creative-arts and entertainment hub, comparable to already permitted uses such as art galleries, art studios, and personal service establishments, with limited traffic and sound impacts given the typical appointment based, single-workstation operation. Because D-CM lies within the CRA boundary, the amendment also supports the redevelopment area's statutory goal of encouraging private enterprise participation under 163.345, F.S.

Fiscal Impact

None. This is a text amendment to the Use Matrix; it does not obligate City funds.

Recommendation

Staff recommends approval of Ordinance No. [__xx__] on first reading.

Attachments

- Exhibit A - Staff Analysis: Addition of "Body Modification Establishment" Use to D-CM Zoning District by Special Exception
- Exhibit B - Ordinance No. [__xx__], including proposed Use Matrix amendment (Article 7.3)
- Exhibit C - Decision Analysis: Pros/Cons of Approval and Denial, and SWOT Summary

EXHIBIT A

Staff Analysis

Addition of "Body Modification Establishment" Use to D-CM Zoning District by Special Exception

Current Request

The proposed amendment would add 'Body Modification Establishment' as a use eligible for approval by Special Exception within the Downtown Commercial Mixed-Use (D-CM) Zoning District to Table 7.3.1 of the City's Unified Development Code (UDC) Use Matrix. This action requires no changes to any other sections of the UDC.

The Downtown Commercial Mixed-Use District is a multi-purpose district located within the downtown core area of the City, and lies entirely within the boundary of the City of Milton Community Redevelopment Area (CRA). The D-CM Zoning District is intended to provide for high intensity development, mixed uses, and arts and cultural facilities of varying intensities. This District is intended as a central entertainment hub and gathering place for the surrounding residential-mixed use districts as well as the nucleus of commercial activity and civic festivals and events. Body modification establishments are defined as offering tattooing services, body piercing, and/or nonmedical body modification. These activities are considered a segment of the creative-arts economy, would be consistent with the district's intent, and could complement surrounding uses. Because the district falls within the CRA, the amendment also furthers the redevelopment area's statutory purpose of encouraging private enterprise participation under 163.345, F.S., and supporting economic diversification within the redevelopment boundary.

DO WE WANT TO ADD SOME CHANGES TO 8.1M, DEFINITION OF "BODY MODIFICATION ESTABLISHMENT" WHERE ADDITIONAL SCRUTINY SUCH AS DISTANCE FROM SCHOOLS OR OTHER ESTABLISHMENTS MATTER, OR SHOULD WE LEAVE AS-IS?

Special Exception Process

The UDC's Special Exception process is the City's tool for accommodating uses that are generally compatible with a zoning district's character but require case-by-case review by the Board of Adjustment. A Special Exception approval confirms that a specific, site-based application satisfies all applicable criteria. This text amendment does not itself grant a Special Exception to any property, but it makes the use eligible for that review. When an individual application is filed, the Board of Adjustment must determine that provisions and arrangements have been made in the following areas:

- Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and to convenience, traffic flow and control, and access in case of fire or catastrophe
- Off-street parking and loading areas where required, with particular attention to economic, noise, glare, or odor effects on adjoining properties and properties generally in the district
- Refuse and service areas
- Utilities, with reference to location, availability, and compatibility
- Screening and buffering, with reference to type, dimensions, and character
- Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district
- Required yards and other open space
- General compatibility with adjacent properties and other property in the district

In addition, the UDC provides that Special Exceptions are subject to any additional conditions required as a contingency of approval, which may include additional landscaping, screening, lot area, lot coverage, lot width, building height requirements, and any other requirements the Planning Department and/or Board of Adjustment deem necessary. Any restrictions imposed as a condition of granting a Special Exception, such as limitations on size or square footage, including future expansions, are specified at the time the Special Exception is granted.

Allowable Uses in the D-CM Zoning District

Article 7.3 of the UDC already permits, by right or by Special Exception, a broad set of uses in D-CM, including restaurants and outdoor dining, small microbreweries/wineries, live entertainment and performance venues, art galleries and studios, specialty food services, and other personal-service establishments.

Uses Permitted by Right

Includes, but is not limited to: Amusement Facility Indoor, Animal Care Facility, Art Gallery, Art Studio, Boat Rental Facility, Conservation Area, Contractor Office without storage, Cultural Facility, Dwelling—Above the Ground Floor, Financial Institution, Live Entertainment—Ancillary Use, Live Performance Venue, Marina, Medical/Dental Office, Micro-Brewery/Distillery/Winery, Neighborhood Market, Office, Outdoor Dining, Parking Lot (Principal Use), Parking Structure (Principal Use), Permanent Makeup Services (ancillary use within a salon, doctor's office, or educational institution), Personal Service Establishment Beauty/Salon, Public Park, Reception Facility, Restaurant, Retail Goods Establishment, Retail Sales of Alcohol, Specialty Food Service, and Take-out Only Restaurant.

Uses Permitted by Special Exception

Includes, but is not limited to: Outdoor Amusement Facility, Community Garden, Convention Center, Community Shelter, Farmers Market, Hotel/Motel, Industrial Artisan, Industrial Design, Lodge/Meeting Hall, Medical Marijuana Treatment Center, Pharmacy, Planned Development Project, Research and Development, Retail/Convenience Store, and Shopping Center.

Traffic

Body modification establishments typically provide services one client at a time per workstation of a licensed professional. These services are generally by scheduled appointment, with potential for walk-in business. Appointment based operation tends to reduce traffic generation because turnover is spread throughout the business day, generally at a lower rate than other approved uses in the D-CM Zoning District.

Sound

Body art establishments typically produce minimal external noise or vibration. Any new development, redevelopment, or change in use that increases the intensity of land use or necessitates additional parking will still be required to meet applicable buffer yard, landscaping, and screening standards to help mitigate sound and use compatibility.

Recommendation

The proposed amendment to the Use Matrix would diversify the types of permitted commercial uses within the downtown core, support local businesses, and align with the intent of the D-CM Zoning District. Body Modification Establishment uses may also increase activity within the downtown core by bringing customers to the area for extended periods of time, potentially supporting nearby businesses and complementary uses. Staff recommends approval of the proposed UDC Use Matrix update.

EXHIBIT B
ORDINANCE NO. | xx |

AN ORDINANCE OF THE CITY OF MILTON, AMENDING A PORTION OF THE ZONING REGULATIONS AND LAND DEVELOPMENT REGULATIONS, SPECIFICALLY AMENDING ARTICLE 7 - USES, SECTION 7.3 USE MATRIX, OF PART THREE OF THE CITY OF MILTON CODE OF ORDINANCES UNIFIED DEVELOPMENT CODE; PERTAINING TO THE ADDITION OF THE USE TITLED “BODY MODIFICATION ESTABLISHMENT” AS A SPECIAL EXCEPTION USE WITHIN THE DOWNTOWN COMMERCIAL MIXED-USE ZONING DISTRICT, OTHERWISE KNOWN AS THE D-CM ZONING DISTRICT, AS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CONFLICTS OF LAW, PROVIDING FOR A TIMELINE FOR THE ADOPTION OF AN OFFICIAL ORDINANCE, IN KEEPING WITH THE PROVISIONS FOUND HEREIN, PROVIDING FOR SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, INCLUSION IN CODE AND AN EFFECTIVE DATE.

WHEREAS, Chapter 166, F.S. authorizes the City of Milton to establish, coordinate, enact and enforce laws and ordinances; and

WHEREAS, the City of Milton has adopted a comprehensive plan pursuant to Chapter 163, F.S. to promote the health, safety, good morals, and general welfare of the community; and

WHEREAS, the Downtown Commercial Mixed-Use (D-CM) Zoning District lies within the boundary of the City of Milton Community Redevelopment Area (CRA), established pursuant to Part III, Chapter 163, Florida Statutes, and the City's adopted Community Redevelopment Plan; and

WHEREAS, the City of Milton ascribes to and actively applies the “Encouragement of private enterprise” provisions outlined in 163.345, F.S., which directs community redevelopment agencies to encourage private enterprise participation in redevelopment, and adding Body Modification Establishment as an eligible use within the D-CM/CRA area furthers that statutory purpose by diversifying and expanding the creative arts economy within the redevelopment area; and

WHEREAS, these regulations have been designed to increase the aesthetic value of the City through blight and slum clearance, to allow for improved economic vitality and variety, and to guide future growth in a direction adherent to the adopted Comprehensive Plan and Community Redevelopment Plan; and

WHEREAS, the proposed amendment is consistent with the Comprehensive Plan and with the stated intent of the Downtown Commercial Mixed-Use (D-CM) Zoning District as a central entertainment hub and nucleus of commercial and cultural activity; and

WHEREAS, the City desires to achieve orderly urban development through promoting and attaining the best possible community environment in accordance with the comprehensive plan; the City shall promote more creative and flexible concepts in site planning and land uses; and

WHEREAS, the City has adopted the City of Milton Unified Development Code, which is a comprehensive Code that completely supersedes the prior City of Milton Zoning Ordinance and Land Development Regulations; and

WHEREAS, the City intends to consolidate in one place and in logical order, to avoid duplication and conflicts in terms and definitions, all of its regulations pertaining to land use and development; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MILTON, FLORIDA:

I) The following Parts and Articles of the City of Milton’s Code of Ordinances are hereby amended, PART III Unified Development Code, to include only those portions within Article 7 - Uses, 7.3 - Use Matrix, a portion thereof specific to the Principal Use of “Body Modification Establishment” and the allowable zoning districts, by the City of Milton Unified Development Code.

II) There is hereby adopted the following regulations, which shall be known as the City of Milton Unified Development Code.

III) This Ordinance is effective upon its passage by the Milton City Council, subject to Section 5 below.

IV) If any ordinance, or any provision of any ordinance, not specified above, is inconsistent or in conflict with the Unified Development Code adopted by the City, the terms of the Unified Development Code shall take precedence and shall have superiority over any other Milton ordinance.

SECTION 1. AUTHORITY.

This Ordinance is enacted pursuant to the Laws of Florida, Chapters 163 and 166, Florida Statutes, and other applicable provisions of law.

SECTION 2. CONFLICT.

Whenever the requirements or provisions of this amending ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements shall apply.

SECTION 3. SEVERABILITY.

If any part, section, subsection, or other portion of this Ordinance, or any application thereof to any person or circumstance, is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect. The City declares that no invalid or unconstitutional provision or application was an inducement to the enactment of this Ordinance, and that it would have enacted this Ordinance regardless of the invalid or unconstitutional provision or application.

SECTION 4. CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERROR.

It is the intention of the City Council for the City of Milton that the provisions of this ordinance shall become and be made a part of the City of Milton Code of Ordinances; and that sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

It is further the intent of the City Council of the City of Milton to establish an official zoning map and undergo the required adoption processes in keeping with the City's Code and Florida Statutes. The creation and adoption of a zoning map in keeping with the tenets and provisions of the Unified Development Code, as found herein, shall occur in a timely fashion upon the adoption of this ordinance.

SECTION 5. EFFECTIVE DATE.

The effective date of this ordinance shall be thirty (30) days from its adoption date.

PASSED AND DULY ADOPTED, with a quorum present and voting by the City Council of the City of Milton, Florida on the _____ day of _____, 2026.

CITY OF MILTON, FLORIDA

BY: _____

MAYOR

ATTEST:

CITY CLERK: _____

First Reading: _____

Second Reading: _____

Legal in form and valid when signed by the City Attorney:

Article 7 — Uses
Article 7.3 Use Matrix (Excerpt — Proposed Amendment)

The Special Use/Exception Approval process is outlined in Subsection 3.3.

	R-1AA	R-1A	R-1	R-2	R-3	R-U	R-C1	C-1	C-2	C-3	D-CM	SSC-RC	P-E	CON	REC	USE STANDARD
PRINCIPAL USE																
Body Modification Establishment								S	P	P	<u>S</u>					<u>8.1</u> (R)-M

Additions shown in red and underlined

Use Standard reference: 8.1 Principal Use Standards (R) is original to the current UDC and requires update to reflect the currently available UDC.

EXHIBIT C

Decision Analysis - Pros, Cons, and SWOT Summary

This exhibit is provided as a neutral decision aid for Council deliberation. It does not alter staff's recommendation in Exhibit A.

Pros and Cons of Approval

PROS	CONS
- Consistent with D-CM's stated intent as a creative arts and entertainment hub; comparable to already permitted uses (art studios, personal service establishments). - Directly furthers the CRA's statutory goal of encouraging private enterprise participation (163.345, F.S.) within the redevelopment area. - Closes a gap in the Use Matrix. The use is already permitted or eligible by Special Exception in C-1, C-2, and C-3. - BOA retains case-by-case control: this amendment only makes the use SE eligible; the BOA still reviews individual applications against site-specific criteria and can deny or condition them. - Potential to add foot traffic and extended hours activity supporting nearby downtown businesses.	- May draw public concern from residents or business owners about downtown character or the visibility of this use type in the core district. - Creates a precedent that may invite requests to add other currently excluded "personal service" or retail uses to D-CM. - Buffer/separation standards under Article 8.1 (e.g., proximity to schools, churches, residential) have not yet been confirmed if required for downtown context. - Adds a future administrative/hearing burden on the Board of Adjustment for each individual SE application.

Pros and Cons of Denial

PROS	CONS
- Avoids any public concern about the use's visibility or character fit in the downtown core before it materializes. - Preserves the current, narrower D-CM use mix pending any broader downtown character or corridor study, if one is planned. - No additional Board of Adjustment hearing burden is created for this use type.	- Runs counter to staff's finding that the use is consistent with the Comprehensive Plan, the D-CM district intent, and the CRA's private-enterprise encouragement goal - Denial without a stated, comparable rational basis is more exposed to challenge, particularly since the same use is already permitted in C-2 and C-3. - Treats D-CM inconsistently with comparable commercial districts, which can raise uniformity concerns in how the Use Matrix is applied district to district. - Forgoes a potential creative economy and private investment opportunity within the CRA boundary that the redevelopment area is statutorily meant to encourage. - Does not foreclose the underlying policy question

SWOT Summary

STRENGTHS • Consistent with D-CM/CRA policy intent and comp plan • Already preceded in C-1, C-2, C-3 districts • SE process preserves case-by-case Board of Adjustment review • No fiscal impact to the City	WEAKNESSES • Buffer/separation standards under Article 8.1 not yet confirmed for downtown context • “No external noise” claim in staff analysis cannot guarantee and is estimated based on like-for-like usage
OPPORTUNITIES • Furthers CRA private-enterprise/economic diversification goals • Adds foot traffic potentially supporting adjacent downtown businesses • Fills a gap so D-CM's use mix matches other commercial districts	THREATS • Public perception/character concerns from residents or businesses • Precedent for future requests to add other excluded uses to D-CM • Denial risk of appearing inconsistent given C-2/C-3 already permit the use

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the [City's/Town's/Village's] website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the [City/Town/Village] is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the [City/Town/Village] is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the [City/Town/Village] hereby publishes the following information:

¹ See Section 166.041(4)(c), *Florida Statutes*.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare): The proposed ordinance change looks to allow any business meeting the definition of "Body Modification Studio" to open and operate by "Special Exception" within the City of Milton's Downtown Commercial Mixed Use Zoning District (D-CM). The D-CM exists as an economic necessity of the downtown area, its ability to generate positive economic benefits, and provide for the welfare to the City of Milton through diverse commercial, residential, and cultural institutions. The language looks to build upon the ideals and reasoning for the existence of the D-CM and provide for the public welfare through economic expansion.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the [City/Town/Village], if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

N/A

(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and

N/A

(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

N/A

The proposed ordinance has no impact, direct or otherwise, on fees, costs, or regulatorily imposed licensing to any individual private for-profit entity.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No pre-existing entities will be impacted but, assuming one or more currently vacant downtown store fronts are then used by the newly adopted ordinance inclusion, it is reasonable to assume 1 or 2 new businesses may open from the passing of the ordinance.

4. Additional information the governing body deems useful (if any):

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses nor any pre-existing business' operations.



Agenda Item # 2026-4286
Parking Standards

MEETING DATE

August 18, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None