



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Agenda

August 20, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Invocation & Pledge of Allegiance**
Item # 2026-4265
Pastor Doug Holmes,
Christian Life Church
- 3. Approval of Minutes**
Item # 2026-4239
Approval of Minutes from July 23, 2026 meeting
- 4. Persons to Appear**
- 5. Financial Report**
Item # 2026-4290
Monthly CRA Financial Reports
- 6. New Business**
Item # 2026-4288
Keep "Crush" in Milton - A Request from the Milton Garden Club
Item # 2026-4289
Mill District — Conceptual Design Update
- 7. Communications From Council Members & Mayor**
- 8. Public Input**
- 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



Approval of Minutes from July 23, 2026 meeting

MEETING DATE	PREPARED BY
August 20, 2026	Clerk's Office



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Minutes

July 23, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

1. Call Meeting to Order

The meeting was called to order at 05:30 PM.

Members Present:

Council Member Ward IV, Seat II Casey Powell
Council Member, Ward I, Seat I Mike Cusack
Council Member, Ward II, Seat I Marilyn Farrow
Council Member, Ward III, Seat I Gavin Hawthorne
Council Member Ward III, Seat II Robert Leek
Council Member Ward I, Seat II Tom Powers
Council Member, Ward IV, Seat I Ashley Fretwell
Council Member Ward II, Seat II Larry McKee
Mayor Heather Lindsay

Members Absent:

Members of the Public in Attendance

Jimmy Messick, Theresa Messick, Pam Mitchell, Jerry Mitchell, Sherry Chapman, David Samples, Jean Samples, David Farrow, Joe Hurley, Dan Mullins, Vickie Mullins

Staff in Attendance

City Manager, Ed Spears
City Clerk, Molly Turnes
IT Systems Analyst, Alex Gregoire
Public Information Officer, Bethany Anderson
Planning Director, Jacob Hullett
Public Works Director, Joe Cook
Ec. Dev. Director, Stephen Prestesater
Finance Director, Laura McDill
ACM, Sandra Woodbery
Chief of Police, Jennifer Frank

2. Invocation & Pledge of Allegiance

Item # 2026-4228
Pastor Bill Wright,
Bible Way Baptist Church & Chaplain for Share Your Heart

3. Approval of Minutes

Item # 2026-4200

Approval of Minutes from June 18, 2026 meeting

ACTION: Motion to Approve by Larry McKee; second
by Mike Cusack;
Motion passed - 8:0

YEAS: Casey Powell, Mike Cusack, Marilyn
Farrow, Gavin Hawthorne, Robert Leek,
Tom Powers, Ashley Fretwell, Larry McKee

NAYS: None

ABSTAIN: None

4. Persons to Appear

No persons to appear

5. New Business

Item # 2026-4224

BIP Application — Santa Rosa Art & Culture Foundation

ACTION: Motion to Approve by Tom Powers; second
by Gavin Hawthorne;
Motion passed - 8:0

YEAS: Casey Powell, Mike Cusack, Marilyn
Farrow, Gavin Hawthorne, Robert Leek,
Tom Powers, Ashley Fretwell, Larry McKee

NAYS: None

ABSTAIN: None

City Manager Ed Spears reported to council

Item # 2026-4225

Milton Mill District Market Plaza - Conceptual Design

Item moved from Work Session Assistant County
Administrator, Jared Lowe from Santa Rosa County spoke to
council on item# 2026-4205 SRC Request - Donate Parcels of
Highway 90 Widening Option that was on the Work Session.
Item is to be moved to the August 11, 2026 Regular Council
Meeting

Jacob Hullett reported to council regarding the Milton Mill District
Market Plaza Conceptual Design

Public input was provided by: Cindy Smith

6. Financial Report

Item # 2026-4232

CRA I, II, and III Monthly Financials

ACTION:	Motion to Approve by Gavin Hawthorne; second by Casey Powell; Motion passed - 8:0
YEAS:	Casey Powell, Mike Cusack, Marilynn Farrow, Gavin Hawthorne, Robert Leek, Tom Powers, Ashley Fretwell, Larry McKee
NAYS:	None
ABSTAIN:	None

7. Communications From Council Members & Mayor

8. Public Input

No public input

9. Adjournment

The meeting adjourned at 05:56 PM.

Mayor

Date

City Clerk

Date



Agenda Item # 2026-4290

Monthly CRA Financial Reports

MEETING DATE

August 20, 2026

PREPARED BY

Laura McDill, Finance Director

BACKGROUND

SUMMARY

Monthly CRA P&L Reports through June 2026

RECOMMENDATION

ATTACHMENTS

1. CRA 111 06_2026
2. CRA 112 06_2026
3. CRA 113 06_2026

**CRA I DOWNTOWN
FY 2026**

(Fund 111)

			FY 2026	FY 2026		
				YEAR To DATE as		
				of		
				6/30/2026	Balance	Description
acct. #			BUDGET			
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 79,850	\$ 79,850	\$ -	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 61,454	\$ 61,454	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ 6,000	\$ 32,740	\$ (26,740)	Promotional Revenue
	360-10-00	Misc. Revenues	\$ -	\$ -	\$ -	Misc. Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 134,997	\$ -	\$ 134,997	Funds brought forward from FY2024
REVENUE TOTALS			\$ 282,301	\$ 174,044	\$ 108,257	

OTHER EXPENSES						
EXPENSES	32-00	Audit	\$ 7,500	\$ -	\$ 7,500	
	34-00	Other Contractual Services	\$ 8,000	\$ 3,258	\$ 4,742	
	43-00	Utility Services	\$ 16,000	\$ 9,523	\$ 6,477	Gulf Power / Willing St. power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ 2,000	\$ -	\$ 2,000	Advertisement
	48-01	5k Run	\$ -	\$ -	\$ -	
	48-02	Bands on the Blackwater	\$ -	\$ -	\$ -	
	48-03	Movie Night	\$ -	\$ -	\$ -	
	48-06	Other Events	\$ -	\$ -	\$ -	
	48-11	Community Policing	\$ 2,000	\$ -	\$ 2,000	
	49-00	Misc. Expense	\$ 1,500	\$ -	\$ 1,500	Christmas lighting maintenance/Electrical Repair
	49-19	Tax Rebate Incentive Prog	\$ -	\$ -	\$ -	Tax Rebate Incentive Program
	49-34	Property / Fire Tax	\$ -	\$ -	\$ -	Fire Fee
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials / Repair & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ 5,000	\$ 1,816	\$ 3,184	Dues & Subscriptions
	61-01	Capital Outlay / Land Acquisition	\$ 119,200	\$ -	\$ 119,200	Magnolia Hall Roof Replacement
	64-00	Capital Outlay	\$ 60,800	\$ -	\$ 60,800	
	64-07	Misc Equipment	\$ 30,800	\$ 30,800	\$ -	
	64-27	Downtown Project Expense	\$ 30,000	\$ 29,497	\$ 503	
	82-08	SRC-July 4th Fireworks	\$ -	\$ -	\$ -	
	82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events (SR Arts/Etc.)
	82-19	Façade Grant	\$ 50,000	\$ 4,800	\$ 45,200	Façade Improv.
	91-01	Transfer to General Fund	\$ -	\$ -	\$ -	
	99-99	Contingencies	\$ 12,302	\$ -	\$ 12,302	
EXPENSE TOTALS			\$ 345,102	\$ 79,694	\$ 265,408	

**CRA II NORTH
FY 2026**

(Fund 112)

			FY 2026	FY 2026		
				YEAR To DATE as		
				of		
			BUDGET	6/30/2026	Balance	Description
acct. #						
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 10,792	\$ 10,792	\$ -	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 8,306	\$ 8,306	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ -	\$ -	\$ -	Promotional Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 54,927	\$ -	\$ 54,927	
REVENUE TOTALS			\$ 74,025	\$ 19,098	\$ 54,927	

Dept. 552

			OTHER EXPENSES			
EXPENSES	31-03	Professional Services	\$ -	\$ -	\$ -	
	34-00	Other Contractual Services	\$ -	\$ -	\$ -	
	43-00	Utility Services	\$ -	\$ -	\$ -	Gulf Power / power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ -	\$ -	\$ -	Advertisement
	48-06	Promotional	\$ -	\$ -	\$ -	Advertisement
	49-00	Misc. Expense	\$ -	\$ -	\$ -	
	49-18	Misc. Exp. / Bank Charges	\$ -	\$ -	\$ -	
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials/Rep & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ -	\$ -	\$ -	Dues & Subscriptions
	61-01	Capital - Land Acquisition	\$ -	\$ -	\$ -	
	63-04	Carpenters Park	\$ -	\$ -	\$ -	Carpenters Park
	64-07	Capital - Misc. Equipment	\$ -	\$ -	\$ -	
	64-27	Project Expense	\$ 47,250	\$ 7,522	\$ 39,728	
	82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events
	91-00	Transfer to Other Funds	\$ -	\$ -	\$ -	
	91-01	Transfer to General Fund	\$ -	\$ -	\$ -	
	91-02	Transfer to Capital Projects	\$ -	\$ -	\$ -	
	590-01-00	Contingencies	\$ 26,775	\$ -	\$ 26,775	
EXPENSE TOTALS			\$ 74,025	\$ 7,522	\$ 66,503	

**CRA III SOUTH
FY 2026**

(Fund 113)

CRA III SOUTH FY 2026 (Fund 113)			FY 2026	FY 2026		
acct. #			BUDGET	YEAR To DATE as of 6/30/2026	Balance	Description
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 3,535	\$ 3,535	\$ -	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 2,721	\$ 2,721	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ -	\$ -	\$ -	Promotional Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 21,294	\$ -	\$ 21,294	
REVENUE TOTALS			\$ 27,550	\$ 6,256	\$ 21,294	

Dept. 552

		OTHER EXPENSES				
EXPENSES	31-03	Professional Services	\$ -	\$ -	\$ -	
	34-00	Other Contractual Services	\$ -	\$ -	\$ -	
	43-00	Utility Services	\$ -	\$ -	\$ -	Gulf Power / Power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ -	\$ -	\$ -	Advertisement
	48-06	Promotional	\$ -	\$ -	\$ -	Advertisement
	49-00	Misc. Expense	\$ -	\$ -	\$ -	Christmas lighting maintenance/Electrical Repair
	49-18	Misc. Exp. / Bank Charges	\$ -	\$ -	\$ -	
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials/Rep & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ -	\$ -	\$ -	Dues & Subscriptions
	61-01	Capital - Land Acquisition	\$ -	\$ -	\$ -	
	64-07	Capital - Misc. Equipment	\$ -	\$ -	\$ -	
	64-27	Project Expense	\$ -	\$ -	\$ -	
	82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events
	91-00	Transfer to Other Funds	\$ -	\$ -	\$ -	
	91-01	Transfer to General Fund	\$ -	\$ -	\$ -	
	91-02	Transfer to Capital Projects	\$ -	\$ -	\$ -	
	99-99	Contingencies	\$ 27,550	\$ -	\$ 27,550	
EXPENSE TOTALS		\$ 27,550	\$ -	\$ 27,550		



Agenda Item # 2026-4288

Keep "Crush" in Milton - A Request from the Milton Garden Club

MEETING DATE

August 20, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

"Crush" was placed at Magnolia Hall on February 10, 2026, on a trial basis to encourage aluminum can recycling and promote environmental awareness. During its first five months at the site, the sculpture collected approximately 760 pounds of aluminum cans, demonstrating strong community participation and the effectiveness of the initiative.

Based on the success of the trial period, the Ocean Hour of Pensacola Board approved allowing Crush to remain on permanent loan to the Milton Garden Club for as long as the organization continues collecting cans. The Milton Garden Club Board of Directors also approved retaining the sculpture at Magnolia Hall, subject to CRA approval.

The Garden Club has agreed to pay all expenses associated with the permanent installation. No CRA funding is being requested.

The sculpture supports the Garden Club's mission of environmental awareness, community education, beautification, and civic improvement. The request before the CRA is solely to authorize Crush to remain and be permanently installed as a fixture at Magnolia Hall in Downtown Milton.

SUMMARY

The Milton Garden Club is requesting approval from the Milton Community Redevelopment Agency (CRA) to retain "Crush," an aluminum can collection sculpture, as a permanent fixture at Magnolia Hall, located at 5256 Alabama Street. Crush would remain on permanent loan from Ocean Hour of Pensacola. The Milton Garden Club will be responsible for all costs associated with permanently installing and maintaining the sculpture.

RECOMMENDATION

Staff recommends the CRA approve the request.

ATTACHMENTS

1. Keep Crush Milton GC Ltr to City

2. CRUSH



July 24, 2026

Mr. Stephen Prestesater
Community Redevelopment Agency
City of Milton
PO Box 909
Milton FL 32572

RE: Magnolia Hall – 5256 Alabama Street
Crush the Aluminum Can Sculpture

Thank you for meeting me in February 2026, and now for your assistance as we seek approval from the City of Milton's Community Redevelopment Agency (CRA) to make an Aluminum Can Sculpture a permanent part of Magnolia Hall.

We moved Crush the Sculpture to Magnolia Hall on a trial basis; then we Crushed it!

- He has collected 760 pounds of aluminum cans in five months

Having been so successful since arriving on February 10, 2026, the Ocean Hour of Pensacola's Board has approved Crush to stay on as a permanent loan to the Milton Garden Club, for as long as we continue to collect cans. Ocean Hour of Pensacola is a non-profit group who are keeping Northwest Florida coasts clean and trash-free, having over 7.9 k followers on Facebook. www.oceanhourfl.com

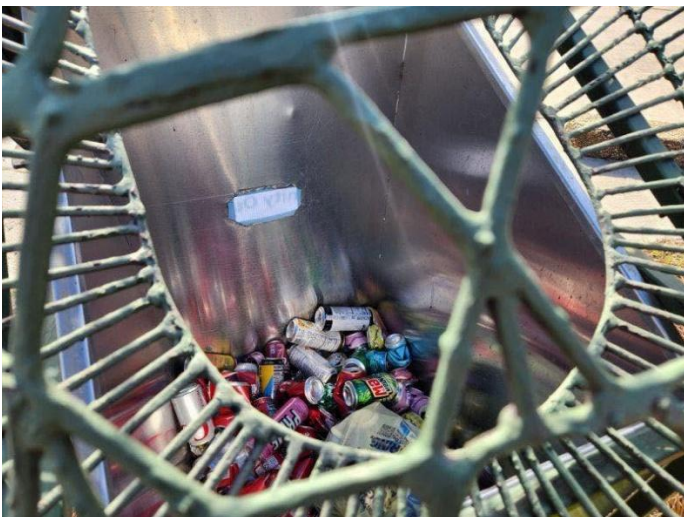
Subsequently, Crush was approved by the Milton Garden Club's Board of Directors, to become a permanent resident at 5256 Alabama Street, pending CRA's approval.

Crush meets both our Mission Statement for the awareness and protection of the environment and our goals to partner outreach projects with other organizations, to educate, beautify, inform and improve the quality of our Civic neighborhoods.

We look forward to continuing our relationship with the City of Milton, and look for your approval to keep this beautiful Sculpture at Magnolia Hall.

Respectfully,

Sheila Salerno, Board of Directors
Milton Garden Club





Agenda Item # 2026-4289

Mill District — Conceptual Design Update

MEETING DATE

August 20, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

The Milton Mill District concept was developed as a downtown placemaking initiative intended to celebrate Milton's historic identity while creating new opportunities for community gathering, small business activity, and private investment. The concept builds upon the vision established through the 2015 Riverfront Redevelopment Plan, particularly the area identified as "The Mews," which envisioned pedestrian-oriented spaces, smaller retail kiosks, cafés, seating areas, and mixed-use activity within the downtown core.

Following initial discussion by the Milton Community Redevelopment Agency (CRA), the Mill District concept was referred to the Community Improvement Board (CIB) for additional review and consideration. The CIB reviewed the proposed design and determined that the concept was consistent with the City's previous riverfront redevelopment planning efforts and the vision established for the Mews corridor. The CIB supported moving the concept forward and recommended that it return to the CRA for further consideration.

As part of its recommendation, the CIB identified several important considerations that should guide future planning and implementation.

First, improvements should be designed to predominantly remain outside of property and right-of-way anticipated to be needed for the future FDOT U.S. Highway 90 widening project. While the timing of the widening remains outside of the City's control, the City should avoid making significant investments in permanent structures that would later need to be removed as part of the highway project.

Second, the City should continue evaluating opportunities to acquire strategically located property that could support the long-term Mill District vision. Property acquisition would provide greater flexibility to expand public spaces and, if appropriate, eventually develop the proposed Kiosk Village.

Third, the CIB recommended a phased approach, beginning with improvements to the City-owned Turtle Parking Lot. This first phase would focus on the proposed Mill Plaza, including an open-air pavilion, mill wheel fountain, landscaping, public seating, and infrastructure that could enhance activities already occurring downtown. Rather than attempting to create a new market from the ground up, the concept would build upon existing activities such as the Milton Farmers Market by providing permanent amenities that make those events more attractive,

functional, and sustainable.

If the Mill Plaza proves successful and generates increased activity, the City and CRA could then evaluate advancing the Kiosk Village as a subsequent phase. This would require property acquisition, site planning, design, engineering, and construction, as well as consideration of setbacks, landscape buffers, utilities, stormwater, accessibility, and long-term operations.

The CIB also expressed support for establishing a consistent Mill District architectural theme that draws upon Milton's history as a mill town. Timber construction, brick walkways, historic-style lighting, water-wheel elements, landscaping, signage, and other design features could create a recognizable identity that is carried throughout future downtown improvements.

SUMMARY

The Mill District is being presented to the CRA at this time as a project update and opportunity for continued discussion, rather than as a request to immediately fund construction.

Staff recognizes that available CRA funding is limited and that the Agency has other significant redevelopment priorities under consideration. Of particular importance is the pending courthouse redevelopment project. Until that proposal is received, evaluated, and ultimately considered by the CRA, staff recommends maintaining sufficient CRA reserves to ensure the Agency is financially prepared for any opportunities or obligations that may result from that redevelopment effort.

Accordingly, advancing the Mill District does not necessarily mean immediately committing substantial CRA funds. Near-term efforts can instead focus on planning, refining the concept, evaluating the future FDOT right-of-way, identifying realistic project boundaries, pursuing property acquisition opportunities, developing preliminary cost estimates, and identifying outside funding sources.

The recommended implementation strategy remains a phased approach. Phase I would concentrate on the City-owned Turtle Parking Lot and development of the Mill Plaza. Because the City already controls the property and successful activities such as the Milton Farmers Market are already occurring in this area, improvements can be designed around an existing downtown asset and existing demand. The pavilion, mill wheel fountain, landscaping, seating, and vendor infrastructure would strengthen what is already working while creating a more recognizable public destination.

Future phases could then consider acquisition and development of property for the Kiosk Village after the City has demonstrated the success of the Mill Plaza and has a clearer understanding of available funding, development requirements, and the impacts of the Highway 90 widening.

The question before the CRA is therefore not simply whether every component of the Mill District should be constructed today. The larger question is whether the City should continue advancing a long-term vision for this portion of Downtown Milton and begin positioning itself to implement that vision as opportunities and funding become available.

Waiting for the Highway 90 widening before investing in Downtown Milton could mean postponing meaningful improvements for years. During that time, the City would continue to

have underutilized properties and redevelopment opportunities within the heart of its CRA. Milton cannot allow uncertainty surrounding a future transportation project to prevent reasonable investment in its downtown today. Improvements can be strategically located outside anticipated right-of-way, designed in phases, and coordinated with FDOT while still creating immediate community and economic-development benefits.

The purpose of the CRA is to address conditions of slum and blight, encourage redevelopment, stimulate private investment, and improve the economic vitality of the redevelopment area. The Mill District provides an opportunity to begin accomplishing those objectives incrementally while building upon a redevelopment vision the community has discussed for more than a decade.

As the Milton Marina, courthouse redevelopment, Highway 90 improvements, and other downtown initiatives progress, the City has an opportunity to shape what Downtown Milton will become rather than waiting for growth to occur around it. The Mill District represents one piece of that larger strategy: take what is already working, invest strategically, create places people want to visit, and use public improvements as a catalyst for additional private investment.

RECOMMENDATION

At this time, staff recommends that the CRA receive the CIB recommendation, review and discuss the Mill District concept, and allow the concept to continue through the City's advisory-board review process while staff further evaluates phasing, property needs, FDOT impacts, preliminary costs, and potential funding opportunities.

ATTACHMENTS

1. The Milton Mill District (1)



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.

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.

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

