

CHAPTER 3: FUTURE LAND USE ELEMENT

A. GOALS, OBJECTIVES, AND POLICIES

GOAL 1: TO MANAGE LAND DEVELOPMENT IN SUCH A WAY THAT THE HEALTH, SAFETY, SOCIAL AND ECONOMIC WELL-BEING OF THE CITIZENS OF THE CITY OF MILTON IS ENSURED.

OBJECTIVE 1.1: THE CITY OF MILTON WILL CONTINUE TO ENFORCE LAND DEVELOPMENT REGULATIONS THAT REQUIRE LAND DEVELOPMENT TO BE COMPATIBLE WITH THE TOPOGRAPHY, SOIL CONDITIONS AND THE AVAILABILITY OF FACILITIES AND SERVICES.

POLICY 1.1.1: The City of Milton will use land development regulations that detail the procedures whereby the provision of facilities and services that are necessary to serve proposed developments concurrent with their impacts, at the adopted level of service standards, is confirmed prior to the issuance of development orders and permits.

POLICY 1.1.2: The City of Milton shall investigate soil and slope information from the U.S.D.A. Soil Conservation Service for compatibility of proposed land use with existing soils and slopes before a construction permit is granted by the City.

POLICY 1.1.3: The City of Milton will continue to use the adopted Concurrency Management Regulations contained in Article II-2 of the Land Development Regulations which requires coordination with area utility providers to ensure the authorization of utility service concurrent with the approval of the proposed land use.

POLICY 1.1.4: Continue to enforce the requirement for continued maintenance of stormwater and drainage facilities as part of the land development plan.

POLICY 1.1.5: The City of Milton will require that the owner of any development project shall be responsible for the provision of adequate drainage and stormwater controls in compliance with State stormwater management regulations and Article V-6 of the City's Land Development Regulations.

POLICY 1.1.6: City land development regulations shall include measures designed to address the cumulative impact of development.

POLICY 1.1.7: During review of proposed site development plans, the City will require that all development projects provide for safe and convenient on-site traffic flow and adequate off-street parking.

POLICY 1.1.8: The City will amend the Future Land Use Map at the time of the first Evaluation and Appraisal Review (EAR) following Plan adoption, to depict public parklands acquired through land dedications during the subdivision approval process.

POLICY 1.1.9: The City of Milton will adhere to minimum criteria for considering annexations, as established in Chapter 171, F.S., consistent with comprehensive plan goals, objectives and policies.

As part of the project review process the City examines the areas outlined within this objective. However, the City's continued growth shall be based upon the Future Land Use Map, which shall specify the desired development pattern for Milton through a land use category system that provides for the location, type, density, and intensity of development. Growth based on FLUM consistent with adopted location, type, density and intensity of development will be guided to the areas identified as a part of this process. The areas examined in this objective will continue to be examined but the decision making process will place an emphasis on the FLUM. Approximately 36.4 % of the land within the City limits was vacant when the City's last EAR was completed. The analysis of FLUM amendments indicates the City's map amendments have generally been small in scale and tended to maintain the City's overall balance of land uses. The addition of a mixed-use FLU category should be considered. Growth based on FLUM consistent with adopted location, type, density and intensity of development will be guided to the areas identified as a part of this process.

OBJECTIVE 1.2: THE CITY OF MILTON WILL PROMOTE THE REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS WITHIN THE CITY AND WILL SEEK FUNDING FROM A VARIETY OF AVAILABLE SOURCES FOR HOUSING REHABILITATION AND RELATED PROGRAMS IN BLIGHTED NEIGHBORHOODS AND OTHER BLIGHTED SECTORS OF THE CITY.

POLICY 1.2.1: Milton will maintain an active code enforcement program to ensure the maintenance of existing structures.

POLICY 1.2.2: Continue to promote the use of programs such as the Community Development Block Grant Program to renew blighted areas.

POLICY 1.2.3: Continue to promote downtown revitalization by continuing to follow and implement the City's adopted Downtown Community Redevelopment Plan.

OBJECTIVE 1.3: THE CITY OF MILTON WILL CONTINUOUSLY, THROUGH CODE ENFORCEMENT EFFORTS, IDENTIFY USES WHICH ARE INCOMPATIBLE WITH THE ADOPTED FUTURE LAND USE MAP AND THE COMMUNITY'S CHARACTER AND WILL IDENTIFY MEASURES TO REDUCE THE EXTENT OF THESE INCOMPATIBLE USES.

POLICY 1.3.1: Milton will strictly enforce the regulations governing non-conforming land uses as set forth in the Milton Zoning Ordinance.

POLICY 1.3.2: Permits may be approved by the City only for those developments that are consistent with the density requirements of the adopted Comprehensive Plan.

POLICY 1.3.3: Permits for the construction of signs shall be approved by the City of Milton only for those signs in conformance with the Land Development Regulations.

POLICY 1.3.4: Continue to regulate land use categories identified on the Future Land Use Map, as well as signage and areas subject to seasonal or periodic flooding, in accordance with the Land Development Regulations.

POLICY 1.3.5: The City of Milton will enforce tree protection and landscaping standards, to include the use of vegetative buffer zones to ensure the compatibility of adjacent land use, as set forth in the Land Development Regulations.

POLICY 1.3.6: The City will continue to regulate subdivision development in accordance with the subdivision requirements contained in the Land Development Regulations.

Through the development review process development is directed into appropriate areas and at appropriate times according to the availability of municipal services. Development approvals are in part contingent upon public infrastructure concurrency requirements. The City established minimum water service and sanitary sewer requirements in the LDR and CIP. The City utilizes its concurrency management system to determine if a proposed development project has appropriate public services to meet its needs. The City continues to review future land use amendments based on the availability of existing and future services. In addition, the City coordinates with the TPO and Santa Rosa County to ensure consistency with their plans. Existing land uses that are inconsistent or incompatible with the City's Land Use Plan and FLUM are eradicated by the elimination of inconsistent land use designations. The City prevents new land use inconsistencies from occurring through the zoning code. Higher intensity development areas are designated and protected from the encroachment of incompatible low intensity uses restricting encroachment of those incompatible low intensity uses. The City has allocated industrial and commercial land uses in appropriate and desired locations on the FLUM and through the future land use amendment review process. However, as historical patterns of development are reviewed, areas that lent themselves well to one type of development may not be suited to that type of use in the future. It appears that is the case in the City. An area previously and currently designated for industrial use appears better suited to meet the needs of an expanding commercial/ residential mixed use part of the community. Knowledge of this condition demonstrates that the City continues to monitor encroachment of incompatible use through the development review and future land use amendment process.

OBJECTIVE 1.4: THE CITY OF MILTON SUPPORTS THE CONTINUED PROTECTION OF HISTORICALLY SIGNIFICANT STRUCTURES WITHIN THE CITY.

POLICY 1.4.1: The City will continue to evaluate identified historically significant resources for inclusion in the National Register of Historic Places and the Florida Master Site File.

POLICY 1.4.2: The City of Milton has adopted an Historic Resource Protection Ordinance which provides for protection of identified historic structures in the City.

POLICY 1.4.3: The Historic Resource Protection Board will provide guidance and incentives as described in the Land Development Regulations to the adaptive re-use of historic resources over activities that would significantly alter or destroy them.

POLICY 1.4.4: The City shall continue to utilize services and assistance from the Florida Department of State, Division of Historical Resource in order to identify significant historical and/or

archaeological sites within the City, and further, to assist in the preservation and protection of sites.

The City of Milton originally developed around the riverfront. With the development of the areas transportation network growth for the commercial portion of the community sought locations along hwy. 90, 89, and 87. As new development moved west, the older neighborhoods and commercial centers with cultural and historic significance have remained relatively in the same state over the last 30 years. Recognizing the need for re-investment and revitalization, the City will explore opportunities for neighborhood preservation and identify provisions to redevelop aging commercial and residential properties.

POLICY 1.4.5: The City of Milton values the historic character of its downtown area and desires to protect those resources from the adverse effects of any future roadway improvements on US 90 in Downtown Milton.

OBJECTIVE 1.5: THE CITY OF MILTON WILL, THROUGH THE LAND DEVELOPMENT REGULATIONS, CONTINUE TO REGULATE DEVELOPMENT IN OR ADJACENT TO ENVIRONMENTALLY SENSITIVE LANDS TO PROTECT NATURAL RESOURCES SUCH AS SURFACE WATER BODIES.

POLICY 1.5.1: The City of Milton will enforce Land Development Regulations, criteria for the location of those land uses, such as landfills and hazardous waste-related uses, with the potential to adversely affect the quality and quantity of identified water sources which may include existing cones of influence, water recharge areas and water wells.

POLICY 1.5.2: The City of Milton will require the review and approval of development proposals by the appropriate environmental protection agencies prior to issuing development permits.

POLICY 1.5.3: Development in identified flood prone areas must be in accordance with Articles IV-3 (Flood Damage Protection) and V-6 (Stormwater Management) of the Land Development Regulations.

POLICY 1.5.4: The City shall preserve vegetated non-use areas within public parks as open space.

POLICY 1.5.5: The City of Milton establishes a minimum buffer distances of 500 feet between adverse uses and wellheads. In those situations where the property comprising the buffer area is not under City jurisdiction the City will open discussions with the adjacent jurisdiction to achieve the desired buffering.

POLICY 1.5.6: The Land Development Regulations shall include provisions establishing a well head protection zone so that water supplies are protected, especially within the cone of influence of public water supply wells. The provisions will include, but not be limited to, restriction of activities within a minimum radius of five hundred (500) feet around wellheads. However, the specific radius of the protection zone may be determined by use of the three dimensional sand and gravel aquifer computer mode generated by the Northwest Florida Water Management District. Also, activities prohibited within the protection zone include sanitary landfills, gasoline stations, wastewater treatment facilities, and/or other land uses which utilize, store or handle toxic or hazardous materials. Within the five hundred (500) foot minimum zone the only activities allowed are those associated with the well or existing single-family residential uses, open spaces recreation facilities and other similar activities which limit impervious surfaces.

POLICY 1.5.7: In the interest of protecting the City's water wells the City will encourage the owners of existing non-conforming and incompatible uses located within a wellhead protection zone to relocate the use to another suitable site. The City will continue to enforce Policies 1.3.1 and 1.3.2 to preclude the establishment of any new or reestablish a closed inconsistent use within a wellhead protection zone.

POLICY 1.5.8: The City shall integrate land use and water resource planning to verify that a sufficient supply of potable water is available at time of development.

The City shall maintain, as one of Florida's primary economic assets, the environment, including clean air and water, forests, and natural resources, by protecting and preserving environmentally significant areas and open space.

The City shall coordinate the intensity of future development with the natural constraints of an area such as topography, soils, floodplains, wetlands, significant wildlife habitat, and historic resources. The City shall protect/preserve environmentally significant areas and open space. In order to ensure the integrity of the City's natural resources from the impact of future development the City has adopted standards that protect the area's natural resources. The City continues to ensure the integrity of the environment and natural resources through established land development regulations for site development governing specimen trees, natural areas and vegetation. In addition, the development review process analyzes future land use designations in conjunction with environmental constraints before approving development projects. This objective is being achieved and no changes are recommended.

OBJECTIVE 1.6: THE CITY OF MILTON WILL ENSURE THE AVAILABILITY OF SUITABLE LAND FOR UTILITY FACILITIES NECESSARY TO SUPPORT PROPOSED DEVELOPMENT BY MAINTAINING THE CURRENT SUPPLY OF CITY-OWNED PROPERTY SUITABLE FOR UTILITY LOCATION AND BY DESIGNATING SUCH PROPERTY FOR PUBLIC USE ON THE FUTURE LAND USE MAP.

POLICY 1.6.1: Milton will require project development plans to specify the location of all required utility facilities.

POLICY 1.6.2: Milton will investigate means to purchase the necessary land required for utility needs as projected in the Comprehensive Plan.

The City in keeping with this objective requires that project development plans specify the location of all required utility facilities. The City routinely investigates means to purchase the necessary land required for utility needs as projected.

OBJECTIVE 1.7: THE CITY OF MILTON THROUGH ITS LAND DEVELOPMENT REGULATIONS ENCOURAGES AND PROVIDES FOR THE USE OF INNOVATIVE LAND DEVELOPMENT TECHNIQUES SUCH AS PLANNED DEVELOPMENT PROJECTS.

POLICY 1.7.1: Land development regulations shall provide opportunities for innovative land development techniques such as planned developments. Such planned development projects (PDPs) shall be compatible with the uses permitted within the land use districts in which they are

approved, and shall provide for flexibility in site planning such as clustering of development and the provision of open space. Residential planned development projects shall allow C-1 (neighborhood retail commercial) uses not to exceed five percent of the total acreage devoted to residential uses.

POLICY 1.7.2: The Planning Board shall review changes in land use practices on a continuing basis.

POLICY 1.7.3: The following densities and intensities are hereby adopted:

- R-1AA - Residential, Single-Family
Minimum lot size is 12,500 S.F.
- R-1A - Residential, Single-Family
Minimum lot size is 9,000 S.F.
- R-1 - Residential, Single-Family
Minimum lot area is 7,000 S.F.
- R-2 - Residential, One and Two-Family
Minimum lot area:
One Family – 7,000 S.F.
Two Family – 9,000 S.F.
- R-3 - Residential, Multiple Family
Maximum Density – Up to one (1) unit for each 3,000 S.F. of land area
- R-4 - Residential, Rural-Urban
Minimum lot size:
One Family – 7,000 S.F.
Two Family – 9,000 S.F.
- C-1 - Neighborhood Retail Commercial
Permitted uses include shopping centers, personal services, retail uses, churches, automobile services, and similar uses. Maximum lot coverage for principal and accessory structures is 50 percent.
- C-2 - General Commercial District
Any C-1 uses plus amusement parks, car washes, garages, machine and welding and shops, and similar uses. Maximum lot coverage for principal and accessory structures is 50 percent.
- C-3 - Wholesale Commercial
Any uses permitted in C-2 and light manufacturing, storage, contractor equipment yards, machinery sales, marinas, and similar uses. Maximum lot coverage for principal and accessory structures is 50 percent.
- I-1 - Light Industrial
Banks, manufacturing, bulk storage, food processing, chemical products and processing, and similar uses. Maximum lot coverage for principal and accessory structures is 70 percent.

- I-2 - General Industrial District
Any uses permitted in I-1 plus bulk materials processing and storage, asphalt plants, corrosive acids manufacturing, heat and glare generating operations, and similar uses. Maximum lot coverage for principal and accessory structures is 70 percent.
- RC-1 - Residential Commercial
Downtown redevelopment district which allows uses permitted in R-1, R-2, R-3 and C-1 as well as personal service establishments such as banks and beauty parlors, professional office buildings, marinas, restaurants and small retail shops. Maximum lot coverage for new construction of principal and accessory structures is 70 percent.
- CON - Conservation
Uses designated for the purpose of protecting or conserving natural resources. Passive recreation and open space uses are permitted.
- REC - Recreation
Areas developed for active recreation use such as ballfields, tennis courts, playgrounds and picnic facilities.
- PE - Public/Education
Uses designated for location of educational facilities, public buildings and grounds, and other public uses. Maximum lot coverage for principal and accessory structures is 50 percent.

POLICY 1.7.4: Land use densities and intensities within each generalized land use category shall include a range from the most restrictive to the least restrictive requirements of the zoning districts contained within each category, as set forth in Future Land use Policy 1.8.3. The generalized categories are established as follows, listing the specific zoning districts contained within each category.

- Single-Family Residential District:
 - Single Family Residential – Low Density (R-1AA)
 - Single Family Residential – Medium Density (R-1A)
 - Single Family Residential – High Density (R-1)
 - One and Two Family Residential (R-2)
- Multi-Family Residential District:
 - Multiple Family Residential (R-3)
- Commercial District:
 - Neighborhood Retail Commercial (C-1)
 - General Commercial (C-2)
 - High Intensity Commercial (C-3)
- Industrial District:
 - Light Industrial (I-1)
 - General Industrial (I-2)
- Rural – Urban (R-U)
- Residential - Commercial (RC-1)
- Recreation (REC)

- Public – Education (P-E)
- Conservation (CON)
- Planned Development Project (PDP)

POLICY 1.7.5: Public and private schools are considered allowable uses within the Public/Education, Commercial, Rural-Urban and Multiple Family Residential land use categories.

POLICY 1.7.6: The City will coordinate with the Santa Rosa County School Board to encourage the location of schools proximate to residential and mixed use areas to the extent possible and shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

The City has established two overlay districts to guide growth and development in specific areas. The purpose section of the TND Overlay District follows: The purpose of this ordinance is to allow the optional development and redevelopment of land in the City of Milton, Florida consistent with the design principles of traditional neighborhoods which follow:

1. Is compact;
2. Is designed for the human scale;
3. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
4. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
5. Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments; development must be approved by the City of Milton’s Department of Public Works.
6. Retains historical features or architectural features that enhance the visual character of the community for both new development and redevelopment;
7. Incorporates significant environmental features into the design i.e. wetland preservation, creative landscape design and application;
8. Is consistent with the Milton comprehensive plan.

Applicability: The traditional neighborhood development ordinance is an alternative set of standards for development within the Community Redevelopment Area (CRA) of the City of Milton, Florida. Further, the City has adopted another floating zoning district commonly referred to as the Transportation Corridor Overlay District. The purpose section of that ordinance follows: The purpose of the Hwy. 87, 89 & 90 Corridor Overlay District is:

- A. To promote the general health, safety, and welfare of the community.
- B. To improve the efficient operation of traffic in and around the City of Milton.
- C. To promote safe and efficient movement within the Overlay District for persons using all modes of travel – motorized vehicles, bicycles, and walking.

- D. To create an attractive gateway that is aesthetically appealing and environmentally responsible.
- E. To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities.
- F. To establish consistent and harmonious design standards for public improvements and private property development within the Overlay District so as to unify and improve the distinctive visual quality of highways 87, 89 & 90.

Boundaries: This Article applies to land parcels of record within the City of Milton having frontage on Hwy. 87, 89 & 90. This ordinance shall also apply to land parcels of record within the City with portion of said parcels fall within 250 feet of the centerline of Hwy. 87, 89 & 90. These Ordinances demonstrate the City's commitment to the use of innovative land development techniques. This objective is being achieved and no changes are recommended.

OBJECTIVE 1.8: RESOURCE PROTECTION: WETLANDS SHALL BE PROTECTED AND CONSERVED IN THE CITY OF MILTON. THOSE LAND USES AND ACTIVITIES THAT HAVE A GREATER POTENTIAL TO ADVERSELY AFFECT WETLANDS AND WETLAND FUNCTIONS, INCLUDING WILDLIFE HABITAT, FROM STORM-WATER RUN-OFF, LIGHT, NOISE AND OTHER SIMILAR IMPACTS, WILL BE DIRECTED AWAY FROM WETLANDS. THIS INCLUDES HIGH DENSITY AND HIGH INTENSITY LAND USES SUCH AS INDUSTRIAL, COMMERCIAL AND HIGH DENSITY RESIDENTIAL.

Wetlands, for the purpose of this section shall be defined as those areas that fall under the jurisdiction of the United States army corps of engineers (USACOE) or the Florida Department of Environmental Protection (FDEP).

The City will ensure that new and proposed developments comply with all applicable wetland regulations of the FDEP and NFWFMD. Site review will not proceed until all applicable permits are obtained from either or both agencies.

POLICY 1.8.1: The location of wetlands on a development site shall be accurately identified at the time of site development review. The City shall not issue a development order or permit for a parcel until all wetlands on that parcel have been identified by the FDEP and/or the USACOE and located by a Florida registered surveyor.

POLICY 1.8.2: Buffers shall be created between development and wetlands, surface water bodies and areas adjacent to these resources. The purpose of the buffer is to protect natural resources from the activities and impacts of development. The buffer shall function to:

- a. Provide protection to the water bodies and their water quality, wetlands and adjacent natural resources used by wildlife in association with the water bodies and wetlands, form intrusive activities and impacts of development. The negative impacts of the uses upon each other must be minimized or, preferably, eliminated by the buffer such that the long-term existence and viability of the natural resources, including water quality and wildlife populations, are not threatened by such impacts and activities. In other words, incompatibility between the uses is eliminated or minimized and the uses may be considered compatible (which means a condition in which the land uses or conditions can co-exist in relative

proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition).

- b. Types of buffers: The buffer may be existing undisturbed natural vegetation or, where the natural barrier was altered or no longer exists because of past lawful activities, a planted vegetated buffer supplemented with fencing or other manmade barriers, so long as the function of the buffer and intent of this policy are fulfilled. Fencing can be used to supplement the buffer requirements but may not be used as a replacement to the buffering requirements.

POLICY 1.8.3: The City shall protect and preserve the natural functions of wetlands and water bodies through wetland and shoreline protection buffers. The buffer width of wetland and shoreline protection buffers may vary depending upon such factors as slope, elevation and vegetation transition. The buffers shall be:

1. For existing cleared industrial and commercial projects along rivers, streams and regulated wetlands, a minimum fifteen (15) foot buffer is to be provided.
2. For new industrial and commercial projects on undeveloped land located along rivers, streams and regulated wetlands, a minimum thirty (30) foot natural vegetative buffer shall be provided. Thinning of the underbrush without disturbing the land will be allowed. The definition of underbrush and method of removal of the underbrush shall be as defined by FDEP and USACOE.
3. For existing cleared residential property the same requirements as (1) above shall apply with a minimum fifteen (15) foot buffer and the area between the rear building setback line and the buffer shall be stabilized and/or grassed.
4. For residential development on undeveloped land, the same requirements as (2) above except the buffer provided shall be fifteen (15) feet and the area between the rear building setback line and the buffer shall be stabilized and/or grassed.

Allowable development within wetlands and associated wetland buffers includes piers, docks, elevated walkways, public picnic pavilions, public parks, gazebos, or structures approved and permitted by the FDEP and/or USACOE and an attendant fifteen feet wide cleared path through the buffer for purposes of providing access to such structures. Encroachments are also permitted for roads, utilities and recreational crossings, consistent with permits issued by regulatory agencies. The number of such encroachments shall be minimized by co-location of utilities, roads and other crossings. The wetlands protection buffer shall begin at the Florida Department of Environmental Protection Agency or the Army Corps of Engineering jurisdictional line whichever is more landward of the two. In the absence of wetlands along rivers and streams, a buffer extending landward of the mean or ordinary high-water line, as applicable, shall be required as specified above. The buffer zones shall consist of preserved native vegetation, including canopy, understory and ground cover whenever possible. If there is no native vegetation on the site, a planted vegetated buffer (as indicated above) shall be required as part of the site development. Variances to the buffer requirements shall only be granted when strict application of the requirements limits all reasonable use of the property as allowed by the Future Land Use Map.

POLICY 1.8.4: Where sufficient uplands exist to locate the proposed development in the upland portion of the site, the City may allow the transfer of development at the lesser of the future land use densities established on the Future Land Use map, or the density established for the assigned zoning district in the Land Development Code, from the wetland to the upland portion of the site. The transfer of density may occur provided all other plan provisions are satisfied regarding, but not limited to, upland and floodplain resource protection, compatibility of adjacent land use, storm-

water management and setbacks. Transfer of development densities shall also satisfy the minimum lot size of the zoning district in which the lot is located.

POLICY 1.8.5: Any new lots created hereafter will have enough build-able upland area to accommodate the level of development appropriate for the designated land use, so that wetlands impacts can be avoided and appropriate buffers accommodated.

POLICY 1.8.6: For lots existing prior to adoption of this plan, where sufficient uplands do not exist to avoid a taking, development in the wetlands shall be restricted to allow the appropriate residential density use at the density of one dwelling unit per five acres. In the event a parcel is less than five acres, a single family dwelling will be allowed on each parcel, which existed prior to the adoption of this Plan. Single family dwelling development on existing parcels which are permitted pursuant to this policy that cannot meet the buffer requirements, may be reduced proportionately with the parcel dimensions. For lots existing prior to adoption of this plan where sufficient depth of the uplands do not exist, to avoid a taking, development shall be restricted to a single-family dwelling subject to a reduced buffer. A lot lacking sufficient depth means a lot that is 100 feet or less. Such lots shall be subject to a minimum buffer of 10 percent of the depth of the lot. The buffer may be supplemented with a fence to further protect the wetlands. Access to the river, stream or wetland shall be limited to a 15 foot swath

POLICY 1.8.7: Permitting and Mitigation:

The City of Milton does not duplicate the permitting functions of other agencies. Impacts to wetlands under the jurisdiction of the FDEP and USACOE will be permitted, and mitigation will be required, as determined by the agency or agencies having jurisdiction. Demonstration of compliance with applicable FDEP and USACOE regulations is required by the city prior to issuing city development approvals.

POLICY 1.8.8: Amendments to the Future Land Use Map for parcels that contain wetlands must demonstrate that added impacts to wetlands will be avoided. Incompatible land uses will be those land uses that would result in a greater impact to onsite wetlands than would occur under the current Future Land Use designation.

POLICY 1.8.9: The City shall protect floodplains, at a minimum, by implementing the following provisions:

1. Uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities will be restricted or prohibited.
2. Uses vulnerable to floods, including facilities, which serve such uses, must be protected against flood damage at the time of initial construction.
3. The alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of floodwaters, will be controlled.
4. Filling, grading, dredging and other development, which may increase erosion or flood damage, will be controlled.
5. The construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands will be prevented or regulated.
6. Public expenditures within the Category 1 evacuation zones as delineated on the Santa Rosa Hurricane Storm Tide Map contained in the Northwest Florida Hurricane Study (U.S. Army Corps of Engineers, May 1998) will be limited to the provision, or support of recreation uses such as parks, walkways and boat ramps;

erosion control devices; increased public access and the correction of deficiencies; and to support infrastructure provided, however, that infrastructure sizing is consistent with that needed to support the densities and intensities established by this Plan for those areas within the Category 1 evacuation zones.

POLICY 1.8.10: The location of parcels subject to FEMA construction standards (reference Policy 11.A.4.1) shall be determined through use of the FEMA Flood Insurance Rate Maps (panels) which are incorporated herein by reference.

B. ISSUES BACKGROUND AND ANALYSIS

Neighborhood preservation is a successful way for municipalities to maintain older housing stock while at the same time allowing for the infill of vacant parcels. There are significant benefits that can result from neighborhood preservation and the redevelopment of aging commercial structures. These benefits may include an increase in economic development, quality of life improvements and a decrease in crime, and the protection of historically significant cultural assets. In addition, the preservation of neighborhoods may increase the quality of these areas, and with the proper maintenance, preserve the image and character of the City.

The challenge in promoting and encouraging neighborhood preservation is that it cannot be a one-sided effort. Community residents must be willing to expend the time and effort of forming associations and creating neighborhood goals, while a local government needs to provide assistance and support to participating residents. There are several approaches that local governments can take to support neighborhood preservation.

1. *Redevelopment*

The City continues to take a proactive approach toward redeveloping blighted and aging parts of the community, particularly those in predominately commercial areas. The City has directed Goals, Objectives, and Policies in this Comprehensive Plan to help address and reverse blighted conditions.

The first redevelopment plan established and adopted by the City, in March 1982, was for the Historic Central Business District of the community which became the City's Community Redevelopment Area (CRA). The intent of the redevelopment plan was to turn the area into a modern and competitive business center to provide jobs to the community. The redevelopment effort included the streetscape improvements and the development of the community's Riverwalk. The focal point of the Milton CBD CRA is the Riverwalk. The Riverwalk itself is located along the Blackwater River adjacent to Willing Street bounded by Pine St. to the South and Berryhill St. to the North. This area has recently seen the adoption of an overlay zoning district intended to incorporate new urbanism principles of pedestrian-oriented and mixed-use development. The redevelopment of the Riverwalk area will significantly contribute to the goal of revitalizing aging commercial properties in the area. The redevelopment strategy of the Milton Town Center CRA is based on the historic character of the structures located within its boundary. The intent of the overlay is to promote the preservation of historic structures, stabilize the adjacent neighborhoods, and protect and enhance the communities' historic character. The area also serves as the eastern entrance or "gateway" into the City. The redevelopment of the streetscape and infill of vacant properties is the main focus of the redevelopment plan. The area also has environmental constraints.

As part of these redevelopment processes the City of Milton is submitting in conjunction with the proposed amended Comprehensive Plan an amended Proposed Future Land Use Map. (See Appendix D, Future Conditions Map Series, pg. 236.) The areas currently zoned as Industrial I-1 and I-2 will be rezoned as a Mixed Use RC-1 zone. The Traditional Neighborhood District Overlay will be applied to the corresponding area to ensure that future development parallels desired growth. As part of the newly adopted Riverfront Master Plan the City has proposed a mixed-use Riverfront Village.

Other areas in need of redevelopment are the aged commercial properties found along the community's corridors. There is currently a desire to improve the City's image and to that end Milton has applied a new set of development standards along its corridors again through the application of a floating zoning district the "Corridor Overlay" which applies to all the properties a portion of which lies within 250' of the centerlines of Hwy. 90, 87, and 89. Boulevards with improved streetscapes, facades, and landscaping are envisioned. The overlay calls for the redevelopment of non-conforming properties and urban design requirements that de-emphasize strip commercial development.

2. Historic Preservation

According to the National Register of Historic Places, the following sites have been listed in the City of Milton:

MILTON HISTORIC DISTRICT BUILDING INVENTORY

Status Code:	C =	Contributing	N =	Non-contributing	
Original Address			New Address		Status
BERRYHILL STREET: from junction of Broad & Willing Streets west to Railroad					
102		1 st United Methodist	6830		C
104		Milligan/Whitmire	6820		C
105		Collins/Mitchem	6819		C
202		Chadwick/Hartsell	6810		C
206		McLeod/Penfield	6790		C
208		Williams/Johnson	6780		C
		(Alabama Street Intersects)			
300		Polk	6768		N
302		McWhortes/Lynn	6760		C
303		Mints/Merchant	6767		C
304		Diamond/Wesley	6748		C
306		Melvin/Rorie	6740		C
308		Diamond/Johnson	6732		C
401		Melvin/McCombs	6731		C
406		Berryhill Elementary School	6751		C

CANAL STREET: from Berryhill Street south to Filmore Street

102	McDaniels	5225	N
102-B	House in back of McDaniels		N
104	Thames	5217	C
106	H. Mason Smith House	5211	C
108	Krentzman/Whittle	5203	C
109	Schneider Security	5200	N
204	James Stewart	5193	N
206	E.H. Black House	5185	C
208	Jackson/Fisher	5177	C
302	Presbyterian Manse	5165	C

(Caroline Street intersects)

501	Locklin Vo-Tech	5118	N
504	Cohen/Cobb	5111	C
508	Urquhart	5107	N
510	Urquhart	5101	N
600	Bray/Jones House	5093	C
603	SRC Grade School	5086	C
600 ½	Eugene Wall (trailer)	5087	N
604	E. S. Beasley House	5081	C
606	E. S. Beasley	5075	C
608	Beasley/English	5069	C
610	Henderson/Stewart	5061	C
612	E. L. Stewart House	5055	C
612	Odd Fellows Hall	5049	C

CAROLINE STREET

502	Texaco Station – vacant	6798	N
503	U. S. Post Office – DT branch	6815	N

(Escambia Street intersects)

600	Gulf Station	6820	N
601	Old Post Office – vacant	6821	C
603	True North	6827	N
604	PSC	6828	N

(Santa Rosa Street intersects)

701, 703	Milton Parcel Ser & Golden Dragon	6835	N
705 A&B	Kim Ho Lang – vacant	6843	N

(Elmira Street intersects)

800	Allen Building Johnson, Green & Locklin PA	6850	C
801	SRC Courthouse	6865	C
802/804	Allen Building/Jay Mortgage – vacant	6860	C
808	Allen Building/Professional Mall	6860	C
810,812	Imogene Theatre	6868	C
COMBS STREET: from Canal Street southeast to Railroad			
105	S. G. Collins Rental	5061	C
106	Drummond	5055	N
206	T.W. Jones House	5055	C
ELMIRA STREET: from Berryhill Street southeast to Pine Street			
104	Almon Spencer	5228	N
105	Mayer/McClure	5212	C
106	Landrum/Stewart House	5226	C
107	Arthur Johnson	5208	N
200	Rev. Owens	5214	N
204	1 st Presbyterian ED Building	5203	N
205	1 st Presbyterian Church	5206	C
207	Allen/McDonald	5194	C
	(Caroline Street intersects)		
302	Exchange Hotel	5185	C
304, 306	Rosasco Enterprises		N
303	Mason/Allen House	5152	C
404	R.M. Jernigan House	5147	C
410	Leo Sheets	5139	N
ESCAMBIA STREET: from Canal Street southeast to Hill Street			
100	Faircloth Rental	5188	C
202		5153	N
204		5149	N
	(Oak Street intersects)		
300		5123	N
301	David Cox	5120	C
302		5119	N
303	Stewart/Cox	5108	C
304		5115	N
FILMORE STREET: from Canal Street southeast to Railroad			
102	Ramsey/Jernigan	4993	C

104	Jordan House – vacant		C
106	Henderson House	5005	C

HENRY STREET: from Canal Street southeast to Railroad

102	J.M. Hindsman House/Stephens	5039	C
103		5042	N
105		5040	N
107	T.W. Jones House	5032	C
201	Brashear House	5024	C
202	Finkelstein House	5021	C
206	L&N Depot	5003	C

HILL STREET: (Known as BALDWIN STREET from Canal Street northwest to Escambia Street)

210			N
301	Britt House		C

MARGARET STREET: from Canal Street west to Railroad (north side only)

102	Park House/Pitts	6794	C
104	C.E. Emmett Rental/Meredith	6786 (demolished)	C
106	C.E. Emmett Rental/Meredith	6788	C
206	Allen St. Clair/Lempo	6778	C
302		6742	N

MARY STREET: from Berryhill Street south to Margaret Street

98	Melvin/Bostic	5231	C
100	Melvin/Melvin	5227	C
106	Hobbs/King	5221	C
108	Hobbs Rental/Horn	5215	C
110	Hobbs Rental/Griffin	5211	C
112	R.B. Hobbs/Melvin	5209	C
114	Chavers Rental/Fairchild	5205	C

OAK STREET: from Canal Street northeast to Elmira Street

101	Joiner's Garage	6805	N
103	Wm Davison	6813	C
104	Wm Bonifay	6812	C
201	Beulah Clark	6824	N
202	Fitzgerald	6823	C
203	Lewis Golson House	6834 A, B & C	C

WALTON STREET: from Canal Street southeast

105	Steele House	5113	C
107	H. L. Williams	5108	C

206	Fred Turner	5071	N
-----	-------------	------	---

WILLING STREET: from junction of Broad & Berryhill Street south to Pine Street

101	Newman House/Nutt	5243	C
102	D.T. Williams/Jeans Beauty	5242	C
103	Nutt	5241	N
104	D.T. Williams/Rollo Property	5240	C
105	Thrash	5237	N
107	Elliott	5235 Ste. B	C
108	Stewart/Gulf Title	5236	C
109	Presley	5235 Ste. A	N
110	I.M. Josephson's Dry Goods/Donovan	5234	C
111 & 113	Earl Lewis, PA & Ye Ol Music Shop	5233	N
112	John Nix	5232	N
116 & 118	Chaffin/Cohen/Frame's/Nix Realty	5230	C
117	Bates-Kentzman/Bracha	5227	C
120	Cohen Brothers/William Bean	5224	C
122	Fisher & Co./W. FL Title	5220	C
124a	Jones Building/Allen Lindsay, PA	5218	C
124b	Hamilton Building/Roy Andrews, PA	5218	C
128	Johnson Drugs/Milton Drug Store (Caroline Street intersects)	5216	C
200	Fisher & Hamilton/Ducker-Lawson	5210	C
202	Fisher & Hamilton/SRC Office Supply	5206	C
204	Fisher & Hamilton/Old Pool Hall	5202	C
206	Chelsea Title	5198	N
210	Fisher & Hamilton/SRC Annex		C
212	C.E. Elliott/SRC Annex		C
214	C.E. Elliott/SRC Civil Service		C
311	Chair/Sullivan	5165	C

46 N = 28%

117 C = 72 %

163 =100%

The City will continue to preserve and protect historically significant structures and sites. The City of Milton values the historic character of its downtown area and desires to protect those resources from the adverse effects of any future roadway improvement. The associated policies provided for in the Traditional Neighborhood District (TND) overlay allow certain professional offices and mixed uses in structures recognized as historically significant provided the use does not adversely affect external appearance. The City has developed Historic District guidelines to offer assistance to owners of historic properties and others interested in the rehabilitation and renovation of historically significant structures with information on appropriate action steps. These guidelines provide property owners with specific suggestions for materials and techniques for renovation based upon the style of the building they own. Additionally the technical review committee's (TRC) is another group used by the City to ensure area development is compatible. The Comprehensive Plan acknowledges the City's historic preservation ordinance which states that in the Historic District, where a characteristic development pattern and distinctive architectural style have already been established, new development shall be planned to reinforce the special character found there. The Historic Preservation Board reviews development plans, including exterior facades and sign construction and renovation, for conformance with the guidelines established in the LDR.

The approach is intended to provide flexibility in the development of property within the district in a manner which balances the interest of the property owner with the public's need for assurance that development will be orderly and aesthetically compatible with neighboring structures and historic resources.

Each development proposal within the Historic District will be considered by the Historic Preservation Board based upon the following guidelines in part:

- A. Site Planning:
The historic character of the district shall be reflected as closely as possible in the site planning of new development.
- B. Architecture:
The scale, height, massing, materials, textures, and colors of new buildings shall be compatible with those of existing structures to which such new construction or renovation is visually related.
- C. Landscaping:
New landscaping should be consistent with the existing landscape character of the District.

In addition to the areas previously mentioned fences, signs, and exterior colors are examined.

A Historic Preservation Ordinance with the necessary measures to ensure protection is in place. The Objective achievements related to this major issue appear to be adequate.