
COMPREHENSIVE PLAN

V O L U M E I

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Prepared by: BASKERVILLE-DONOVAN, INC.

Amended by: WEST FLORIDA REGIONAL PLANNING COUNCIL

**CITY OF MILTON
COMPREHENSIVE PLAN
VOLUME I**

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SECTION I
GOALS, OBJECTIVES, AND POLICIES
Revised 3/08/05

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ELEMENT: FUTURE LAND USE

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

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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 Report (EAR) following Plan adoption, to depict public parklands acquired through land dedications during the subdivision approval process.

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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.

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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.

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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.

OBJECTIVE 1.4: The City of Milton supports the continued protection of historically significant structures within the City.

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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.

OBJECTIVE 1.5: The City of Milton will, through the Land Development Regulations, continue to regulate development in or adjacent to environmentally sensitive lands, as defined in Policy 1.3.7 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

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which may include existing cones of influence, water recharge areas and waterwells.

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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 foot 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 model

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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.

OBJECTIVE 1.6: By 2004, the City of Milton will establish a joint policy with Santa Rosa County to discourage the proliferation of urban sprawl.

POLICY 1.6.1: The City will participate in a joint advisory committee with Santa Rosa county to establish guidelines for discouraging urban sprawl.

OBJECTIVE 1.7: The City of Milton will ensure the availability of suitable land for utility facilities necessary to support proposed development by maintaining the current

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supply of City-owned property suitable for utility location and by designating such property for public use on the Future Land Use Map.

POLICY 1.7.1: Milton will require project development plans to specify the location of all required utility facilities.

POLICY 1.7.2: Milton will investigate means to purchase the necessary land required for utility needs as projected in the Comprehensive Plan.

OBJECTIVE 1.8: 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 1.8.1: 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.

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POLICY 1.8.2: The Planning Board shall review changes in land use practices on a continuing basis.

POLICY 1.8.3: The following densities and intensities are hereby adopted:

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- 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.

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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.

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- 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 1.8.4: 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)

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

POLICY 1.8.5: 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.

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OBJECTIVE 1.9: 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) of the Florida Department of Environmental Protection (FDEP).

POLICY 1.9.1: 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 regulatory agencies and located by a Florida registered surveyor.

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POLICY 1.9.2: 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, from 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

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supplement the buffer requirements but may not be used as a replacement to the buffering requirements.

POLICY 1.9.3: The City shall protect and conserve 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 vegetational 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.

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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 1.9.4: 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

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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 1.9.5: 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 1.9.6: 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 can not 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

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which shall be maintained in grass or other pervious materials (not to be paved or any other impervious surface).

POLICY 1.9.7: 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 1.9.8: 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 1.9.9: 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.

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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 1.9.10: 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.

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ELEMENT: TRANSPORTATION

GOAL 1: Provide a safe and efficient transportation circulation system for all residents and visitors to the City of Milton.

OBJECTIVE 1.1: The City of Milton shall provide for safe, convenient, and efficient motorized and non-motorized traffic by implementing the policies of the Comprehensive Plan.

POLICY 1.1.1: The City hereby adopts peak hour level of service D as the minimum peak hour level of service for all principal arterials within the City, and peak hour level of service E for all other roads within the City.

POLICY 1.1.2: City development regulations shall require the provision of safe and convenient on-site traffic flow for all new developments.

POLICY 1.1.3: City development regulations shall require the provision of adequate motorized and non-motorized vehicle parking for all new developments.

POLICY 1.1.4: All road construction projects within the City shall accommodate pedestrian and bicycle traffic when such a need is established during facility planning.

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POLICY 1.1.5: City development regulations shall include the control of connections and access points of driveways and roads to facilitate safe and efficient access.

POLICY 1.1.6: Coordinated access routes shall be considered for developments adjacent to major roadways within the City.

POLICY 1.1.7: The City shall, in cooperation with Santa Rosa County, conduct intersection analyses at the following locations and shall identify required improvements by 2005.

- Vanity Fair, Hobbs Middle School and Santa Rosa Medical Center Entrances on Berryhill Road
- Intersection of Glover Lane and Berryhill Road
- Intersection of Glover Lane and Hamilton Bridge Road
- Intersection of Canal and Hwy 90.

POLICY 1.1.8: The City shall study the feasibility of establishing a Transportation Exaction/Impact Fee Ordinance. The feasibility study shall determine whether the revenue potentially generated by impact fees would be sufficient to fund significant roadway improvements, and shall consider requirements associated with administration of the ordinance.

POLICY 1.1.9: The City will explore alternate sources of revenue to fund roadway and drainage improvements.

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OBJECTIVE 1.2: The City of Milton shall coordinate with the Florida Department of Transportation and the Pensacola MPO to maintain adopted levels of service and to plan in accordance with the City’s Future Land Use Map by actively participating in the long-range transportation plan update process performed by the MPO.

POLICY 1.2.1: If during the planning period, the level of service of a roadway segment is found to have decreased below adopted standards, the City shall coordinate with FDOT to designate the segment as a “backlogged” facility and will adopt a LOS standard to maintain conditions in accordance with a

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negotiated degradation agreement. Roadway LOS shall be monitored utilizing annual FDOT traffic counts in conjunction with Concurrency Management Regulations to be adopted by April 1, 1991. Additionally, for segments projected to become deficient by 1995, detailed arterial capacity analyses will be conducted to determine actual levels of service.

POLICY 1.2.2: An assessment of the LOS impact on existing transportation systems shall be required for proposed developments.

POLICY 1.2.3: The city shall provide accurate future land use data for traffic zones within the City to the Pensacola MPO for use in future transportation modeling.

POLICY 1.2.4: Participate in the development of the Five Year Transit Development Plan and the MPO Long Range Transportation Plan Update as they address establishment of transportation demand management programs to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the community and region.

POLICY 1.2.5: Participate in the development of the MPO Long Range Transportation Plan Update as it addresses establishment of transportation system management strategies that are appropriate to improve system efficiency and enhance safety.

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POLICY 1.2.6: The City will pursue designation of US 90 (from Stewart Street east to the City limit line) as a Transportation Concurrency Exception Area as provided in Chapter 9J-5, F.A.C. to continue to facilitate redevelopment of Downtown Milton.

POLICY 1.2.7: The City of Milton values the historic character of its downtown area and desires to protect those resources from the adverse effects of future roadway improvements on US 90 in Downtown Milton. Therefore, the City will ask the MPO to include an alternate US90 southerly bypass route as part of the update to the Long Range Transportation Plan.

OBJECTIVE 1.3: The City of Milton shall protect the right-of-way of existing and future transportation corridors by enforcing the existing set back requirements of the City's zoning ordinance and by implementing Policies 1.3.1 and 1.3.2.

POLICY 1.3.1: Minimum right-of-way requirements for new roadways within the City shall not be less than 100 feet for arterial roadways, 60 feet for collector roadways, and 60 feet for local roadways. These standards are consistent with the City's Land Development Code and Public Works Policy Manual.

POLICY 1.3.2: In the event that a future transportation corridor is designated by the City, right-of-way needs shall be formally identified, and a priority schedule for acquisition or reservation shall be established.

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OBJECTIVE 1.4: The City shall coordinate transportation system improvements with the plans of the Pensacola Urbanized Area Metropolitan Planning Organization, and the Florida Department of Transportation's five-Year Transportation Plan and Strategic Plan.

POLICY 1.4.1: The City shall continue active membership in the Pensacola Urbanized Area Metropolitan Planning Organization (MPO), review any MPO area transportation plans, and amend the Comprehensive Plan as necessary to ensure consistency.

POLICY 1.4.2: The City shall annually review the Florida Department of Transportation's Five-Year Improvement Program and amend the Comprehensive Plan as necessary to ensure consistency.

POLICY 1.4.3: The City shall review any updates of the Florida Department of Transportation's Strategic Plan and amend the Comprehensive Plan as necessary to ensure consistency.

OBJECTIVE 1.4: The City will encourage accessible public transportation for the transportation disadvantaged through coordination of local social service transportation.

POLICY 1.4.1: The City will continue to support, through participation in the Pensacola Urbanized Area MPO, the provision of transportation services to the transportation disadvantaged by the designated provider.

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POLICY 1.4.2: The City will re-evaluate the need for public mass transit as part of the required Comprehensive Plan Evaluation and Appraisal Report process.

POLICY 1.4.3: The City will participate in the development of the Five Year Transit Development Plan especially in the establishment of numerical indicators against which the achievement of the mobility goals of the community can be measured, such as modal split, annual transit trips per capita, and automobile occupancy rates.

ELEMENT: HOUSING

GOAL 1: To ensure the provision of an adequate quantity of safe and affordable housing for the current and future residents of the City of Milton.

OBJECTIVE 1.1: The City of Milton will provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for existing and future populations including households with special needs by implementing Policies 1.1.1 through 1.1.3.

POLICY 1.1.1: The City will perform a housing specific review every five years or concurrent with each Evaluation and Appraisal Report, and will implement its regulatory and permitting processes to identify and made changes to improve the public and private housing delivery processes.

POLICY 1.1.2: The city will utilize available Federal, State, and local subsidy programs to provide adequate housing.

POLICY 1.1.3: The City of Milton will continue to enforce its adopted Fair Housing Ordinance (#725) to eliminate discriminatory housing practices.

OBJECTIVE 1.2: The City of Milton will continue to reduce the number of substandard housing units and encourage the structural and aesthetic improvement of

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existing housing by strictly enforcing adopted building preservation and maintenance ordinances and by implementing Policy 1.2.1.

POLICY 1.2.1: The City will enforce its adopted building preservation and maintenance ordinances to ensure that quality of housing and stabilization of neighborhoods is maintained by reducing the number of substandard units by approximately one percent annually.

OBJECTIVE 1.3: The City of Milton will guide the provision of adequate sites and distribution of low and moderate income housing, and mobile homes within various residential land uses. This will be accomplished through enforcement of the City's Land Development Regulations.

POLICY 1.3.1: Mobile homes, mobile home parks, and mobile home subdivisions shall be permitted in the Rural Urban future land use category, except that no mobile homes shall be permitted to locate in FEMA A or V zones. The adequate siting and distribution of mobile homes is further accomplished through the zoning provisions of the Land Development Regulations. When approved as a planned development project (PDP), mobile home parks and subdivisions shall be permitted to locate in the R-2 (One and Two Family Dwelling), R-3 (Multiple Family Dwelling), and R-4 (Rural Urban) zoning districts. Manufactured housing approved by the Florida Department of Community Affairs shall be permitted to locate in all residential zoning districts.

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POLICY 1.3.2: Accessory housing, defined as guest cottages in the City's land development regulations, shall be permitted to locate on the same lot with a single family unit in all single family residential districts.

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OBJECTIVE 1.4: Households with special needs, such as group homes and foster care facilities will be located consistent with the requirements of Chapter 419, F.S. by implementing Policy 1.4.1

POLICY 1.4.1: Group homes (community residential facilities) which house six (6) or fewer residents shall be permitted in any residential land use category in accordance with the provisions of F.S. 419. Group homes (community residential facilities) which house seven (7) or more residents shall be permitted in multi-family residential land use districts in accordance with the provisions of F.S. 419.

OBJECTIVE 1.5: The City will provide for the conservation and rehabilitation of housing by enforcing existing building preservation and maintenance ordinances which establish structural standards and by supporting appropriate state and federal housing repair and reconstruction programs.

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POLICY 1.5.1: The City's Code Enforcement program for the conservation, rehabilitation, or demolition of housing will be designed to extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods.

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OBJECTIVE 1.6: The City of Milton will enforce its Historic Preservation Ordinance to ensure the protection of historically significant housing.

POLICY 1.6.1: When permits are requested to demolish or renovate homes, the site must first be evaluated to determine if it is of historic significance.

POLICY 1.6.2: The Historic Preservation Ordinance will specify procedures to be used in issuing development permits to give preference to the adaptive reuse of historic resources over activities that would significantly alter or destroy them.

OBJECTIVE 1.7: The City will continue to provide relocation housing assistance in accordance with the City's Demolition/Displacement Strategy Relocation Policy which provides for financial assistance to displaced households when federal and/or state assistance is involved.

POLICY 1.7.1: All plans for public programs and projects which would involve the displacement of residents must include a housing relocation plan which contains provisions for interim and/or permanent housing for persons being displaced.

POLICY 1.7.2: The City will make referrals and requests priority placement by the Milton Housing Authority for displaced households.

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OBJECTIVE 1.8: Through coordination with public and private entities, the City of Milton will participate in the implementation of any housing programs identified as necessary by the adopted Comprehensive Plan or as required by the comprehensive plan Monitoring and Evaluation Plan and Evaluation and Appraisal Report.

POLICY 1.8.1: The City will encourage the coordination of local government and private or non-profit groups involved in the provision of housing through the establishment of advisory groups as housing related issues arise.

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**ELEMENT: SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT,
POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE**

GOAL 1: To provide sanitary sewer, solid waste, stormwater management, potable water, and aquifer protection services to meet the needs of current and future residents of the City of Milton in accordance with adopted level of service standards.

OBJECTIVE 1.1: The City of Milton will correct existing facility deficiencies by implementing the Five Year Schedule of Capital Improvements, reviewing and revising the schedule annually, and by implementing Policies 1.1.1 and 1.1.2.

POLICY 1.1.1: Projects included in the Five Year Schedule of Capital Improvements will maximize the use of existing facilities by prioritizing improvement of existing infrastructure deficiencies, through replacement or correction, over construction of new facilities necessary to meet future needs.

POLICY 1.1.2: The “Infrastructure” Element will be revised and updated as necessary to identify required improvements as part of the Comprehensive Plan.

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OBJECTIVE 1.2: In order to assure the availability of public facilities consistent with the Future Land Use Map, the City of Milton will coordinate the extension of or the increase in

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capacity of facilities necessary to meet future needs through the adoption, implementation, and annual review of the Capital Improvements Element of the Comprehensive Plan, and by implementing Policies 1.2.1 and 1.2.2.

POLICY 1.2.1: The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated for all new development and redevelopment activity:

<u>FACILITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Sanitary Sewer Facilities	117 gallons/capita/day
Solid Waste Facilities	4.4 lbs./capita/day
Stormwater Management Facilities	Treatment of the first inch of runoff is required for sites less than 100 acres in size and treatment of the first one and one-half inches of runoff is required for sites greater than 100 acres in size, given a 100-year frequency, 24-hour duration design storm event.
Potable Water Facilities	100 gallons/capita/day

POLICY 1.2.2: The following projects are desirable to meet future infrastructure needs and may be included in the City's Capital Improvements Program as City and other private, County, State or Federal funds become available:

- Further expansion of sanitary sewer service to East Milton and the Bagdad area;

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- Upgrading of potable water distribution system through water main modifications, construction of an elevated water tank, and/or construction of an additional well.

OBJECTIVE 1.3: In order to protect the quality of the Blackwater River and associated creek systems, and to provide for compact urban development, the City of Milton will maximize the use of existing infrastructure systems, and will minimize the potential to promote urban sprawl in the planning of future systems or expansions.

POLICY 1.3.1: By 2005, the City of Milton will coordinate with Santa Rosa County to establish guidelines for discouraging urban sprawl which will include consideration of the use of existing infrastructure.

OBJECTIVE 1.4: The City of Milton shall further protect the quality of the Blackwater River, a designated Outstanding Florida Water, by implementing Policies 1.4.1 through 1.4.3.

POLICY 1.4.1: The City of Milton shall continue to require conversions from existing septic tank use to sanitary sewer facilities within 150 feet of the Blackwater River.

POLICY 1.4.2: The City of Milton shall continue to research and utilize alternative methods of effluent disposal, including land application over spray fields.

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POLICY 1.4.3: The City of Milton shall continue to cooperate with other government agencies, as appropriate, to provide for additional property and techniques for the disposal of effluent from the Wastewater Treatment Plant.

OBJECTIVE 1.5: In order to conserve its potable water sources the City of Milton shall implement Policies 1.5.1 through 1.5.3, and shall annually review water consumption for progress in conservation.

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POLICY 1.5.1: In order to promote water conservation, the City will require that specific practices required by Section 553.14, Florida Statutes, implementing the Water Conservation Act of 1982, will be utilized in all new buildings.

POLICY 1.5.2: The City of Milton will implement procedures for emergency water conservation in accordance with the plans of the Northwest Florida Water Management District.

POLICY 1.5.3: The City of Milton will continue to explore opportunities to conserve water including, but not limited to, the use of reclaimed water, xeriscaping, and public education on individual consumption measures.

OBJECTIVE 1.6: The City of Milton will protect the functions of natural groundwater recharge areas and natural drainage features by implementing recommendations to be contained in the Stormwater Master Plan and by implementing Policies 1.6.1 through 1.6.4.

POLICY 1.6.1: The City of Milton shall enforce Land Development Regulations establishing criteria for the location of those land uses with the potential to adversely affect the quality and quantity of identified water sources including existing cones of influence, water recharge areas, and waterwells, as specified in Policy 1.2.1 of the Conservation Element.

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POLICY 1.6.2: The adopted Stormwater Management Ordinance specifies procedures whereby those developments that protect, enhance, or utilize natural drainage features will be given preference when issuing building permits.

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POLICY 1.6.3: The alteration of natural drainage features will be prohibited unless no economically feasible development alternatives exist, adequate man-made drainage facilities are designed and installed in accordance with the adopted Stormwater Management Ordinance, and the required permits are obtained from the Florida Department of Environmental Protection, Army Corps of Engineers and Northwest Florida Water Management District.

POLICY 1.6.4: The City of Milton will continue to work with the Santa Rosa County Health Department to monitor septic tanks in areas with soil conditions which are severely limited for septic tank absorption fields to identify any septic tank-related contamination of ground or surface water.

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ELEMENT: CONSERVATION

GOAL 1: To protect, manage and conserve the natural resources of the City of Milton to ensure their continued best use for the current and future citizens of the City.

OBJECTIVE 1.1: The City of Milton shall continue to maintain air quality within its jurisdiction in conformance with state and federal air quality guidelines by implementing Policy 1.1.1.

POLICY 1.1.1: In order to maintain air quality, all new developments with the potential to emit pollutants into the air will be required to obtain any and all necessary federal and state permits prior to authorization of a development permit by the City of Milton.

OBJECTIVE 1.2: The City of Milton will conserve, appropriately use, and protect the quality, quantity and natural functions of current and projected water sources and waters that flow into riverine, estuarine or oceanic waters by implementing Policies 1.2.1 through 1.2.7.

POLICY 1.2.1: In order to protect water sources from adverse land uses, the City will enforce Land Development Regulations criteria for the location of those land uses (such as landfills, wastewater treatment facilities and land uses which handle or store hazardous or

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toxic waste) with the potential to adversely affect the quality and quantity of identified water sources including water recharge areas and waterwells. These criteria include buffer distances, such as a 500-foot radius from wellheads to potentially adverse land uses.

POLICY 1.2.2: In order to protect and conserve the natural functions of existing natural resources, all new developments with the potential to impact the quantity, quality or natural function of natural resources will be required to obtain the necessary permits from the U.S. Army Corps of Engineers, the Department of Environmental Protection and the Northwest Florida Water Management District prior to authorization of a development permit by the City of Milton.

POLICY 1.2.3: In order to provide for emergency water shortages, the City of Milton will implement procedures for emergency water conservation in accordance with the plans of the Northwest Florida Water Management District.

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POLICY 1.2.4: In order to promote water conservation, the City will require that all new development will comply with the requirements of the Water Conservation Act of 1982 which requires that specific water conservation practices be utilized in all new buildings constructed after September 1983.

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POLICY 1.2.5: In order to protect the natural function of surface water bodies and maintain or improve water quality, the City will review and consider the conclusions and any recommendations contained in the work products of the Pensacola Bay Surface Water Improvement and Management (SWIM) Program in development of and/or periodic review of Land Development Regulations. The City will continue to be an active member of the Bay Area Resource Council (BARC), formed by interlocal agreement in 1987 and consisting of Santa Rosa and Escambia Counties, and the Cities of Gulf Breeze, Pensacola and Milton. Furthermore, the City will implement the prioritized recommendations identified in the adopted Comprehensive Stormwater Development Plan.

POLICY 1.2.6: In order to protect the quality of water resources, prior to authorizing new development and/or redevelopment activity, the City will ensure the availability of sanitary sewer services in currently unsewered areas with soil conditions severely limited for septic tank absorption fields (as defined in the Soil Conservation Service, Soil survey for Santa Rosa County) and the City continues to require conversions from existing septic tank use to sanitary sewer facilities within 150 feet of Blackwater River. Areas with soil conditions that are acceptable for septic tank absorption fields will allow septic tank use provided that 150 foot setbacks from the Blackwater River are met.

POLICY 1.2.7: The City will protect the Blackwater River, including its water quality, recreational resources, and aquatic vegetation by protecting the River from encroachment of development activity. This protection will include public acquisition,

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the prohibition of septic tanks systems within 150 feet of the river, and the maintenance of shoreline protection buffers. The width of wetland and shoreline protection buffers may vary depending on such factors as slope, elevation and vegetational 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 shall be 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 (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 USACE and an attendant fifteen-foot wide cleared path through the buffer for purposes of providing access to such structures.

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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. Variations 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.

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OBJECTIVE 1.3: The City of Milton shall continue to conserve, appropriately use and protect its natural resources, including fisheries, wildlife, wildlife habitat, minerals, soils, native vegetative communities, and environmentally sensitive lands by implementing Policies 1.3.1 through 1.3.16.

POLICY 1.3.1: In order to restrict activities known to affect survival of threatened or endangered species, as a matter of policy, the City of Milton will not issue permits for developments that would destroy or significantly alter any known habitats of endangered or threatened species.

POLICY 1.3.2: The City will comply with all state and federal regulations which pertain to protection of endangered, rare, and threatened species, and will consider the protection and conservation of the natural function of areas known to provide habitats for these species when issuing development permits.

POLICY 1.3.3: The City of Milton will continue to rely on regulatory programs of state and federal agencies to mitigate the cumulative impacts of development and will implement specific recommendations found within the Santa Rosa County Local Hazard Mitigation Strategy.

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POLICY 1.3.4: Although no unique vegetative communities have been currently identified within the City of Milton, the City will cooperate with and actively participate on the Interlocal Action Committee to identify means to conserve, appropriately use, or protect unique vegetative communities located adjacent to the City's boundary, such as the development and adoption an interlocal agreement concerning these issues and review of adjacent development permit applications.

POLICY 1.3.5: The City will coordinate with the Florida Game and Freshwater Fish and Wildlife Conservation Commission to identify any unique vegetative communities and develop strategies for their protection as appropriate.

POLICY 1.3.6: In order to protect native vegetative communities, the City will enforce Tree Protection and Landscape Ordinances in conjunction with Land Development Regulations. These ordinances provide that all new development and redevelopment shall preserve and protect native vegetation, including trees, shrubs, and ground cover, and will include provisions requiring landscaped buffer areas between land uses. The protection and use of these native resources will be evaluated as part of the site plan review process.

POLICY 1.3.7: Environmentally sensitive lands within the City of Milton are hereby designated as those floodprone areas identified by the Federal Emergency management Agency on its Flood Insurance Rate Maps as "A" Zones and any wetlands

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under the jurisdiction of the U.S. Army Corps of Engineers and/or the Florida Department of Environmental Protection.

POLICY 1.3.8: In order to protect environmentally sensitive lands, the City will continue to implement the adopted Flood Protection Ordinance which requires the use of FEMA approved construction techniques.

POLICY 1.3.9: 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.

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6. Public expenditures within the Category 1 evacuation zones as delineated on the Santa Rosa 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 1.3.10: Site plans for new development must identify the location and extent of floodplains and wetlands on a property. As part of the development review process, the National Wetlands Inventory and Flood Insurance Rate Maps will be reviewed to verify the potential presence of wetlands on or near proposed development sites. The City shall not issue a development order or permit for a parcel until all wetlands on that parcel have been identified by the regulatory agencies and located by a Florida registered surveyor.

POLICY 1.3.11: Where alteration of floodplains or wetlands is necessary to allow for reasonable use of property, site plans must provide measures to maintain natural hydrology, such as roadway and/or driveway culverts.

POLICY 1.3.12: In order to prevent sedimentation of surface water bodies and protect sensitive soils from erosion, the City will continue to control

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erosion, sedimentation and run-off in compliance with the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program implemented by the Florida Department of Environmental Protection.

POLICY 1.3.13: In order to protect sensitive soils from erosion and surface water bodies from sedimentation, the City will require the use of Best Management Practices (BMP's) during construction activity to minimize potential erosion and sedimentation impacts to adjacent surface water bodies.

POLICY 1.3.14: Prior to beginning mine operations, all mine operators will submit a plan to the City identifying measures to protect natural resources, plans for mine reclamation and compatibility with adjacent land uses.

POLICY 1.3.15: The City will pursue acquisition of appropriate parcels of land through Florida Forever and other funding sources to ensure the protection of environmentally sensitive lands and open space.

POLICY 1.3.16: The City will restore or enhance degraded natural areas within publicly-owned conservation lands as appropriate. Such restoration or enhancement may include, but is not limited to, the removal of non-native vegetation, reforestation, relocation of infrastructure or facilities, shoreline restoration, or restoration of natural hydrology.

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OBJECTIVE 1.4: The City of Milton will protect natural resources from the effects of hazardous waste by implementing Policies 1.4.1 and 1.4.2.

POLICY 1.4.1: The City of Milton will continue to identify alternatives for the transfer and/or disposal of hazardous waste.

POLICY 1.4.2: In cooperation with Santa Rosa County, the City will continue to educate the public concerning the proper storage and disposal of household hazardous waste.

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ELEMENT: RECREATION AND OPEN SPACE

GOAL 1: To provide recreational opportunities and open space for the current and future residents of the City of Milton.

OBJECTIVE 1.1: The City of Milton will ensure, with the limits of fiscal constraints and natural limitations, that publicly-owned recreation facilities are physically accessible to all City residents by implementing Policies 1.1 through 1.4.

POLICY 1.1.1: The City will provide adequate parking for all City-owned recreation facilities.

POLICY 1.1.2: The City will provide access for the physically handicapped to all City-owned parks.

POLICY 1.1.3: The City will maintain all access corridors to City-owned parks including sidewalks, streets, bike paths, and stairways.

POLICY 1.1.4: The City will continue to provide and maintain current levels of public riverfront access to recreational surface waters within its jurisdiction via Carpenters Park and Riverwalk Park. Through the use of a State grant, the City is currently extending Riverwalk Park along the river south of its existing boundary.

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OBJECTIVE 1.2: The City of Milton will continue to implement a program to coordinate public and private resources in order to meet recreation demands in conjunction with development.

POLICY 1.2.1: The City of Milton will coordinate public and private resources to meet recreational needs through the continued implementation of a specific recreation impact fee program in lieu of land dedications in order to fund maintenance and enhancement of recreational resources.

POLICY 1.2.2: The City of Milton will coordinate public resources to ensure the continued availability of public access to beaches, waterways and other recreational resources at an adequate level as defined in Policy 1.3.1.

OBJECTIVE 1.3: The City of Milton will continue to ensure that adequate park and recreation needs are provided to its citizens consistent with the City's recreation level of service standard and by implementing Policies 1.3.1 and 1.3.2.

POLICY 1.3.1: The City will continue to provide recreation lands at the adopted level of service standard of five acres per 2000 population.

POLICY 1.3.2: Upon adoption of the Comprehensive Plan, the City will not permit any development activity that degrades the recreation level of service standard identified in

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Policy 1.3.1 and/or does not comply with the provisions contained in the Concurrency Management System.

POLICY 1.3.3: The City will provide appropriate facilities at City-owned park and recreation areas to ensure public use and enjoyment of those sites. Such facilities may include, but are not limited to, nature trails or boardwalks, picnic tables, boat ramps, ball fields, playgrounds and parking.

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OBJECTIVE 1.4: The City of Milton will maintain, as part of its Land Development Regulations, minimum requirements for the provision of open space by public agencies and private enterprises through the development of a recreational impact fee program, and development of a Tree Protection and Landscape Ordinance addressing criteria established in Policies 1.4.1 through 1.4.4.

POLICY 1.4.1: As part of its revised Land Development Regulations, the City will adopt specific open space definitions and standards which will address, at a minimum, the use of buffer zones, and vegetated non-use areas in public parks, as open space.

POLICY 1.4.2: The City will maintain an updated inventory of publicly-owned and specifically designated open space sites to ensure that the open space needs of City residents are met.

POLICY 1.4.3: The recreation impact fee program, to be adopted in conjunction with revised Land Development Regulations, will require that an appropriate percentage of funds be allocated to acquisition and maintenance of open space areas.

POLICY 1.4.4: As an Outstanding Florida Water, the Blackwater River is hereby designated as a natural reservation and is so noted on the Existing and Future Land Use Maps.

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OBJECTIVE 1.5: The City will endeavor as much as practicable to link conservation and recreation lands in such a way as to create an Open Space Network which would allow for movement between sites by both wildlife and people.

POLICY 1.5.1: The City's Open Space Network may be linked via existing rights-of-ways, existing and extended bike paths and sidewalks, nature trails, and other corridor open spaces.

POLICY 1.5.2: The City will continue to pursue funding options for expansion of the Open Space Network in an effort to improve public recreation opportunities as well as to protect environmentally sensitive lands.

POLICY 1.5.3: The City of Milton desires to see the continuation of the Heritage Trail from its current southern terminus to the CSX Right of Way. It is also the City of Milton's desire to see the future connection of the existing Heritage Trail to the Old Spanish Trail east of the City of Milton.

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ELEMENT: INTERGOVERNMENTAL COORDINATION

GOAL 1: The City of Milton shall coordinate with adjacent municipalities, Santa Rosa County and other appropriate governmental agencies to promote efficient and effective delivery of services and facilities and reduce conflicts arising from land development decisions.

OBJECTIVE 1.1: The City of Milton shall coordinate the preparation and implementation of its Comprehensive Plan with the plans of Santa Rosa County, Santa Rosa County School Board, and other units of local government providing services in the City of Milton, but not having regulatory authority over the use of land by implementing Policies 1.1.1 through 1.1.5.

POLICY 1.1.1: Copies of the adopted Comprehensive Plan will be made available at City Hall for review by all units of Milton and Santa Rosa County local government during regular business hours.

POLICY 1.1.2: The City will accept comments from any interested unit of local government regarding intragovernmental and intergovernmental coordination issues related to the Comprehensive Plan.

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POLICY 1.1.3: The Milton City Council has established a City of Milton Planning Board to address comments received by units of local government regarding coordination issues related to the adopted Comprehensive Plan. The Planning Board is charged with the following:

- 1) Initiating plan amendments as required;
- 2) Identifying alternatives for the mitigation of identified issues including Comprehensive Plan amendments, informal agreements, and formal processes;
- 3) Present alternatives and recommendations to the Milton City Council.

POLICY 1.1.4: The City will continue to use the Intergovernmental Action Committee (consisting of officials from Santa Rosa County, Jay, Gulf Breeze, Milton, Eglin AFB and NAS Whiting Field, the Division of Forestry and the Santa Rosa County School Board) to coordinate Comprehensive Plans for the local governments, the School Board and the military and to provide information regarding proposed development.

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POLICY 1.1.5: The City shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly. Such topics of concern should include annexation, infrastructure service areas, population projections, location of public facilities subject to concurrency, siting of facilities under inter-jurisdictional significance, and location of locally unwanted land uses. Upon approval by the Planning Board of the identified topics of concern, the City will meet with representatives from the local governments to develop specific procedures for implementation of the identified joint planning initiatives. Such implementation procedures should be established by February 2005.

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OBJECTIVE 1.2: The City will continue to coordinate with the Santa Rosa Building Inspection Department and continue to improve procedures for approving building permits, especially with regard to city land use approvals.

POLICY 1.2.1: The City shall continue to improve procedures which correlate the issuance and status of building permits to land use decisions made by the City.

OBJECTIVE 1.3: The City will monitor land use decisions and impacts of development proposed by adjacent governments and public agencies and will ensure that the impacts of Milton's Plan are coordinated with such public agencies by implementing Policies 1.3.1 through 1.3.5.

POLICY 1.3.1: The City shall review future plan amendments proposed by Santa Rosa County and will make available to Santa Rosa County proposed amendments to the City's Plan in order to promote mutual coordination of land use and public facility decisions.

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POLICY 1.3.2: When implementation of the Milton Comprehensive Plan will impact adjacent local governments, Milton will initiate informal communications with the affected local government to discuss coordination measures. Milton will then analyze what, if any, actions need to be taken by the City regarding the specific intergovernmental coordination issues. Alternatives considered will include, but not be limited to, the formation of an intergovernmental ad hoc advisory committee, intergovernmental agreements, and informal intergovernmental negotiations.

POLICY 1.3.3: When intergovernmental conflicts develop that cannot be reconciled at the local level within a six month time period, the City of Milton shall request the West Florida Regional Planning Council to assist through the use of the Council's adopted conflict mediation process.

POLICY 1.3.4: When annexation issues arise, the City of Milton will initiate informal communications with the affected local government to discuss annexation issues. Alternatives considered will include, but not be limited to, bringing annexation issues to the Intergovernmental Action Committee for intergovernmental negotiations.

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POLICY 1.3.5: By 2005, the City of Milton will coordinate with Santa Rosa County and adjacent municipalities to discourage the proliferation of urban sprawl.

OBJECTIVE 1.4: The City of Milton will coordinate with appropriate state and federal agencies, especially jurisdictional agencies such as the Department of Environmental Protection, the Florida Department of Transportation, and the U.S. Army Corps of Engineers, on land use approvals and jurisdictional permits by implementing Policies 1.4.1 and 1.4.2.

POLICY 1.4.1: The City shall coordinate will all levels of government to promote mutual participation for mutual benefit.

POLICY 1.4.2: The City shall require that all appropriate state and federal permits are obtained by developers prior to the issuance of a development order.

OBJECTIVE 1.5: The City of Milton shall coordinate with service providers in establishing level of service standards for public facilities for which the City has no maintenance or operational responsibility by implementing Policies 1.5.1 through 1.5.3.

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POLICY 1.5.1: The City shall establish a level of service standard equal to the recommended level of service standard established by the entity having operational and maintenance responsibilities for the facility.

POLICY 1.5.2: The City shall evaluate levels of service for state roadways, and roadways at its shared jurisdictional boundary, for consistency with the plans of adjacent local governments.

POLICY 1.5.3: The City shall participate in the Transportation Planning Organization (TPO) planning process to promote coordination between state and local transportation needs.

OBJECTIVE 1.6: The City of Milton will ensure that adequate public facilities capacity is available to accommodate future growth by implementing Policy 1.6.1 and the Five-Year Schedule of Capital Improvements.

POLICY 1.6.1: The City shall closely monitor and amend as necessary contracts and agreements which provide for sanitary sewer, potable water, and solid waste to ensure available capacity at the current level of service for the current and future residents of Milton.

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OBJECTIVE 1.7: The City will continue to provide information to the public concerning the provision of services by implementing Policies 1.7.1 and 1.7.2.

POLICY 1.7.1: The City will continue to maintain a public website which outlines municipal services. This brochure/booklet is available at City Hall, the Santa Rosa County Chamber of Commerce, and area real estate offices.

POLICY 1.7.2: The City will continue to act as a referral agency with regard to services available at the local, state, and federal level.

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ELEMENT: CAPITAL IMPROVEMENTS

GOAL 1: The City of Milton will provide adequate public facilities based on established level of service standards for both existing and future populations, consistent with the availability of financial resources.

OBJECTIVE 1.1: Beginning in FY-91 and continuing annually, the City will implement Capital Improvements necessary to replace obsolete and worn-out facilities, to meet existing deficiencies and to serve future projected growth.

POLICY 1.1.1: The Capital Improvements Plan shall first consider those facility types required by Rule 9J-5 F.A.C., which are Transportation, Sanitary Sewer, Potable Water, Solid Waste, Stormwater Management, and Parks and Recreation.

POLICY 1.1.2: The City will include projects identified in the relevant Comprehensive Plan Elements in a Five-Year Schedule of Capital Improvements, provided that the established levels of service are identical to those required in the other relevant Comprehensive Plan Elements. The Five-Year Capital Budgeting Process will be incorporated into the City's annual budgeting process.

POLICY 1.1.3: The Capital Improvements Element will be reviewed on an annual basis and will be incorporated into the City's annual budget, which includes not only facility

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types identified in Policy 1.1.1 and will meet the requirements of Policy 1.1.2, but also other facility types necessary for the public health, safety and welfare of the community.

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POLICY 1.1.4: The Capital Improvements element shall include public facility improvements that are equal to or greater than \$25,000 and/or have a useful life greater than five years.

OBJECTIVE 1.2: Development orders and building permits will be issued contingent upon the availability of adequate public facilities concurrent with the impacts of development, based on adopted levels of service.

POLICY 1.2.1: The availability of public facilities shall be determined and measured for the required public facility types, using the adopted level of service (LOS) standards contained in the data elements of the Comprehensive Plan.

- Traffic Circulation (Policy 1.1.1)
- Infrastructure, including solid Waste, Stormwater Management, Potable Water and Sanitary Sewer (Policy 1.2.1)
- Recreation and Open Space (Policy 1.3.1)

POLICY 1.2.2: The City will implement a Concurrency Management System to ensure the availability of public facilities and services that are necessary to support development concurrent with the impact of development, as required by Rule 9J-5.0055.

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POLICY 1.2.3: To ensure the availability of public facilities to serve development for which development orders were issued prior to the adoption of the Comprehensive Plan, the City will ensure inclusion of any identified improvements in the Five-Year Schedule of Capital Improvements.

OBJECTIVE 1.3: Future development will bear an equitable cost of facility improvements needed to maintain adopted levels of service standards in accordance with the Concurrency Management System by implementing Policies 1.3.1 and 1.3.2.

POLICY 1.3.1: Through implementation of the Concurrency Management System, the City will ensure that new development bears an equitable cost of the facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.

POLICY 1.3.2: The extent to which future development bears an equitable cost of facility improvement (i.e., the developer's share) will be specified in the Concurrency Management System. The developers' fair share will be based on the benefits derived by users of related facilities.

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OBJECTIVE 1.4: The City shall manage its fiscal resources and land development process to ensure that those capital improvement needs derived from other comprehensive plan elements, and those necessary to maintain adopted level of service standards related to previously issued development orders and improvements required by future development orders, are provided for in accordance with the Five-Year Schedule of Capital Improvements and through implementation of Policies 1.4.1 to 1.4.4. These policies will additionally be incorporated into the City's annual budgeting process.

POLICY 1.4.1: Annually, beginning with FY-91, the City shall adopt a Capital Improvements Budget as part of its Annual Operating Budget. The Capital Improvements Budget shall annually appropriate funds for those projects necessary to maintain the adopted level of service standards as referenced in Policy 1.2.1 of this element.

POLICY 1.4.2: Proposed Capital Improvement projects shall be evaluated and ranked by the City Manager and City Council in order of priority according to the following guidelines listed in order of importance.

- A. Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services or to maintain or achieve full use of existing facilities.

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- B. Whether the project increased efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service or promotes in-fill development.
- C. Whether the project represents a logical needed extension of facilities and services within a designated urban service area.

In evaluating Capital Improvement projects, consideration will be given to:

- Elimination of public hazards.
- Deficiencies of existing facilities.
- Accommodation of new development and redevelopment facility demands.
- Consideration of the future land use map in determining locational needs.
- City's ability to fund current and projected improvements.
- Have funds already been appropriated?
- Will improvements require multi-year financing and impact debt service requirements?
- Can improvements be constructed in phases/increments?
- Relationship of the improvements to the plans of State Agencies and the Northwest Florida Water Management District.

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- The relationship of the improvement in the plans of the Florida-Alabama TPO.
- Does the improvement further policies of other comprehensive plan elements?

POLICY 1.4.3: The debt service implications of the Five-Year Schedule of Capital Improvements will be addressed as part of the monitoring and evaluation process of the Capital Improvements Element on an annual basis.

POLICY 1.4.4: The City will develop repair and replacement schedules for public facilities to be included within annual updates to the Five-Year Schedule of Capital Improvements.

OBJECTIVE 1.5: In order to maintain adopted LOS standards and to identify any potential existing deficiencies, the City commits to undertake various studies as identified in the Data Elements.

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POLICY 1.5.1: Project needs identified in the Comprehensive Stormwater Development Plan to correct existing deficiencies and to accommodate future growth, will be added to the Five Year Schedule of Capital Improvements according to the priorities identified in the Plan.