



HISTORIC PRESERVATION BOARD
Regular Meeting Agenda

May 14, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Open Meeting with Invocation & Pledge of Allegiance**
- 2. Review and Approval of Agenda**
- 3. Approval of Minutes**
 - Item # 2026-4046
 - Approval of Minutes from April 9, 2026, meeting
- 4. Invited Speaker - Pastor Deborah Potter, FPC Milton**
- 5. Citizen Comments**
- 6. New Business**
 - Item # 2026-4047
 - COA - 5190 Santa Rosa Street
 - Item # 2026-4056
 - COA - 6767 Berryhill Street
 - Item # 2026-4057
 - COA - 5108 Escambia Street
 - Item # 2026-4058
 - Historic Excellence Sign - Residential
 - Item # 2026-4059
 - Walking Tour Update
- 7. Old Business**
 - Item # 2026-4048
 - Historic Lamppost Signage Update
- 8. Planning Department Update**
- 9. Adjournment**

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

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



Agenda Item # 2026-4046

Approval of Minutes from April 9, 2026, meeting

MEETING DATE

May 14, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. HPB Minutes April 9, 2026

HISTORIC PRESERVATION BOARD

April 9, 2026

The Historic Preservation Board met on Thursday, April 9, 2026, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT:

Laura Coleman
Jeff Martin
Theresa Messick
Susan Russell
Richard McCool

Jacob Hullett, Planning Director
Melissa Short, Administrative Assistant

OTHERS:

Councilwoman Marilynn Farrow
BessAnn Watson

The meeting was called to order at 5:30 p.m. Laura Coleman made a motion to approve the agenda and the March 12, 2026, meeting minutes, seconded by Theresa Messick; approved 5-0.

NEW BUSINESS:

COA – 5185 Elmira St. – BessAnn Watson and Richard McCool presented the COA for 5185 Elmira St. to the board. The motion passed to approve the COA for 5185 Elmira St. with four votes in favor and one abstention.

OLD BUSINESS:

Historic Lamppost Signage Update – Jacob Hullett provided the narratives and pictures to the board to review. Mr. Hullett explained the city is in conversation with Florida Power and Light to transfer ownership of all the lamppost to Florida Power and Light to save the city money and upkeep. Florida Power and Light don't allow permanent fixtures on the lamppost but will keep the flag arms. The goal is to have all the pictures and narratives finalized by the end of the month to send to Sign Crafters to be completed and put up by July 4th. Councilwoman Marilynn Farrow volunteered to draft the Woman's Club narrative. The board discussed having a walking tour update for the next meeting.

Planning Department Update – Jacob Hullett explained staff will keep the board updated on the lampposts and shared pictures from the Woman's Club Historic Excellence Sign.

There was no further business to discuss, and the meeting was adjourned at 7:00 p.m.



Agenda Item # 2026-4047

COA - 5190 Santa Rosa Street

MEETING DATE

May 14, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. COA for 5190 Santa Rosa Street

CITY OF MILTON

Application for Development Approval

Date: 4/23/2026 ADA# 2604-8365
Applicant: Lepingbeck Phone# 9103804028
E-Mail Address: OLepingbeck@gmail.com
Applicant Address: 2105 Frontera St Navarre FL 32566
Project Name: 5190 Santa Rosa St Milton
Project Address: 5190 Santa Rosa St Milton FL 32570
Parcel ID No.

Description of Work: see attached Renovation Plan
Type of Development: X Minor Major Subdivision Planned Development
Zoned RC / FLU Flood Zone Natural Gas at this location? YES NO N/A

INFORMATION FROM PLANS:

Lot Size: SETBACKS: Front Rear Side Yard Lot Coverage %

COMPLETED BY PLANNING DEPT:

Minimum Lot Size: Min. Setback: Front Rear Side Yard
Total Lot Coverage % SF or MF # of Units Height of Structure

CITY OF MILTON AUTHORIZATION TO SANTA ROSA COUNTY BUILDING OFFICIAL

The City of Milton hereby authorizes the Santa Rosa County Building Official to proceed with Building Permit issuance for the development activity above. This Application for Development is approved to construct the above project at the address noted above. Such development activity shall conform to any and all regulations of the City of Milton and any conditions of approval set forth herein and shall conform to the plans submitted and approved by the city and made a part of this application. Before any certificate of occupancy can be issued by Santa Rosa County on: (A) commercial property, a final Life Safety Code inspection and Planning Department site inspection must be performed and approved by the City of Milton; (B) residential property, a Planning Department site inspection must be performed and approved by the City of Milton. Should this development approval be invalidated, the Santa Rosa County Building Official, upon written notification by the City of Milton, shall rescind the building permit authorized or issued by Santa Rosa County. The applicant, by signing this Development Application, acknowledges that he has the legal authority to proceed with the development and accepts full legal responsibility for any and all damages to city facilities and further to hold the City of Milton harmless in any and all matters relating to this authorization.

By signing below, I acknowledge that I am the owner of the property or the agent of the company and that I have the authority to act on behalf of the company. The company or applicant also agrees to comply with all the regulations of the City of Milton, Florida.

Lepingbeck owner
Authorized Applicant Name & Title

4/23/2026
Date

APPROVED BY: Planning & Development Dept. Name & Title Date

Additional Conditions: Compliance with the City of Milton's Municipal Code

THIS DEVELOPMENT APPROVAL IS VALID FOR SIX (6) MONTHS UNLESS OTHERWISE NOTED

City of Milton

Application to:

- Historic Preservation Board**
- Downtown Advisory Board**

Name of Applicant: Leping Beck Phone# 910-380-4028

Address of Property: 5190 Santa Rosa Street Parcel# _____

Type of Structure Commercial Residential Square Footage of Structure _____

If a business, what is the nature: _____ New Business Existing Business

If existing business, how long has it been in operation? _____ Years, Number of Employees _____

Contractor _____ Phone# _____ City License # _____

- New Construction Repairs/Alterations Demolition
- Garage/Parking Area Fence Landscaping
- Roof Other (specify) _____

What type of exterior renovations are proposed? Repair siding, new paint, new windows

What type of proposed material to be used? wood planks for siding. Vinyl windows

Exterior Color Scheme White New Used Materials

If a business, is adequate off-street parking available? Yes No Public Parking Private Parking

Are you willing to make other improvements the board (s) may feel necessary in order to comply with the City of Milton's Land Development Regulations? Yes No Explain _____

Leping Beck
Signature of Applicant

4/23/2026
Date

Note: After approval, any modifications to development activity will require a separate approval.

HPB Approved Denied _____
Signature of Approval Date

DRAB Approved Denied _____
Signature of Approval Date

C:\My Files\HPB.DRAB.fm\REVISED APRIL 2001

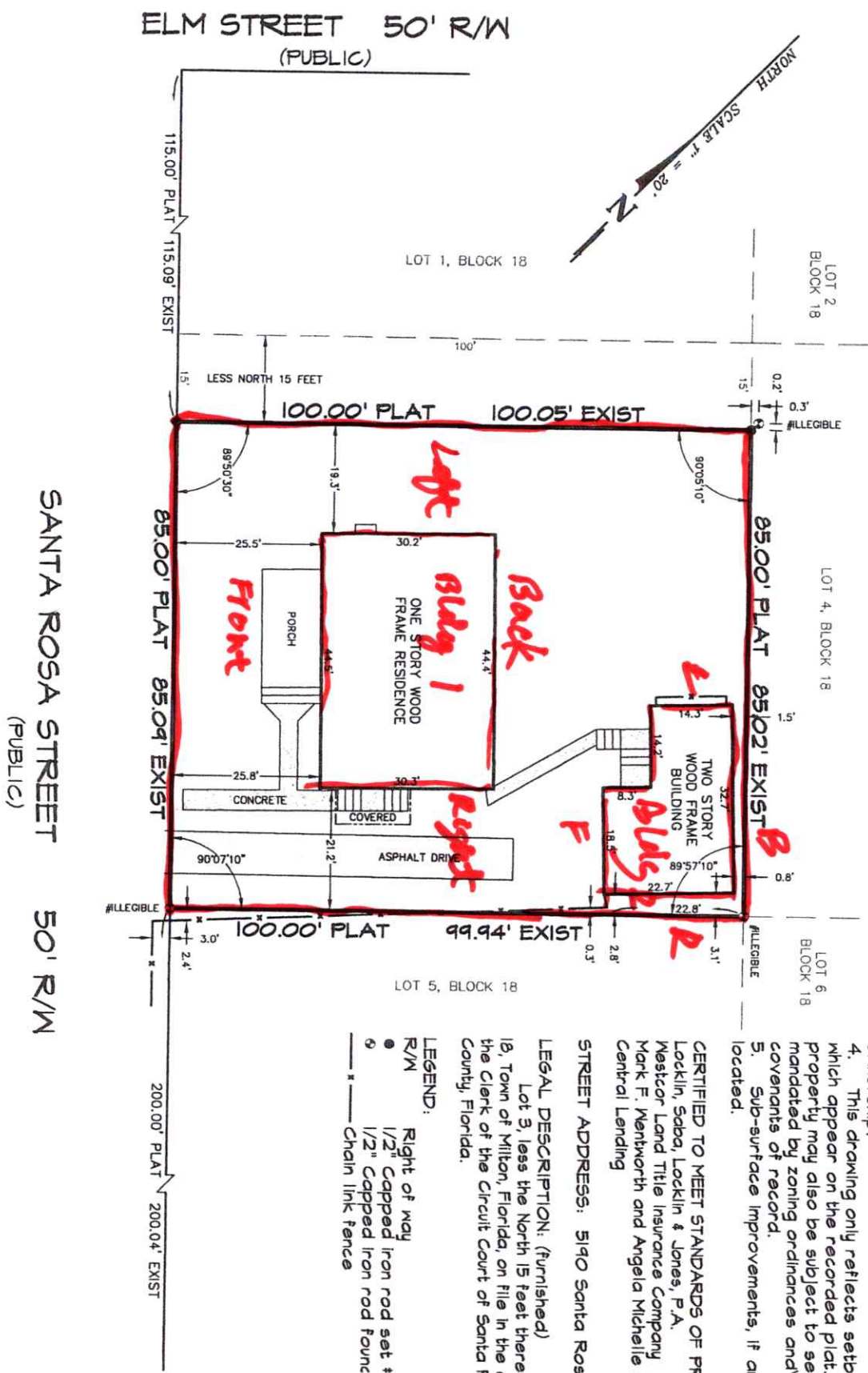
Renovation Plan
5190 Santa Rosa Street
Milton FL 32570

Owner: Leping Beck (Lillian)
910-380-4028
lepingbeck@gmail.com

Date April 21, 2026

1. Clean up the yard. Cut random trees that are too close to the foundation of the house, Keep and trim existing mature trees and bushes: magnolia, azalea, camelia, palm etc.
2. Put new roofs and fascia on both buildings. See attached proposal from Emerald Waters Construction LLC
3. Repair rotten woods and siding as necessary (both buildings)
4. Paint the exterior of building 1. white, the same color as current color
5. Bring plumbing and electrical up to date to be in compliance of the building code. (both buildings)
6. Replace all windows of building 1 with white vinyl windows (most of them are broken or rotten)
7. Repair or replace doors as necessary (both buildings)
8. Remodel interior of both buildings. Keep the original features as much as possible.

A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS



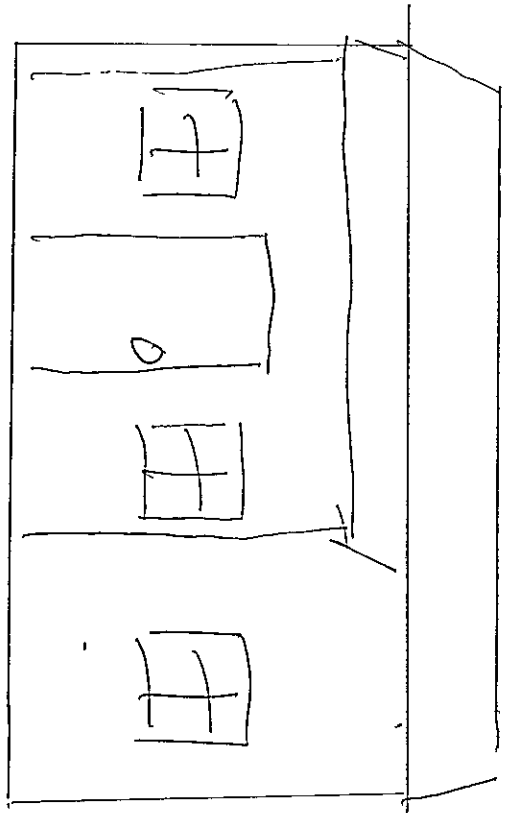
- SURVEYOR'S NOTES:**
1. Subject to setbacks, easement restrictions of record.
 2. This survey is subject to any fa be disclosed by a full and accurate No title work performed by this firm
 3. This survey does not reflect or ownership.
 4. This drawing only reflects setb which appear on the recorded plat. properly may also be subject to sel mandated by zoning ordinances and\ covenants of record.
 5. Sub-surface improvements, if ar located.

CERTIFIED TO MEET STANDARDS OF PR
 Locklin, Saba, Locklin & Jones, P.A.
 Masteror Land Title Insurance Company
 Mark F. Wentworth and Angela Michelle
 Central Lending

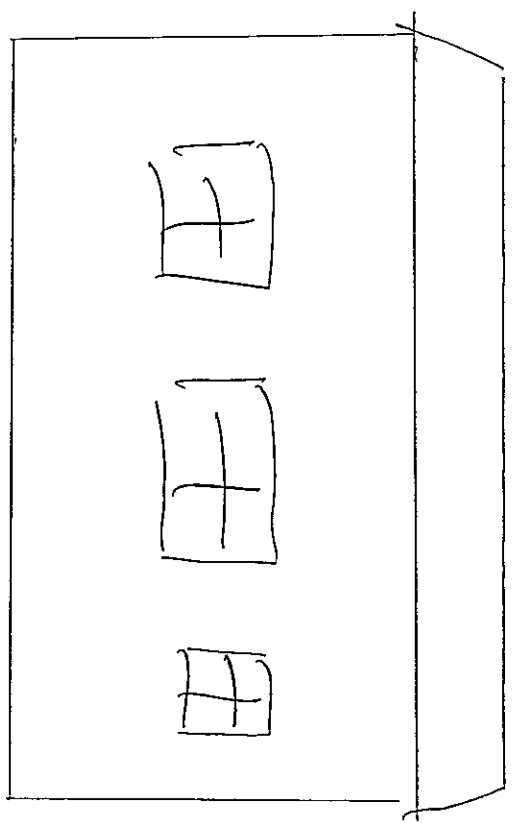
STREET ADDRESS: 5190 Santa Ros

LEGAL DESCRIPTION: (furnished)
 Lot 3, less the North 15 feet there
 18, Town of Milton, Florida, on file in the
 the Clerk of the Circuit Court of Santa
 County, Florida.

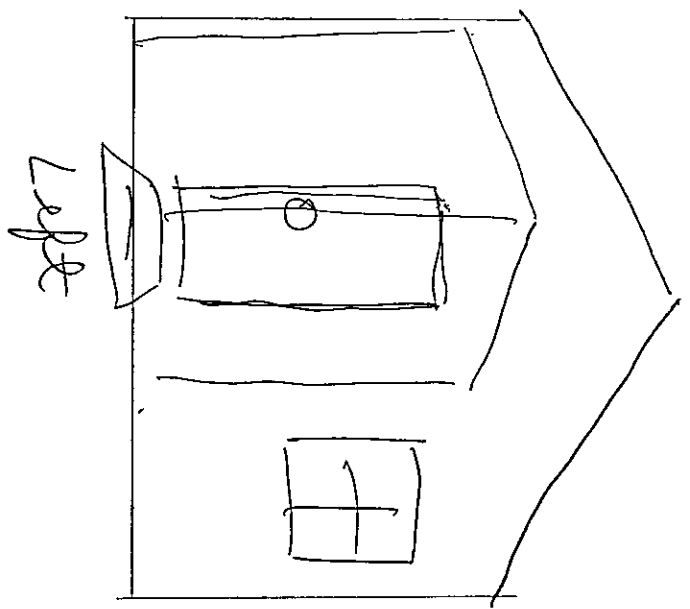
- LEGEND:**
- R/W Right of way
 - 1/2" Capped iron rod set *
 - 1/2" Capped iron rod found
 - Chain link fence



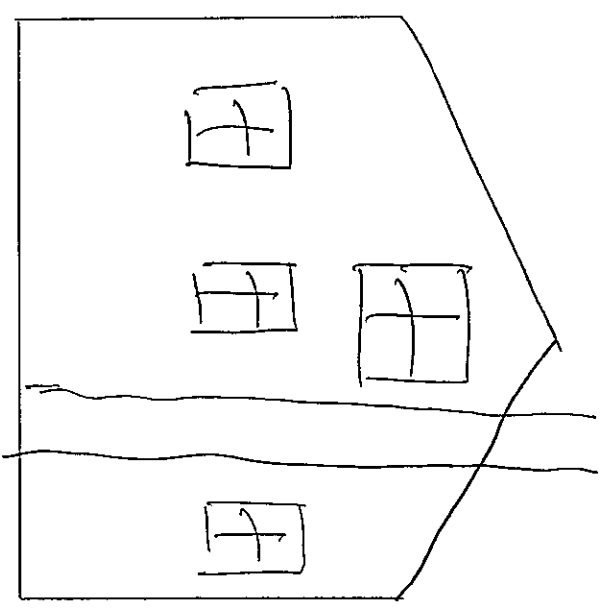
Front



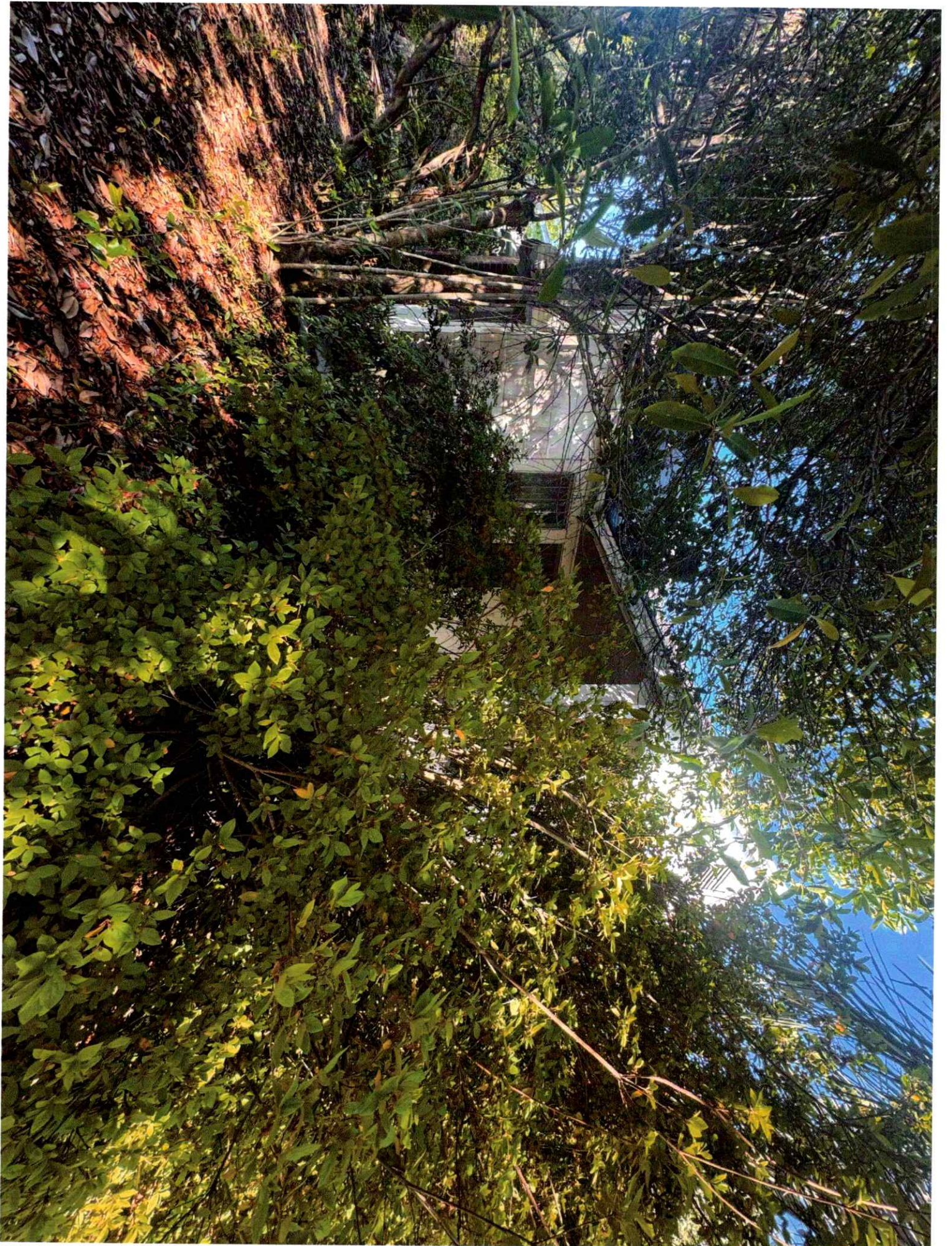
Back



Left



Right



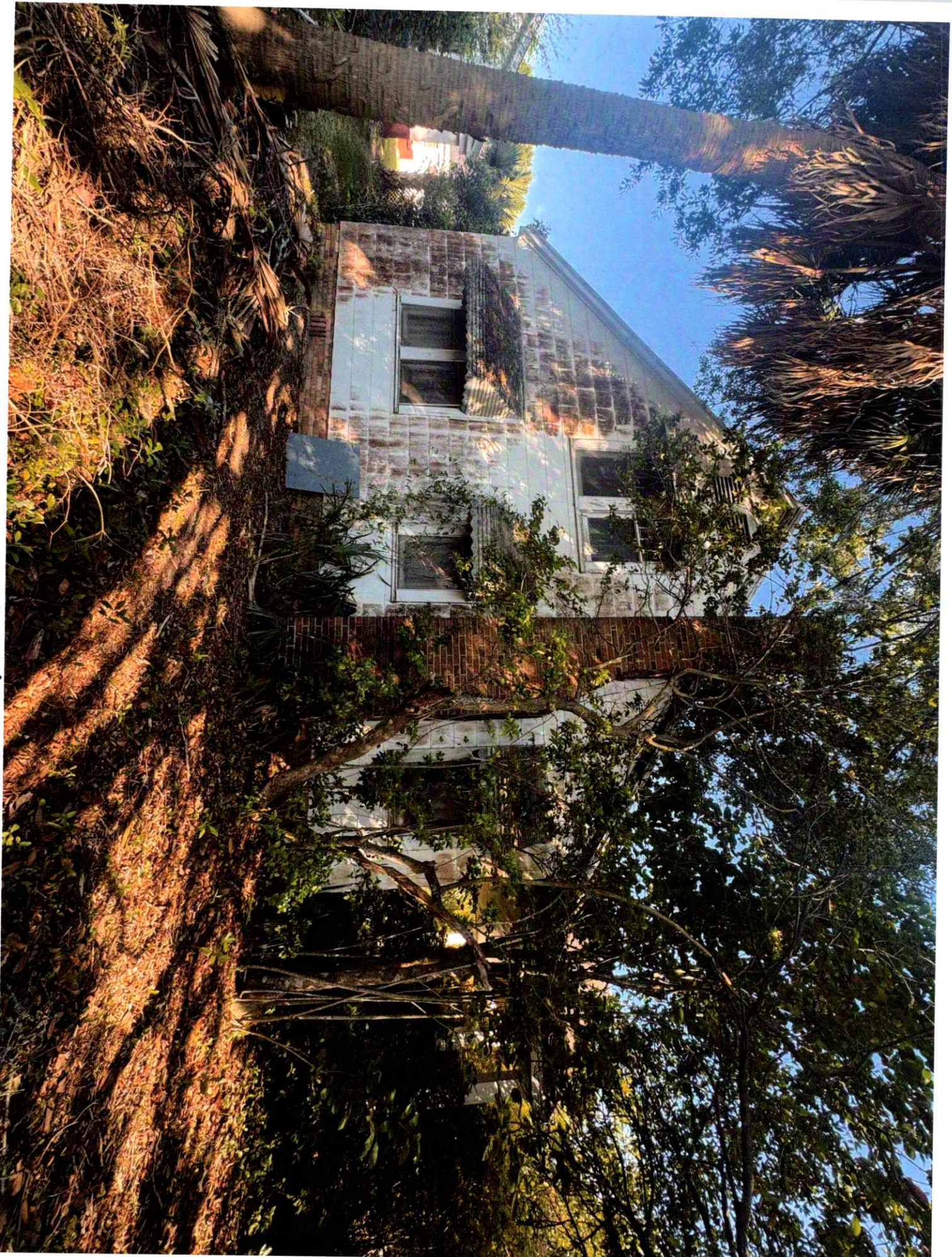
Budy 1 F



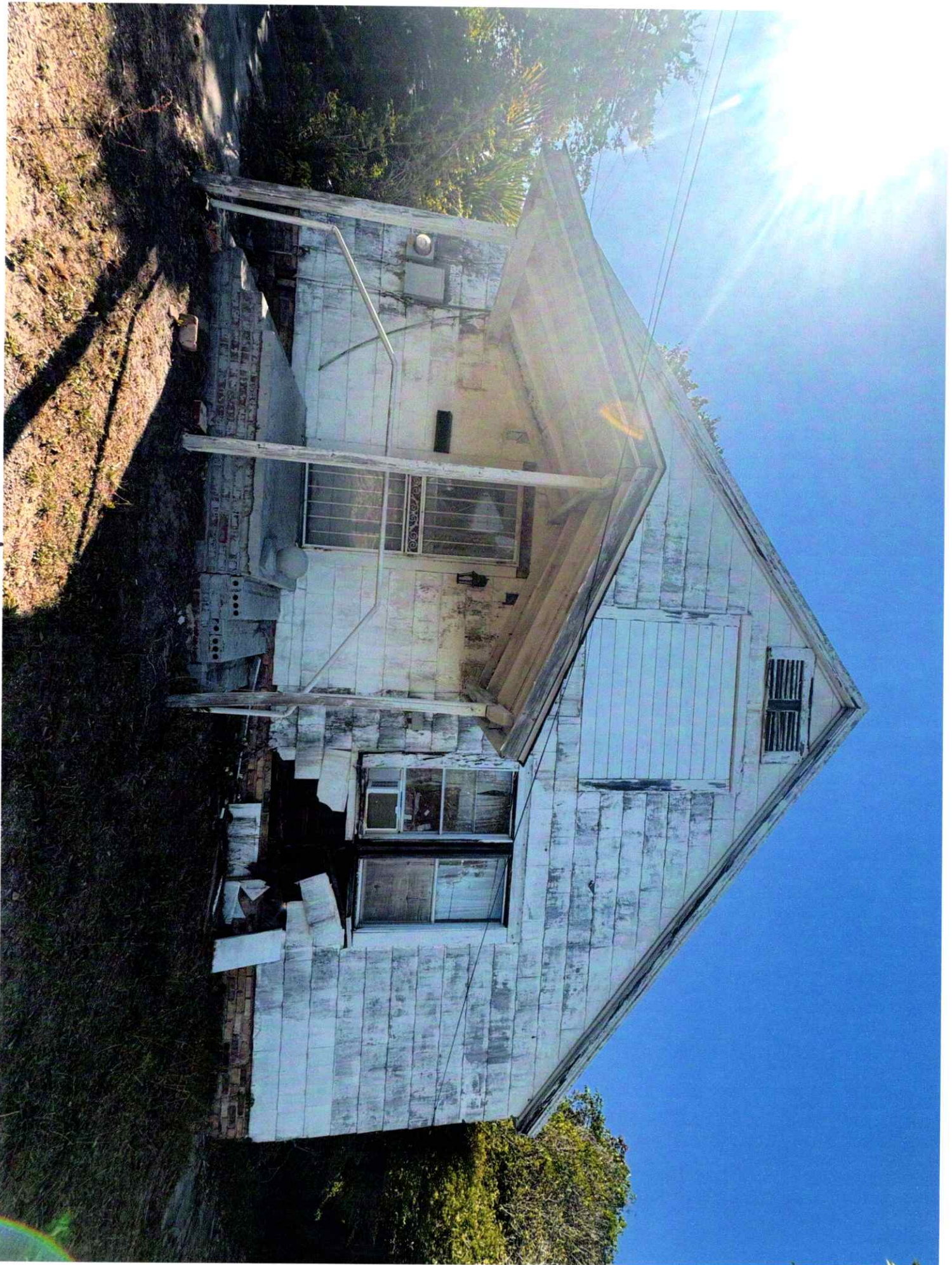
Bldg 1 F



Bldg 1 B



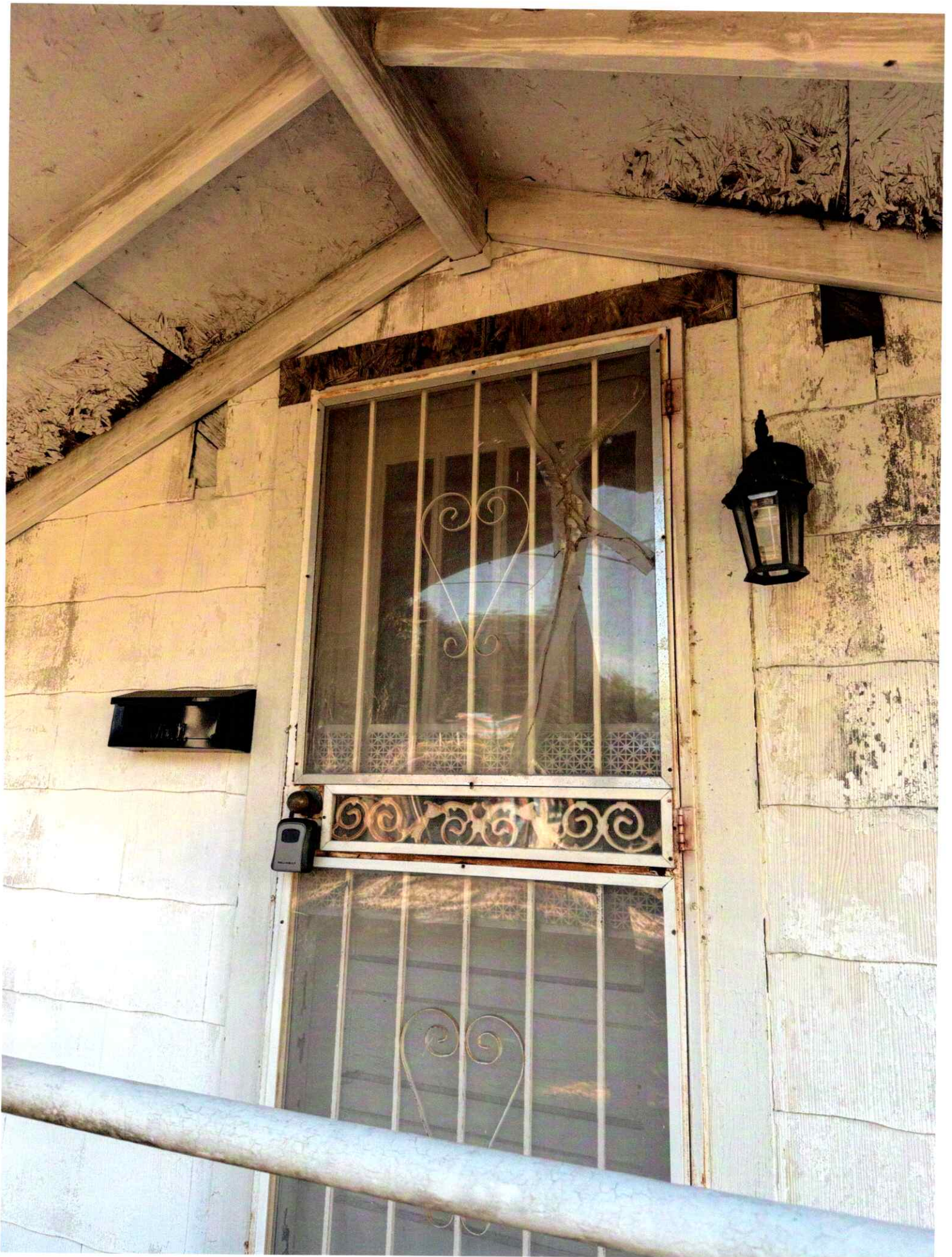
Buds 1 2



Blk 1 R

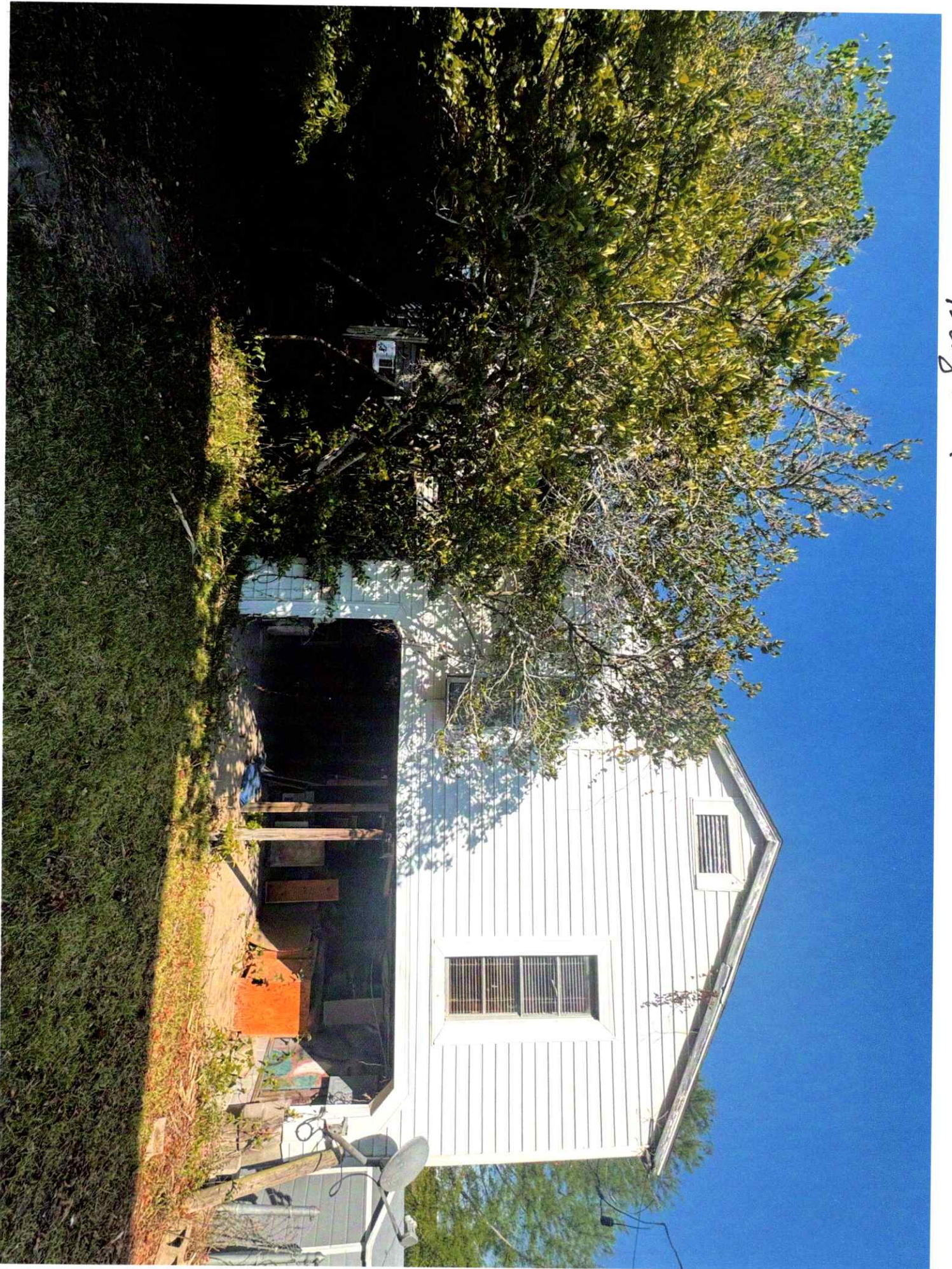
Blg 1 R

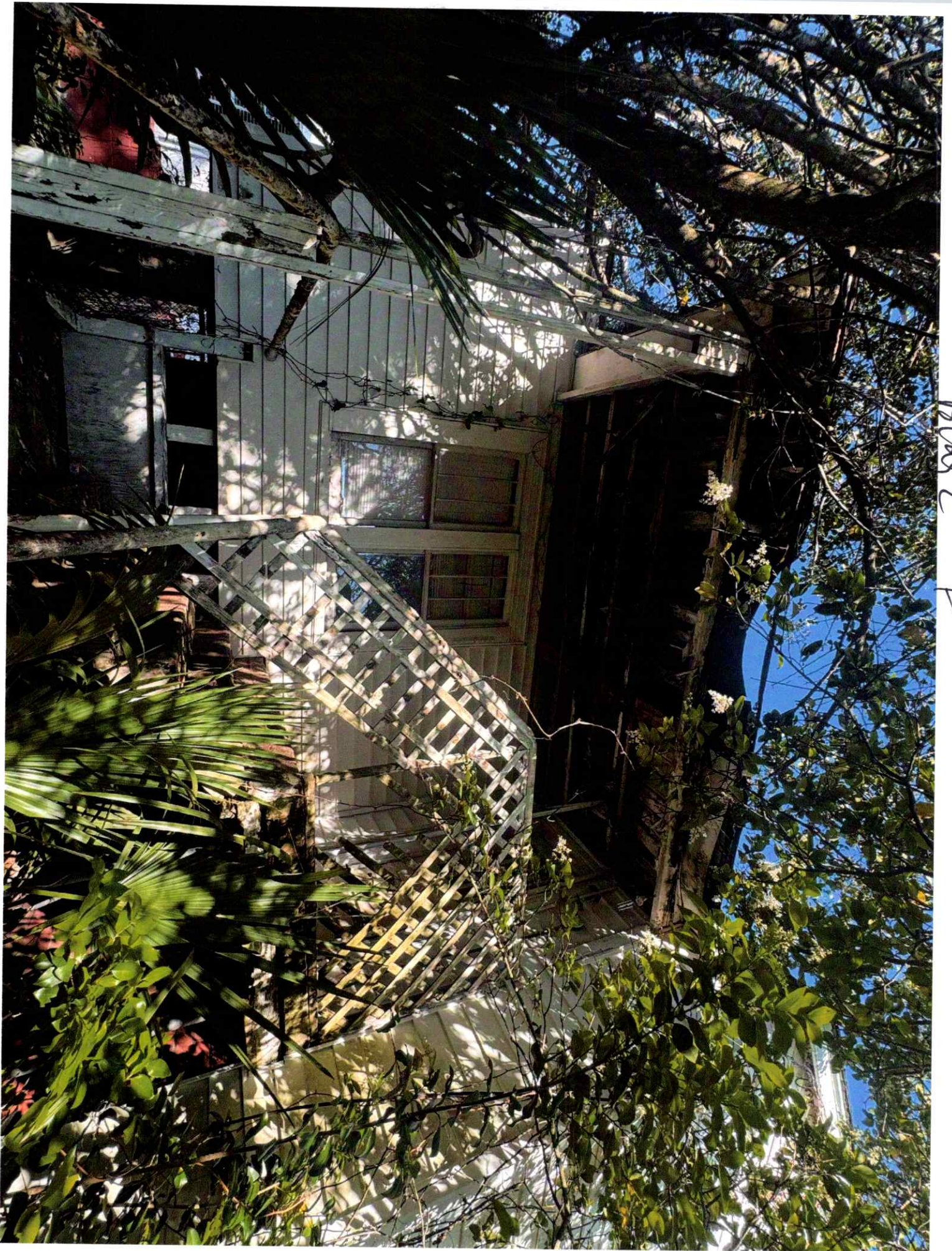




Bldg 1 R

Bldg 2 F





Bugs 2 E



Bldg 2 L

eSpike Developments, LLC

2835 Gemstone Circle,
Pace, FL 32571

with Emerald Waters Construction LLC
1957 Highway 87, Navarre, FL 32566
850-619-0762

Date	04/22/2026
Proposal Submitted To	Lillian Beck
Street	5188 Santa Rosa St
City / State	Milton, FL
Phone	910-380-4028

RRC#: RC29027953



Proposal:

This proposal includes all material, labor, permit, and insurance costs. Any unused materials remaining after project completion shall remain the property of the contractor and will not be credited back to the project.

In the event that the delivery truck is unable to access the driveway—whether due to the owner's refusal, physical obstruction, inclement weather, natural disasters, or any other cause—and roof loading is not possible, an additional charge will apply. The owner will be billed \$15 per three bundles, per story for manual roof loading of materials.

Existing Roof Area

- Remove existing roofing system. Layer(s) roof
- Replace ½" CDX plywood as needed to meet Florida Building Codes @ per sheet. This is an addition to the original quoted price of contract/proposal.
- Prepare and re-nail decking to meet Florida Building Code requirements
- Apply whole house ice and water shield to meet Florida Building Code @
- Place new pre-painted drip at outside perimeter.
 - Except areas with gutter
- Apply roofing cement drip to edge flashing.
- Install GAF Pro-Start on perimeter.
- Install new flashing around chimney @ Chimney flashing to be determined after removal of roof. May be in addition to quoted price.
- Remove / Rebuild chimney cricket per code @
- Remove / Replace / Reset skylight @ per skylight.
- Headwall/rakewall flashing to be determined after removal of roof and may be an additional cost.
- Install new pipe zip boot for power pole.
- Install GAF Ridge vent.
- Remove and replace all standard penetrations with neoprene rubber.
- All gas penetrations and chimney flues are to be reset and painted.
- Install off set ridge vent for attic ventilation and/or reflash maybe additional cost.
- Place new ridge caps at all ridge areas for property exposure and alignment.
- Satellite dish to be reset by others/not responsible for signal loss.
- Clean up yard and surrounding area and haul away debris. Includes magnetic rake for nails.

- Payment is not to be held due to city/county inspections
 - No money down, 100% upon completion of labor and materials
 - 50% down, remainder due upon completion of labor and materials
- Credit Card payments will be charged a 3.5% Service Fee
Any checks returned NSF will be charged a \$50 Processing Fee.

Product	GAF Warranty	Sales Price
<input checked="" type="checkbox"/> GAF Timberline HDZ	<input checked="" type="checkbox"/> GAF System Plus	\$20,580 Quote is valid for 30 days
<input type="checkbox"/> Other	<input type="checkbox"/> Windproven	
Shingle Color Selected		Pitch: 10/12

SPECIAL INSTRUCTIONS:

- Replace pine boards as needed.
- Priced to complete both roof's at the same time.
- Installation of Fascia/Wood Miratec 1x6" & 1x8" Fascia boards \$5,320

By signing this proposal/contract, the Owner agrees to all services and pricing outlined herein and authorizes the Contractor to proceed with the work. The Owner confirms that they have read, understand, and accept all terms and conditions included in this agreement. The Contractor shall not be held responsible for any property damage caused by delivery trucks or construction vehicles entering the property.

Owner Signature: _____
Date of Acceptance: _____

All parties have read and agree to these terms and conditions.
Submitted By: _____
Date: _____



Agenda Item # 2026-4056

COA - 6767 Berryhill Street

MEETING DATE

May 14, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. COA for 6767 Berryhill

City of Milton

Application to:

- Historic Preservation Board
 Downtown Advisory Board

Name of Applicant: Chris & Liz Ausdenmoore Phone# 615-638-3339

Address of Property: 6767 Berryhill Parcel# _____

Type of Structure Commercial Residential Square Footage of Structure _____

If a business, what is the nature: N/A New Business Existing Business

If existing business, how long has it been in operation? _____ Years, Number of Employees _____

Contractor _____ Phone# _____ City License # _____

- New Construction Repairs/Alterations Demolition
 Garage/Parking Area Fence Landscaping
 Roof Other (specify) _____

What type of exterior renovations are proposed? Addition of a Rear Deck

What type of proposed material to be used? Wood

Exterior Color Scheme White/Stain New Used Materials

If a business, is adequate off-street parking available? Yes No Public Parking Private Parking

Are you willing to make other improvements the board (s) may feel necessary in order to comply with the City of Milton's Land Development Regulations? Yes No Explain _____

[Signature] _____ April 23, 2026
Signature of Applicant Date

Note: After approval, any modifications to development activity will require a separate approval.			
<input type="checkbox"/> HPB	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	_____
			Signature of Approval
<input type="checkbox"/> DRAB	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	_____
			Signature of Approval

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City of Milton
Historic Preservation Board

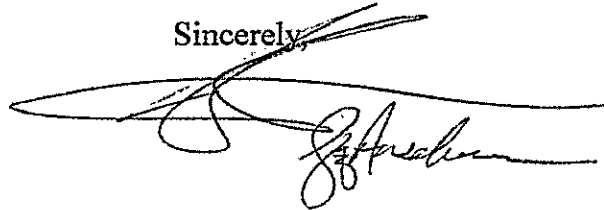
April 23, 2026

Board Members,

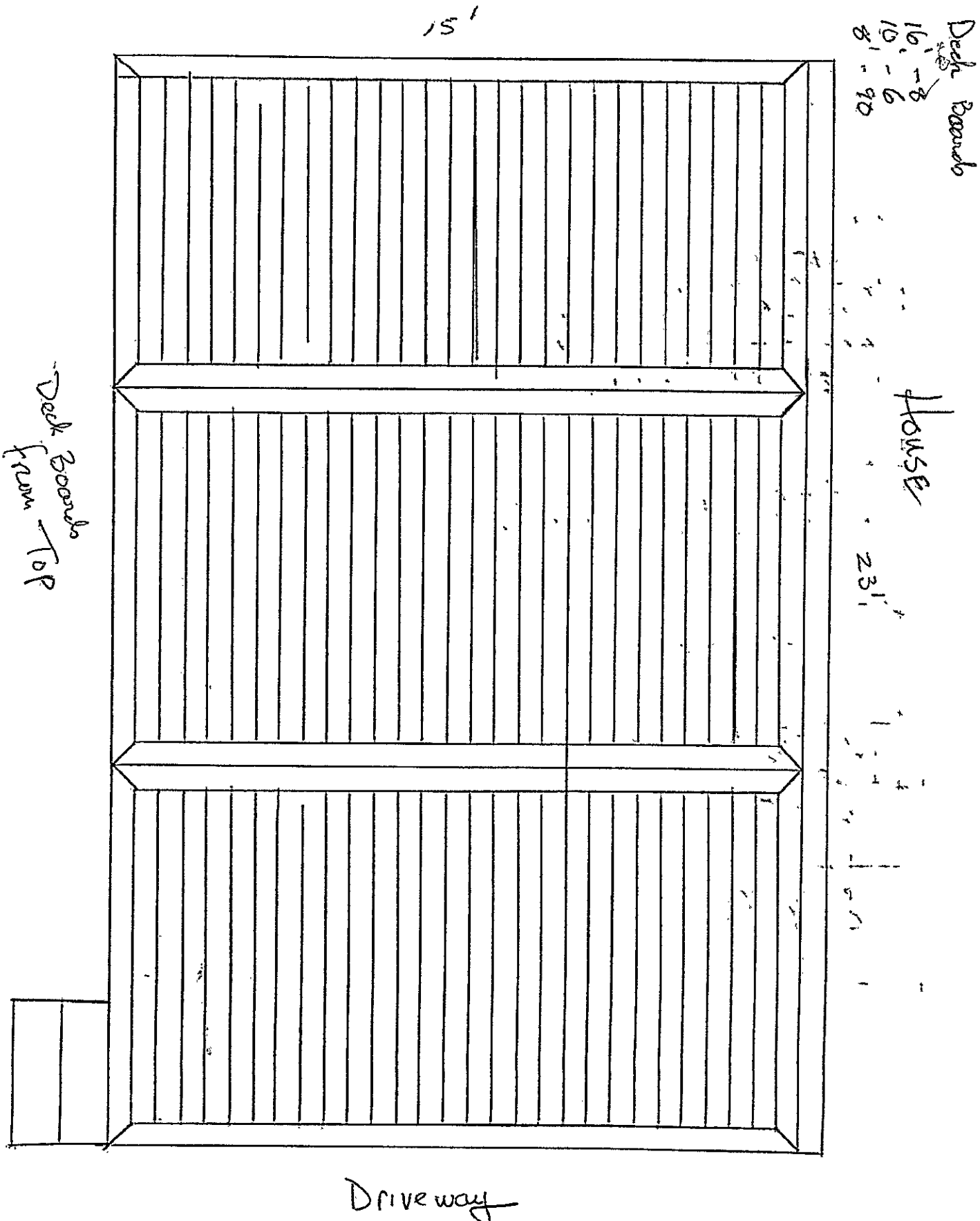
After a year of interior updates, we are happy to finally be working on the exterior of the Mints-Merchant house at 6767 Berryhill St. We greatly appreciate the approval for the grant for painting! Now that painting is complete, we would like to request Board approval to build a wood deck with pergola at the rear of the house. In the included drawings, you will see that the deck will be approximately 23' X 15', or 345 sq. ft. This is in line with the average deck size in Florida, which is between 300 and 400 square feet (according to Google). To integrate the design with the house, we plan to paint the pergola white to match the house and stain the deck boards to protect them from the elements. We will be building this deck with assistance from experienced family members, so we will not be hiring a contractor.

We have spoken with both the Santa Rosa County Permits office and the City of Milton about this project. Both have reviewed our design and are willing to issue permits pending Board approval. We appreciate your consideration in this matter and look forward to continuing improvements on our historic Milton home.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris and Liz Ausdenmoore", written over a horizontal line.

Chris and Liz Ausdenmoore



16' - 8
10' - 6
8' - 90

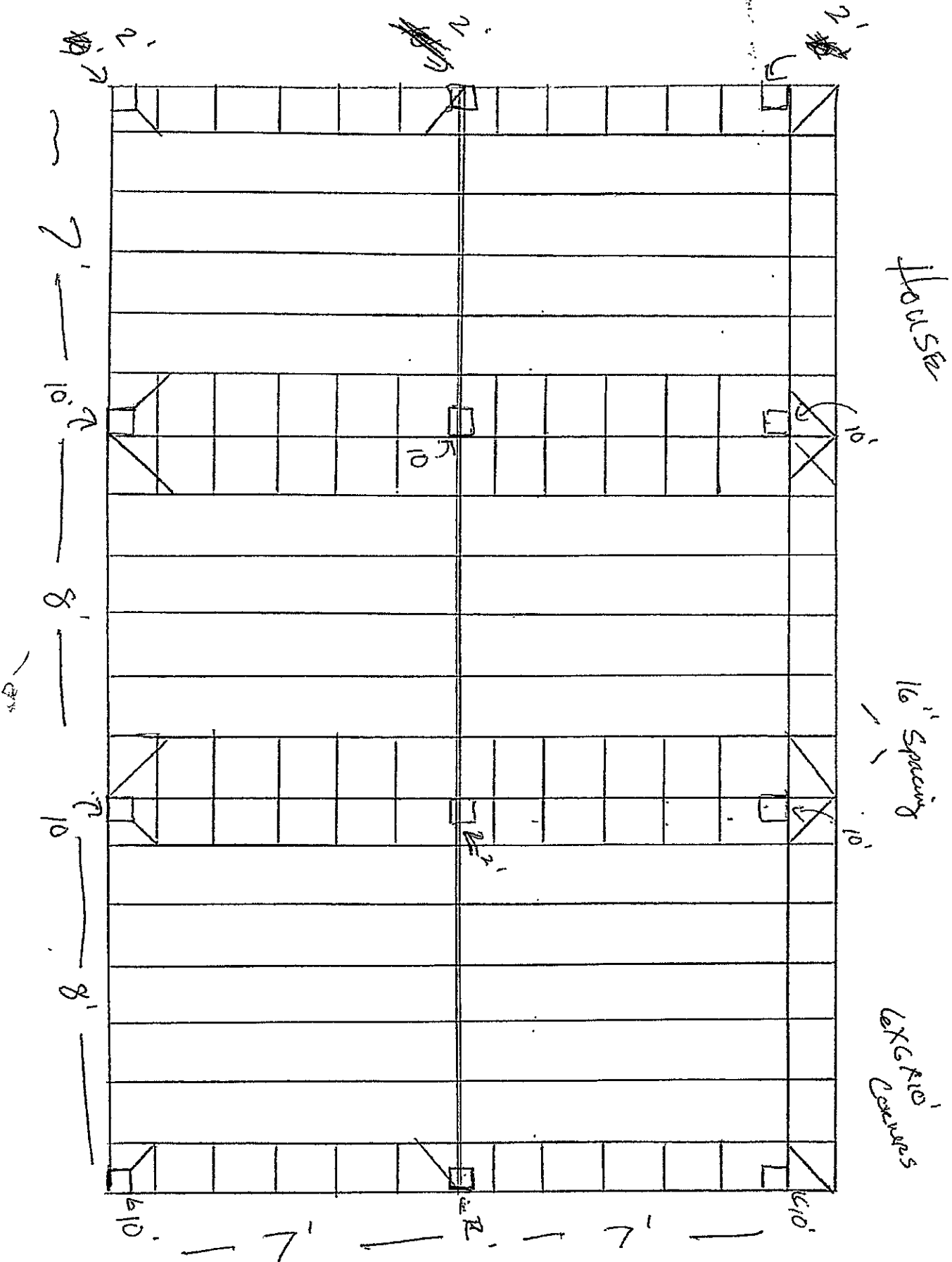
HOUSE

23'

1' - 4

1' - 4
1' - 4
1' - 4

1



House

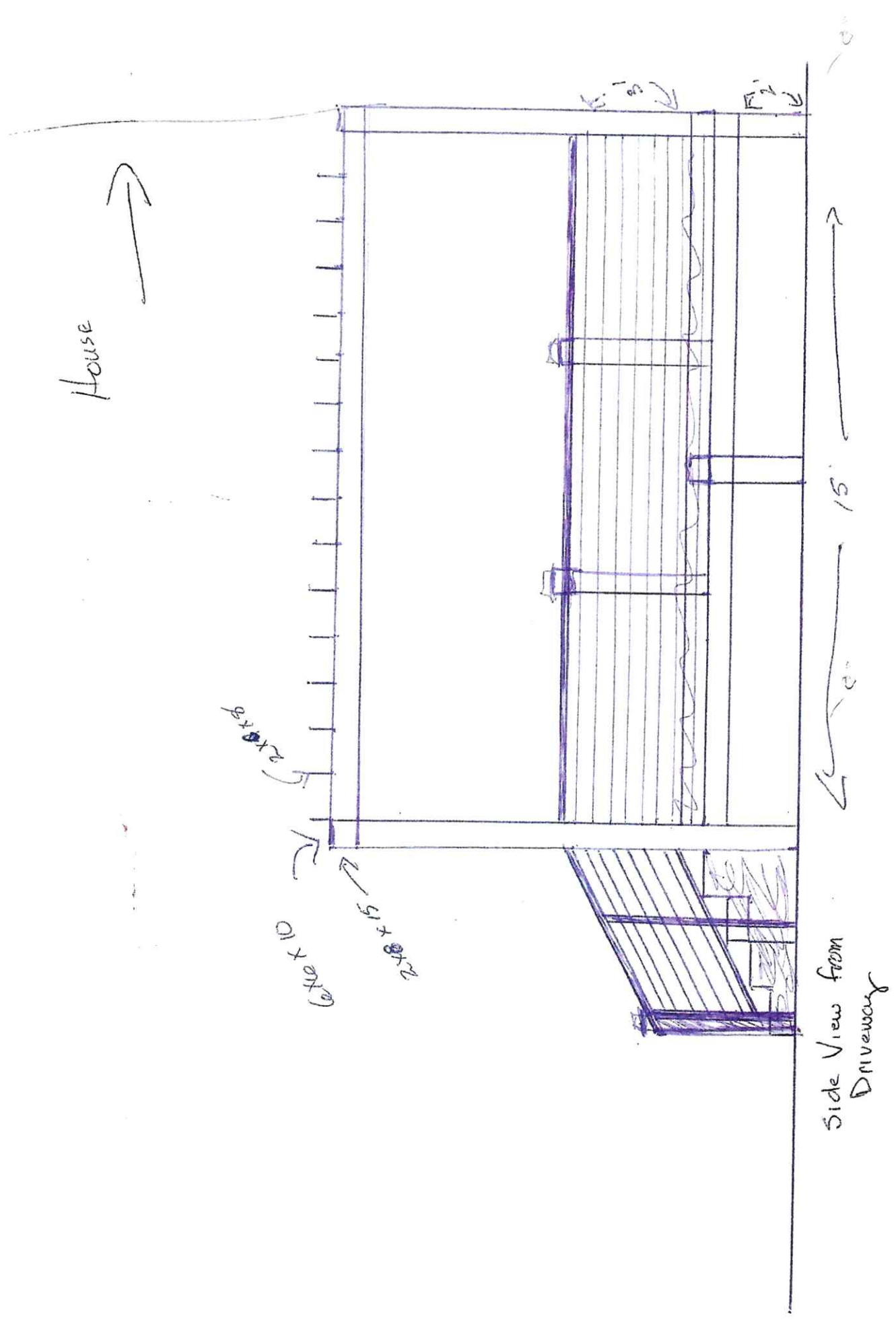
16" Spacing

Let's find
columns

Driveway



Front View from Back yard





Agenda Item # 2026-4057

COA - 5108 Escambia Street

MEETING DATE

May 14, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. COA for 5108 Escambia Street

City of Milton

Application to:

- Historic Preservation Board
 Downtown Advisory Board

Name of Applicant: Angela D. Frisby Phone# _____

Address of Property: 5108 Escambia St Parcel# G3-1N-28-2530-03000-0050

Type of Structure Commercial Residential Square Footage of Structure 2383 sqft

If a business, what is the nature: _____ New Business Existing Business

If existing business, how long has it been in operation? _____ Years, Number of Employees _____

Contractor _____ Phone# _____ City License # _____

- New Construction Repairs/Alterations Demolition
 Garage/Parking Area Fence Landscaping
 Roof Other (specify) HVAC, Windows

What type of exterior renovations are proposed? HVAC, New Roof, Windows

What type of proposed material to be used? Heritage Shadow Grey Shingles

Exterior Color Scheme fence - Black New Used Materials
Windows - Clad Windows

If a business, is adequate off-street parking available? Yes No Public Parking
 Private Parking

Are you willing to make other improvements the board (s) may feel necessary in order to comply with the City of Milton's Land Development Regulations? Yes No Explain _____

Angela D. Frisby
Signature of Applicant

4.27.26
Date

Note: After approval, any modifications to development activity will require a separate approval.

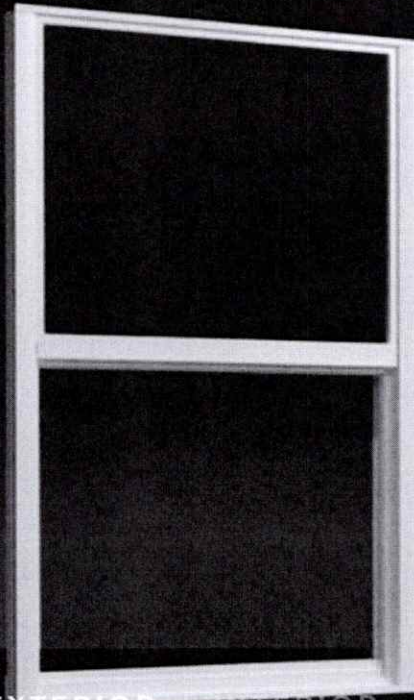
HPB Approved Denied

Signature of Approval Date

DRAB Approved Denied

Signature of Approval Date





EXTERIOR | INTERIOR

WINGUARD® ALUMINUM
**Single Hung
Window
(SH7700A)**

MATERIAL Aluminum

PRICE POINT \$\$\$



Raised from the bottom, with a fixed top half, our single hung window offers ventilation and effortless protection in a traditional style that can be customized pgtwindows.com throughout the home





Agenda Item # 2026-4058

Historic Excellence Sign - Residential

MEETING DATE

May 14, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2026-4059
Walking Tour Update

MEETING DATE **PREPARED BY**

May 14, 2026

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2026-4048

Historic Lamppost Signage Update

MEETING DATE

May 14, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None