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**HISTORIC PRESERVATION BOARD**  
**City Hall – 1<sup>st</sup> Floor Board Room, 510 N. Baker Street, Mount Dora, FL**  
**January 31, 2024 at 3:00 PM**

**AGENDA**

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes for December 13, 2023
- IV. Public participation/hearing for non-agenda items
- V. Certificate of Appropriateness
  - 1.) 642 N. Tremain St.
    - I. Ex Parte Communication
    - II. Swearing in Staff/ Applicant
    - III. Staff Presentation
    - IV. Public Input
    - V. Discussion
  - 2.) 431 E 9<sup>th</sup> Avenue
    - I. Ex Parte Communication
    - II. Swearing in Staff/ Applicant
    - III. Staff Presentation
    - IV. Public Input
    - V. Discussion
  - 3.) 811 N. Grandview St.
    - I. Ex Parte Communication
    - II. Swearing in Staff/ Applicant
    - III. Staff Presentation
    - IV. Public Input

V. Discussion

4.) 330 Dora Drawdy Way

- I. Ex Parte Communication
- II. Swearing in Staff/ Applicant
- III. Staff Presentation
- IV. Public Input
- V. Discussion

VI. Other Business

VII. Announcement of next scheduled meeting date February 28, 2024

VIII. Adjournment

All meetings are held the last Wednesday of each month at 3:00 p.m. at City Hall – 510 N. Baker Street

**NOTICE:** Please note that, for purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.

**NOTICE:** If any person decides to appeal any decisions at this meeting with respect to any matter considered, such person may need a record of these proceedings. For such purpose, a person 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.

**NOTICE:** For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

**NOTICE:** In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at [clerk@cityofmounddora.com](mailto:clerk@cityofmounddora.com).

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



## CITY OF MOUNT DORA HISTORIC PRESERVATION BOARD December 13, 2023 MEETING MINUTES

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*The City of Mount Dora Historic Preservation Board met on Wednesday, December 13, 2023, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.*

### **I. Call To Order**

Having been duly noticed as required by law, the December 13, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Michele Janiszewski, Senior Planner.

### **II. Roll Call With Determination Of Quorum**

**Present:** Patricia Huizing, Robert Gordon, John Miller, Kathleen Benjamin, and Robert Gordon

**Absent:** Det Joks, Amanda Kelley, and Donald Marx

**City Staff:** Michele Janiszewski, Senior Planner; Whitney Scott, Administrative Coordinator; Catherine Hutcheson, Administrative Coordinator; and Patrick Brackins, Esq.

Ms. Janiszewski, as Mr. Joks and Ms. Kelley, who were unable to attend the meeting; after board discussion, appointed Ms. Patricia Huizing as stand in Chair for the Historic Preservation Board Meeting of December 13, 2023.

### **III. Approval of October 26, 2023 Meeting Minutes**

**MOTION by Mr. Gordon, seconded by Ms. Benjamin, to APPROVE the minutes of the October 26, 2023, Historic Preservation Board Meeting.**

**FOR:** Patricia Huizing, John Miller, Kathleen Benjamin, , Robert Gordon

**AGAINST:** None

**MOTION CARRIED: 4 – 0**

### **IV. Public participation/hearing for non-agenda items**

Ms. Christine King Harris at 402 Jackson Ave. stated that the previous meeting had to do with the preservation board criteria for historic buildings. Ms. Harris asked if that had been clarified or if it was in writing.

Ms. Huizing responded that yes and the board members all had a copy of it to go over towards the end of the meeting for other business.

**V. Certificate of Appropriateness**

**a. 815 N. McDonald St.**

- i. Ex Parte Communication
- ii. Swearing in of staff/Applicant
- iii. Staff presentation
- iv. Public input
- v. Discussion

Mr. Brackins swore in all parties, staff and applicants, who were present for the COA applications. Ms. Janiszewski presented the project. Ms. Huizing asked if the applicant Ms. Booty Pierson, if she had already replaced the windows. The applicant stated in the affirmative. Ms. Pierson gave a brief description of what she is trying to accomplish with the window replacement.

Mr. Miller made comment that the new windows look great. All board members agreed.

**MOTION by Mr. Miller, SECONDED by Mr. Gordon, to APPROVE the application, as presented.**

**FOR: Det Joks, Patricia Huizing, John Miller, Kathleen Benjamin, Amanda Kelley, Donald Marx, Robert Gordan**

**AGAINST: None**

**MOTION CARRIED, 4 – 0**

**b. 221 W 3<sup>rd</sup> Avenue**

- i. Ex Parte Communication.
- ii. Swearing in staff/Applicant
- iii. Staff presentation.
- iv. Public input
- v. Discussion

Ms. Janiszewski presented the project. Mr. Gordon asked what the roof was being replaced with. Ms. Janiszewski provided the answer as given in the presentation. The applicant was not present to give comment.

**MOTION by Mr. Gordon, SECONDED by Mr. Miller, to APPROVE the application as presented.**

**FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon**

**AGAINST: None**

**MOTION CARRIED, 4 – 0**

**c. 435 E 6<sup>th</sup> Avenue**

- i. Ex Parte Communication.
- ii. Swearing in staff/Applicant
- iii. Staff presentation.
- iv. Public input
- v. Discussion

Ms. Janiszewski presented the project. Mr. Brackens swore in applicant Josiah Reisman of Eustis Roofing, not previously sworn in. Mr. Reisman gave a brief description of what the homeowner was trying to achieve with the re-roof.

Further discussion between board members and the applicant about the project.

Mr. Gordon stated he would like the roof to stay and to only fix the damaged squares. Stating there is a cost to owning and a responsibility to maintain a historic home.

Further discussion on the historic home guidelines and ways to maintain the roof.

**MOTION by Mr. Miller, SECONDED by Mr. Gordon, to DENY the application, as presented.**

**FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon**

**AGAINST: None**

**MOTION CARRIED, 4 – 0**

**d. 711 N Donnelly St.**

- i. Ex Parte Communication.
- ii. Swearing in staff/ Applicant
- iii. Staff presentation.
- iv. Public input
- v. Discussion

Ms. Janiszewski presented the project. Mr. Brackens swore in applicant Mr. Phillip Rapley from Faden Builders, not previously sworn in. Mr. Rapley gave a brief description of what the owner was trying to achieve with the restoration of the old post office.

Further discussion on the restoration with the board members and the applicant.

Mr. Gordon stated he would like to approve the application as the applicant would just be fixing up the building and maintaining the integrity of it.

**MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to APPROVE the application, as presented.**

**FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon**

**AGAINST: none**

**MOTION CARRIED, 4-0**

- e. 229 E 6<sup>th</sup> Avenue
  - i. Ex Parte Communication
  - ii. Swearing in staff/ Applicant
  - iii. Staff presentation.
  - iv. Public input
  - v. Discussion

Ms. Janiszewski presented the project for the COA revision. The applicant, Mr. Chris Sweazy, gave a brief description of what he was trying to accomplish with the detached garage.

**MOTION by Ms. Benjamin, SECONDED by Mr. Miller, to APPROVE the application, as presented.**

**FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon**

**AGAINST: none**

**MOTION CARRIED, 4-0**

## **VI. Other Business**

### **a. Community Building Historic Site**

Ms. Janiszewski followed up with the board members on the request to add the Community Building as a historic site nominee, from the October 26<sup>th</sup>, 2023 meeting. She gave a brief presentation on the building.

After review staff found the property fit the criteria for nomination by having historical or cultural significance and has architectural or aesthetic significance. Brief description of how it fit those descriptors.

Further discussion on the nomination process and some details in the presentation.

**MOTION by Mr. Miller, SECONDED by Mr. Gordon, to APPROVE the Historic Site & Marker Request (HS-23-01) at 520 N Baker Street, “The Community Building” as the Mount Dora Historic Preservation Board Nominee.**

**FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon**

**AGAINST: None**

**MOTION CARRIED, 4 – 0**

**b. COA Approval Chart**

Ms. Janiszewski and the board members looked over and discussed the packet for COA Approval Matrix.

**VII. Announcement of next scheduled meeting: January 31, 2024**

**VIII. Adjournment**

**MOTION by Ms. Benjamin, SECONDED by Mr. Miller, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:00 p.m.**

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*Dek Joks, Chairman,  
Historic Preservation Board*

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*Catherine Hutcheson  
Administrative Coordinator*