



CITY OF MOUNT DORA HISTORIC PRESERVATION BOARD JANUARY 29, 2025 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, January 29, 2025 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 January 29, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by renewed Chairman, Det Joks.

II. Roll Call with Determination of Quorum

Present: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon, and Patricia Huizing

Absent: None; Ms. Huizing arrived to the meeting at 3:15 P.M.

City Staff: Adam Sumner, Deputy Planning Director; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative Coordinator; and Andrew Hand, Esq., City Attorney

III. Approval of Meeting Minutes from December 11, 2024

MOTION by Ms. Tipton, SECONDED by Mr. Gordon, to AMEND the minutes of the Historic Preservation Board Meeting to include a thank you to Don Marx.

FOR: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon

AGAINST: None

MOTION CARRIED: 5-0

IV. Public participation/comment for non-agenda items

No member of the public wished to provide public comment.

V. Certificate of Appropriateness

a. 423 N. Tremain Street- Re-Roof

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

Mr. Hand swore in the applicants and Mr. Sumner presented the application. Staff recommended approval of the application as presented.

Applicant Hunter Borrell, with Eco Construction Group, gave a brief overview of the design of the shingle material that the owner has requested to be used. The shingle is very similar to what the home currently has and will not look much different.

Property Owner, Jennifer Banta, spoke to the board about her excitement about owning this home. She loves the new shingle choice and is looking for it to be a big investment into the home and feel that the new shingle will make the home really stand out in the neighborhood.

Mr. Perez discussed what the current paneling on the home is and what the applicant is requesting. Ms. Banta is requesting the full six mullions.

Mr. Joks discussed the question of whether or not a chimney is on the building and if it will be affected. Ms. Banta stated she is just looking to paint it the same color as the roof. Further discussion on the chimney.

Mr. Sumner stated that the 3:3 Mullins is historically accurate which is why staff originally recommended approval.

Ms. Huizing arrived to the meeting at 3:15 P.M.

An electronic submittal from Ms. Banta to be added to the application showing the shingle designs and color options. Discussion over the shingle designs and color options.

MOTION by Ms. Tipton, SECONDED by Mr. Perez, to ACCEPT staff's finding of fact and to APPROVE the application as presented with the caveat that the change in roof shingle has been accepted and the window design has been acknowledged.

FOR: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon, and Patricia Huizing

AGAINST: None

MOTION CARRIED: 6-0

VI. New Business

1.) Election of Chair and Vice Chair

Voting for the chair and vice chair was done before the COA application presentation, Ms. Huizing was not present for the voting.

MOTION by Ms. Benjamin, SECONDED by Mr. Gordon to accept the Historic Preservation Boards choice of Chair, Det Joks.

FOR: Kathleen Benjamin, Lynn Tipton, Juan Diaz, Robert Gordon, Det Joks

AGAINST: None

MOTION CARRIED: 5-0

MOTION by Mr. Joks, SECONDED by Ms. Benjamin to accept the Historic Preservation Boards choice of Vice Chair, Robert Gordon.

FOR: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon

AGAINST: None

MOTION CARRIED: 5-0

2.) Sunshine Training with Attorney Andrew Hand

Mr. Hand gave a presentation regarding the Florida State Sunshine Law to the board members. Discussion with board members regarding the law.

Mr. Joks clarified the difference between the law and conflict of interest with Mr. Hand. Mr. Hand stating that it is covered in Chapter 112 of the Florida Sunshine Law. Further discussion on conflict of interest.

VII. Other Business

Historic Preservation Ordinance overview was rescheduled to next month's meeting on February 26, 2025. Mr. Joks stated that Land Development Code (LDC) Section 3.6.1, will be discussed at the February meeting.

Mr. Gordon asked why the board was not going over the ordinance today. Mr. Sumner stated he was not prepped for that and did not want to cause confusion amongst the board members.

Mr. Gordon requested going over LDC Sections 3.6.1 and 3.6.2 at the next meeting. The board members agreed to this and requested it be added to the agenda.

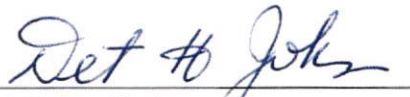
VIII. Staff Update

No staff updates at this time.

IX. Announcement of next scheduled meeting: February 26, 2025

X. Adjournment

MOTION by Ms. Tipton, SECONDED by Ms. Huizing, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:02 p.m.



Det Joks, Chairman
Historic Preservation Board



Catherine Hutcheson,
Administrative Coordinator