



**CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
May 28, 2025 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, May 28, 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 May 28, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Chairman, Det Joks.

II. Roll Call with Determination of Quorum

Present: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Patricia Huizing

Absent: Robert Gordon

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

III. Approval of Meeting Minutes from April 30, 2025

MOTION by Mr. Joks, **SECONDED** by Mr. Wick, to **AMEND** the motion made on page 4 of the minutes.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Patricia Huizing

AGAINST: None

MOTION CARRIED: 6-0

IV. Public participation/comment for non-agenda items

No public participation

V. New Business

a. COA for 406 N Highland Street- Re-roof

- i. Ex Parte Communication
- ii. Swearing in Staff/ Applicant
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Mr. Sumner gave a presentation for the property at 406 N. Highland Street. The staff reviewed the application and recommended approval of the application as presented.

The applicant was not present. Ms. Tipton made a motion to approve and move on to discussion.

Discussion on the shingles changing form asphalt to metal.

MOTION by Ms. Tipton, SECONDED by Ms. Huizing, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Patricia Huizing

AGAINST: None

MOTION: 6-0

VI. Other Business

Mr. Sumner requested the Ordinance Overview be moved to the next board meeting. The board members were ok with this.

Ms. Huizing informed the board of a sitcom she will be producing this summer about Mount Dora and her life as an Air B&B host and widow. She also stated that this will be her last year with the Historic Preservation Board.

VII. Staff Update

Mr. Hand discussed a Emergency Relief Bill, Senate Bill 180 and how this will effect the boards moving forward. He stated this will, if it becomes law, will change the Land Development Code, as we know it.

VIII. Announcement of next scheduled meeting: June 26, 2025

Ms. Tipton stated she would not be present for the next meeting due to a prior engagement.

Mr. Joks requested the ordinance for section 3.6.4.-3H be added to the upcoming agenda in June.

IX. Adjournment

MOTION by Mr. Joks, SECONDED by Ms. Tipton, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:38 p.m.



Dek Joks, Chairman
Historic Preservation Board



Catherine Hutcheson,
Administrative Coordinator