



**CITY OF MOUNT DORA  
HISTORIC PRESERVATION BOARD  
JUNE 25, 2025 MEETING MINUTES**

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*The City of Mount Dora Historic Preservation Board met on Wednesday, June 25, 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 June 25, 2025, meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chairman.

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

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

**Absent:** Robert Gordon, Patricia Huizing

**City Staff:** Michele Janiszewski, Planning Deputy Director; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Associate Planner, Andrew Hand, City Attorney Esq. (Via Zoom)

**III. Approval of Meeting Minutes from May 28, 2025, and April 30, 2025.**

**MOTION by Lynn Tipton, SECONDED by Mr. Diaz, to APPROVE both sets of meeting minutes, as presented.**

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

**AGAINST: None**

**MOTION CARRIED, 5 – 0**

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

No public participation.

**V. Certificate of Appropriateness**

**a. COA for 110 N. Clayton Street- Windows, Doors, and Siding.**

- 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 gave a presentation on the application for 110 N Clayton Street. Staff reviewed the application and found that requests is in compliance with the historic guidelines and recommended approval.

Jason Malak, the Applicant, discussed the project with the board members.

**MOTION by Ms. Tipton, SECONDED by Mr. Wick, to ACCEPT staff's finding of fact and to APPROVE the application, as presented.**

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

**AGAINST: None**

**MOTION CARRIED, 5 – 0**

**b. 530 N. Donnelly Street- Mural Application**

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

Ms. Janiszewski gave a presentation on the mural application for the retaining wall at Donnelly Park. The mural will depict the full life of a butterfly to compliment the pollinator garden.

Ms. Benjamin discussed if there is a cost associated with the city for the job.

The applicant, Stevie Hicks, stated yes, and that the Garden Club will be paying for the mural.

Discussion on payment and maintenance of the mural with the applicant. The cost of the mural will be about \$2,500.00.

Further discussion on who will upkeep the artwork in future and maintenance cost. The applicant stated that Mr. Bob Austin with Parks and Recreation will clean up and repair the wall, as needed.

The Applicant stated that the sealant should be good for up to five years. They will have to assess the paint colors at that time and touch up the mural as needed.

Mr. Joks stated that it would be a beautiful addition to the park and thanked the applicant.

The Art Committee have already approved of the mural at their last meeting. Discussion on the process for mural applications.

**MOTION by Ms. Tipton, SECONDED by Mr. Wick, to recommend APPROVAL of the mural application.**

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

**AGAINST: None**

**MOTION CARRIED, 5 – 0**

**c. 650 N. Donnelly Street- Historic Site Designation**

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

v. Discussion

Ms. Janiszewski gave a presentation on the Historic Site Designation for the only 19th Century church at 650 N. Donnelly Street in Mount Dora. She gave a history of the property to the board. The staff reviewed the application and found that it meets historic criteria and recommends approval as presented.

Discussion on the church and the history of it. The Board members were excited about learning the history of the church and were happy to approve the application.

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

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

**AGAINST: None**

**MOTION CARRIED, 5 – 0**

**VI. Other Business**

**a. Simpson Farmhouse Update**

Ms. Cathy Lunday, Library Director and Sarah Fuller, Deputy Library Director, were present to give an update of the Simpson Farmhouse. The presentation showed the proposed elevations for the farmhouse expansion and described the scope of the project.

Ms. Lunday stated the library expansion will be paid with Library funds.

Ms. Benjamin stated that she thought the expansion is excellent.

Mr. Joks asked about what the second story is for. Ms. Lunday stated that it will be open space, not an actual second story. It just has the appearance of a second story. She further described what was going to be built internally within the building, pending City Council approval.

Discussion on where the expansion will be located on the property. Ms. Lunday described the location being behind the Simpson Farmhouse, closer to the Library.

Discussion on the easement work with Verizon.

Discussion on the Farmhouse not being within the Historic district but it is a Historic Site and will need to come before the Board for approval.

The Historic Board had no strong objections to the expansion and provided a general consensus of support for the project.

**b. Letter of Support for Education Hall Window Grant**

Ms. Janiszewski gave a presentation on the historic education hall, which currently houses the Building Department. The Building Department are seeking a grant to replace the historic windows and are seeking a letter of support from the Historic Preservation Board.

**MOTION by Ms. Tipton, SECONDED by Mr. Wick, to provide the letter of support to mimic the African American graveyard support letter for the Educational Hall Window Grant.**

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

**AGAINST: None**

**MOTION: 5-0**

**c. Historic Ordinance Overview**

Ms. Janiszewski went over the ordinance sections 3.6.4-H in Land Development Code with the Board Members.

The board members discussed what should be a required review scope within the historic review area. Ms. Janiszewski gave an example of Tuff Rubber Sheds, and whether that it worth the boards time to review.

Ms. Tipton requested Ms. Janiszewski sending the board members what she envisioned structurally for this section.

Further discussion on the ordinance section and whether the term ‘erected’ should be included or excluded in the historic review area in.

Discussion on the meaning of ‘New Construction’ and representation when a building is 50 years or older.

Ms. Janiszewski stated that she would review other jurisdictions and how they worded their historic ordinances pertaining to COAs.

Discussion on the 50-year deadline within the historic review area. The board recommend the clarification of that ordinance.

Discussion on adding to the code stating that if a structure is within the historic district that is a new build/ renovation should be reviewed at less than 50-years.

Further discussion of the word additions to the ordinance.

Discussion on possibly extending the historic review area.

Further discussion on the ordinance section G-H. The board members requested changing 5 days to 10 days within section H for the appeal process.

Discussion on hurricane damaged historical homes and the possibility of demolition. Further discussion on restoration of historic properties.

Ms. Janiszewski stated changing the questions in section H for COA Demolition to affirmative action statements with criteria. Same change for section 5a.

Mr. Joks stated to start next month with 3.6.5.

**VII. Staff Updates**

Ms. Janiszewski provided an updated on the African American Graveyard Grant. Board will not know if the funds have been granted for about nine months. Ms. Janiszewski stated that she will be going to the next Historic Preservation Conference (Preservation on Main Street) and welcomed the board members to go as well.

Ms. Tipton asked about the legislative Senate Bill 180. Mr. Hand stated there has been no update since it has been given to Governor Desantis on June 18th, 2025. If he does not veto the bill, it will be signed into law.

Ms. Janiszewski discussed the details on the bill with the board members.

Further discussion on the conference.

**VIII. Announcement of next scheduled meeting: July 30, 2025**

**IX. Adjournment**

**MOTION by Ms. Tipton, SECONDED by Mr. Wick, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:32 p.m.**

  
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*Dek Joks, Chairman*  
*Historic Preservation Board*

  
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*Alexandra Stevens,*  
*Administrative Coordinator*