



**CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
JULY 30, 2025 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, July 30, 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, July 30, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:01 p.m. by Chairman, Det Joks.

II. Roll Call with Determination of Quorum

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

Absent: Patricia Huizing and Robert Gordon

City Staff: Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Andrew Hand, City Attorney Esq.

III. Approval of Meeting Minutes from June 25, 2025

Staff stated that the meeting minutes dated June 25, 2025 will be forthcoming at the next regularly scheduled meeting.

IV. Public participation/hearing for non-agenda items

No members of the public wished to provide comments.

V. Certificate of Appropriateness

a. 1029 E. 5th Avenue – COA for Roof Renovation

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

Mr. Hand swore in all the Applicants and Staff in attendance for the meeting.

Ms. Janiszewski provided a brief summary of the proposed application.

Mr. Late from Vedder Roofing stated that owner wants to keep the color of the roof, shingle was chosen as a replacement. The current roof doesn't currently leak, unsure of the age. The amount of rust on the surface is extreme. Prudent for owner to take action now before any upcoming storms. Rain gutters will be replaced and will be white.

MOTION by Ms. Tipton, SECONDED by Mr. Diaz, to APPROVE the application, as presented, based on the evidence presented and its compliance with the Land Development Code.

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

AGAINST: None

MOTION CARRIED, 5 – 0

b. 625 N. Tremain St- COA for upper/lower-level patio renovation

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

Ms. Janiszewski provided a brief summary of the application. Mr. Jack Leit of Vedder Construction, LLC, clarified the proposed project and its location and stated that the patio structure is not in great condition. The intent is to remove roof, extend gable line and rebuild and screen-in and rail patio. They are seeking to increase the depth of the patio by two feet on both floors and screen in the porch on the second floor.

MOTION by Ms. Tipton, SECONDED by Mr. Wick, to accept staff's findings of fact and approve the application, as presented

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

AGAINST: None

MOTION CARRIED, 5 – 0

c. 102 N. Clayton Street- COA for Window to Door Restoration

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

Ms. Janiszewski presented the application. Paige Hargrave, the Applicant, clarified the layout of the home and stated that she wanted to put the doors back to provide better accessibility for ingress/egress purposed. She clarified that she had no intention of making the residence a rental and that she is seeking to provide the doors for privacy and safety.

MOTION by Ms. Tipton, SECONDED by Ms. Benjamin to accept staff's findings of facts and approve the application, as presented.

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

AGAINST: None

MOTION CARRIED, 5 – 0

VI. Other Business

a. COA Approval Chart

Ms. Janiszewski discussed special provisions for administration and enforcement, section 3.6.5.

Discussion regarding section eight, economic hardship.

Ms. Janiszewski provided clarification on the boards role when considering economic hardships.

Discussion on formula for undue-hardships discussion on bill 180 being a roadblock for the board in the future.

Mr. Hand stated that there is a list of evidence that provided and evaluated as a whole. Should be considered on a case-by-case scenario. Board recommended adding verbiage to clarify the boards' role in recommending economic hardship to city council. Section 8 e discussion of violations of this ordinance, section 9.

Ms. Janiszewski clarified the processes and procedures for any violations depending on department.

Special magistrate reviews these cases and fines them accordingly. All violations are published and are public record. Code enforcement is active and currently enforces any violations. Board members shared concerns regarding properties within the Historic District that are currently in violation. Ms. Janiszewski stated that she will provide more draft guideline/edits in the near future.

VII. Announcement of next scheduled meeting: August 27, 2025

Ms. Tipton stated that she would not be in attendance at the next scheduled meeting.

VIII. Adjournment

MOTION by Ms. Tipton, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:52 p.m.



Dek Joks, Chairman
Historic Preservation Board



Alexandra Stevens,
Administrative Coordinator