

**CITY OF MOUNT DORA, FLORIDA
HISTORIC PRESERVATION BOARD
SEPTEMBER 24, 2025 MEETING MINUTES**



The City of Mount Dora Historic Preservation Board met on Wednesday, September 24, 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 September 24, 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, Patricia Huizing

Absent: Lynn Tipton, Robert Gordon

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

III. Approval of Minutes

Approval of Meetings for June 25, July 30, and August 27, 2025

MOTION by Mr. Wick, SECONDED by Mr. Diaz, to approved the minutes, as presented.

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

AGAINST:

MOTION CARRIED, 5 – 0

IV. Public participation/hearing for non-agenda items

No public participation

V. Certificate of Appropriateness

- a. 906 Helen St - New windows/doors and landscaping features
 - i. Ex Parte Communication
 - ii. Swearing in of staff/Applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

Mr. Hand swore in all parties, staff and applicants, who were present for the COA applications.

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

Steve and Rachel Williams are the owners. Discussion about shutters being removed on home. Different front door being chosen due to manufacturer not being able to construct. All windows will be replaced.

MOTION by Mr. Diaz, SECONDED by Ms. Benjamin, to accept staff's findings of fact and approve the application, as presented with no shutters and new door.

FOR: Kathleen Benjamin, Daniel Wick, Juan Diaz, Patricia Huizing

AGAINST: Det Joks

MOTION CARRIED, 4 – 1

- b. 340 W 9th Avenue – Window and Door Modifications
 - i. Ex Parte Communication
 - ii. Swearing in of staff/Applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

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

Patrick Hales (General Contractor) states that the Florida room door is going to be a double French door that locks. Discussion about removal of a back window for a bathroom.

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

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

AGAINST: None

MOTION CARRIED, 5 – 0

- c. 1027 N McDonald – Porch Addition to Detached Garage
 - i. Ex Parte Communication
 - ii. Swearing in of staff/Applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

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

John Wilber states that the construction for the garage is 3 quarters out from being completed. Deck would tie everything together.

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

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

AGAINST: None

MOTION CARRIED, 5 – 0

- d. 888 N McDonald – Converting Garage to Living Area
 - i. Ex Parte Communication
 - ii. Swearing in of staff/Applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

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

Albert (Architect) states that the cottage would be used to house a mother-in-law and that they it will mimic the house. Discussion about needing a garage due to zoning.

MOTION by Ms. Huizing, SECONDED by Mr. Wick, to table the application so the Applicant can modify the application to demonstrate compliance with the Land Development Code.

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

AGAINST: None

MOTION CARRIED, 5 – 0

VI. Other Business

Presentation on the update to the Mount Dora Historic Guidelines

Historic Preservationist from Gainesville was unable to make it to today's meeting to help go over the guidelines. Discussion on noting that the HPB being mentioned on the front page like the other guidelines.

VII. Announcement of next scheduled meeting date

Mr. Joks stated that the next regularly scheduled meeting will be on October 29, 2025.

Discussion on last meeting of the year.

VIII. Adjournment

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



Det Joks, Chairman
Historic Preservation Board



Alexandra Stevens,
Administrative Coordinator