



City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmoundora.com

HISTORIC PRESERVATION BOARD
City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
December 10, 2025 at 3:00 PM

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes

IV. Public participation/hearing for non-agenda items

V. Certificate of Appropriateness

- a. 100 E. 4th Ave - Awning
 - i. Ex Parte Communication
 - ii. Swearing in of Staff/Applicant
 - iii. Staff Presentation
 - iv. Public Input
 - v. Discussion
 - vi. Public Comment
 - vii. Board Discussion

- b. 615 E. 5th Ave - Door & Windows
 - i. Ex Parte Communication
 - ii. Swearing in of Staff/Applicant
 - iii. Staff Presentation
 - iv. Public Input
 - v. Discussion
 - vi. Public Comment
 - vii. Board Discussion

- c. 322 N. Alexander St - Awning
 - i. Ex Parte Communication
 - ii. Swearing in of Staff/Applicant
 - iii. Staff Presentation
 - iv. Public Input
 - v. Discussion
 - vi. Public Comment
 - vii. Board Discussion

- d. 348 N. Alexander St - Awning
 - i. Ex Parte Communication
 - ii. Swearing in of Staff/Applicant
 - iii. Staff Presentation
 - iv. Public Input
 - v. Discussion
 - vi. Public Comment
 - vii. Board Discussion

VI. Other Business

- a. 2026 Historic Preservation Board Schedule

- b. Review of New Historic Guidelines with Ms. Kathleen Kauffman

VII. Announcement of next scheduled meeting date

VIII. Adjournment

All meetings are held the last Wednesday of each month at 3:00 p.m. at City Hall – 510 N. Baker Street

NOTICE: Please note that, for purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.

NOTICE: If any person decides to appeal any decisions at this meeting with respect to any matter considered, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount

Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



**CITY OF MOUNT DORA, FLORIDA
HISTORIC PRESERVATION BOARD
OCTOBER 29, 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 October 29, 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, Robert Gordon

Absent: Patricia Huizing

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 September 24, 2025

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

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

AGAINST:

MOTION CARRIED, 6 – 0

IV. Public participation/hearing for non-agenda items

No public participation

V. Certificate of Appropriateness

- a. 100 N Alexander - Deck
 - i Ex Parte Communication
 - ii Swearing in of staff/Applicant
 - iii Staff presentation
 - iv Public input
 - v Discussion



**CITY OF MOUNT DORA, FLORIDA
HISTORIC PRESERVATION BOARD
OCTOBER 29, 2025 MEETING MINUTES**

- vi Public Comment
- vii Board Discussion

Ms. Janiszewski provides a brief summary of the proposed application. Use of space will not change. Charles Murray of Murray construction, discussion about the deck material and that area will not be covered.

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, Robert Gordon

AGAINST: None

MOTION CARRIED, 6 – 0

- b. 888 N McDonald Street — Renovation
 - i Ex Parte Communication
 - ii Swearing in of staff/Applicant
 - iii Staff presentation
 - iv Public input
 - v Discussion
 - vi Public Comment
 - vii Board Discussion

Follow-up from last month that was tabled. Ms. Janiszewski provides a brief summary of the proposed application. Discussion on code for kitchens or rentals. Garage will remain a garage.

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

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

AGAINST: None

MOTION CARRIED, 6 – 0

VI. Other Business

- a. Update on Historic Design Guidelines: Presented by Kathleen Kauffman



**CITY OF MOUNT DORA, FLORIDA
HISTORIC PRESERVATION BOARD
OCTOBER 29, 2025 MEETING MINUTES**

Ms. Janiszewski gives an introduction of Kathleen Kauffman from Historic Preservation in Gainesville and with the new guidelines. We have received a historic guideline grant. Ms. Kauffman gives her background. Discussion on why updating the guidelines is important and easy to understand and read. Discussion on guidelines vs standards. Explaining the flow of the document. Breakdown of the chapters. Discussion about drawings done. Discussion to update the resiliency area in the standards would be timely. Discussion on the there was no mention of the Historic Preservation Board on the acknowledgment pages and the swapping out of the new ordinances. Ms. Kauffman presents each board member a copy of a drawn picture of the Donnelly house.

VII. Announcement of next scheduled meeting date

Mr. Joks stated that the next regularly scheduled meeting will be on December 10, 2025.

VIII. Adjournment

MOTION by Mr. Gordon, SECONDED by Ms. Tipton, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:21 p.m.

*Dek Joks, Chairman
Historic Preservation Board*

*Alexandra Stevens,
Administrative Coordinator*

DATE: December 10, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 100 E 4th Avenue (Location); Awning (Proposed Work); 100 East 4th Avenue, LLC (Owner); Chris Jones and Kris Gyori, Waffles and Cream (Applicants).**

Property Information:

Address:	100 E 4 th Avenue	Current Use:	Commercial
Zoning District:	C-2	Land Use:	Commercial

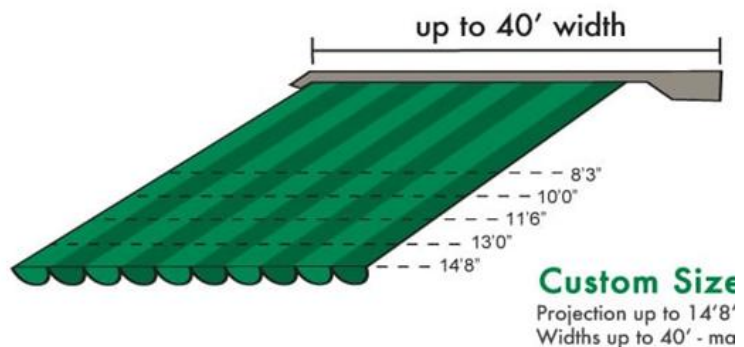
Structure Information:

Date of Construction:	1940	Style:	Masonry Vernacular
Siding:	Concrete Block	Stories:	Two
Roof Type:	Hip and Flat	Chimneys:	None
Roof Material:	Sheet metal; corrugated	Porch:	None

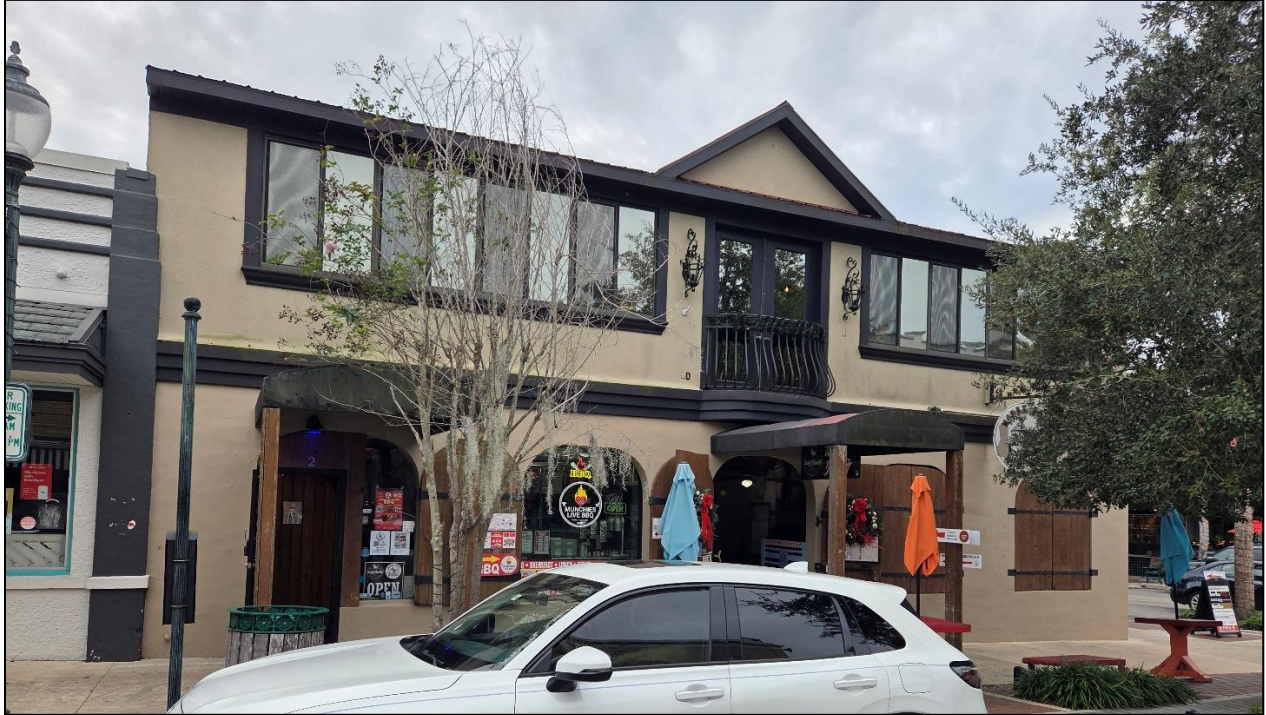
Requested Action:

Install a retractable, fabric awning on the northern façade of 100 E 4th Avenue to provide shade and weather protection for the customers of Waffles and Cream.

Proposed Awning:



Below is the subject structure. There are two, barrel or half-round awnings on the northern elevation which fronts Fourth Avenue. The proposed awning will be located above the window on the right side of the awning on the right.



There are no awnings on the western elevation which fronts Fifth Avenue.



Location of the awning with the proposed awning superimposed on the structure. The imposed awning is not to scale nor is this the final design.



Historic Photos of the Structure:

1946



1975



The structure was originally constructed in 1940 but a two-story addition was added later on. As such, the structure has been heavily modified since its original construction but still contributes to the Historic District.

Background on Architectural Style:

The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials.

Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts. The one-part facade generally was a one-story building. It was formed by a structural framework consisting of columns, bulkheads or kick-panels, and a cornice topped by a parapet. Large show windows were generally placed within this framework to display merchandise and light the interior.

Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing became widespread.

Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained, wide use in construction of commercial buildings. In Mount Dora "Risley Block", a cut-face or rusticated block, locally produced by Carl Risley behind his home on Tremain Street, became popular. As strong as fired brick, the new materials were lighter and cheaper.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

Guidance from the Historic Design Guidelines (2025):

Replacing historic canopies or awnings should prioritize retaining original elements whenever possible. When replacement is necessary, the new canopy or awning should adhere to historical accuracy and compatibility with the building’s character.

If an original awning or canopy is missing, look for “ghost marks” on the building façade for clues as to the possible shape of the missing feature. Old hardware and historic photographs can help determine the appearance and materials of the original awnings.

Evaluate existing materials to determine whether it is original or a potentially inappropriate later addition. For example, backlit vinyl or plastic awnings are inappropriate for 19th-century buildings, while aluminum awnings might be fitting for a mid-20th century structure.

Recommendations:

1. **Original Awnings and Canopies:** Maintain and repair existing original awnings and canopies. Substitute materials may be considered if they convey the same visual appearance as the original.
2. **Replacement Awning Shapes:** Use historically appropriate awning shapes like simple shed awnings for rectangular openings and arched awnings for arched openings. Contemporary awning shapes like bubble or convex awnings are discouraged.
3. **New Awnings and Canopies:** New awnings should be designed and placed so that they do not span or detract from character-defining details and features of the building. If pilasters or columns define the storefront, place awnings within this framework rather than overlap the entire storefront. Transoms are important features of a building and should not be covered with an awning.
4. **Awning and Canopy Materials:** Awnings should be of historically appropriate materials such as canvas, but alternate materials may be considered if they resemble canvas in appearance. Metal awnings may be appropriate for some building styles. Multiple awnings on one building should complement each other in shape and color.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design

Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend that new awnings be designed and placed so that they do not span or detract from character-defining details and features of the building and the proposed awning will not conceal any character defining features; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend that awnings should be of historically appropriate materials such as canvas but alternate materials may be considered if they resemble canvas in appearance and the proposed awning is fabric; and
3. The Mount Dora Historic Design Guidelines state that multiple awnings on one building should complement each other in shape and color; and
4. The proposed work is compatible with the architectural style of the building; and
5. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, with the condition that the color of the awning matches the existing awnings.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Photos

Application

2008 Site Form

2020 Site Form



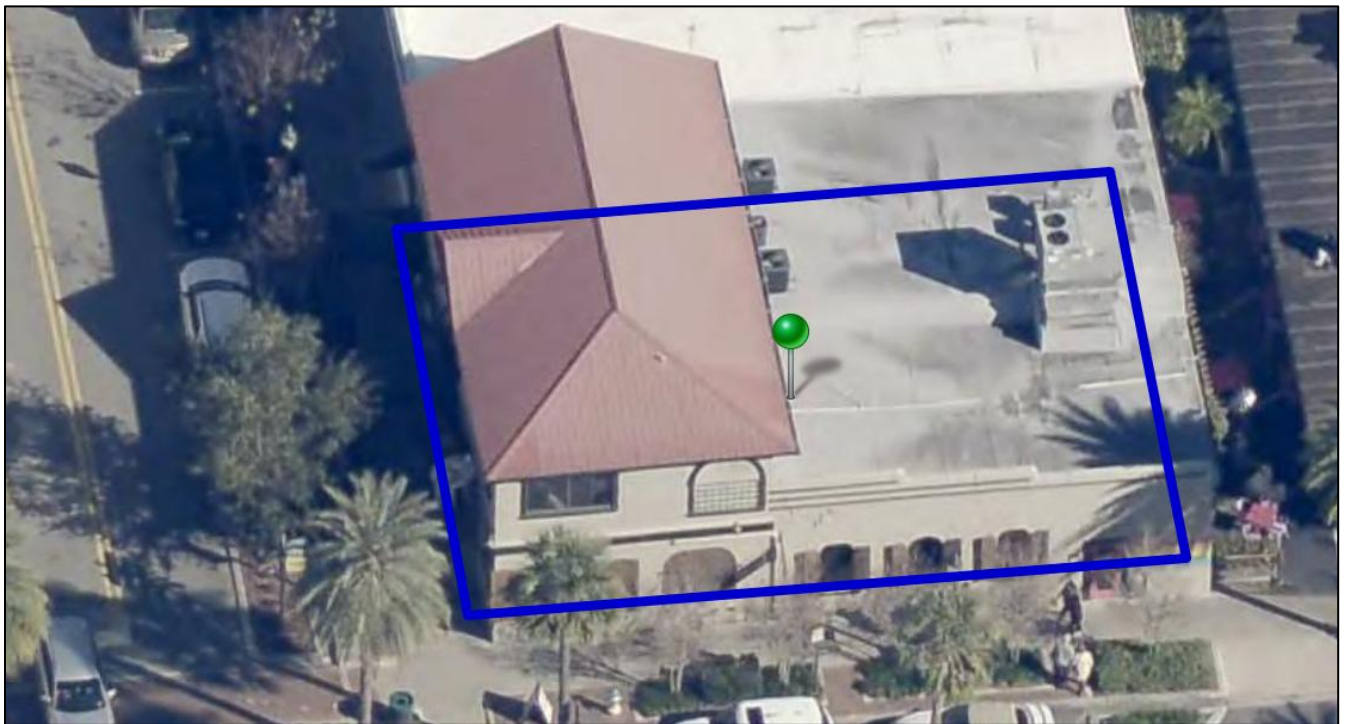
CITY OF MOUNT DORA

Site Photos

Northern Elevation – Fronting 4th Avenue



Eastern Elevation – Fronting Donnelly





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03896
 Recorder # 433
 Field Date 3/15/2008
 Form Date 3/15/2008
 FormNo 200803
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 100 E 4TH AVE Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>100</u>	<u>East</u>	<u>4TH</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) _____
 City / Town (within 3 miles) Mount Dora In Current City Limits? YES
 County Lake Tax Parcel #(s) _____
 Subdivision Name _____ Block _____ Lot _____
 Ownership _____
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS; 1980
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ; 27E ; 31; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular Other Style _____
 Exterior Plan Rectangular Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) >> Concrete block
 Other Structural System(s) _____
 Foundation Type(s) >> slab
 Other Foundation Types _____
 Foundation Material(s) >> Poured Concrete Footing
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Stucco
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Hip
 Other Roof Type(s) _____
 Roof Material(s) >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys _____
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

81A03896

DESCRIPTION (continued)

Window Descriptions METAL SASH, FIXED

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTLY this category Residential: _____

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1940

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified; 1940;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> _____

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA03896

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE

Computer Entry Date: 5/30/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03896-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980

- > **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP

- > **Structural system(s):**
Concrete block

- > **Foundation types:**
Slab

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Stucco

- > **Roof types:**
Hip

- > **Roof materials:**

- > **Roof secondary structures (dormers etc):**

- > **Change status/year changed/date noted/nature:**

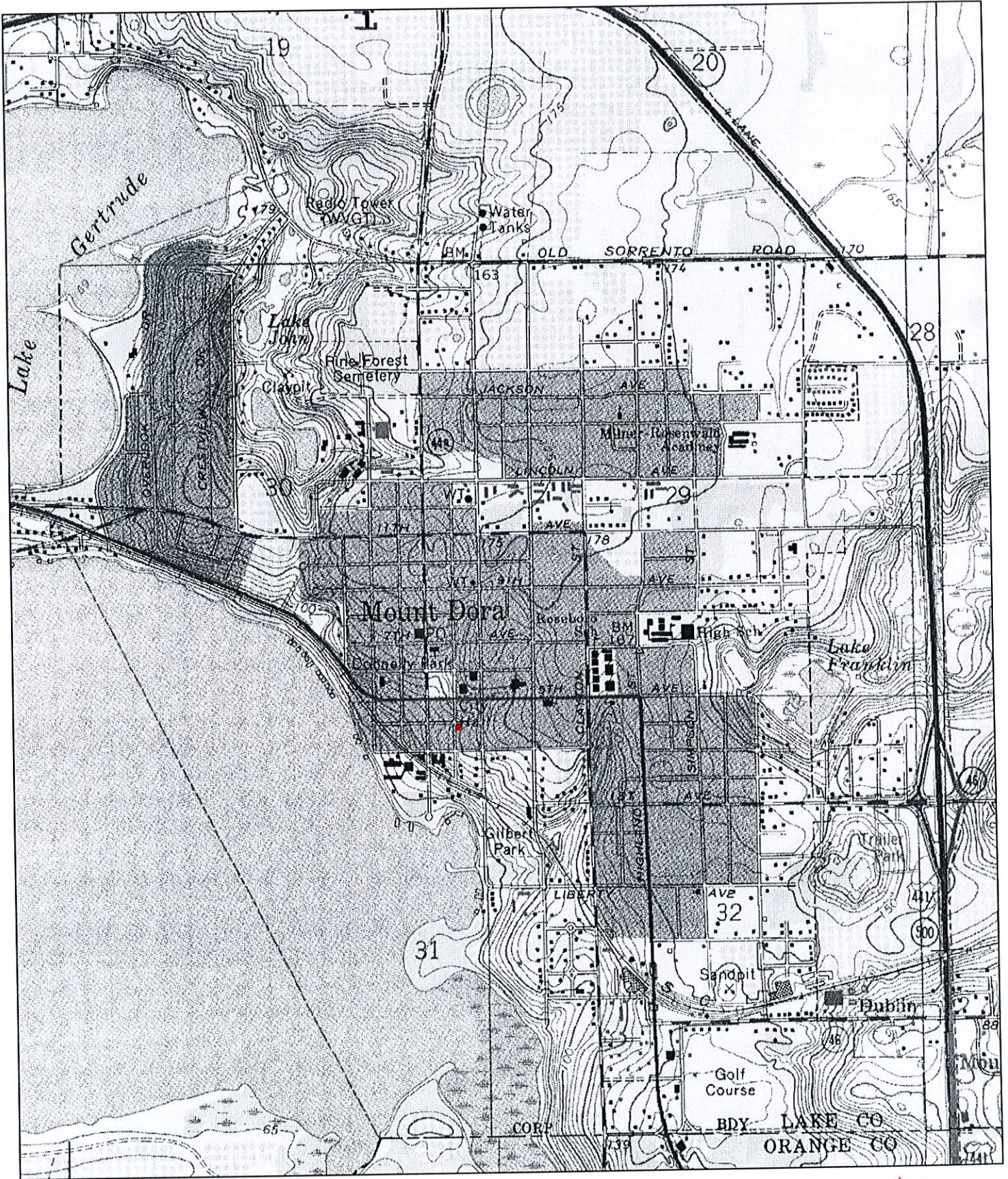
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1940;

- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

- > **Area(s) of historical significance:**

- > **Repositories: Collection/Housed/Accession#/Describe**

- > **[Other name(s)]:**

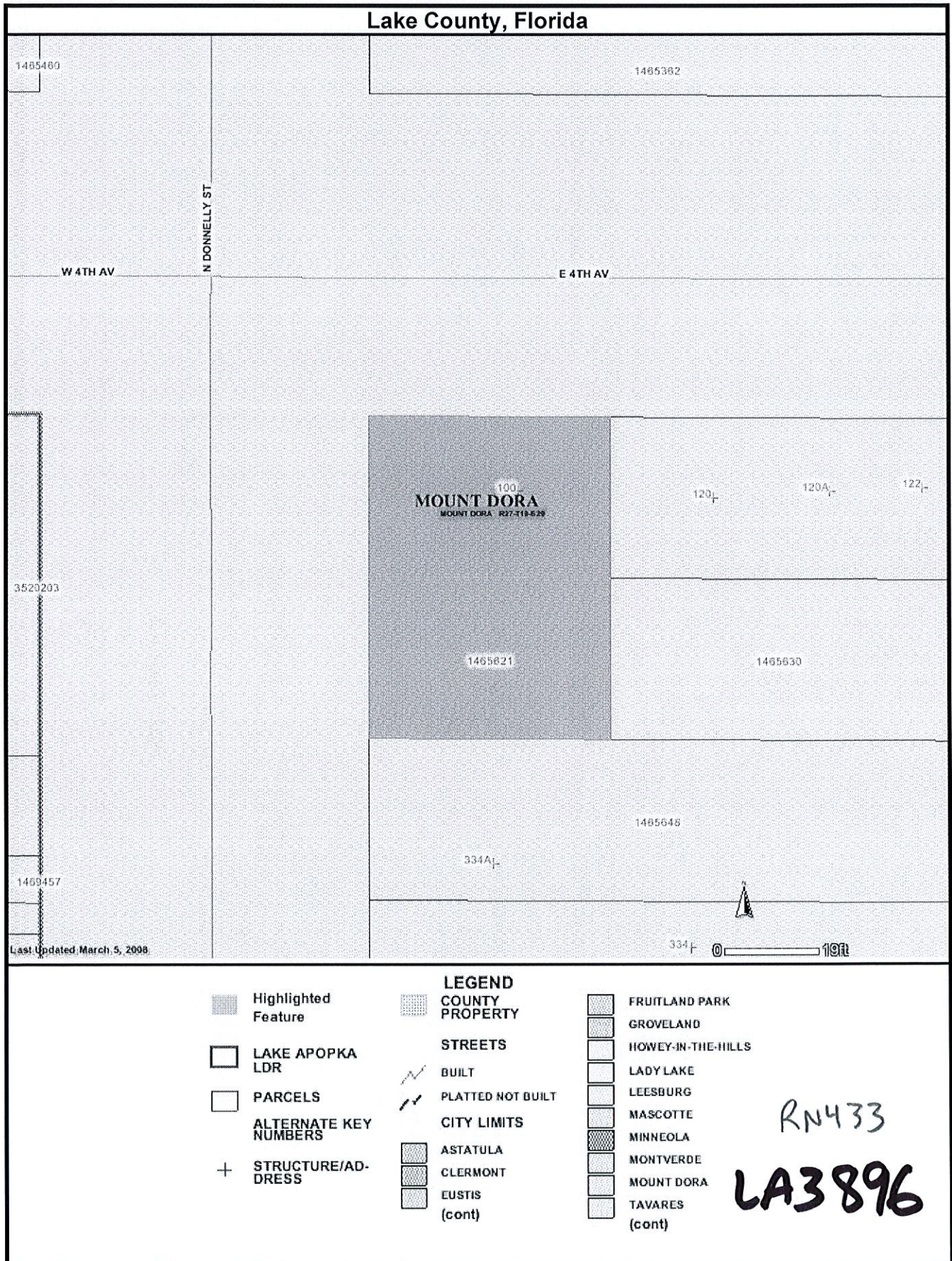


0 0.5 Mi
0 3000 Ft

Map provided by MyTopo.com

LA 2893

433

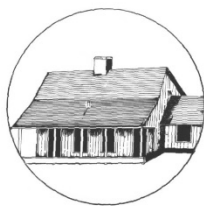




433

LA
3896

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

[Empty box for Explanation of Evaluation]

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map



N



100 EAST 4TH AVE MOUNT DORA FL 32757

0 37.5 75 150
|-----|-----|-----|-----|
Feet

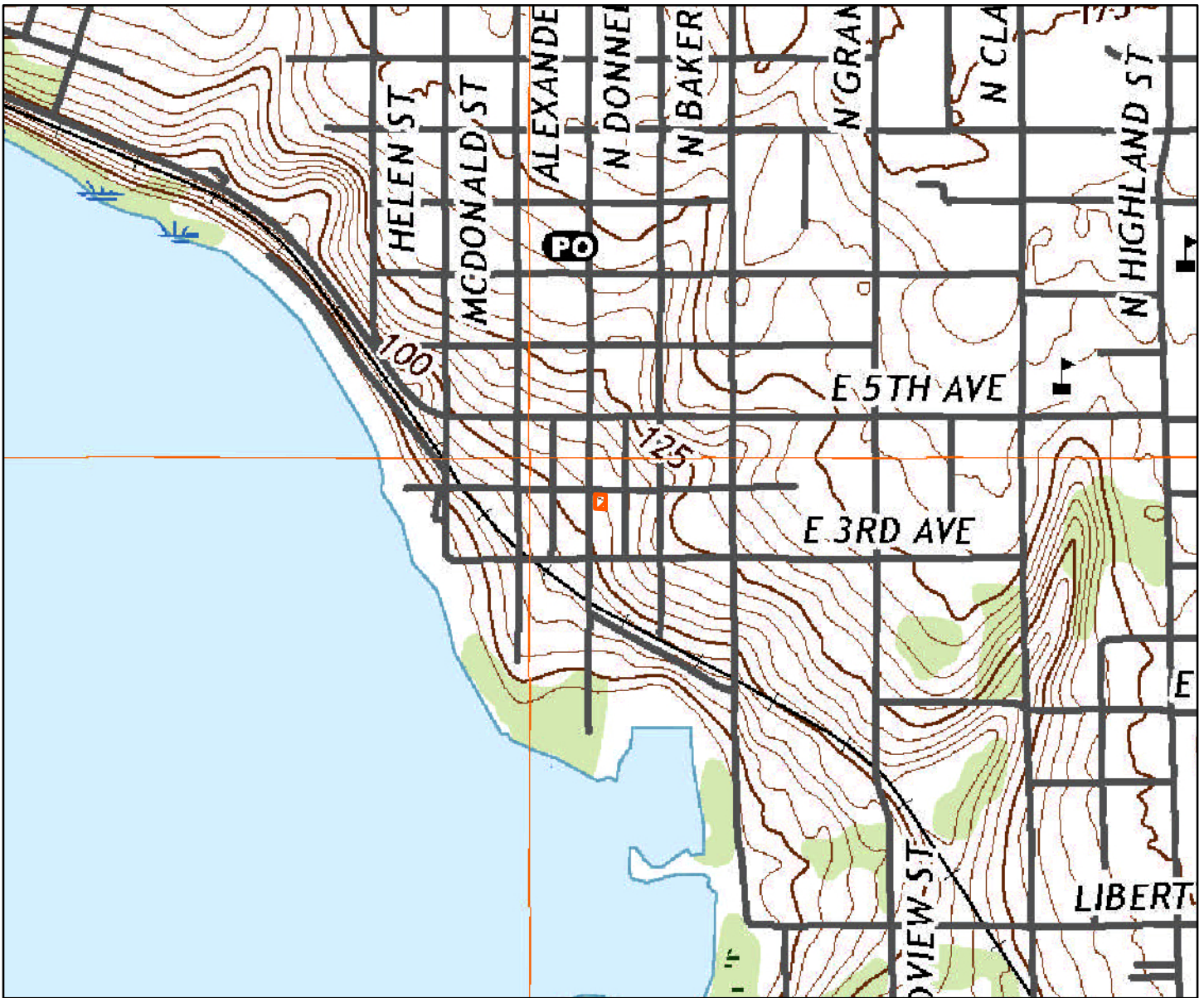


LA03896



Data Sources: Lake County, City of Mount Dora

USGS Map

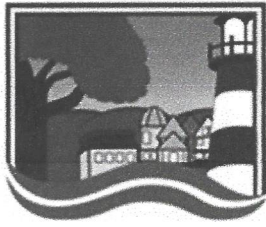


LA03896



100 EAST 4TH AVE MOUNT DORA FL 32757





CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 100 E 4th AVE Alternate Key No.: _____

Property Owner: PETER BURGESS

Applicant: WAFFLES + CREAM - CHRIS JONES + KRIS GYORI

Applicant's Mailing Address: 30850 MISSION AVE, TAVARES, FL 32778

Applicant's Phone Number: 419-410-6342

Applicant's Email Address: kgyorir@msn.com

Current Building Use (e.g. residential or commercial): Commercial - ice cream shop/stand

Application Type:

- New Construction
- Addition
- Renovation

Check any structural systems or elements which will be affected by this project:

- Steps or Stairways
- Foundation
- Siding/Stucco/Façade Work
- Windows
- Porches or Porte Cochere
- Walls/Structural
- Doors
- Chimney
- Roof
- Walls or Fences
- Exterior Lighting
- Landscape Features

Existing Materials / Style: none

Proposed Materials / Style: See attached photo for reference only - NOT FINAL PRO

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: _____

Reason for Addition / Modification: We serve out of the window but when it rains we have to close it for the safety of the equipment. When it stops people still

dropped on from the roof making it an unpleasant experience
For Window & Door Modifications, will the grid pattern be replicated? not applicable

Is there a chimney on the building and will it be affected? NO

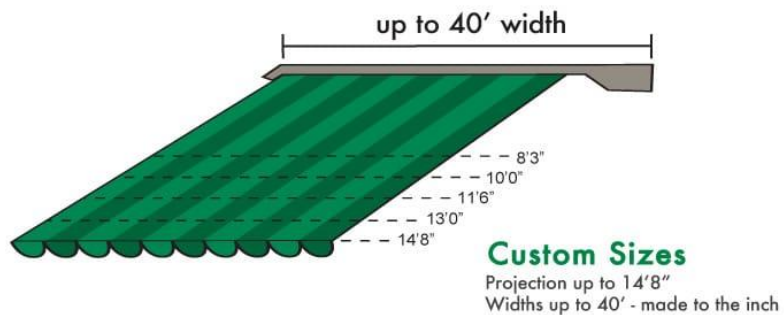
Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required. Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request. All formal correspondences will be provided via email.

Waffles & Cream is requesting approval to mount a retractable awning over our window/business located at 100 E 4th Ave. We would like to install a Sunesta retractable awning (see below) to provide shade and weather protection while maintaining the buildings aesthetic. We serve out of the window but when it rains we have to close it for the safety of the equipment and people. When it stops raining, people still get dripped on from the roof making it an unpleasant experience. We take orders and serve out of that window onto the sidewalk. You do not come inside to order. We are an outside window service establishment and not having the awning interferes with service often.



THE FEATURES

- Smart Fold technology means our awnings deploy perfectly, no matter the size.
- Smart Park ensures accurate alignment on opening and closing.
- Smart Pitch—uniquely ours—allows precision arm adjustment in one easy move.
- Smart Strong—Our awnings come with PVC-protected arm cables for ultimate strength.
- Smart Caps is what we call our standard hardware that's anything but standard.
- Our industry-leading Smart Mount hardware means everything holds tight to your home, always.



DATE: December 10, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 615 E 5th Avenue (Location); Window and Door Replacements (Proposed Work); Mullen Erin M Life Estate (Owner); Jimmy Sellers, Renewal by Anderson (Applicant).**

Property Information:

Address:	615 E 5 th Avenue	Current Use:	Residential
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1926	Style:	Bungalow
Siding:	Wood Shingles	Stories:	One
Roof Type:	Gable	Chimneys:	None
Roof Material:	Standing Seam Sheet Metal	Porch:	Open Front Porch

Requested Action:

Remove five wood windows and one wood patio door and replace with FIBREX windows (a composite material, that consists of 40% wood fiber and 60% polymer) in the same size and style with the same grid pattern. Existing windows are painted green and the proposed windows will be white.

Existing Windows and Door. Grid Pattern to be Replicated on the New Windows and Door.



Background on Architectural Style:

CRAFTSMAN “BUNGALOW” (circa 1905-1930)

A “Bungalow” is another one of those terms that denotes a “form” rather than a style. In the historic usage, bungalow was the term used by the Greene Brothers and Stickley for the smaller cottages that were imitating grander styles of the time, including Mission, Prairie, and Craftsman. But since across America most houses recognized as bungalows were done in the Craftsman style, the two terms came to mean the same thing over the years. A “Craftsman Bungalow” would be the correct term for the smaller versions of Craftsman houses, and they were usually one-story or one-and-a-half stories, often with a dormer.

Common Features of the Craftsman Bungalow Include:

1. Same features as Craftsman
2. A full-width porch is typical
3. Distinctive porch supports such as battered columns, groups of slender piers
4. Wood, double hung sash windows, typical configurations include one-over one, three over-one, occasionally four-over-one
5. Large brackets underneath the eaves, called “knee braces”
6. A central dormer centered over the entrance
7. Exposed rafter tails
8. Decorative wood shingles in the gable eaves, or for the whole second floor

Common Features of Craftsman Include:

1. Predominantly wood siding, sometimes the whole building was clad in wood shingles
2. Craftsman buildings were sometimes made of brick or covered with stucco
3. Partial or full-width porches
4. Wood windows, double hung sash or casement
5. Large brackets underneath the eaves, called “knee braces”
6. Dormers
7. Exposed rafter tails
8. Decorative wood shingles in the gable eaves, or for the whole second floor
9. Significant porch columns, often Battered (wider at the bottom than the top, tapered)

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.

3. *Proportion of openings (windows and doors)*. The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
4. *Rhythm of solids to voids—Front facades*. The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
5. *Rhythm of buildings on streets*. The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
6. *Rhythm of entrance and/or porch projections*. The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
7. *Relationship to materials and texture*. The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
8. *Roof shapes*. The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
9. *Walls of continuity*. Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
10. *Scale of building*. The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
11. *Directional expression of front elevation*. A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

Guidance from the Historic Design Standards:

The Standards Recommend:

1. **Window Elements:** Retain elements that contribute to the character of a historic window, including frames, sash, muntins, mullions, glazing, hardware, sills, lintels, and surrounds. Altering or removing such features diminishes the architectural integrity of the building.
2. **Window Repair:** Repair historic windows retaining original materials and fabrication techniques. Replace missing or broken pieces in-kind. Appropriate epoxy consolidates or fillers may be used to strengthen and save deteriorated wood.
3. **Replacement:** Only replace historic windows if they are severely deteriorated and cannot be repaired; or that are missing; or that have already been replaced with windows that are not historically significant to the building and are inappropriate to its character.
4. **Reproduction Windows:** Replacement windows should be accurate reproductions of historic windows using historical, pictorial, and physical documentation in their design.
5. **Manufactured Windows:** If an accurate reproduction window is not an option, a new manufactured window may be installed provided that the new replacement window is consistent with the historic character of the building and matches the original window's light configuration, muntin profile, operational movement, and size.
6. **Wood Windows:** When possible, historic wood windows should be replaced with new all-wood windows, with a painted finish. However, aluminum-clad wood windows or composite windows (such a Fibrex) are also acceptable options.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to only replace historic windows if they are severely deteriorated and cannot be repaired; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacement windows to be accurate reproductions of historic windows using

historical, pictorial, and physical documentation in their design; and

3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend historic wood windows should be replaced with new all-wood windows, with a painted finish but composite windows (such a Fibrex) are an acceptable option; and
4. The proposed work is compatible with the architectural style of the building; and
5. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, if the windows are unable to be repaired, with the condition that the grid patterns match the existing windows.

Board Action:

The Historic Preservation Board may:

1. Accept Staff’s Findings of Fact and Approve the application, as presented;
2. Partially reject Staff’s Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff’s Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Photo
2020 Site Form
Application

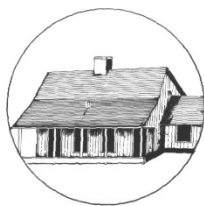


CITY OF MOUNT D O R A

Site Photos



- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. ___ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

[Empty box for Explanation of Evaluation]

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

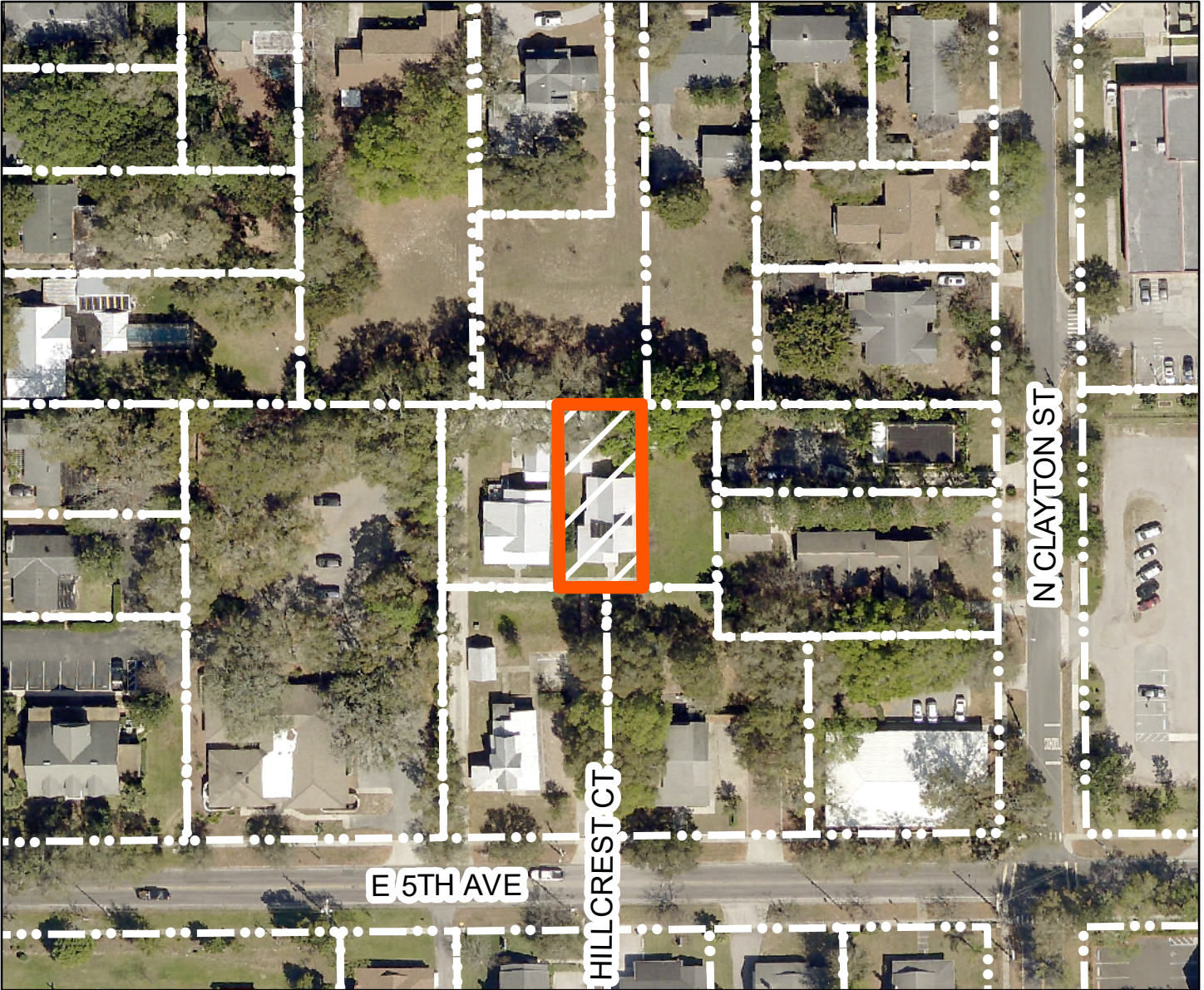
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

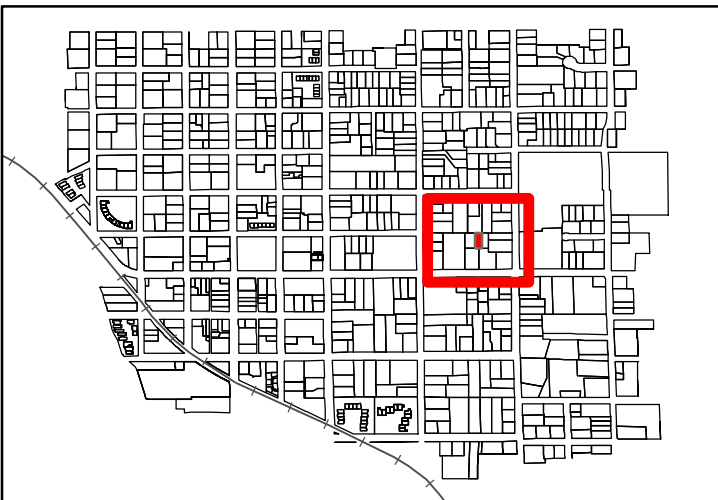


N



615 EAST 5TH AVE MOUNT DORA FL 32757

0 40 80 160
|-----|-----|-----|-----|
Feet

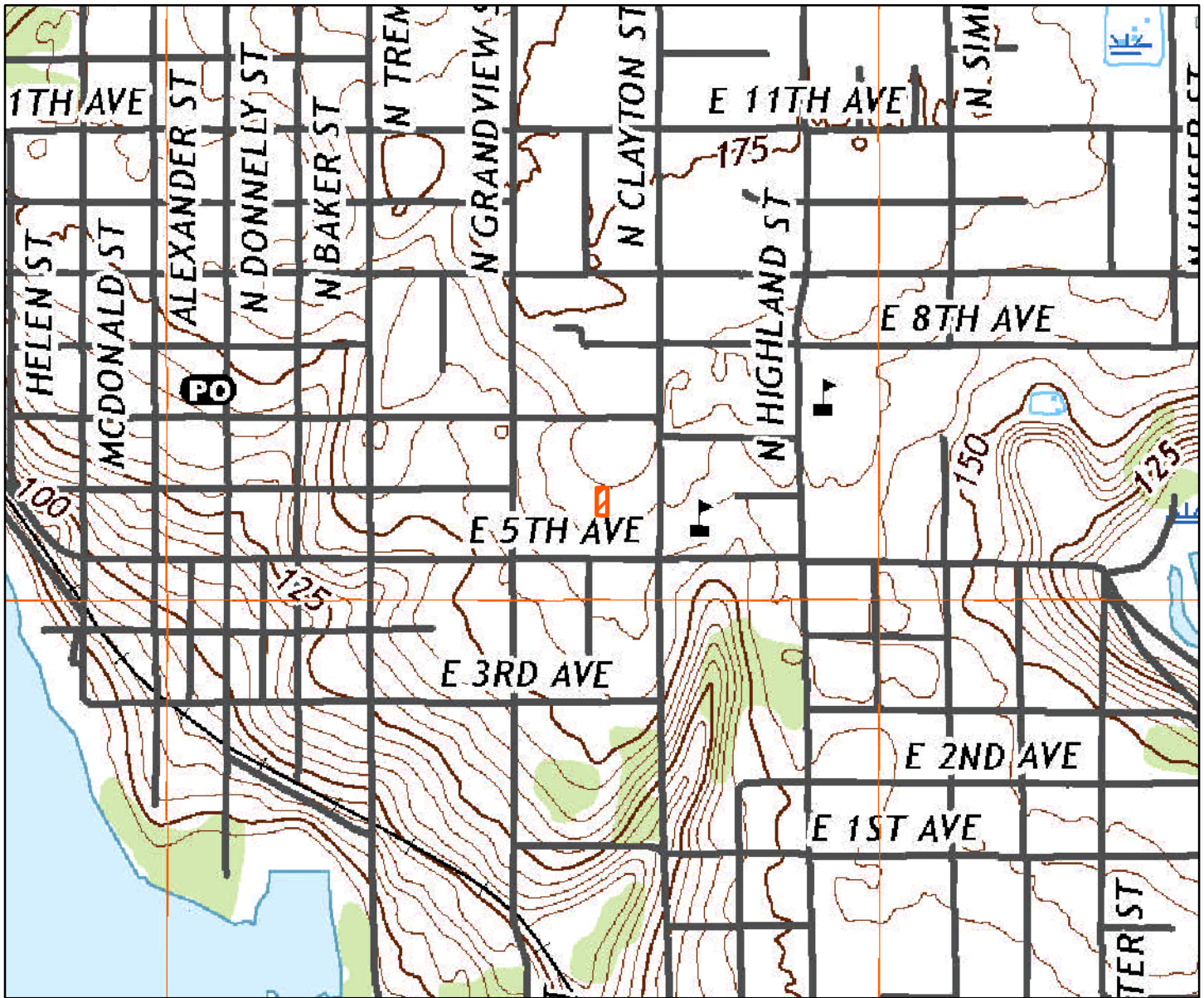


LA04899



Data Sources: Lake County, City of Mount Dora

USGS Map



LA04899



615 EAST 5TH AVE MOUNT DORA FL 32757



615



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 615 E 5th Ave
Mount Dora, FL 32757 Alternate Key No.: 3887557

Property Owner: MULLEN ERIN M LIFE ESTATE

Applicant: RENEWAL BY ANDERSEN - JIMMY SELLERS

Applicant's Mailing Address: 5655 CARDER RD ORLANDO FL 32810

Applicant's Phone Number: 860-952-4112

Applicant's Email Address: RBAPERMITS@GOPERMITS.ORG

Current Building Use (e.g. residential or commercial): RESIDENTIAL

Application Type:

- New Construction Addition Renovation

Check any structural systems or elements which will be affected by this project:

- | | | |
|---|---|--|
| <input type="checkbox"/> Steps or Stairways | <input type="checkbox"/> Foundation | <input type="checkbox"/> Siding/Stucco/Façade Work |
| <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porches or Porte Cochere | <input type="checkbox"/> Walls/Structural |
| <input checked="" type="checkbox"/> Doors | <input type="checkbox"/> Chimney | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Walls or Fences | <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Landscape Features |

Existing Materials: FIBREX

Proposed Materials: FIBREX

Is there a chimney on the building and will it be affected? _____

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional

documentation if needed: remove and replace 5 windows and 1 patio door. Same style, and size as existing. Existing windows are green. Replacements are white. Existing material is wood, replacements are composite (fibrex). Grids to match existing

Reason for Addition / Modification: WINDOW / DOOR CHANGEOUT

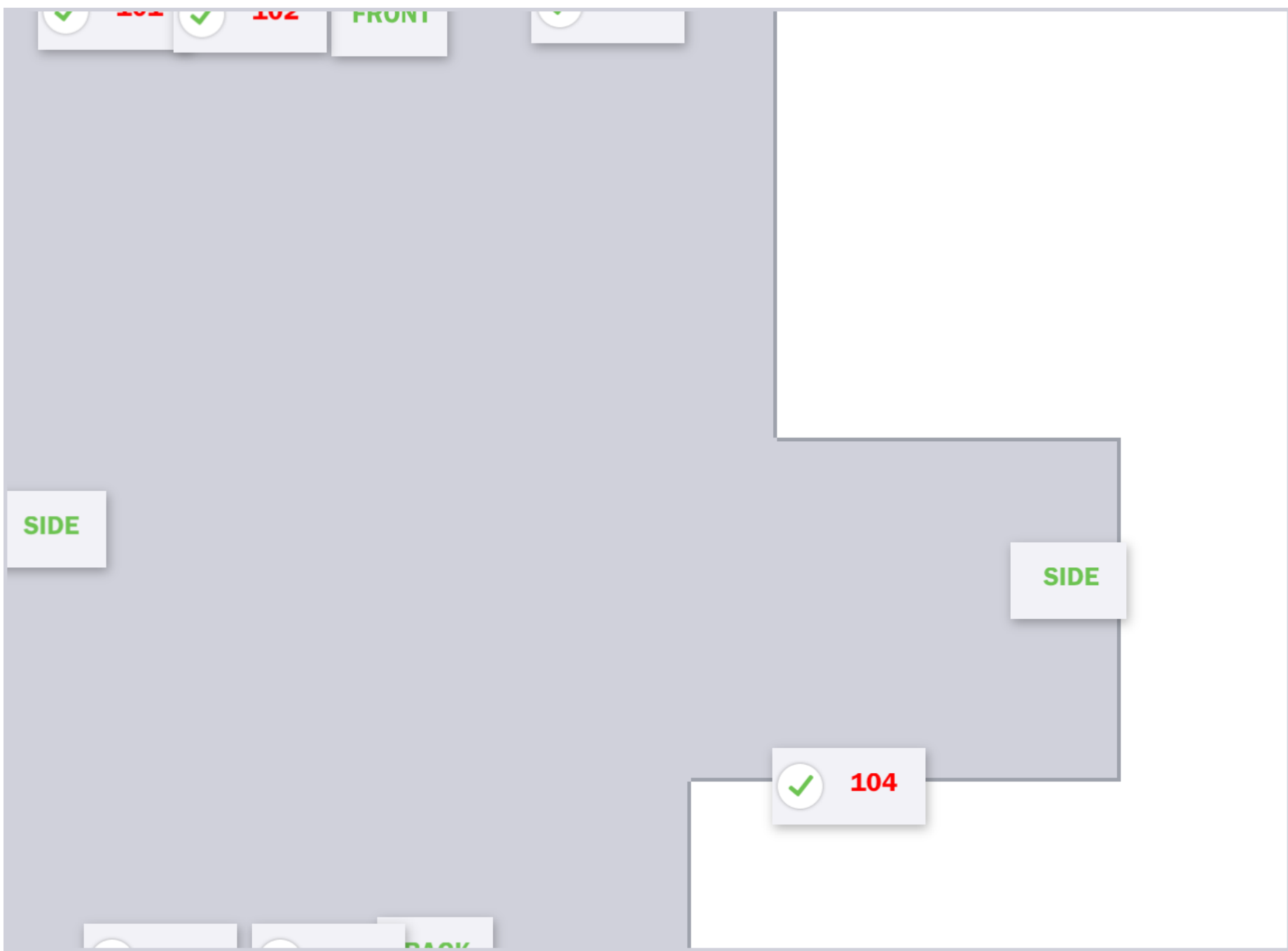
Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required.

Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.



Erin Mullen
615 E 5th Ave
Mount Dora, FL 32757
Year Built: 1926
H: (202)510-2698

FLOORPLAN - 1ST FLOOR



UNIT NOTES



Performance Report

DBA: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC

CGC1527613

997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810

Phone: 407-803-4723 | Fax: 407-386-8262 | Customerservice@rbafla.com

Erin Mullen

615 E 5th Ave

Mount Dora, FL 32757

Year Built: 1926

H: (202)510-2698

The following table identifies fenestration performance requirements using the listed code, values, and coefficients. Calculation is based on the Winde application if the Zone and GCp values are populated to the individual unit calculations table. If GCp and Zone are listed as N/A, required unit performance rating was manually defined. When manual entries occur, it is Renewal by Andersen of Florida's responsibility to ensure the state, county, and/or municipality receives the proper data for state and local code requirements. A manually entered report will only be used in accordance when state and local building codes are met or exceeded.

SITE-SPECIFIC CONDITIONS

ASCE STANDARD	WIND ZONE (MPH)	EXPOSURE	MEAN ROOF HEIGHT (FT)	K _Z VALUE	RISK CATEGORY	WIND-BORNE DEBRIS REGION
Wind Speed: 7-16 Performance: 7-16	132	B	25	+ 0.6 / - 0.6	II	NO <small>MANUALLY ADJUSTED</small>

INDIVIDUAL UNIT CALCULATIONS

ID	ROOM	PRODUCT TYPE	UNIT SIZE (in)	UNIT/TWA AREA (ft ²)	ZONE	GCp	REQUIRED UNIT PERFORMANCE RATING	ACTUAL UNIT PG	ACTUAL UNIT DP	UNIT IMPACT RATED	APPROVAL NUMBER(S)
101	Bedroom 2	Double-Hung (DG)	30 1/4 x 58 1/4	12.24	Zone 4	+ 0.98 / - 1.08	+ 17.4 / - 18.9	40	+ 40 / - 40	NO	FL27970
102	Bedroom 2	Double-Hung (DG)	30 1/4 x 58 1/4	12.24	Zone 4	+ 0.98 / - 1.08	+ 17.4 / - 18.9	40	+ 40 / - 40	NO	FL27970
103	Living	Double-Hung (DG)	30 1/4 x 58 1/4	12.24	Zone 4	+ 0.98 / - 1.08	+ 17.4 / - 19	40	+ 40 / - 40	NO	FL27970
104	back	A-Series Traditional	36 1/8 x 81 1/4	20.38	Zone 4	+ 0.94 / - 1.04	+ 16.8 / - 18.3	45	+ 45 / - 55	NO	FL14285
105	Primary Bedroom	Double-Hung (DG)	30 1/4 x 58 1/4	12.24	Zone 4	+ 0.98 / - 1.08	+ NaN / - NaN	40	+ 40 / - 40	NO	FL27970
106	Primary Bedroom	Double-Hung (DG)	30 1/4 x 58 1/4	12.24	Zone 4	+ 0.98 / - 1.08	+ 17.4 / - 18.9	40	+ 40 / - 40	NO	FL27970

Values and assumptions used for Design Pressure Calculations:

- Design Pressure calculations are based on ASCE 7-16.
- No topographical effects (K_{zT} at 1.0)
- Velocity pressure exposure coefficient (K_z) is captured per site specific conditions
- Directionally factor K_d of 0.85
- Velocity Pressure (PSF) based on all selection building and site conditions
- Internal pressure coefficient (GCpi) is +/- 0.18
- External pressure coefficient (GCp) is captured on individual unit calculations

Windborne Debris Regions require that window and door openings have opening protection via:

- An impact rated window or door, or
- An impact rated shutter or other impact rated coverings, or
- Wood structural panels of a certain type, thickness, and fasteners, etc.

This Performance Report and the information within this Performance Report may only be used in connection with Renewal by Andersen products, only at the address listed above, only for the products identified above, and only for the homeowner listed above. Performance of other units not listed may vary. The information in this Performance Report must be confirmed by the local Renewal by Andersen retailer with your local building code official. This Performance Report is issued solely by the legal entity listed under "Legal Name" above.

MANUALLY ADJUSTED - Indicates input is adjusted per user determination which may differ from data automatically determined by the Winde performance calculator.

After recording return to:

RENEWAL BY ANDERSEN
5655 Carder Rd, Orlando, FL 32810
rbapermits@gopermits.org

NOTICE OF COMMENCEMENT

Permit No: _____
Tax Folio or Alternate Key #: 3887557
29-19-27-0080-000-00400

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

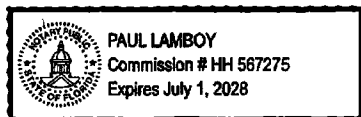
- Description of property: *(legal description of the property, and street address if available)*
JAMES HOMICH FIFTH AVENUE PROPERTY REPLAT
PB 65 PG 17-18 LOT 4 ORB 4449 PG 2057 ORB 6060 PG 2436
Street Address: 615 E 5TH AVE, MOUNT DORA FL, 32757
- General description of improvement: WINDOW/DOOR REPLACEMENT
- Owner's Information: *(or Lessee information if the Lessee contracted for the improvement)*
Name: MULLEN ERIN
Address: 615 E 5TH AVE, MOUNT DORA FL, 32757
Interest in Property: OWNER
Name and Address of fee simple titleholder (if different from Owner listed above): _____
- Contractor Information: Name: JIMMY SELLERS // RENEWAL BY ANDERSEN
Address: 5655 Carder Rd, Orlando, FL 32810
Telephone No. 860-952-4112 Fax No. (Opt.) _____
- Surety Information: *(if applicable a copy of the payment bond is attached)*
Name: _____
Address: _____
Telephone No. _____ Fax No. (Opt.) _____
Amount of Bond: _____
- Lender Information: Name: _____
Address: _____
Telephone No. _____ Fax No. (Opt.) _____
- Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1) (a)7, Florida Statutes:
Name: _____
Address: _____
Telephone No. _____ Fax No. (Opt.) _____
- In addition to himself or herself, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as Provided in Section 713.13 (1) (b), Florida Statutes:
Name: _____
Address: _____
Telephone No. _____ Fax No. (Opt.) _____
- Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified).


WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.


(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

OWNER
Signatory's Title/Office

The foregoing instrument was acknowledged before me this 19th day of DECEMBER 20 24, by ERIN MULLEN
who is [] personally known to me or [] has produced FLDL as identification and [] who did or [] did not take an oath.




Signature of Notary Public - State of Florida
PAUL LAMBOY
Print, type or Stamp Commissioned Name of Notary Public



102

101

103



104





106

105



DATE: December 10, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 322 Alexander Street (Location); Awning (Proposed Work); David A Hurley Trustee (Owner); David Hurley and Julie Smith (Applicants).**

Property Information:

Address:	322 Alexander Street	Current Use:	Restaurant (Vacant)
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1883	Style:	Masonry Vernacular
Siding:	Vinyl	Stories:	One
Roof Type:	Gables	Chimneys:	One
Roof Material:	Metal	Porch:	Open

Requested Action:

Remove the metal canopy with canvas cover and replace with a canopy constructed of pressure treated wood and metal roof panels.

Existing Canopy / Awning Constructed of Metal and Canvas



Proposed Canopy / Awning Constructed of Pressure Treated Wood and Metal Panels



Background on Architectural Style:

The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials.

Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts. The one-part facade generally was a one-story building. It was formed by a structural framework consisting of columns, bulkheads or kick-panels, and a cornice topped by a parapet. Large show windows were generally placed within this framework to display merchandise and light the interior.

Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing became widespread.

Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained, wide use in construction of commercial buildings. In Mount Dora "Risley Block", a cut-

face or rusticated block, locally produced by Carl Risley behind his home on Tremain Street, became popular. As strong as fired brick, the new materials were lighter and cheaper.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of

enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

Guidance from the Historic Design Guidelines (2025):

Replacing historic canopies or awnings should prioritize retaining original elements whenever possible. When replacement is necessary, the new canopy or awning should adhere to historical accuracy and compatibility with the building’s character.

If an original awning or canopy is missing, look for “ghost marks” on the building façade for clues as to the possible shape of the missing feature. Old hardware and historic photographs can help determine the appearance and materials of the original awnings.

Evaluate existing materials to determine whether it is original or a potentially inappropriate later addition. For example, backlit vinyl or plastic awnings are inappropriate for 19th-century buildings, while aluminum awnings might be fitting for a mid-20th century structure.

Recommendations:

1. **Original Awnings and Canopies:** Maintain and repair existing original awnings and canopies. Substitute materials may be considered if they convey the same visual appearance as the original.
2. **Replacement Awning Shapes:** Use historically appropriate awning shapes like simple shed awnings for rectangular openings and arched awnings for arched openings. Contemporary awning shapes like bubble or convex awnings are discouraged.
3. **New Awnings and Canopies:** New awnings should be designed and placed so that they do not span or detract from character-defining details and features of the building. If pilasters or columns define the storefront, place awnings within this framework rather than overlap the entire storefront. Transoms are important features of a building and should not be covered with an awning.
4. **Awning and Canopy Materials:** Awnings should be of historically appropriate materials such as canvas, but alternate materials may be considered if they resemble canvas in appearance. Metal awnings may be appropriate for some building styles. Multiple awnings on one building should complement each other in shape and color.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which

applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to use historically appropriate awning shapes like simple shed awnings for rectangular openings which is consistent with the application; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which do not recommend covering up any character defining features and the proposal awning/canopy does not cover any features on the building; and
3. The proposed work is compatible with the architectural style of the building; and
4. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Photos
2008 Site Form
Application



CITY OF MOUNT D O R A

Site Photos







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # LA03885
 Recorder # 400
 Field Date 3/15/2008
 Form Date 3/15/2008
 FormNo 200803
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 322 N ALEXANDER ST Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>322</u>	<u>North</u>	<u>ALEXANDER</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____
 City / Town (within 3 miles) Mount Dora In Current City Limits? YES
 County Lake Tax Parcel #(s) _____
 Subdivision Name _____ Block _____ Lot _____
 Ownership _____
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS; 1980
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ; 27E ; 31; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular Other Style _____
 Exterior Plan Rectangular Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) >> Concrete block
 Other Structural System(s) _____
 Foundation Type(s) >> Slab
 Other Foundation Types _____
 Foundation Material(s) >> Poured Concrete Footing
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Vinyl
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Gable
 Other Roof Type(s) _____
 Roof Material(s) >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys _____
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

81A03885

DESCRIPTION (continued)

Window Descriptions FIXED

Main Entrance Description (stylistic details)

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTLY this category Residential: _____

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional)

HISTORY

Construction year 1883

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
----------------	----------------	-------------------	------------------------

>> _____

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified; 1883;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> _____

Other Historical Associations

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA03885

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/29/2008

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

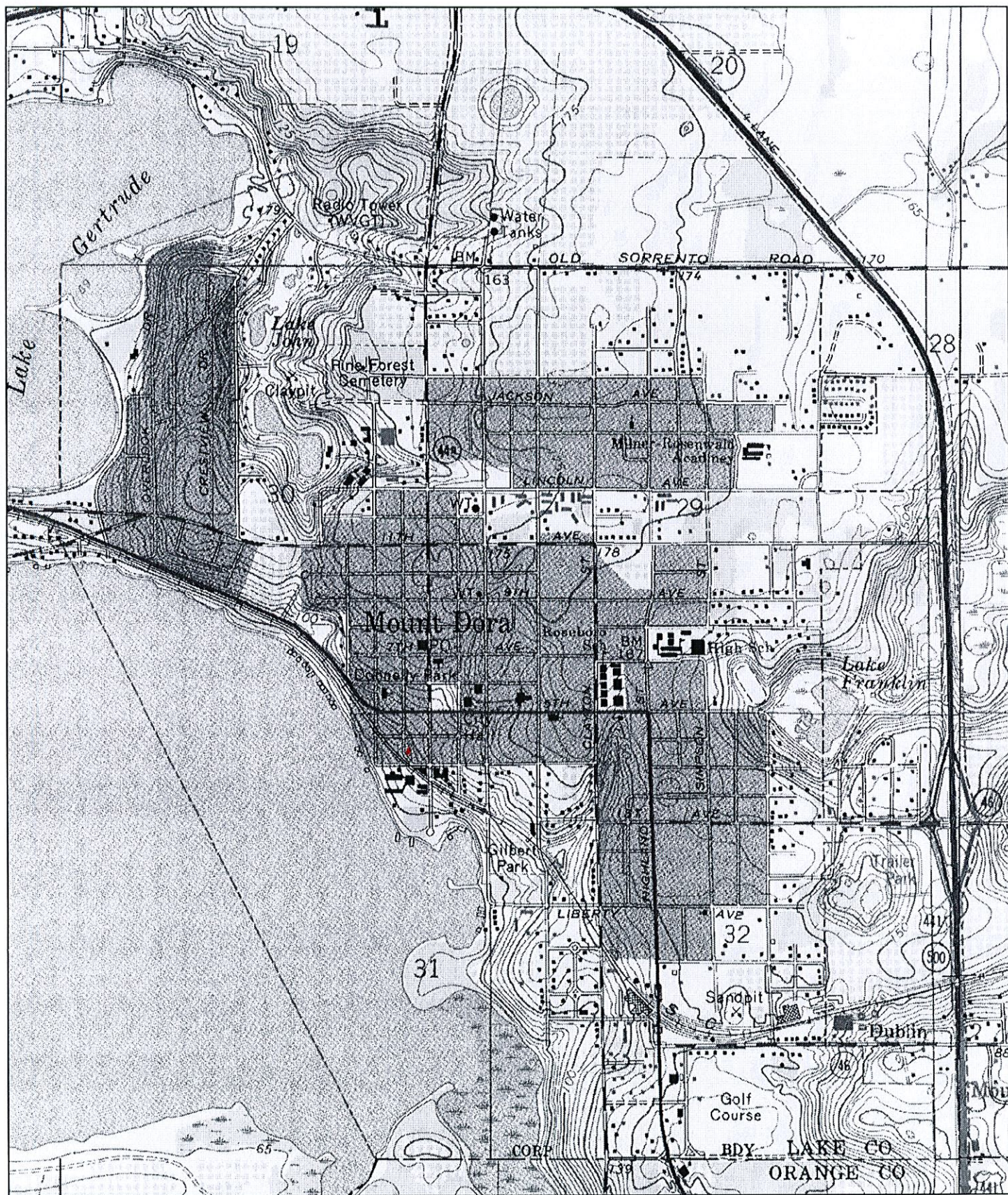
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03885-200803

Supplementary Printout

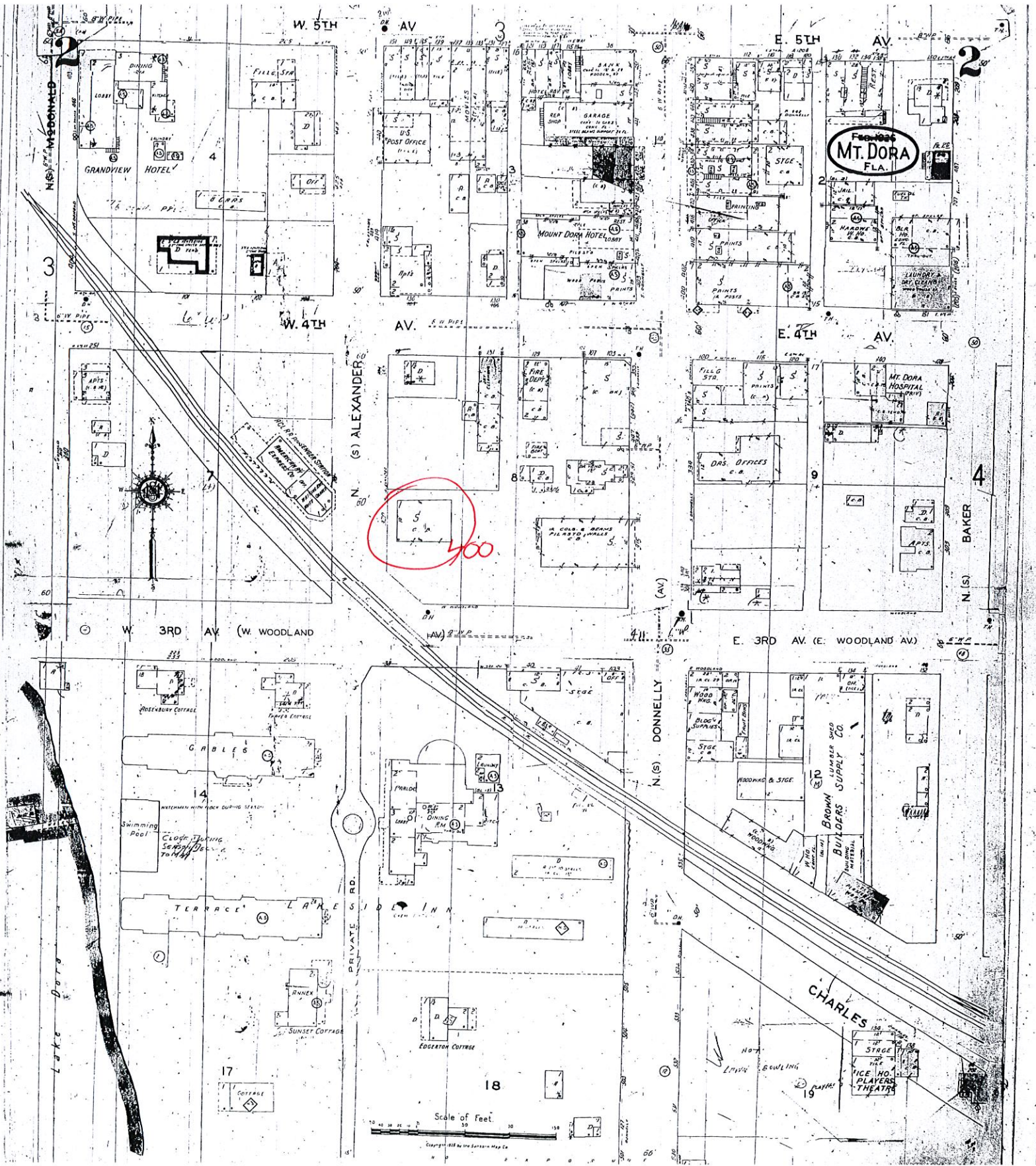
- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP
- > **Structural system(s):**
Concrete block
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Vinyl
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1883;
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



0 ————— 0.5 Mi
 0 ————— 3000 Ft

Map provided by MyTopo.com

LA3885
400

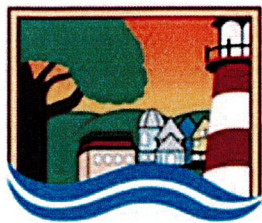


LA3885



400

LA
3085



CITY OF MOUNT DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 322 Alexander Street Alternate Key No.: 1469431

Property Owner: David A Hurley Trustee

Applicant: David Hurley and Julie Smith

Applicant's Mailing Address: 354 N. Highland Street, Suite A, Mount Dora, Florida 32757

Applicant's Phone Number: 352-636-3845

Applicant's Email Address: sunshinepropertyessource@gmail.com

Current Building Use (e.g. residential or commercial): vacant restaurant

Application Type:

New Construction

Addition

Renovation

Check any structural systems or elements which will be affected by this project:

Steps or Stairways

Foundation

Siding/Stucco/Fa ade Work

Windows

Porches or Porte Cochere

Walls/Structural

Doors

Chimney

Roof

Walls or Fences

Exterior Lighting

Landscape Features

Existing Materials: metal canopy frame and canvas canopy

Proposed Materials: pressure treated wood and metal roof panels

Is there a chimney on the building and will it be affected? no

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: frame new area for metal roof panels over outdoor seating area with wood posts

Reason for Addition / Modification: I feel the look of the new awning is more conducive to the downtown look and the metal roof panels will withstand the elements of the weather more favorable

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required.

Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.

PROPERTY RECORD CARD

General Information

Name:	HURLEY DAVID A TRUSTEE	Alternate Key:	1469431
Mailing Address:	354 N HIGHLAND STR SUITE 1 MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	31-19-27-0200-008-00100
		Millage Group and City:	0MD1 Mount Dora
		2024 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	322 ALEXANDER ST MOUNT DORA FL, 32757	Property Name:	JAMAICA GARDENS/CLOSING BOUTIQUE/OLIVE BRANCH Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, RESUB BLK 8, SEC 31 LOT 1, S 80 FT OF W 5.6 FT OF LOT 9, S 80 FT OF LOT 10--LESS FROM NE COR OF LOT 1 RUN S ALONG E LINE OF LOT 1 A DIST OF 10 FT FOR POB, CONT S ALONG SAID E LINE 33 FT, N 65-25-58 W 19.24 FT, W 3 FT, N 25 FT, E 20.50 FT TO POB--PB 10 PG 59 ORB 3902 PG 1378 ORB 3916 PG 1072		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	RESTAURANT (2100)	0	0		24821.000	Square Feet	\$726,759.00	\$726,759.00

[Click here for Zoning Info Map](#) [FEMA Flood](#)

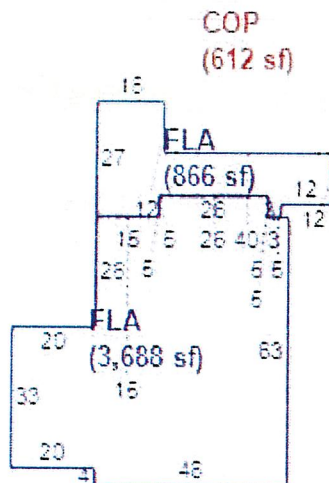
Commercial Building(s)

Building 1

Commercial	Building Value: \$292,986.00		
	Building Use: RESTAURANT & CAFETERIA (21C)		
	Structure Type:		
Summary	Section(s)		
Year Built:	1947	Section Type	No. Stories Ground Floor Area
Total Effective Area:	5166	COMMERCIAL CANOPY (COP)	1.00 612
Full Bathrooms:	1	FINISHED LIVING AREA (FLA)	1.00 4554
Half Bathrooms:	2		
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		

[View Larger](#)

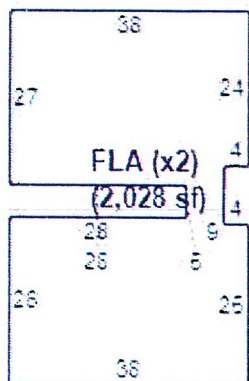
Kitchens: 0
 Fireplaces: 0



Building 2

Commercial	Building Value: \$510,772.00 Building Use: APARTMENT (03C) Structure Type:
------------	--

Summary	Section(s)
Year Built: 2002	Section Type No. Stories Ground Floor Area
Total Effective Area: 4700	COMMERCIAL CANOPY (COP) 2.00 644
Full Bathrooms: 6	FINISHED LIVING AREA (FLA) 2.00 4056
Half Bathrooms: 0	
Elevators: 0	View Larger
Elevator Landings: 0	
Residential Units: 2	COP (644 sf)
Kitchens: 2	
Fireplaces: 0	



Building 3

Commercial

Building Value: \$337,893.00

Building Use: RESTAURANT & CAFETERIA (21C)

Structure Type:

Summary		Section(s)					
Year Built:	2002	Section Type	No. Stories	Ground Floor Area			
Total Effective Area:	3545	COMMERCIAL CANOPY (COP)	1.00	741			
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00	2804			
Half Bathrooms:	4	<p style="text-align: center;">COP (741 sf)</p> <p style="text-align: center;">68 FLA (2,804 sf)</p>					
Elevators:	0						
Elevator Landings:	0						
Residential Units:	0						
Kitchens:	0						
Fireplaces:	0						
					View Larger		

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DECK - COMPOSITE (CDEK2)	420	SF	2006	\$4,730.00
2	OPEN PORCH FINISHED (CFOP4)	289	SF	2006	\$3,139.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3916 / 1072	04/22/2010	Certificate of Title	Unqualified	Improved	\$100.00
3902 / 1378	04/22/2010	Certificate of Title	Unqualified	Improved	\$200.00
3637 / 2288	09/15/2005	Warranty Deed	Unqualified	Vacant	\$0.00
1312 / 1031	08/01/1994	Warranty Deed	Qualified	Improved	\$254,000.00
756 / 1951	09/01/1982	Warranty Deed	Unqualified	Improved	\$110,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,876,279	\$1,876,279	\$1,876,279	5.0254	\$9,429.05
SCHOOL BOARD STATE	\$1,876,279	\$1,876,279	\$1,876,279	3.0870	\$5,792.07
SCHOOL BOARD LOCAL	\$1,876,279	\$1,876,279	\$1,876,279	2.9980	\$5,625.08
LAKE COUNTY WATER DISTRICT	\$1,876,279	\$1,876,279	\$1,876,279	0.2940	\$551.63
NORTH LAKE HOSPITAL DIST	\$1,876,279	\$1,876,279	\$1,876,279	0.3859	\$724.06
ST JOHNS RIVER FL WATER MGMT DIST	\$1,876,279	\$1,876,279	\$1,876,279	0.1793	\$336.42
CITY OF MOUNT DORA	\$1,876,279	\$1,876,279	\$1,876,279	6.3000	\$11,820.56
LAKE COUNTY MSTU AMBULANCE	\$1,876,279	\$1,876,279	\$1,876,279	0.4629	\$868.53
LAKE COUNTY VOTED DEBT SERVICE	\$1,876,279	\$1,876,279	\$1,876,279	0.0400	\$75.05
				Total:	Total:
				18.7725	\$35,222.45

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

- Homestead Exemption (first exemption up to \$25,000) [Learn More](#) [View the Law](#)
- Additional Homestead Exemption (up to an additional \$25,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to county millage - up to \$50,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to city millage - up to \$25,000) [Learn More](#) [View the Law](#)
- Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) [Learn More](#) [View the Law](#)
- Widow / Widower Exemption (up to \$5,000) [Learn More](#) [View the Law](#)
- Blind Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Disability Exemption (up to \$5,000) [Learn More](#) [View the Law](#)
- Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Veteran's Disability Exemption (\$5,000) [Learn More](#) [View the Law](#)
- Veteran's Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Veteran's Combat Related Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Deployed Servicemember Exemption (amount varies) [Learn More](#) [View the Law](#)
- First Responder Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Surviving Spouse of First Responder Exemption (amount varies) [Learn More](#) [View the Law](#)
- Conservation Exemption (amount varies) [Learn More](#) [View the Law](#)
- Tangible Personal Property Exemption (up to \$25,000) [Learn More](#) [View the Law](#)
- Religious, Charitable, Institutional, and Organizational Exemptions (amount varies) [Learn More](#) [View the Law](#)
- Economic Development Exemption [Learn More](#) [View the Law](#)
- Government Exemption (amount varies) [Learn More](#) [View the Law](#)

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).




Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.


Site Notice

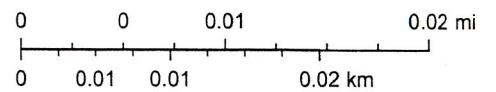


October 13, 2025

1:500

-  Override 1
-  Override 1
-  Tax Parcels

-  Tax Parcels Alternate Key
-  Local Streets 1K
-  Street Names
-  County Boundary



Lake BCC

MT. DORA
PASTA HOUSE

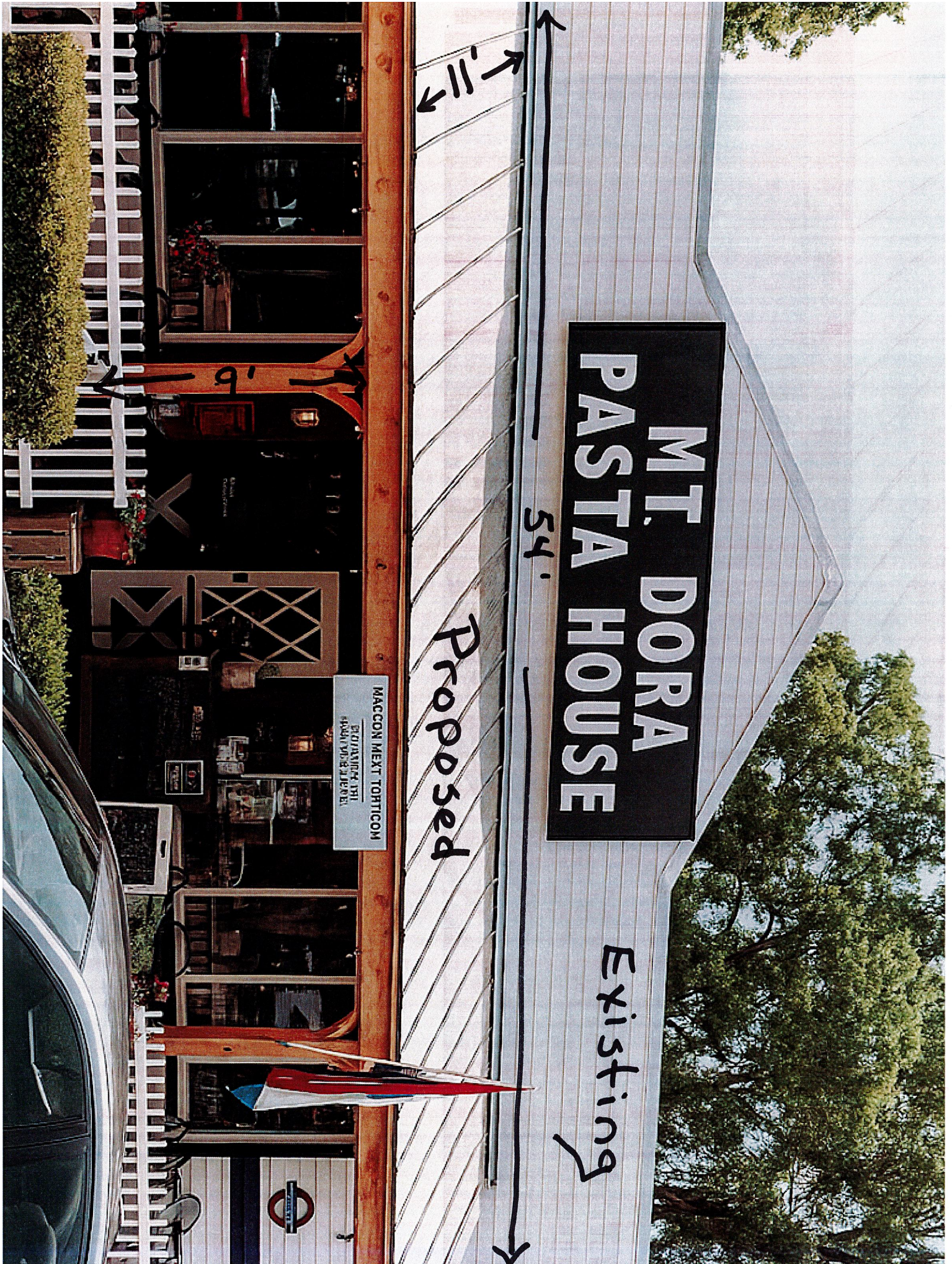
54'

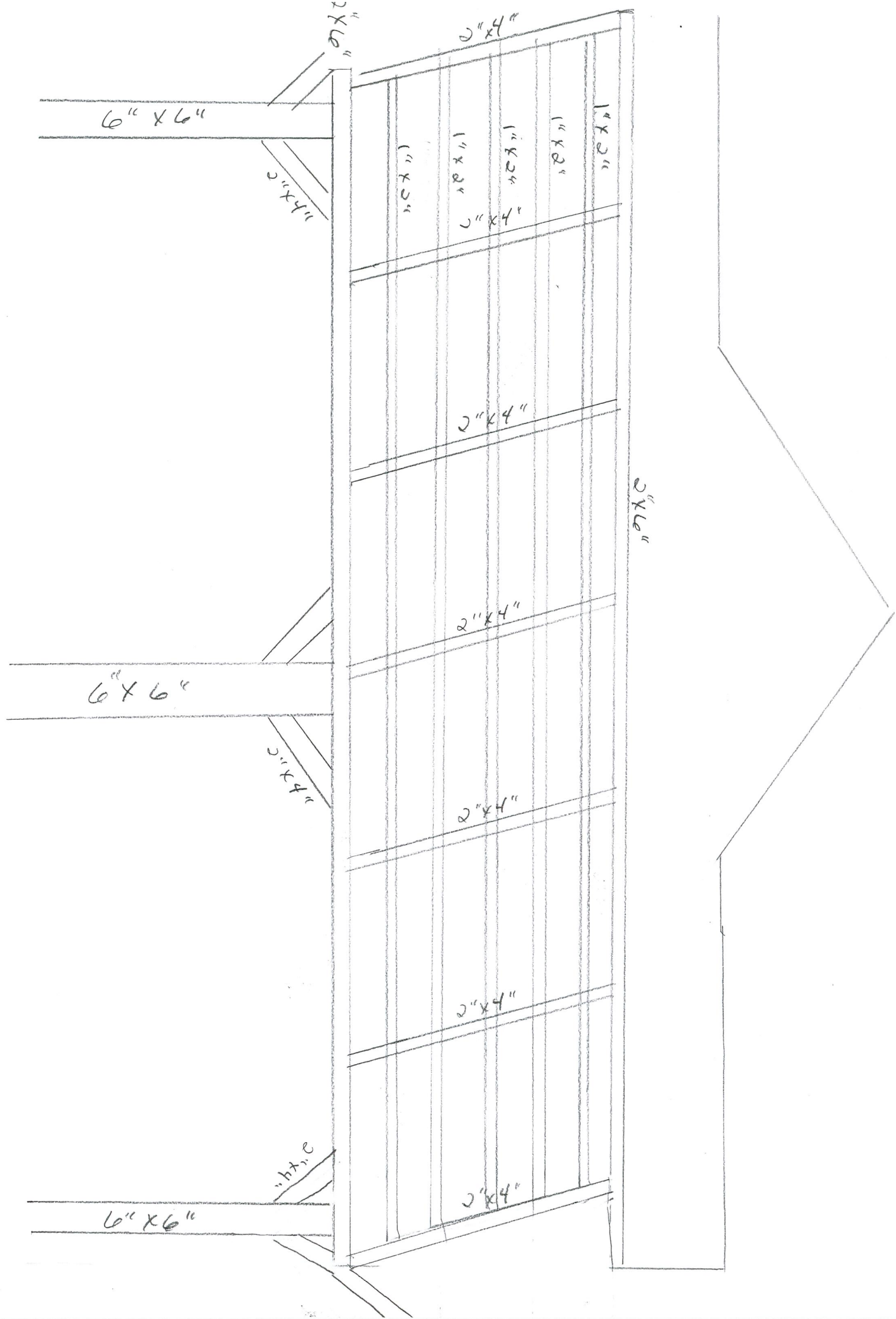
Proposed

Existing

MACCONI NEXT TORTICOM
PASTA HOUSE
4000 W. W. JENSEN

9'





6" x 6"

2" x 4"

2" x 4"

2" x 4"

1" x 2"

1" x 2"

1" x 2"

1" x 2"

1" x 2"

2" x 4"

2" x 4"

2" x 4"

2" x 4"

2" x 4"

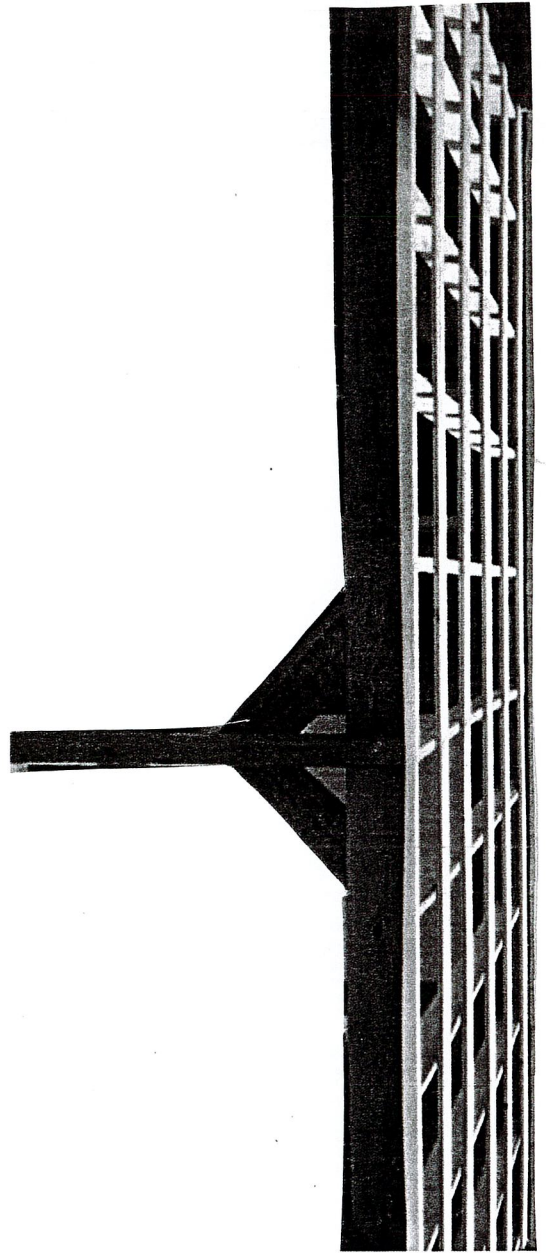
6" x 6"

2" x 4"

6" x 6"

2" x 4"

2" x 4"



Materials:

2" x 4" pressure treated wood

1" x 2" pressure treated wood

6" x 6" pressure treated posts

12' x 2' 5V Crimp Galvanized Steel

12 ft. x 2 ft. 5V Crimp Galvanized Steel







DATE: December 10, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 348 Alexander Street (Location); New Awning; David A Hurley Trustee (Owner); David Hurley and Julie Smith (Applicants).**

Property Information:

Address: 348 Alexander Street **Current Use:** Ice Cream Shop &
Two Dwelling Units

Zoning District: C-2 **Land Use:** Commercial

Structure Information:

Date of Construction: 2002 **Style:** Commercial

Siding: Stucco & Siding **Stories:** Two

Roof Type: Hip **Chimneys:** None

Roof Material: Asphalt Shingles **Porch:** None

Requested Action:

Construct an awning / canopy constructed of pressure treated wood and metal roof panels.

Current, Western Elevation Fronting on Alexander Street



Proposed Awning



LDC Section 3.6.4(1)(a)(2), states “A certificate of appropriateness shall be required for the demolition, relocation, alteration, restoration, or renovation of the exterior architectural features of a building located in the historic preservation area: a. Fifty years old or older b. New construction.

At the June Historic Preservation Meeting, the Board requested that the code be amended to clarify that a Certificate of Appropriateness is required for structures less than fifty years old within the Historic Review Area if their façade is affected and a new structure is erected.

Since the building is less than fifty (50) years old and, therefore, have no site file forms, the structure is non-contributing to the historic district.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of

- the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
 4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
 5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
 6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
 7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
 8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
 9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
 10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
 11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

Guidance from the Historic Design Guidelines:

Replacing historic canopies or awnings should prioritize retaining original elements whenever possible. When replacement is necessary, the new canopy or awning should adhere to historical accuracy and compatibility with the building’s character.

If an original awning or canopy is missing, look for “ghost marks” on the building façade for clues as to the possible shape of the missing feature. Old hardware and historic photographs can help determine the appearance and materials of the original awnings.

Evaluate existing materials to determine whether it is original or a potentially inappropriate later addition. For example, backlit vinyl or plastic awnings are inappropriate for 19th-century buildings, while aluminum awnings might be fitting for a mid-20th century structure.

Recommendations:

1. **Original Awnings and Canopies:** Maintain and repair existing original awnings and canopies. Substitute materials may be considered if they convey the same visual appearance as the original.
2. **Replacement Awning Shapes:** Use historically appropriate awning shapes like simple shed awnings for rectangular openings and arched awnings for arched openings. Contemporary awning shapes like bubble or convex awnings are discouraged.
3. **New Awnings and Canopies:** New awnings should be designed and placed so that they do not span or detract from character-defining details and features of the building. If pilasters or columns define the storefront, place awnings within this framework rather than overlap the entire storefront. Transoms are important features of a building and should not be covered with an awning.
4. **Awning and Canopy Materials:** Awnings should be of historically appropriate materials such as canvas, but alternate materials may be considered if they resemble canvas in appearance. Metal awnings may be appropriate for some building styles. Multiple awnings on one building should complement each other in shape and color.

Additions and new construction should be designed in a manner that is compatible and sympathetic to the character of the buildings and neighborhood, especially those that are immediately adjacent, ensuring that the character and integrity of surrounding historic resources are preserved. New buildings should be consistent with the site layout, orientation, scale, form, materials, features, and details already established by the surrounding historic resources.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend the new awnings should be designed and placed so that they do not span or detract from character-defining details and features of the building and the proposed awning will not conceal any character-defining features; and
2. The proposed work is compatible with the architectural style of the building; and
3. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Photos

Application

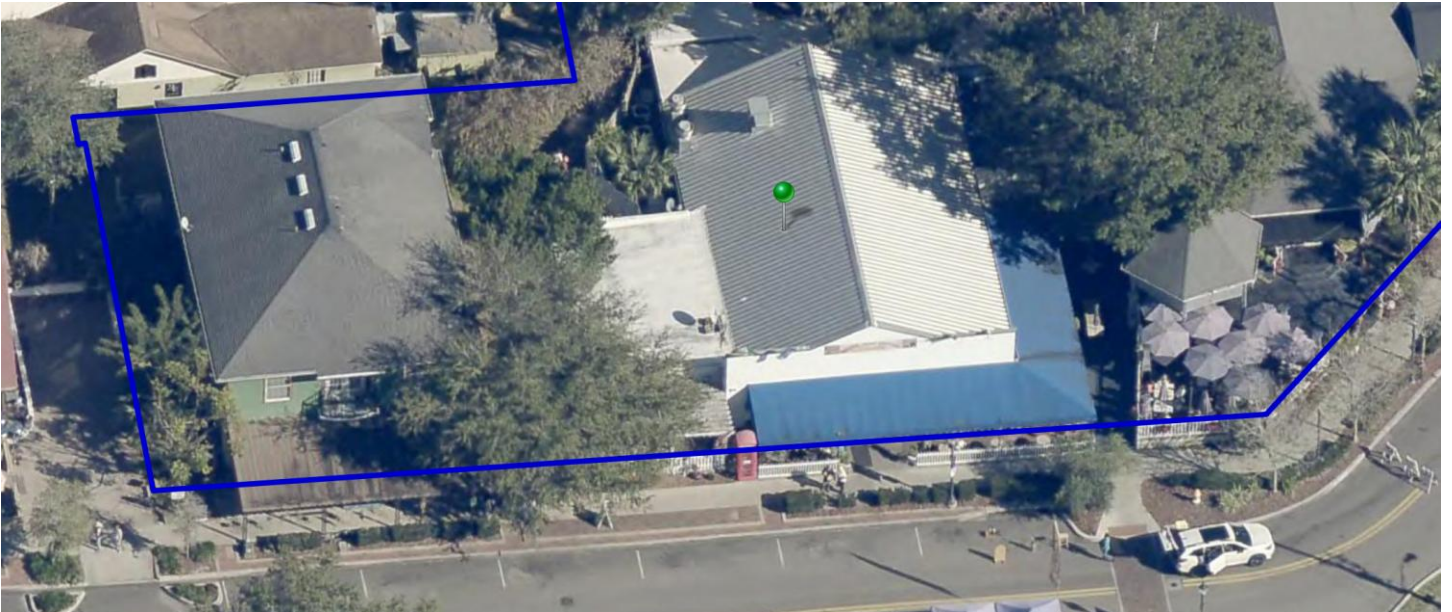


CITY OF MOUNT D O R A

Site Photos



2023 Aerial



PROPERTY RECORD CARD

General Information

Name:	HURLEY DAVID A TRUSTEE	Alternate Key:	1469431
Mailing Address:	354 N HIGHLAND STR SUITE 1 MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	31-19-27-0200-008-00100
		Millage Group and City:	0MD1 Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	322 ALEXANDER ST MOUNT DORA FL, 32757	Property Name:	JAMAICA GARDENS/CLOSING BOUTIQUE/OLIVE BRANCH Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, RESUB BLK 8, SEC 31 LOT 1, S 80 FT OF W 5.6 FT OF LOT 9, S 80 FT OF LOT 10--LESS FROM NE COR OF LOT 1 RUN S ALONG E LINE OF LOT 1 A DIST OF 10 FT FOR POB, CONT S ALONG SAID E LINE 33 FT, N 65-25-58 W 19.24 FT, W 3 FT, N 25 FT, E 20.50 FT TO POB--PB 10 PG 59 ORB 3902 PG 1378 ORB 3916 PG 1072		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

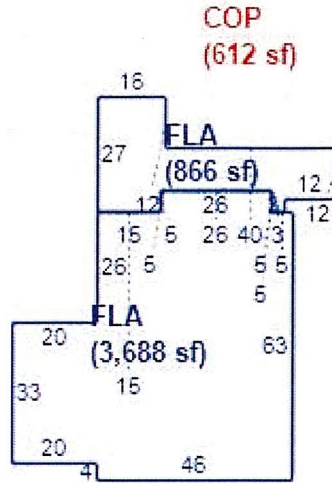
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	RESTAURANT (2100)	0	0		24821.000	Square Feet	\$726,759.00	\$726,759.00
				Click here for Zoning Info ⓘ	FEMA Flood Map			

Commercial Building(s)

Building 1

Commercial	Building Value: \$292,986.00 Building Use: RESTAURANT & CAFETERIA (21C) Structure Type:		
Summary	Section(s)		
Year Built:	1947	Section Type	No. Stories Ground Floor Area
Total Effective Area:	5166	COMMERCIAL CANOPY (COP)	1.00 612
Full Bathrooms:	1	FINISHED LIVING AREA (FLA)	1.00 4554
Half Bathrooms:	2		
Elevators:	0	View Larger	
Elevator Landings:	0		
Residential Units:	0		

Kitchens: 0
 Fireplaces: 0



Building 2

Commercial	Building Value: \$510,772.00 Building Use: APARTMENT (03C) Structure Type:									
Summary	Section(s)									
Year Built: 2002 Total Effective Area: 4700 Full Bathrooms: 6 Half Bathrooms: 0 Elevators: 0 Elevator Landings: 0 Residential Units: 2 Kitchens: 2 Fireplaces: 0	<table border="1"> <thead> <tr> <th>Section Type</th> <th>No. Stories</th> <th>Ground Floor Area</th> </tr> </thead> <tbody> <tr> <td>COMMERCIAL CANOPY (COP)</td> <td>2.00</td> <td>644</td> </tr> <tr> <td>FINISHED LIVING AREA (FLA)</td> <td>2.00</td> <td>4056</td> </tr> </tbody> </table> <p style="text-align: right;">View Larger</p>	Section Type	No. Stories	Ground Floor Area	COMMERCIAL CANOPY (COP)	2.00	644	FINISHED LIVING AREA (FLA)	2.00	4056
Section Type	No. Stories	Ground Floor Area								
COMMERCIAL CANOPY (COP)	2.00	644								
FINISHED LIVING AREA (FLA)	2.00	4056								

Building 3

Commercial	Building Value: \$337,893.00			
	Building Use: RESTAURANT & CAFETERIA (21C)			
	Structure Type:			
Summary	Section(s)			
Year Built: 2002	Section Type	No. Stories	Ground Floor Area	
Total Effective Area: 3545	COMMERCIAL CANOPY (COP)	1.00	741	
Full Bathrooms: 0	FINISHED LIVING AREA (FLA)	1.00	2804	
Half Bathrooms: 4	<p style="text-align: center;">COP (741 sf)</p> <p style="text-align: center;">FLA (2,804 sf)</p>			
Elevators: 0				View Larger
Elevator Landings: 0				
Residential Units: 0				
Kitchens: 0				
Fireplaces: 0				

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DECK - COMPOSITE (CDEK2)	420	SF	2006	\$4,730.00
2	OPEN PORCH FINISHED (CFOP4)	289	SF	2006	\$2,997.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3916 / 1072	04/22/2010	Certificate of Title	Unqualified	Improved	\$100.00
3902 / 1378	04/22/2010	Certificate of Title	Unqualified	Improved	\$200.00
3637 / 2288	09/15/2005	Warranty Deed	Unqualified	Vacant	\$0.00
1312 / 1031	08/01/1994	Warranty Deed	Qualified	Improved	\$254,000.00
756 / 1951	09/01/1982	Warranty Deed	Unqualified	Improved	\$110,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ


Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,876,137	\$1,876,137	\$1,876,137	5.0254	\$9,428.34
SCHOOL BOARD STATE	\$1,876,137	\$1,876,137	\$1,876,137	3.0870	\$5,791.63
SCHOOL BOARD LOCAL	\$1,876,137	\$1,876,137	\$1,876,137	2.9980	\$5,624.66
LAKE COUNTY WATER DISTRICT	\$1,876,137	\$1,876,137	\$1,876,137	0.2940	\$551.58
NORTH LAKE HOSPITAL DIST	\$1,876,137	\$1,876,137	\$1,876,137	0.3859	\$724.00
ST JOHNS RIVER FL WATER MGMT DIST	\$1,876,137	\$1,876,137	\$1,876,137	0.1793	\$336.39
CITY OF MOUNT DORA	\$1,876,137	\$1,876,137	\$1,876,137	6.3000	\$11,819.66
LAKE COUNTY MSTU AMBULANCE	\$1,876,137	\$1,876,137	\$1,876,137	0.4629	\$868.46
LAKE COUNTY VOTED DEBT SERVICE	\$1,876,137	\$1,876,137	\$1,876,137	0.0400	\$75.05
				Total:	Total:
				18.7725	\$35,219.77

Exemptions Information

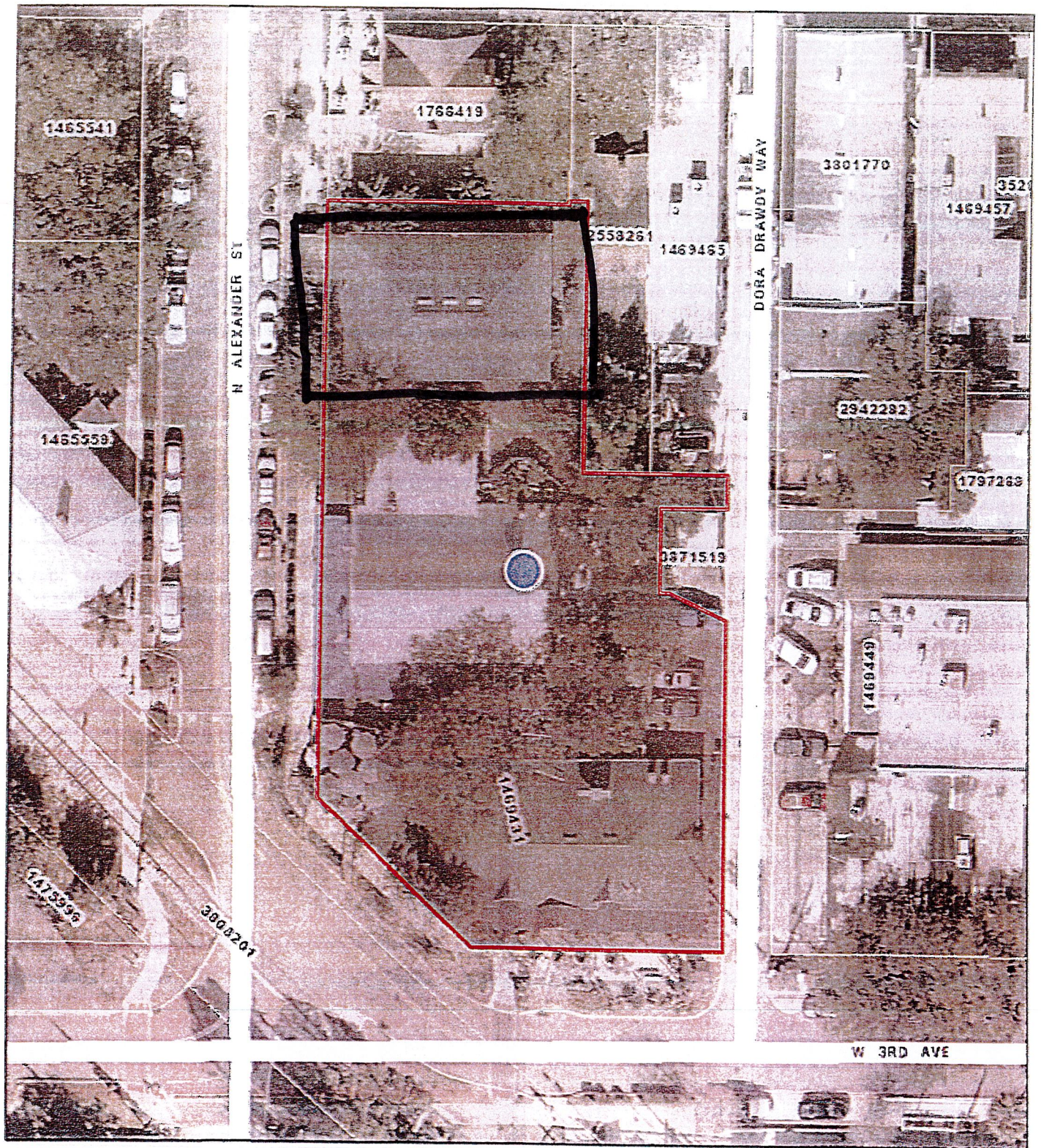
This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law




NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).





Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.

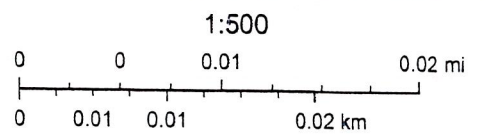
Site Notice



October 13, 2025

-  Override 1
-  Override 1
-  Tax Parcels

-  Tax Parcels Alternate Key
-  Local Streets 1K
-  Street Names
-  County Boundary



Lake BCC

Proposed
with awning



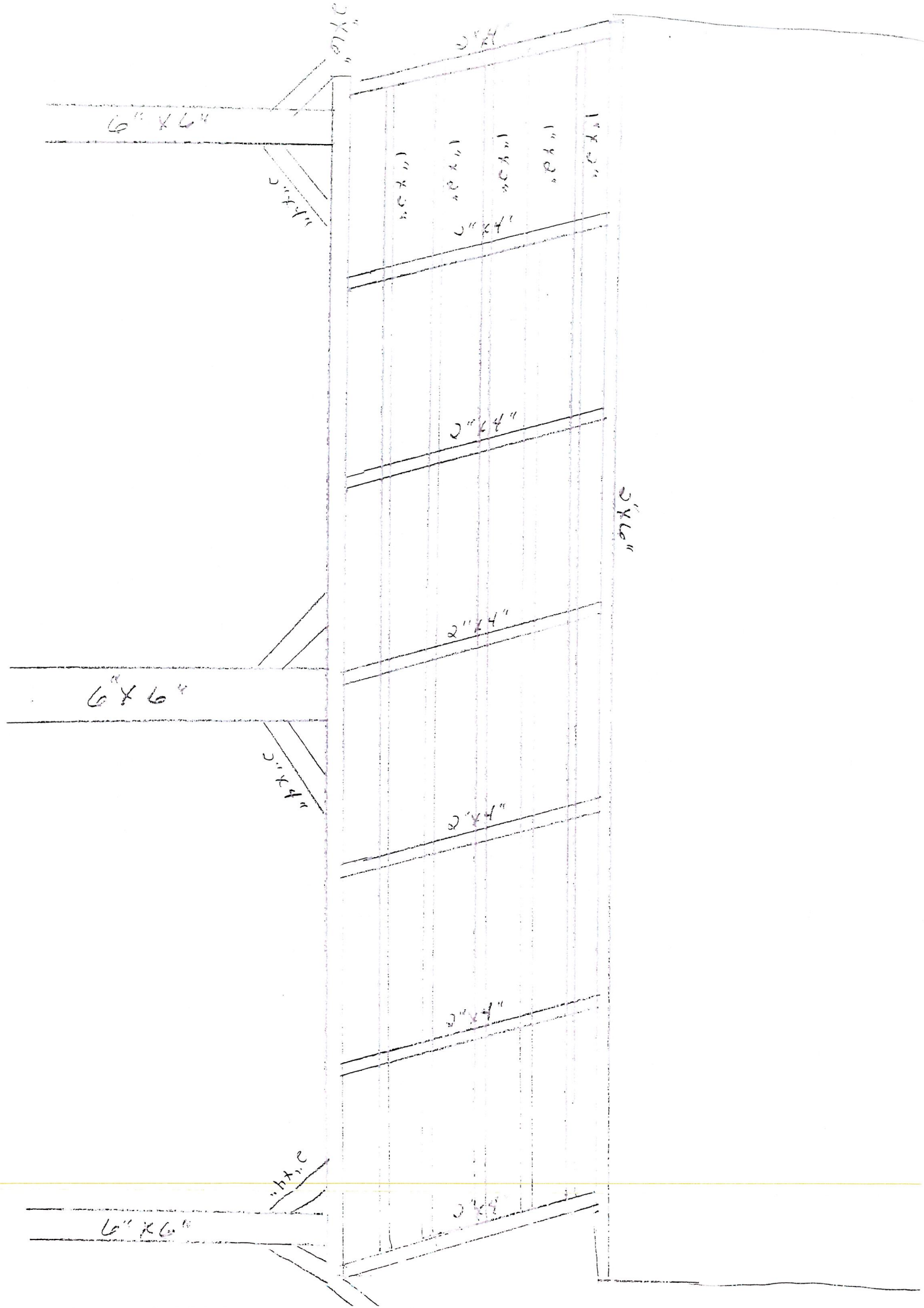
39' across front

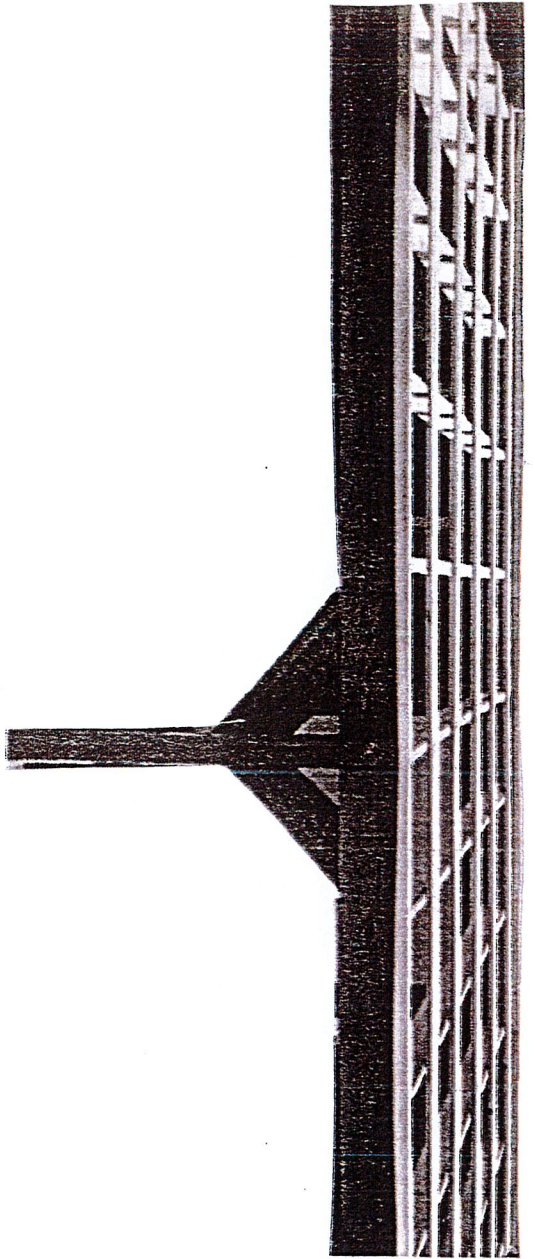
16' from front of building to sidewalk

11' tall

Existing







Materials:

2" x 4" pressure treated wood

1" x 2" pressure treated wood

6" x 6" pressure treated posts

12' x 2' 5V Crimp Galvanized Steel

12 ft. x 2 ft. 5V Crimp Galvanized Steel





**HISTORIC PRESERVATION BOARD
CITY OF MOUNT DORA
510 N BAKER STREET, MOUNT DORA**

2026 DEADLINES & MEETING DATES

<u>DEADLINE FOR SUBMISSION</u>	<u>HISTORIC BOARD MEETING</u>
JANUARY 7, 2026	JANUARY 28, 2026
FEBRUARY 4, 2026	FEBRUARY 25, 2026
MARCH 4, 2026	MARCH 25, 2026
APRIL 1, 2026	APRIL 29, 2026
MAY 6, 2026	MAY 27, 2026
JUNE 3, 2026	JUNE 24, 2026
JULY 1, 2026	JULY 29, 2026
AUGUST 5, 2026	AUGUST 26, 2026
SEPTEMBER 2, 2026	SEPTEMBER 30, 2026
OCTOBER 7, 2026	OCTOBER 28, 2026
NOVEMBER 18, 2026 **	DECEMBER 09, 2026

Applications must be filed three (3) weeks prior to Historic Preservation Board meetings. All meetings are held the last Wednesday of each month at 3:00 p.m. at City Hall – 510 N. Baker Street

Notice: For purposes of Section 286.001, Florida Statutes, two or more members of the City Council may be present at any one of these meetings, if so the meeting may be considered a City Council meeting.

Notice: If any person decides to appeal any decisions made at any of these meetings with respect to any matter considered, such person may need a record of these proceedings. For such purpose a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding should contact Planning & Development no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired Telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.