



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

The City of Mount Dora Historic Preservation Board met on Wednesday, October 29, 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:

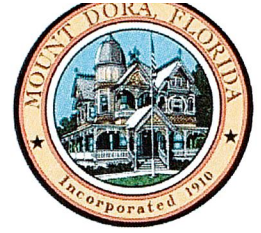
MOTION CARRIED, 6 – 0

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



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- 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



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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*