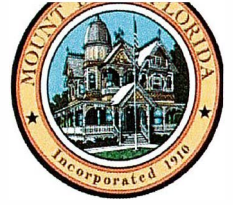


**CITY OF MOUNT DORA, FLORIDA  
HISTORIC PRESERVATION BOARD  
DECEMBER 10, 2025 MEETING MINUTES**



*The City of Mount Dora Historic Preservation Board met on Wednesday, December 10, 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.*

**Call To Order**

Having been duly noticed as required by law, the December 10, 2025, meeting of the Mount Dora Historic Preservation Board was called to order at 3:08 p.m. by Det Joks, Chairman.

**Roll Call With Determination Of Quorum**

**Present:** Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Robert Gordon, Patricia Huizing

**Absent:** None

**City Staff:** Michele Janiszewski, Deputy Planning Director; Alexandra Stevens, Admin Coordinator; Rubi Robinson, Admin Coordinator Andrew Hand, City Attorney Esq.

**Approval of Minutes**

Approval of Meetings for October 29, 2025

**MOTION by Ms. Tipton, SECONDED by Mr. Wick, to approved the minutes, as presented.**

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

**AGAINST:**

**MOTION CARRIED, 7 – 0**

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

No public participation

**Certificate of Appropriateness**

- a. 100 E. 4th Ave - Awning
  - i Ex Parte Communication
  - ii Swearing in of staff/Applicant
  - iii Staff presentation

**CITY OF MOUNT DORA, FLORIDA  
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- iv Public input
- v Discussion
- vi Public Comment
- vii Board Discussion

Ms. Janiszewski provides a brief summary of the proposed application. Kris Gyori, Business owner, states that they would make the awning look like the other awnings on the building. Ms. Huizing recommends tabling until the owner of the company gets quotes for a similar awning. Kris states that without the awning, when it rains, they have to shut down and she loses business. Discussion about the elevation of awning. Fixed awning instead of retractable awning.

**MOTION by Ms. Huizing, SECONDED by Ms. Tipton, to accept staff's findings of fact and approve the application, with the conditions of awning complimenting color, shape and height of other current awnings on building.**

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

**AGAINST:**

**MOTION CARRIED, 7 – 0**

- 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

Ms. Janiszewski provides a brief summary of the proposed application. Ms. Benjamin asks why windows and doors are needing/wanting to be replaced. No representative for property was there.

**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, Patricia Huizing**

**AGAINST:**

**MOTION CARRIED, 7 – 0**

**CITY OF MOUNT DORA, FLORIDA  
HISTORIC PRESERVATION BOARD  
DECEMBER 10, 2025 MEETING MINUTES**



- 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

Ms. Janiszewski provides a brief summary of the proposed application. Applicant states that the fabric awning does not hold up as well. Michelle who is the representative for property, explains what will be going into the location.

**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, Patricia Huizing**

**AGAINST:**

**MOTION CARRIED, 7 – 0**

- 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

Ms. Janiszewski provides a brief summary of the proposed application. Awning material will be the same as the neighboring property due to being same owner.

**MOTION by Ms. Benjamin, SECONDED by Ms. Tipton, 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, Patricia Huizing**

**AGAINST:**

**MOTION CARRIED, 7 – 0**

CITY OF MOUNT DORA, FLORIDA  
HISTORIC PRESERVATION BOARD  
DECEMBER 10, 2025 MEETING MINUTES



**Other Business**

- a. 2026 Historic Preservation Board Schedule

Last Wednesday of the month except for November and December.

**MOTION by Ms. Tipton, SECONDED by Mr. Wick, to accept 2026 Historic Preservation Board Schedule, as presented.**

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

**AGAINST:**

**MOTION CARRIED, 7 – 0**

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

Kathleen will be presenting guideline to City Council at a date coming. Discussion about demolition by neglect, city code and guidelines. For example, the Princess Theater being neglected. Discussion of unable to enter private properties. Discussion of "Report a Concern". Discussion of inspections (code, building, or fire). Group of people who want to take care of the Princess Theater. Mr. Gordon was reappointed. Ms. Tipton is moving to Planning & Zoning. Ms. Huizing gives her farewell letter.


**Announcement of next scheduled meeting date**

Next scheduled meeting is January 28, 2026.

**Adjournment**

**MOTION by Ms. Tipton, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:09 p.m.**

  
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Det Joks, Chairman  
Historic Preservation Board

  
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Alexandra Stevens, Whitney Scott  
Administrative Coordinator  
Associate Planner