



City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191

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HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, January 28, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the January 28, 2026 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, SWEARING IN AND EX PARTE COMMUNICATION DISCLOSURE

Present: Daniel Wick, Det Joks, Juan Diaz, Robert Gordon, Joseph Newton

Absent: Gabrielle Baraglia- Gunderson

City Staff: Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Ryan Winkler, Senior Planner; Ryan, City Attorney Esq.

III. ELECTION

A. Chair

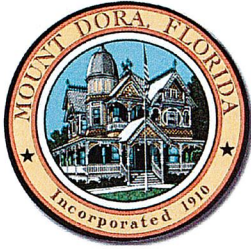
On a motion by Mr. Wick, seconded Mr. Gordon, the board voted to nominate Mr. Joks as Chair; with a 5-0 vote.

B. Vice Chair

On a motion Mr. Wick, seconded by Mr. Gordon, the board voted to nominate Mr. Diaz as Vice-Chair; with a 5-0 vote.

IV. APPROVAL OF MINUTES

On a motion by Mr. Diaz, seconded by Mr. Wick, the board voted to approve the meeting minutes dated December 10, 2025; with a minor amendment to page four clarifying that Mr. Gordan has been re-appointed.



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V. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

None

VI. CERTIFICATE OF APPROPRIATENESS

A. 1022 Donnelly Street - Roof

- i. Ex Parte Communication Disclosure**
- ii. Swearing.**
- iii. in of staff/applicants**
- iv. Staff presentation**
- v. Public Input**
- vi. Board Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application, if the roof is unable to be repaired and requires replacement.

Discussion on why the applicant is requesting asphalt shingles vs. steel shingles.

The applicant stated that they believed it would look better if it's all one material.

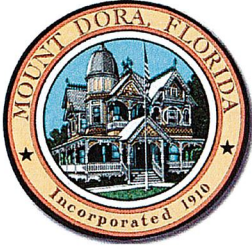
Discussion clarifying what materials the applicant is intending to use.

On a motion by Mr. Wick, seconded by Mr. Diaz, the board voted to approve the application as presented; unanimously with a 5-0 vote.

B. 415 E. 3rd Ave – Garage

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Board Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application as presented. discussion on # of houses on property.



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Mr. Gurreo stated that the roof on the garage will compliment the roof on main house. Both will have same tile.

Discussion on purpose of four bay garage.

The applicant stated that the intent is to store boats and cars.

Discussion on if plumbing will be installed. The applicant stated yes and confirmed that it will be for washing vehicles

Ms. Janiszewski clarified acreage.

On a motion by Mr. Diaz, seconded by Mr. Newton, the board voted to the approve the application as presented; unanimously with a 5-0 vote.

C. 535 N Donnelly Street – Roof

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Board Discussion**

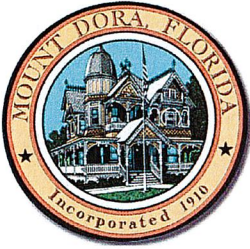
Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application as presented, if the metal shingles are unable to be repaired.

Applicants, Mr. Edmonds and Mr. Barnett provided a visual of Victorian style samples for boards/ staff. The applicants clarified that the same design of originals will be used.

Ms. Janiszewski reiterated that they application is just for a re-roof.

Discussion on when roof cresting was removed.

The applicants stated that they believe it's a result of a previous hurricane. There no plans to re-install.



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Discussion regarding what is being re-roofed. The applicant stated it's mainly the second level.

On a motion by Mr. Wick, seconded by Mr. Diaz, the board voted to approve the application as presented; unanimously with a 5-0 vote.

D. 322 Alexander Street - Doors

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Board Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application, with the condition that the grid pattern is replicated on the new door.

Applicant Mr. Sprinkle from Sprinco Construction, stated that the doors are falling off the hinges. The intent is to make them all uniform.

Mr. Sprinkle clarified that they are wanting to do a composite frame with fiberglass door and wood grain. It will be a painted surface, since they cannot match the original because they are so old.

Mr. Sprinkle stated that the doors will be same tarnished color and fifteen panes.

On a motion by Mr. Gordon, seconded by Mr. Newton, the board voted to approve the application as presented; unanimously with 5-0 vote.

E. 710 N. Grandview Street - Reroof

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Board Discussion**



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Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application, with the condition that the metal roof is an earthy or muted color and not silver.

Mr. Couse from Vedder Roofing stated the metal chose for the roof is flat finish, muted grey

Mr. Vedder from Vedder Roofing, stated he has seen multiple houses in the historic district with the same muted grey that have been approved. Mr. Vedder clarified that it's not a painted polished surface.

On a motion by Mr. Newton, seconded by Mr. Wicks, the board voted to approve the application as presented; unanimously with a 5-0 vote.

- F. 617 N. Clayton Street - Reroof**
 - i. Ex Parte Communication Disclosure**
 - ii. Swearing in of staff/applicants**
 - iii. Staff presentation**
 - iv. Public Input**
 - v. Board Discussion**

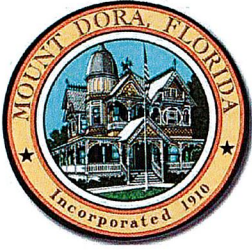
Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application with conditions that the metal roof is standing seam/concealed fastener and the metal roof is an earthy or muted color.

Mr. Ruis from Skymark Roofing, stated the owner wants to switch from shingle to metal for long-term durability. The material will be an earthy grayish blue color and will not be reflective.

Mr. Ruis provided "exhibit A" as a example to the board members/staff.

Ms. Janiszewski asked that applicant email "Exhibit A" over to her for the record.

On a motion by Mr. newton, seconded by Mr. Gordon the board voted to approve the application as presented; unanimously with 5-0 vote.



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VII. OTHER BUSINESS/STAFF UPDATES

Discussion on postponing Sunshine Law presentation until all board members are present.

Discussion regarding when a presentation on the new guidelines will be provided.

Ms. Janiszewski stated that the guidelines have to be taken to City Council. Board members are welcome to attend meeting, she will provide more details prior to meeting date.

Conversation on sign restoration for a property downtown.

Discussion on repair grants for Princess theater restoration. The board asked if staff can arrange a meeting with the owners to further discuss restoration options.

Conversation regarding Code Enforcement looking into the interior of the Princess theater.

Discussion on revisiting the code for demolition by neglect and grants/loans for those in the historic district in need of renovations.

Ms. Janiszewski stated that there are some statewide grant opportunities.

The board asked for a map of CRA boundaries.

VIII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE: February 25, 2026 (3:00pm)

IX. ADJOURNMENT

On a motion by, seconded by, the board

*Det Joks, Chairman
Historic Preservation Board*

*Whitney Scott
Associate Planner*