



City of Mount Dora
Planning and Development
510 N. Baker St.
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HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, May 27, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the May 27, 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, Joseph Newton, Jay Smith

Absent: Robert Gordon, Suzanne Gibson, Juan Diaz

City Staff: Adam Sumner, Deputy Planning Director; Ryan Winkler, Senior Planner; Theresa Willis, Administrative Coordinator; Andrew Hand, Esquire, City Attorney.

III. APPROVAL OF MINUTES

On a motion by Det Joks, seconded by Jay Smith, the board voted to table the meeting minutes dated April 29, 2026, until the June 24th, 2026 meeting, to allow time to make corrections. Unanimously by a 4-0 vote

IV. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

None

V. CERTIFICATE OF APPROPRIATENESS

A. 751 E Fifth Avenue – Exterior Improvements

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

Mr. Winkler provided a brief summary of the proposed application and stated that the staff recommends approval of the application as presented.



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Ms. Merry Hadden, Owner – Present
Austin Guenther, G3 Development – Present

Ms. Merry Hadden and Austin Guenther provided additional discussion on the project.
Discussion on pergola to be free standing.
Discussion on location of sidewalk(s).

Motion by Jay Smith, seconded by Joseph Newton; the board voted to approve the application as presented unanimously with a 4-0 vote.

B. 822 Alexander Street – Re-roof

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

Mr. Winkler provided a brief summary of the proposed application and stated that the staff recommends disapproving the application as presented.

Randy Canzater, Superb Restoration – Present
Craig Mello, Owner – Present

Mr. Canzater provided discussion on existing roofing materials.
Discussion on slate versus metal.
Mr. Canzater presented samples of the slate material.
Mr. Mellow presented photo(s) with samples of the slate roofing.
Mr. Mellow expressed that the slate material could save him repair costs in the future versus using metal roofing.
Discussion on how the slate material is superior and more energy efficient than metal roofing.
Mr. Mellow advised that the slate has a 50-year warranty.
Mr. Mellow stated the existing metal roof is the third "lifetime" roof he has put on due to tornados.
Discussion on the difficulty of finding metal roofs.
Discussion on Historic Regulations requires replacing "like" with "like."
Discussion on cost difference between tin shingles and slate.
Discussion on slate roofs in the area.



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Mr. Canzater advised existing roof is not a standing seam roof.
Discussion on a standing seam roof would be a downgrade from what the property owner chose. The slate is approximately 30 percent upgrade.
Mr. Canzater confirmed the product is a synthetic "plastic."
Discussion on synthetic products being recyclable.
Mr. Canzater provided additional samples of metal roofing in various shapes.
Mr. Canzater advised the insurance company requiring the roof to be replaced in order to be covered.
Mr. Canzater and Mr. Marlow convened to discuss options.
Re-convened — Mr. Marlow advised he needs more time to research metal roofing.
Mr. Marlow requesting a continuance to the June 24, 2026, meeting.

Motion by Daniel Wick, seconded by Joseph Newton; the board voted to TABLE the application until the June 24, 2026, meeting, unanimously with a 4-0 vote.

VI. STAFF / BOARD UPDATES

Reminder the review of the Historic Ordinances and Demolition by Neglect was tabled to the June 24, 2026, meeting.

VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE:

June 24, 2026 @ 3:00pm

VIII. ADJOURNMENT

On a motion by Joseph Newton, seconded by Daniel Wick; the board voted to adjourn the meeting at 4:07 p.m.

Det Joks, Chairman
Historic Preservation Board

Theresa Willis
Administrative Coordinator