



City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
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HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, June 24, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the June 24, 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: Det Joks, Juan Diaz, Joseph Newton, Jay Smith, Robert Gordon

Absent: Daniel Wick, Suzanne Gibson

City Staff: Michael Janiszewski, Deputy Planning Director; Ryan Winkler, Senior Planner; Theresa Willis, Administrative Coordinator; Ryan G. Knight for Andrew Hand, Esquire, City Attorney.

III. APPROVAL OF MINUTES

On a motion by Robert Gordon, seconded by Jay Smith, the board voted to approve the meeting minutes dated April 29, 2026 and minutes dated May 27, 2026; Unanimously by a 5-0 vote

IV. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

None

V. CERTIFICATE OF APPROPRIATENESS

A. 410 N Tremain Street – New Shed

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

Mrs. Janiszewski provided a brief summary of the proposed application and stated that the staff recommends approval of the application with the conditions that: 1. The metal roof be in an earthy or muted



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color; and 2. Grids are provided on the northern and southern windows, and incorporated into windows on the western façade, to compliment the grid pattern on the primary residence.

Present - Tracy Rhodes

Present - Lisa Smith – Eco Construction

Discussion on age of existing shed.

Discussion on details of the new guest cottage.

Discussion on residence roof and shed roof matching.

Discussion of a future COA to change the roofing of the residence or add to the current COA application.

Discussion on the use of detached garage.

Discussion on adding a bathroom, but no kitchen.

Discussion on renting a guest cottage.

Motion was made to modify the current application for a Certificate of Appropriateness to include re-roofing of the main residence by Juan Diaz, seconded by Jay Smith; the board voted unanimously with a 5-0 vote.

Motion was made by Joseph Newton, seconded by Juan Diaz to approve the application as presented with recommendations made by Ms. Janiszewski; the board voted unanimously with a 5-0 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

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

Present: Craig Mello, property owner

Mr. Mello advised he would like to stay with the current roof type of Victorian metal shingles.

Discussion on revised application.

Discussion on roofing material.

Motion by Robert Gordon, seconded by Jay Smith; the board voted to approve the application as presented unanimously with a 5-0 vote.



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VI. STAFF / BOARD UPDATES

1. Discussion on Historic Ordinance.
Discussion on changes to verbiage at the beginning of the Ordinance - "herein after referred to as the "BOARD" to clarify that the term 'Board' throughout the ordinance refers to the Historic Preservation Board.
Discussion on the definition of economic hardship. Change definition to standards of review.
2. Demolition by Neglect
Discussion on maintenance and repair revision.
Discussion on Maintenance Code.
Discussion on what entity reviews, manages or enforces dilapidated historic homes. (Building Services or Code Enforcement).
Discussion on enforcement before structures dilapidate.
Discussion on Code Enforcement division.
Discussion on reporting concerns and violations is no longer anonymous.
Discussion on applications for demolition.
Discussion on inspecting historic properties.
Discussion on recording a notice for the Historic Preservation Area.
Discussion on Seller's Disclosure in real estate transaction.
Discussion on City of Mount Dora Historic Preservation website page specific to real estate agents.
Discussion on buyers' need for diligence.
Discussion on a disclosure notifying homes in the Historic Preservation District.
Discussion on Code Enforcement providing presentation at a future Historic Preservation Board meeting.
Discussion to make revisions and re-review a final draft at a future Historic Preservation Board meeting.
3. Discussion about training classes / conferences.
Discussion on awards.
Discussion on hosting a workshop to make repairs on the historic site.

VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE:

July 29, 2026 @ 3:00pm

VIII. ADJOURNMENT

On a motion by Juan Diaz, seconded by Joseph Newton; the board voted to adjourn the meeting at 4:02 p.m.



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*Det Joks, Chairman
Historic Preservation Board*

*Theresa Willis
Administrative Coordinator*