HISTORIC PRESERVATION ADVISORY BOARD AGENDA
LAISHLEY COMMUNITY ROOM, 120 LAISHLEY COURT, UNIT 111, PUNTA GORDA, FLORIDA 33950
DECEMBER 17, 2025, 9:00 AM

David L Perry, Chair
Dawn D Goode, Vice Chair
Charles R Noble, Board Member
Christopher Magliozzi, Alternate
Teresa L Desguin, Board Member
Samantha M Motich, Alternate
Stephen F Valdes, Board Member

CALL TO ORDER
Roll Call
Pledge of Allegiance
Announcements
Next Meeting

PUBLIC COMMENTS
Anyone wishing to address the Historic Preservation Advisory Board on any subject may do so at the appropriate time during the meeting. Those who choose to speak must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

1. **APPROVAL OF MINUTES**

   1.a **October 23, 2025, Meeting Minutes.**

2. **CONSENT AGENDA**

   2.a **CA-55-2025 - 457 West Virginia Avenue - Roof replacement - Information Only**

   2.b **CA-56-2025 - 413 West Ann Street - Installation of a four foot-tall white picket fence - Information Only**

   2.c **CA-59-2025 - 513 Palm Avenue - Window Replacement - Information Only**

   2.d **CA-60-2025 - 260 East Olympia Avenue - Elevate AC units 48 inches - Information Only**

2.e **CA-62-2025 - 112 Sullivan Street - Replace Exterior Doors - Information Only**

2.f **CA-63-2025 - 124 McGregor Street - Railings - Steps - Information Only**

2.g **CA-64-2025 - 207 East Marion Avenue - Re-roof - Information Only**

2.h **CA-66-2025 - 401 Boca Grande Boulevard - Door Replacement - Information Only**

2.i **CA-67-2025 - 507 West Marion Avenue - Playground - Information Only**

2.j **CA-68-2025 - 105 West Marion Avenue - Shutters - Information Only**

2.k **CA-69-2025 - 364 West Olympia Avenue - Cedar Shakes and Window Trim - Information Only**

2.l **CA-70-2025 - 425 West Grace Street - Garage Door Replacement - Information Only**

2.m **CA-71-2025 - 124 McGregor Street - Metal Roof - Information Only**

2.n **CA-72-2025 - 403 West Olympia Avenue - Shed - Information Only**

2.o **CA-73-2025 - 311 West Retta Esplanade - Replace Roof - Information Only**

3. **CERTIFICATES OF APPROPRIATENESS**

4. **GENERAL BUSINESS**

4.a **Substantial Damage Letter for Historic Homes**

4.b **AC Freeman House**

4.c **City Hall Renovation**

STAFF COMMENTS

MEMBER COMMENTS

ADJOURNMENT

If any person decides to appeal any matter considered at this meeting, he or she may need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens, and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3371, and whose email address is humres@cityofpuntagordafl.com, at least two (2) calendars days prior to the meeting.

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

APPROVAL OF MINUTES

Title: October 23, 2025, Meeting Minutes.

Funds: Not applicable

Recommended Action: For approval.

Summary: October 23, 2025, Meeting Minutes.

Department/Division: City Clerk

EXHIBITS:

1. October 23, 2025, Minutes

CITY OF PUNTA GORDA, FLORIDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING MINUTES
OCTOBER 23, 2025, 9:00 A.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

MEMBERS PRESENT: David Perry, Chair
Teresa Desguin, Dawn Goode, Christopher Magliozzi, Charles Noble, Lucille Ponte, Stephen Valdes

MEMBERS ABSENT: Beth Magnin

CITY STAFF PRESENT: Rachel Barry, Zoning Official; Danielle Berhel, Senior Project Manager; Hank Flores, Urban Design Manager; Alexandra Friend, Board Recorder

CALL TO ORDER

Chair Perry called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance.

PUBLIC COMMENTS

There were none.

1) APPROVAL OF MINUTES

1.a September 25, 2025, Meeting Minutes

Exhibits:
Cover Page
September 25, 2025, Minutes

Member Valdes **MOVED** to approve the September 25, 2025, meeting minutes, **SECONDED** by Member Ponte.
AYE: Desguin, Goode, Magliozzi, Noble, Perry, Ponte, Valdes
ABSENT: Magnin
MOTION CARRIED.

2) CONSENT AGENDA

Consensus of the Board was to approve the items on the consent agenda.

2.a CA-50-2025 - 320 Shreve Street - Replacement of Siding for a Single Family Residence - Information Only

Exhibits:
Cover Page
CA-50-2025 - 320 Shreve Street -Siding - Memo
CA-50-2025 - 320 Shreve Street - PRC
CA-50-2025 - 320 Shreve Street - Approval
CA-50-2025 - 320 Shreve Street - Hardie Board Specs
CA-50-2025 - 320 Shreve Street - Picture 1
CA-50-2025 - 320 Shreve Street - Picture 2

2.b CA-54-2025 - 326 West Marion Avenue - Replacement of a Roof - Information Only

Exhibits:

Cover Page
CA-54-2025 - 326 West Marion Avenue - Memo
CA-54-2025 - 326 West Marion Avenue - Approval Packet
CA-54-2025 - 326 West Marion Avenue- Street view 1
CA-54-2025 - 326 West Marion Avenue Street view 2

3) CERTIFICATES OF APPROPRIATENESS

3.a CA-61-2025 - 301 West Marion Avenue - Sign - Action Required

Exhibits:

Cover Page
CA-61-2025 - 301 West Marion Avenue - Memo
CA-61-2025 - 301 West Marion Avenue - Application
CA-61-2025 - 301 West Marion Avenue - Warranty Deed
CA-61-2025 - 301 West Marion Avenue - Sign Graphics
CA-61-2025 - 301 West Marion Avenue - Sign Description

Hank Flores, Urban Design Manager, reviewed the application, noting staff recommended approval of same.
Member Desguin **MOVED** to approve the application, **SECONDED** by Member Noble.
AYE: Desguin, Goode, Magliozzi, Noble, Perry, Ponte, Valdes
ABSENT: Magnin
MOTION CARRIED.

3.b CA-65-2025 - 314 Tamiami Trail - Sign - Action Required

Exhibits:

Cover Page
CA-65-2025 - 314 Tamiami Trail - Memo
CA-65-2025 - 314 Tamiami Trail - Application
CA -65-2025 - 314 Tamiami Trail - Streetview

Hank Flores, Urban Design Manager, reviewed the application, noting staff recommended approval of same.
Member Noble **MOVED** to approve the application, **SECONDED** by Member Ponte.
AYE: Desguin, Goode, Magliozzi, Noble, Perry, Ponte, Valdes
ABSENT: Magnin
MOTION CARRIED.

4) GENERAL BUSINESS

4.a Structural Analysis Requirements

Exhibits:

Cover Page

Rachel Barry, Zoning Official, requested the Board's direction regarding desired requirements for structural analysis reports that appeared before them.

Discussion ensued regarding same.
Consensus of the Board was to request the following be included in structural analysis reports: 1) the engineer's resume, 2) findings of facts that do not rely on the 50/50 rule, 3) the probable cause of damage, 4) pictures of the interior and exterior of the structure, and 5) other options the applicant explored prior to requesting demolition.

4.b AC Freeman House
Exhibits:
Cover Page

Rachel Barry stated the lease for the A.C. Freeman House was back with the City for final review.

4.c **V-04-2025 - TDM Consulting, Inc., Authorized Agent on behalf of the Property Owner, David Fry, is requesting a variance from multiple requirements of the Punta Gorda Land Development Regulations, pursuant to Section 16.10 of Chapter 26, Punta Gorda Code.
Exhibits:
Cover Page
**Submittal Letter
**Variance Application
**Warranty Deed
**Title Insurance
**Site Plan
**Letter of Availability Utilities
**Boundary Survey
**Staff Report LOT-03-2025
**Master Concept Plan
**Variance Criteria

Rachel Barry reviewed the request for variance.
David Fry, managing partner, provided a presentation regarding the proposed development and the variances requested for same.
Member Ponte expressed concern that the design did not meet the historic guidelines, suggesting the lack of onsite parking would also create an issue.
Member Noble questioned staff's recommendation for the application.
Rachel Barry stated staff acknowledged the development did not meet historic guidelines, suggesting the development could be the start of revitalization in the City. She explained the Board's recommendation would be provided to the Planning Commission for review and recommendation before it would go before City Council for a final decision.
Member Noble **MOVED** to recommend approval of all requested variances, **SECONDED** by Member Valdes.
AYE: Desguin, Goode, Magliozzi, Noble, Perry, Valdes
NAY: Ponte
ABSENT: Magnin
MOTION CARRIED.
Member Ponte cited her reason for an opposing vote was due to her previously mentioned concerns.

STAFF COMMENTS

City Hall Renovation
Exhibits:
Cover Page

Danielle Berhel, Senior Project Manager, provided the following update regarding City Hall: the work on the roof was ongoing, a scope of work for the historic portion was with Procurement, and City planners were working on designs that would be presented to City Council.
Rachel Barry provided a list of properties that required Certificates of Appropriateness, noting same would be added to the website once it was finalized. She then requested elevation requirements be added to a future agenda item.
Consensus of the Board was to do same.
Rachel Barry reviewed the criteria that was used to create the Local Register of Historic Places (Local Register), noting the properties that had been removed in 2023 did not meet the requirements of same.
Member Goode suggested property owners whose property had been added or removed from the Local Register be provided the opportunity to choose whether they wished to be included in same.
Rachel Barry stated same could not be done due to the repeal of the Land Development Regulations (LDRs), which eliminated the Local Register. She stated staff had been meeting with Southwest and Central Florida Regional Planning Councils to further conversations regarding the Local Register and LDRs.

MEMBER COMMENTS

Member Noble stated a website for the Calostimucu statue had launched, noting donations could be provided through same.

ADJOURNMENT

The meeting adjourned at 10:34 a.m.

_____
Chair

_____
Board Recorder

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-55-2025 - 457 West Virginia Avenue - Roof replacement - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed replacement of roof for the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary:

The applicant, Guy Brothers Roofing, applied to replace the roof as described in the attached documentation for the single-family residence located at 457 West Virginia Avenue. The proposed improvements are consistent with the historic character of the home.

The SFR was constructed in 1945 in the Frame Vernacular style. This property is listed on the Florida Master Site File (CH00576). Pursuant to Section 16.3(a), a Certificate of Appropriateness (CA) is required and was approved administratively by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM - Urban Design Manager

Date: September 8, 2025

Subject: CA-55-2025 – 457 West Virginia Avenue – Replacement of Roof for a Single Family Residence – Information Only

SUMMARY

The applicant, Guy Brothers Roofing, would like to replace the roof as described in the attached documentation for the single-family residence located at 457 West Virginia Avenue. The proposed improvements are consistent with the historic character of the home.

The SFR was constructed in 1945 in the Frame Vernacular style. This property is listed on the Florida Master Site File (CH00576). Pursuant to Section 16.3(a), a Certificate of Appropriateness (CA) is required and may be reviewed and approved administratively by the Zoning Official.

RECOMMENDED ACTION

Staff has reviewed the application for the proposed replacement roof for the single family residence and recommends that the Certificate of Appropriateness be Approved.

No action is required. Staff reviewed the application to replace windows and siding to the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA-55-2025 Address - 457 West virginia ave Punta gorda fl 33950	Permit # 25-195226

Punta Gorda

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☑ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☑ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☑ Florida Master Site File Listed Structure
☐ Other Historic Structure

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.

***Required Contents of Applications* When making application for Certificate of Appropriateness, applicants must submit the following information:**

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☐ Site plans
☑ Signed & Notarized Certificate of Appropriateness Application	☑ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☑ Photographs or drawings relating the proposed project to the surrounding streetscape
☐ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	Bassett Dennis W & Susan M						
Address	457 W. Virginia Ave	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]		Email address				

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Guy Brothers Roofing						
Address	28041 Airpark Dr.	City	Punta Gorda	State	FL.	Zip	33950
Phone	[redacted]		Email address	[redacted]			

Address of Property
457 W. Virginia Ave Punta Gorda, FL 33950
Current Use of Property
Single family home
Description of work to be performed – please be specific and include pictures when necessary
Re-roof Remove existing roof to the decking. Re-nail to code. Install Ice + water Shield underlayment + architectural shingles.
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE

Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent

Eric Wetherington
Print Name

9-4-25
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4th day of September, 20 25, by Eric Wetherington, who is personally known to me or who has produced _____ as identification.

Rhonda Schemmel
(Signature of Notary)

Notary Public State of Florida
Rhonda Schemmel
My Commission HH 517315
Expires 4/17/2028

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We _____, property owner(s), hereby authorize _____ to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

Signature of Property Owner

Print Name of Property Owner

Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

(Seal)

08/14/2025

Guy Brothers Roofing SOUTH FLORIDA
28041 Airpark Dr. UNIT #110
Punta Gorda, FL 33982
Phone: (239) 910-0272

Company Representative
Michael DuPont
Phone: (941) 740-3408
MikeD@guybrothersroofing.com

Eric. Wetherington
Wetherington Restoration
457 West Virginia Avenue
Punta Gorda, FL 33950
(941) 815-1255

Job: Eric. Wetherington

Roofing Section

1. Remove 1 Layer of Roofing Material and Renail the Deck to Current Building Code
2. Underlayment Type: ICE & WATER SHIELD
3. Install New Valleys: ICE & WATER SHIELD
4. Roof Type: DIMENSIONAL SHINGLES
5. Metal Eave Color: WHITE Size: 2.5"
6. Install New Plumbing Vents
7. Seal around all vents, pipes, flashing, chimney, and paint stacks
8. Clean up, haul away trash, and run magnet
9. Warranty - Material Warranty: LIMITED LIFETIME Workmanship Warranty: 10 YEARS
10. Roof Material Brand: ATLAS Color: TBD
11. Are not responsible for cracked driveway
12. Ventilation: N/A
13. All permit fees & dump fees are included

REPLACEMENT RATES FOR WOOD, SIDING, AND FLASHING (Includes material, labor, and fasteners):
- All lumber is southern yellow pine, plywood is CDX.
-Specialty wood such as Cypress or Cedar will have additional charges.

Plywood - $100/Sheet
1x Decking - $4/linear foot
Framing - $8/linear foot
Fascia Board - $6/linear foot
Drip Board - $2/linear foot
Fascia Metal - $4/linear foot
Soffit - $8/square foot
Additional layers of shingles - $20/square

WE WILL REUSE ALL WALL FLASHING AS LONG AS CONDITION WARRANTS. IF FLASHING MUST BE REPLACED THE FOLLOWING CHARGES WILL APPLY:

6x6 Wall Flashing - $8/linear foot
Counter Flashing - $8/linear foot
Vinyl Siding - $8/square foot
Hardie/Wood Siding - $8/linear foot
Basic Chimney Cap - $300
Basic Chimney Spark Arrestor - $375
Building a Cricket - $100+

*** INITIAL UNDERSTANDING ADDITIONAL CHARGES FOR WOOD AND FLASHING REPLACEMENT _____

NOTES: House is to be spray foam insulated. No ventilation needed.

	Qty	Unit
DIMENSIONAL SHINGLES	17.00	SQ
HIP AND RIDGE SHINGLES	1.79	BD
STARTER SHINGLES	1.57	BD
ICE & WATER SHIELD	8.76	RL
COIL NAILS 1 1/4"	1.13	BX

DECK NAILS 2 3/8" 8D	0.57	BX
ROOFING CEMENT	0.57	EA
PIPE BOOTS	1.00	EA
ZIPPER BOOT FOR ELECTRIC MAST	1.00	EA
SMALL GOOSENECK VENT	1.00	EA
ROOF FLASHING SPRAY PAINT	0.17	EA
DRIP EDGE	23.10	PC
LABOR		

$9,006.24

Roofing Section

1. Remove 1 Layer Renail to Current Code
2. Underlayment Type: BASE SHEET
3. Install New Valleys: BASE SHEET
4. Roof Type: 2-PART MODIFIED
5. Metal Eave Color: WHITE Size: 2.5"
6. Install New Plumbing Vents
7. Seal around all vents, pipes, flashing, chimney, and paint stacks
8. Clean up, haul away trash, and run magnet
9. Warranty - Material Warranty: w/ Nail base over plank decking - 12 YEARS / w/ Self Adhered base over plywood or OSB - 15 YEARS
Workmanship Warranty: 10 Years
10. Roof Material Brand: Certainteed Flintlastic Color: white
11. Are not responsible for cracked driveway
12. Ventilation: N/A
13. All permit fees & dump fees are included

REPLACEMENT RATES FOR WOOD, SIDING, AND FLASHING (Includes material, labor, and fasteners).
- All lumber is southern yellow pine, plywood is CDX.
-Specialty wood such as Cypress or Cedar will have additional charges

Plywood - $100/Sheet
1x Decking - $4/linear foot
Framing - $8/linear foot
Fascia Board - $6/linear foot
Drip Board - $2/linear foot
Fascia Metal - $4/linear foot
Soffit - $8/square foot
Additional layers of shingles - $20/square

WE WILL REUSE ALL WALL FLASHING AS LONG AS CONDITION WARRANTS. IF FLASHING MUST BE REPLACED THE FOLLOWING CHARGES WILL APPLY:

6x6 Wall Flashing - $8/linear foot
Counter Flashing - $8/linear foot
Vinyl Siding - $8/square foot
Hardie/Wood Siding - $8/linear foot
Basic Chimney Cap - $300
Basic Chimney Spark Arrestor - $375

INITIAL UNDERSTANDING ADDITIONAL CHARGES FOR WOOD AND FLASHING REPLACEMENT _____

NOTES: Will need new decking in certain areas. A lot of rotten wood.

	Qty	Unit
Certainteed Flintlastic SBS SA Cap Sheet (1 sq)	7.00	RL
Certainteed Flintlastic SBS SA Ply Base (2 sq)	3.50	RL
Mule-Hide 241 Premium Modified Flashing Cement (3 Gal)	1.00	EA
Mule-Hide #121 Asphalt Primer Spray (14 oz)	1.00	EA
1/4" Tapered Insulation Material	7.00	SQ
ACM Aluminum Drip Edge - .025 - 2 1/2" (10')	100.00	LF
LABOR		

$4,715.00

TOTAL $13,721.24

Starting at **$226/month** with Acorn · **APPLY**

All material is guaranteed to be as specified. Our proposal includes material, labor, permit and insurance, any additional unused materials are the property of Guy Brothers Roofing and will not be credited toward this project. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Not responsible for cracked driveways or sheetrock during construction. Not responsible for unforeseen penetration through water lines, electrical lines and AC lines.

Gutters and satellites may have to be removed in order to properly install roof system. Guy Brothers Roofing is not responsible for the reinstallation of gutters or satellites. Satellites should not be reinstalled through the roof covering, this will void your workmanship warranty. If gutter removal is required by Guy Brothers Roofing, we do not guarantee the condition of the removed gutter.

If the proposed work is related to an insurance claim, you, the residential property owner, should contact your insurance company to verify coverage for the proposed roofing work, including any claims, deductibles, and policy terms, before signing this contract. By signing this contract, you acknowledge that you have been advised to contact your insurance provider regarding coverage and reimbursement of the proposed work.

THERE IS A 3% PROCESSING FEE ON ALL CREDIT CARD TRANSACTIONS.

Note - This proposal may be withdrawn by us if not accepted within **30 days** for asphalt shingle roofs / **15 days** for metal, single ply, specialty roofs.

PAYMENT IN FULL IS DUE UPON COMPLETION / PAYMENT IS NOT TO BE HELD FOR CITY/COUNTY INSPECTIONS

The amount due will accrue interest starting 30 days from the date of invoice at the rate of 18% per annum or the maximum rate allowed by law, whichever is higher, until full payment is received. In any legal action brought to enforce this agreement, the prevailing party shall be entitled to reimbursement of their reasonable attorney fees and court costs, including all such costs and fees incurred in any appeal. Customer agrees that the venue for all legal proceedings arising from this agreement shall be any court of competent jurisdiction within Escambia County, Florida.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.



Company Authorized Signature

8-18-25

Date

Customer Signature

Date

Customer Signature

Date

CREEK
TECHNICAL SERVICES, LLC

Registry No. 29824
17520 Edinburgh Dr
Tampa, FL 33647
(813) 480-3421

EVALUATION REPORT

FLORIDA BUILDING CODE 8TH EDITION (2023)

Issued November 2, 2023

Manufacturer: ATLAS ROOFING CORPORATION
2000 Riveredge Parkway, Suite 800
Atlanta, GA 30328
(770) 612-6267

Manufacturing Plants: Hampton, GA
Meridian, MS
Daingerfield, TX
Ardmore, OK
Franklin, OH

Quality Assurance: PRI Construction Materials Technologies, LLC (QUA9110)

SCOPE

Category: Roofing
Subcategory: Asphalt Shingles
Code Edition: Florida Building Code, 8th Edition (2023) including High-Velocity Hurricane Zones (HVHZ)
Code Sections: 1504.1.1, 1507.2.5, 1507.2.7.1, 1523.6.5.1
Properties: Physical properties, Wind Resistance, Wind Driven Rain

PRODUCT DESCRIPTION

Legend (Ardmore)	ASTM D 3161, Class F fiberglass reinforced, 3-tab asphalt shingle with a dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462.
GlassMaster® 30 (Ardmore & Hampton)	ASTM D 3161, Class F fiberglass reinforced, 3-tab asphalt shingle with a dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462.
Tough-Glass® 20 (Ardmore & Hampton)	ASTM D 3161, Class F fiberglass reinforced, 3-tab asphalt shingle with a dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462.
Pro-Cut® Hip & Ridge (Ardmore & Hampton)	ASTM D 3161, Class F fiberglass reinforced, hip and ridge asphalt shingle with a dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462.
Pro-Cut® Starter Strip (Ardmore & Hampton)	ASTM D 3161, Class F fiberglass reinforced, starter asphalt shingle with a dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462.
ProLAM™ Architectural (Ardmore, Daingerfield, Hampton, Franklin & Meridian)	ASTM D 3161, Class F & ASTM D 7158, Class H fiberglass reinforced, laminated architectural asphalt shingle with a dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462. *Shingles manufactured in Ardmore and Daingerfield shall be used in the non-HVHZ only.*
Pinnacle® Pristine, Pinnacle® Pristine Lifetime w/Scotchgard (Ardmore, Daingerfield, Hampton, Franklin & Meridian) & Pinnacle® Sun (Meridian)	ASTM D 3161, Class F & ASTM D 7158, Class H fiberglass reinforced, laminated architectural asphalt shingle with two, dashed, thermally-activated, self-sealing sealant stripes that complies with ASTM D 3462. *Shingles manufactured in Ardmore shall be used in the non-HVHZ only.*

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

Pinnacle® Impact (Daingerfield & Meridian)	ASTM D 3161, Class F fiberglass reinforced, laminated architectural asphalt shingle with two, dashed, thermally-activated, self-sealing sealant stripes that complies with ASTM D 3462.
StormMaster® Hip & Ridge (Ardmore)	ASTM D 3161, Class F fiberglass reinforced, hip and ridge modified asphalt shingle with a dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462.
StormMaster® Shake (Daingerfield)	ASTM D 3161, Class F & ASTM D 7158, Class H fiberglass reinforced, laminated architectural modified asphalt shingle with two, dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462.
StormMaster® Slate (Ardmore)	ASTM D 3161, Class F & ASTM D 7158, Class H fiberglass reinforced, laminated architectural modified asphalt shingle with two, dashed, thermally-activated, self-sealing sealant stripe that complies with ASTM D 3462.

REFERENCES

Entity	Report No.	Standard	Year
CREEK Technical Services LLC (ANE11669)	ATL13002.7	Calculations	2018
PRI Construction Materials Technologies (TST5878)	ATL-079-02-01	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-083-02-01	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-086-02-01 Rev 1	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-104-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-106-02-01	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-106-02-01 Rev 1	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-107-02-01	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-107-02-01.1	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-109-02-01	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-116-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-118-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-119-02-01	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-123-02-01	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-125-02-01	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-127-02-01 Rev 1	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-132-02-01	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-133-02-01	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-135-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-136-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-137-02-01 Rev 1	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-138-02-01 Rev 1	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-143-02-01	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-144-02-01	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-151-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-162-02-01	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-167-02-01	ASTM D 3161	2016a
PRI Construction Materials Technologies (TST5878)	ATL-168-02-01	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-169-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-170-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-171-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-172-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-174-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-179-02-01	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-184-02-01	ASTM D 3161	2016a
		TAS 107	2020

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

Entity	Report No.	Standard	Year
PRI Construction Materials Technologies (TST5878)	ATL-185-02-01	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-186-02-01	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-187-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-220-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-220-02-02	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-220-02-03	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-220-02-04	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-221-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-221-02-02	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-221-02-03	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-221-02-04	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-222-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-222-02-02	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-222-02-03	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-222-02-04	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-223-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-223-02-02	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-223-02-03	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-223-02-04	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	ATL-224-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-225-02-01	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	ATL-225-02-02	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	ATL-225-02-03	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	ATL-225-02-04	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	117C0029.1	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	117C0029.2	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	117C0029.3	ASTM E 108	2017
PRI Construction Materials Technologies (TST5878)	117C0029.4	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	117T0021	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	117T0026	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	117T0027	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	117T0028	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	117T0043	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	117T0044	ASTM E 108	2017
PRI Construction Materials Technologies (TST5878)	117T0045	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	117T0047	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	117T0050	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	117T0051	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	117T0052	ASTM D 7158	2019ae1
PRI Construction Materials Technologies (TST5878)	117T0053	ASTM E 108	2017
PRI Construction Materials Technologies (TST5878)	117T0089	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	117T0107	ASTM D 3462	2016
PRI Construction Materials Technologies (TST5878)	117T0108	ASTM D 3161	2016a
		TAS 107	2020
PRI Construction Materials Technologies (TST5878)	117T0109	TAS 100	2023
PRI Construction Materials Technologies (TST5878)	117T0110	ASTM E 108	2017
PRI Construction Materials Technologies (TST5878)	117T0111	ASTM D 7158	2019ae1

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

INSTALLATION

Legend	Basic Wind Speed (V_{ult}):	Max. 194 mph
	Basic Wind Speed (V_{asd}):	Max. 150 mph
	Deck (HVHZ):	In accordance with FBC requirements; Solidly sheathed min. 19/32 in. plywood or wood plank for new construction; Min. 15/32 in. plywood existing construction.
	Deck (Non-HVHZ):	Solidly sheathed in accordance with FBC requirements.
	Underlayment:	In accordance with FBC requirements.
	Min. slope:	2:12 and in accordance with FBC requirements. Contact the Atlas Roofing Corporation when installing at slope greater than 21:12.
	Installation (HVHZ):	Installed with 5-inch exposure in accordance with RAS 115 and manufacturer's published installation instructions. Shingles shall be attached using "6 Nail Pattern" detailed below.
	Installation (Non-HVHZ):	Installed with 5-inch exposure in accordance with FBC requirements and manufacturer's published installation instructions. Shingles shall be attached using either "4 Nail Pattern" or "6 Nail Pattern" detailed below.

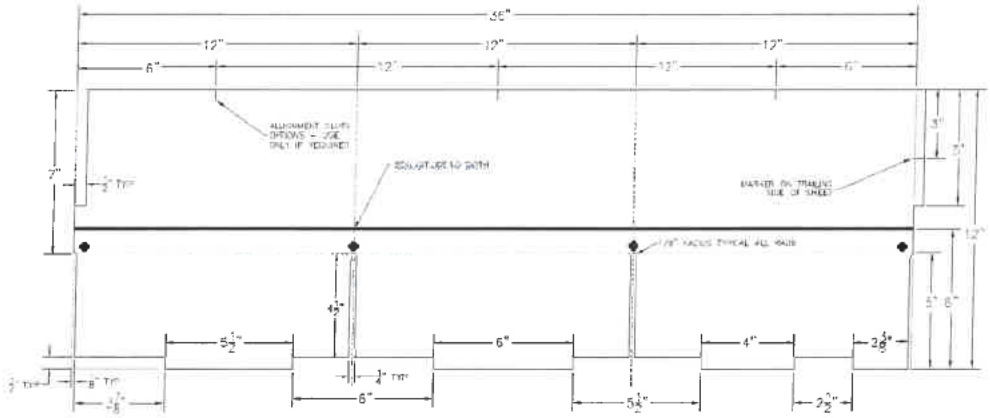


Figure 1. Legend 4 Nail Pattern (Non-HVHZ only)

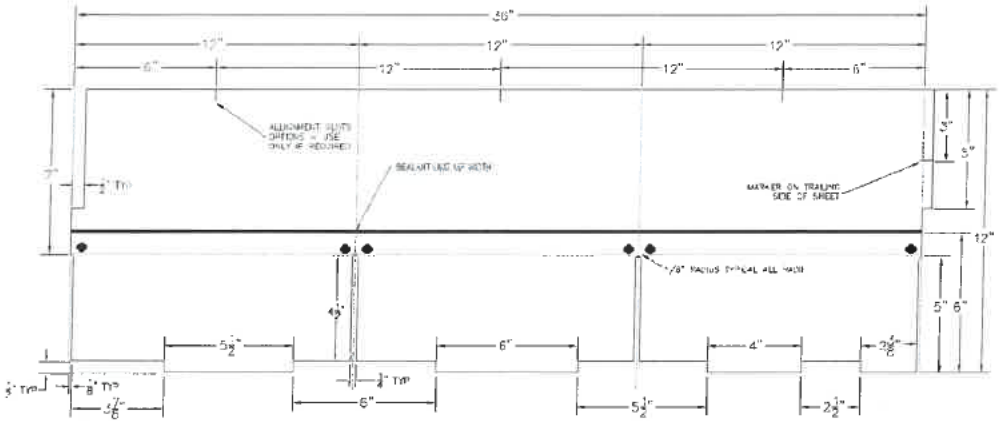


Figure 2. Legend 6 Nail Pattern

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GlassMaster® 30 & Tough-Glass® 20	Basic Wind Speed (V_{ult}):	Max. 194 mph
	Basic Wind Speed (V_{asd}):	Max. 150 mph
	Deck (HVHZ):	In accordance with FBC requirements; Solidly sheathed min. 19/32 in. plywood or wood plank for new construction; Min. 15/32 in. plywood existing construction.
	Deck (Non-HVHZ):	Solidly sheathed in accordance with FBC requirements.
	Underlayment:	In accordance with FBC requirements.
	Min. slope:	2:12 and in accordance with FBC requirements. Contact the Atlas Roofing Corporation when installing at slope greater than 21:12.
	Installation (HVHZ):	Installed with 5-inch exposure in accordance with RAS 115 and manufacturer's published installation instructions. Shingles shall be attached using "6 Nail Pattern" detailed below.
	Installation (Non-HVHZ):	Installed with 5-inch exposure in accordance with FBC requirements and manufacturer's published installation instructions. Shingles shall be attached using either "4 Nail Pattern" or "6 Nail Pattern" detailed below.

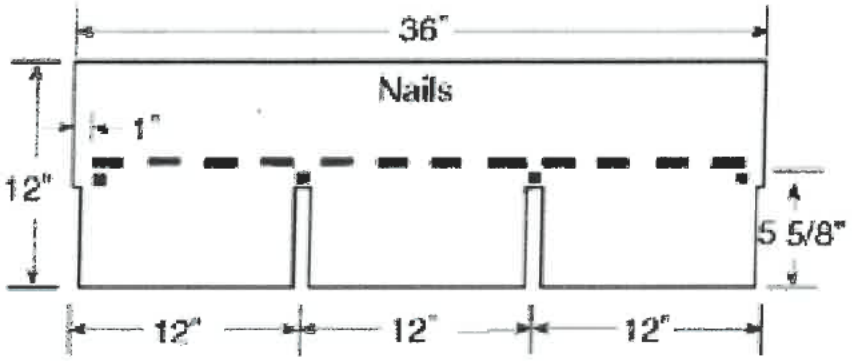


Figure 3. GlassMaster® 30 & Tough-Glass® 20 4 Nail Pattern (Non-HVHZ only)

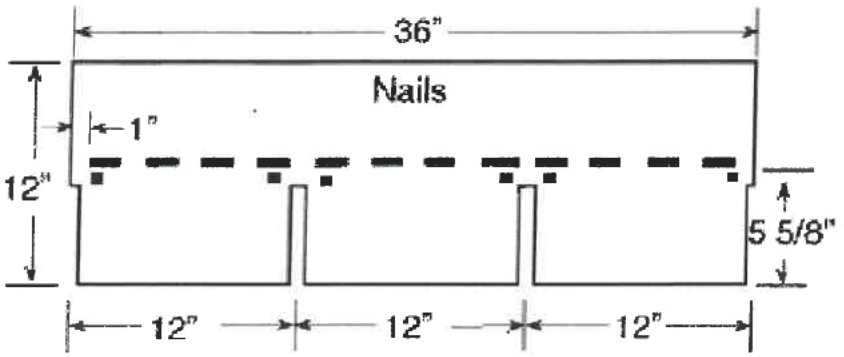


Figure 4. GlassMaster® 30 & Tough-Glass® 20 6 Nail Pattern

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ProLAM™ Architectural	Basic Wind Speed (V_{ult}):	Max. 194 mph
	Basic Wind Speed (V_{asd}):	Max. 150 mph
	Deck (HVHZ):	In accordance with FBC requirements; Solidly sheathed min. 19/32 in. plywood or wood plank for new construction; Min. 15/32 in. plywood existing construction.
	Deck (Non-HVHZ):	Solidly sheathed in accordance with FBC requirements.
	Underlayment:	In accordance with FBC requirements.
	Min. slope:	2:12 and in accordance with FBC requirements. Contact the Atlas Roofing Corporation when installing at slope greater than 21:12.
	Installation (HVHZ):	Installed with 6 in. exposure in accordance with RAS 115 and manufacturer's published installation instructions. Shingles shall be attached using "6 Nail Pattern" detailed below.
	Installation (Non-HVHZ):	Installed with 6 in. exposure in accordance with FBC requirements and manufacturer's published installation instructions. Shingles shall be attached using either "4 Nail Pattern" or "6 Nail Pattern" detailed below.

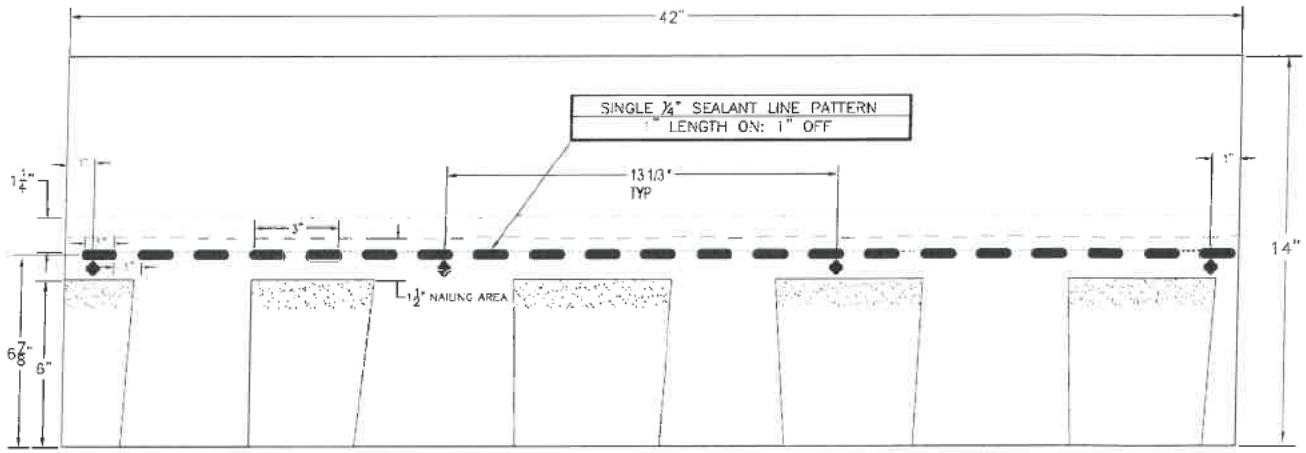


Figure 5. ProLAM™ Architectural Shingle 4 Nail Pattern (non-HVHZ only)

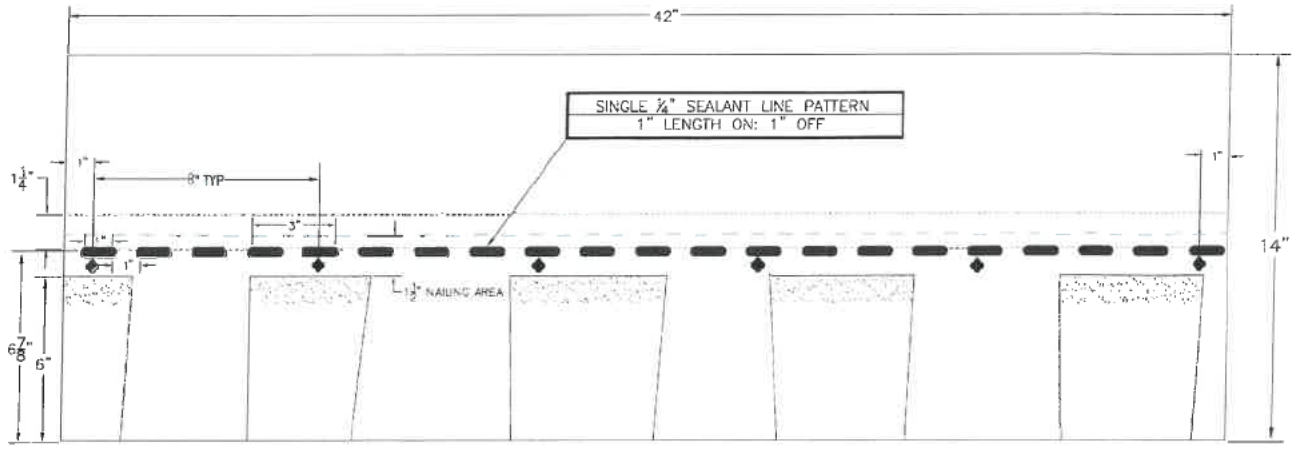


Figure 6. Pro-LAM™ Architectural Shingle 6 Nail Pattern

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Pinnacle® Pristine, Pinnacle® Pristine Lifetime w/Scotchgard, Pinnacle® Sun, Pinnacle® Impact & StormMaster® Shake	Basic Wind Speed (V_{ult}):	Max. 194 mph
	Basic Wind Speed (V_{asd}):	Max. 150 mph
	Deck (HVHZ):	In accordance with FBC requirements; Solidly sheathed min. 19/32 in. plywood or wood plank for new construction; Min. 15/32 in. plywood existing construction.
	Deck (Non-HVHZ):	Solidly sheathed in accordance with FBC requirements.
	Underlayment:	In accordance with FBC requirements.
	Min. slope:	2:12 and in accordance with FBC requirements. Contact the Atlas Roofing Corporation when installing at slope greater than 21:12.
	Installation (HVHZ):	Installed with 6 in. exposure in accordance with RAS 115 and manufacturer's published installation instructions. Shingles shall be attached using "6 Nail Pattern" detailed below.
	Installation (Non-HVHZ):	Installed with 6 in. exposure in accordance with FBC requirements and manufacturer's published installation instructions. Shingles shall be attached using either "4 Nail Pattern" or "6 Nail Pattern" detailed below.

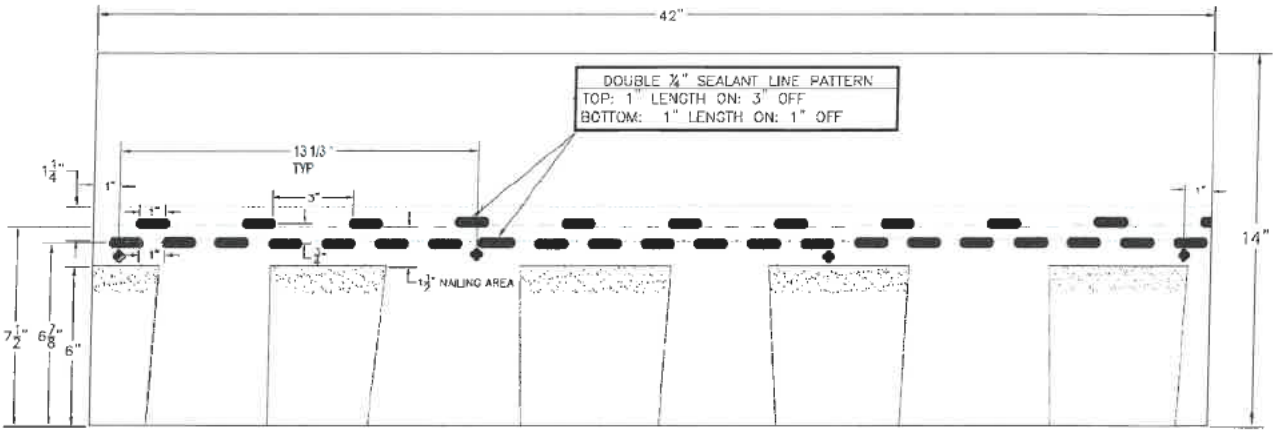


Figure 7. Pinnacle® Pristine, Pinnacle Pristine Lifetime with Scotchgard, Pinnacle® Sun, Pinnacle® Impact and StormMaster® Shake 4 Nail Pattern (Non-HVHZ only)

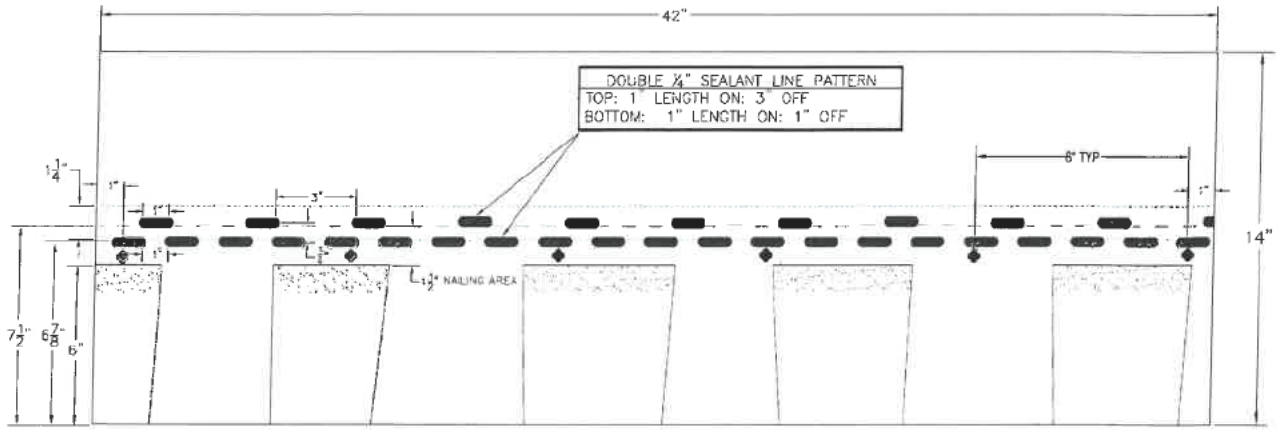


Figure 8. Pinnacle® Pristine, Pinnacle Pristine Lifetime with Scotchgard, Pinnacle® Sun, Pinnacle® Impact and StormMaster® Shake 6 Nail Pattern

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StormMaster® Slate	Basic Wind Speed (V_{ult}):	Max. 194 mph
	Basic Wind Speed (V_{asd}):	Max. 150 mph
	Deck (HVHZ):	In accordance with FBC requirements; Solidly sheathed min. 19/32 in. plywood or wood plank for new construction; Min. 15/32 in. plywood existing construction.
	Deck (Non-HVHZ):	Solidly sheathed in accordance with FBC requirements.
	Underlayment:	In accordance with FBC requirements.
	Min. slope:	2:12 and in accordance with FBC requirements. Contact the Atlas Roofing Corporation when installing at slope greater than 21:12.
	Installation (HVHZ):	Installed with 8.5 in. exposure in accordance with RAS 115 and manufacturer's published installation instructions. Shingles shall be attached using "6 Nail Pattern" detailed below.
	Installation (Non-HVHZ):	Installed with 8.5 in. exposure in accordance with FBC requirements and manufacturer's published installation instructions. Shingles shall be attached using either "4 Nail Pattern" or "6 Nail Pattern" detailed below.

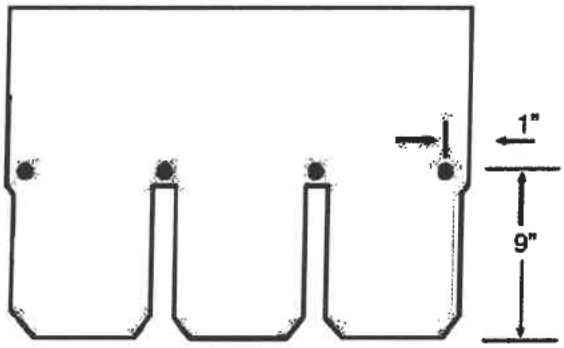


Figure 9. StormMaster® Slate 4 Nail Pattern

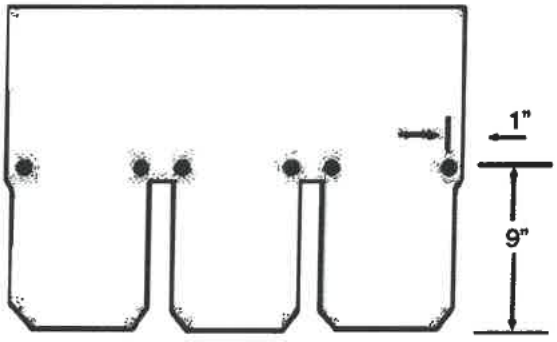


Figure 10. StormMaster® Slate 6 Nail Pattern

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

Pro-Cut® Starter Strip	Basic Wind Speed (V_{ult}):	Max. 194 mph
	Basic Wind Speed (V_{asd}):	Max. 150 mph
	Deck (HVHZ):	In accordance with FBC requirements; Solidly sheathed min. 19/32 in. plywood or wood plank for new construction; Min. 15/32 in. plywood existing construction.
	Deck (Non-HVHZ):	Solidly sheathed in accordance with FBC requirements.
	Underlayment:	In accordance with FBC requirements.
	Min. slope:	2:12 and in accordance with FBC requirements. Contact the Atlas Roofing Corporation when installing at slope greater than 21:12.
	Installation (HVHZ):	Installed in accordance with RAS 115 and manufacturer's published installation instructions. Shingles shall be attached as shown below.
	Installation (Non-HVHZ):	Installed in accordance with FBC requirements and manufacturer's published installation instructions. Shingles shall be attached as shown below.

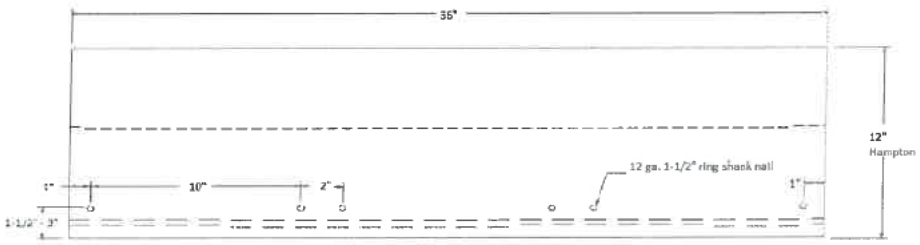


Figure 11. Pro-Cut® Starter Strip

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

Pro-Cut® Hip & Ridge & StormMaster® Hip & Ridge	Basic Wind Speed (V_{ult}):	Max. 194 mph
	Basic Wind Speed (V_{asd}):	Max. 150 mph
	Deck (HVHZ):	In accordance with FBC requirements; Solidly sheathed min. 19/32 in. plywood or wood plank for new construction; Min. 15/32 in. plywood existing construction.
	Deck (Non-HVHZ):	Solidly sheathed in accordance with FBC requirements.
	Underlayment:	In accordance with FBC requirements.
	Min. slope:	2:12 and in accordance with FBC requirements.
	Installation (HVHZ and non-HVHZ):	Installed with 5-5/8 inch exposure in accordance with RAS 115 (HVHZ only) and manufacturer's published installation instructions. The direction of the exposed end shall be away from the prevailing wind.

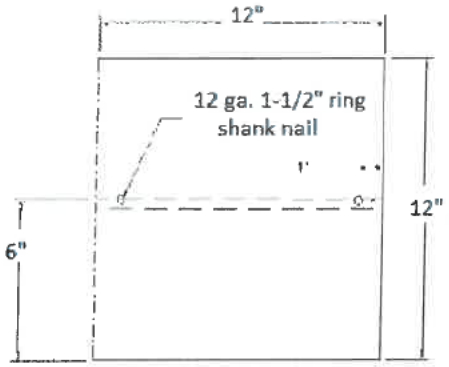


Figure 12. Pro-Cut® Hip & Ridge and StormMaster® Hip & Ridge

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

LIMITATIONS

1) Fire Classification is not within the scope of this evaluation.
2) The roof deck and the roof deck attachment information are provided based on testing. FBC requirements for the rational design of the roof deck, including the attachment, are not within the scope of this evaluation.
3) The mean roof height shall be restricted to a maximum 33 ft in the HVHZ.
4) Classification to ASTM D 7158 applies to exposure B & C with a building mean roof height of 60-ft or less.
5) Deck substrates shall be clean, dry, and free from any irregularities and debris. All fasteners in the deck shall be checked for protrusion and corrected prior to underlayment application.
6) Shingles shall be installed starting at the eave in horizontal layers such that the laps shed water from the deck.
7) Installation of the evaluated products shall comply with this report, the FBC, and the manufacturer's published application instructions. Where discrepancies exist between these sources, the more restrictive and code compliant detail shall prevail.
8) All products listed in this report shall be manufactured under a quality assurance program in compliance with Rule 61G20-3.

COMPLIANCE STATEMENT

The products evaluated herein by Zachary R. Priest, P.E. have demonstrated compliance with the Florida Building Code, 8th Edition (2023) including High-Velocity Hurricane Zones (HVHZ) as evidenced in the referenced documents submitted by the named manufacturer.



This item has been digitally signed and sealed by Zachary R. Priest, PE, on 11/2/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Zachary R. Priest
2023.11.02 10:11:46 -04'00'

Zachary R. Priest, P.E.
Florida Registration No. 74021
Organization No. ANE9641

CERTIFICATION OF INDEPENDENCE

CREEK Technical Services, LLC does not have, nor will it acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

CREEK Technical Services, LLC is not owned, operated, or controlled by any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

END OF REPORT

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

CREEK
TECHNICAL SERVICES, LLC

Registry No. 29824
17520 Edinburgh Drive
Tampa, FL 33647
(813) 480-3421

VALUATION REPORT

FLORIDA BUILDING CODE, 8TH EDITION (2023)

Issued October 5, 2023

Manufacturer: MID-STATES ASPHALT AND CANT STRIP, INC.
1637 51st Street
Tuscaloosa, AL 35401
(800) 489-2391
www.msaroof.com

Manufacturing Location: Tuscaloosa, AL

Quality Assurance: UL LLC (QUA9625)

SCOPE

Category: Roofing
Subcategory: Underlayments
Code Edition: Florida Building Code, 8th Edition (2023) including High-Velocity Hurricane Zones (HVHZ)
Code Sections: 1504.2.1.4, 1504.3.1, 1507.1.1, 1518.2, 1523.1.1
Properties: Physical properties

REFERENCES

Entity	Report No.	Standard	Year
PRI Construction Materials Technologies (TST6049)	MSA-007-02-01	UL 1897	2015
PRI Construction Materials Technologies (TST6049)	MSA-026-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-047-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-048-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-054-02-01.1	TAS 103	2020
		TAS 110	2000
PRI Construction Materials Technologies (TST6049)	MSA-056-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-057-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-060-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST6049)	MSA-060-02-02	TAS 110	2000
PRI Construction Materials Technologies (TST6049)	MSA-062-02-01	ASTM D 1623	2017
PRI Construction Materials Technologies (TST6049)	1085T0002	TAS 110	2000
PRI Construction Materials Technologies (TST6049)	1085T0007	ASTM D 1623	2017
PRI Construction Materials Technologies (TST6049)	1085T0011	ASTM D 1623	2017
		TAS 103	2020
PRI Construction Materials Technologies (TST6049)	1085T0015	ASTM D 1623	2017
		TAS 103	2020
PRI Construction Materials Technologies (TST6049)	1085T0019	ASTM D 1970	2017a
		TAS 110	2000
PRI Construction Materials Technologies (TST6049)	1085T0046	TAS 110	2000
		TAS 103	2020
PRI Construction Materials Technologies (TST6049)	1085T0047	ASTM D 1970	2017a
		TAS 110	2000

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

PRODUCT DESCRIPTION AND LIMITS OF USE

QUIK-Stick Ice & Water Granular

QUIK-Stick Ice & Water Granular is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt, a fiberglass mat reinforcement and surfaced with granules. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 50 mils.

QUIK-Stick Ice & Water Granular is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 30 days.

QUIK-Stick Ice & Water Sand

QUIK-Stick Ice & Water Sand is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and surfaced with sand. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 50 mils.

QUIK-Stick Ice & Water Sand is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 30 days.

QUIK-Stick HT Smooth

QUIK-Stick HT Smooth is an ASTM D 1970, TAS 103, and FRSA/TRI *Florida High Wind Concrete and Clay Tile Installation* Manual, Seventh Edition compliant self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and woven poly-fabric surface. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft or 3-ft 3-in x 61-ft and has a nominal thickness of 60 mils.

QUIK-Stick HT Smooth (Woven Facer) is to be used as prescribed in FBC Sections 1507.1.1 and 1518.2. QUIK-Stick HT is permitted to be used with mechanically attached or adhered clay or concrete tile roofing using either ICP Polyset AH-160, DAP Touch 'n Seal® Storm Bond Roof Tile Adhesive or DuPont™ TILE BOND™ Roof Tile Adhesive. Exposure on the roof deck shall be limited to a maximum 180 days.

The maximum roof slope shall be 6:12 when used with clay or concrete tile installations without battens. Tile shall be stored on battens for roof slopes greater than 6:12. Tiles shall not be stacked greater 10 tiles per stack.

QUIK-Stick HT Pro

QUIK-Stick HT Pro is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and textured film surface. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 60 mils.

QUIK-Stick HT Pro is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 120 days.

QUIK-Stick FS

QUIK-Stick FS is an ASTM D 1970 self-adhesive underlayment constructed from SBS modified asphalt with a fiberglass mat reinforcement and textured film surface. The product is supplied in 2-sq. rolls with nominal dimensions of 3-ft x 66.8-ft and has a nominal thickness of 45 mils.

QUIK-Stick FS is permitted to be used as prescribed in FBC Sections 1507.1.1 and 1518.2 for mechanically attached roofing coverings. Exposure on the roof deck shall be limited to a maximum 30 days.

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PRODUCT APPLICATION

Min. Roof Slope:	2:12 or in accordance in with the FBC
Application:	*All underlayments shall be installed in accordance with the FBC and the manufacturer's installation requirements.* *Deck substrates shall be clean, dry, and free from any irregularities and debris. All fasteners in the deck shall be checked for protrusion and corrected prior to underlayment application. Prior to beginning installation, the underlayment shall be unrolled and allowed to relax for a minimum of 3-5 minutes.* The underlayment shall be installed with the release backer removed and pressed firmly into place to ensure complete contact with the deck. The underlayment shall be installed with the roll length parallel to the eave, starting at the eave, and with minimum 3" side laps and minimum 6" end laps staggered min. 6-ft.from preceding course. It is permissible to back nail the underlayment 12-inches on-center as needed (nails shall be installed perpendicular to deck with the nail heads flush to the top surface of the underlayment).
Min. Application Temperature:	40°F; *Contact the manufacturer when installing at temperatures below the minimum application temperature.*

WIND RESISTANCE

The *Allowable Design Pressures* shown below were calculated using a 2:1 margin of safety per FBC Sections 1504.9 and 1523.4.

Underlayment System No.1 – **QUIK-Stick HT Smooth only**

Roof Deck:	Min. 15/32-inch, 32/16 span rated, CDX plywood attached to wood supports spaced a maximum 24" o.c.
Underlayment:	**QUIK-Stick HT Smooth** shall be fully self-adhered to the optionally primed plywood deck in accordance with manufacturer's installation instructions.
Allowable Design Pressure:	-52.5 psf

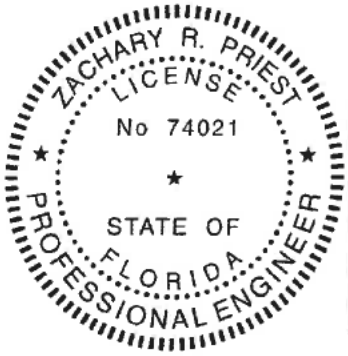
This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

GENERAL LIMITATIONS

1) Fire Classification is not within the scope of this evaluation.
2) Installation of the evaluated product shall comply with this report, the FBC, and the manufacturer's published application instructions. Where discrepancies exist between these sources, the more restrictive and FBC compliant installation detail shall prevail.
3) The roof deck shall be constructed of closely fitted plywood sheathing for new or existing construction.
4) The space under the deck area shall be properly ventilated in accordance with the FBC requirements.
5) All side lap seams shall be installed to shed water from the deck.
6) The underlayment may be used as described in other current FBC product approval documents.
7) Design wind load pressures shall be determined for components and cladding in accordance with FBC 1609.
8) The roof deck shall be designed by others in accordance with FBC requirements to resist the design wind load pressures for components and cladding.
9) *Allowable Design Pressures* for a given underlayment shall meet or exceed the design wind loads determined for the roof assembly.
10) All products listed in this report shall be manufactured under a quality assurance program in compliance with Rule 61G20-3.

COMPLIANCE STATEMENT

The products evaluated herein by Zachary R. Priest, P.E. have demonstrated compliance with the Florida Building Code, 8th Edition (2023) including High-Velocity Hurricane Zones (HVHZ) as evidenced in the referenced documents submitted by the named manufacturer.



This item has been digitally signed and sealed by Zachary R. Priest, PE, on 10/5/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Zachary R. Priest
2023.10.05 12:33:53 -04'00'

Zachary R. Priest, P.E.
Florida Registration No. 74021
Organization No. ANE9641

CERTIFICATION OF INDEPENDENCE

CREEK Technical Services, LLC does not have, nor will it acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

CREEK Technical Services, LLC is not owned, operated, or controlled by any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

END OF REPORT

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

TABLE 1H: WOOD DECKS – NEW CONSTRUCTION, REROOF (TEAR-OFF) OR RECOVER
SYSTEM TYPE F: NON-INSULATED, BONDED ROOF COVER

SYSTEM NO.	DECK (4.1.2)	PRIMER	ROOF COVER (3.1.4)			MDP (PSF)
			BASE	PLY	CAP	
SELF-ADHERING SYSTEMS:						
W-105.	APA rated, min. 7/16 CAT, 0.418 in., Exposure 1, OSB sheathing, 24-inch span	FlintPrime QD	Flintlastic SA MidPly, self-adhering	(Optional) SBS-SA	SBS-SA	-90.0
W-106.	Min. 15/32-inch plywood, 24-inch span	(Optional) FlintPrime QD	SBS-SA-H	(Optional) SBS-TA, APP-TA	SBS-TA or APP-TA	-127.5
W-107.	Min. 15/32-inch plywood, 24-inch span	(Optional) FlintPrime QD	SBS-SA	(Optional) SBS-SA	SBS-SA	-127.5

TABLE 2A: STEEL OR STRUCTURAL CONCRETE DECKS – NEW CONSTRUCTION, REROOF (TEAR-OFF), OR RECOVER
SYSTEM TYPE B-1: MECHANICALLY ATTACHED BONDED INSULATION, BONDED TOP INSULATION(S), BONDED ROOF COVER
REFER TO TABLE VB-3 FOR THERMAL BARRIER / VAPOR BARRIER COMBINATION OPTIONS

SYSTEM NO.	DECK (4.1.2)	BASE INSULATION LAYER	TOP INSULATION LAYER				ROOF COVER (3.1.4)			MDP (PSF)*
		TYPE	FASTENER (3.1.1, 4.2.2)	ATTACH (3.1.2E)	TYPE	ATTACH (3.1.3)	BASE	PLY	CAP	
SELF-ADHERING SYSTEMS:										
SC-1.	Min. 22 ga., type B, Grade 33 steel or min. 2,500 psi structural concrete	Min. 2-inch ACFoam II, ENRGY 3, or H-Shield	3.1.1	1 per 4.0 ft²	Optional min. 1.5-inch additional layer(s) base insulation, followed by min. 0.25-inch SECUROCK Gypsum-Fiber Roof Board	Hot asphalt, M-OSFA, Insta Stik, OB500, Polyset BM, or Polyset CRA	SBS-SA	(Optional) SBS-SA	SBS-SA	-37.5*
SC-2.	Min. 22 ga., type B, Grade 33 steel or min. 2,500 psi structural concrete	Min. 1.5-inch ACFoam II, ENRGY 3, or H-Shield	3.1.1	1 per 2.0 ft²	Optional min. 1.5-inch additional layer(s) base insulation, followed by min. 0.25-inch SECUROCK Gypsum-Fiber Roof Board	Hot asphalt, M-OSFA, Insta Stik, OB500, Polyset BM, or Polyset CRA	SBS-SA	(Optional) SBS-SA	SBS-SA	-45.0*
SC-3.	Min. 22 ga., type B, Grade 40 steel or min. 2,500 psi structural concrete	Min. 2-inch ACFoam II or H-Shield	3.1.1	1 per 2.7 ft²	Min. 2-inch H-Shield HD Composite CG	M-OSFA or M-PG-1	SBS-SA	(Optional) SBS-SA	SBS-SA	-45.0
SC-4.	Min. 22 ga., type B, Grade 40 steel or min. 2,500 psi structural concrete	Min. 2-inch ACFoam II or H-Shield	Dekfast DF-#12-PH3 or Dekfast DF-#14-PH3 with Dekfast PLT-R-3	1 per 2.0 ft²	Min. 2-inch H-Shield HD Composite CG	M-OSFA or M-PG-1	SBS-SA	(Optional) SBS-SA	SBS-SA	-52.5
SC-5.	Min. 22 ga., type B, Grade 80 steel or min. 2,500 psi structural concrete	Min. 2-inch ACFoam II or H-Shield	Dekfast DF-#12-PH3 or Dekfast DF-#14-PH3 with Dekfast PLT-R-3	1 per 1.6 ft²	Min. 2.5-inch H-Shield HD Composite CG	M-OSFA or M-PG-1, 6-inch o.c.	SBS-SA	(Optional) SBS-SA	SBS-SA	-82.5
HYBRID SYSTEMS:										
SC-6.	Min. 22 ga., type B, Grade 33 steel or min. 2,500 psi structural concrete	Min. 1.5-inch ACFoam II, ENRGY 3, or H-Shield	3.1.1	1 per 1.45 ft²	Additional layer(s) base insulation	Hot asphalt, M-OSFA, Insta Stik, OB500, Polyset BM, or Polyset CRA	Flintlastic Ultra Glass SA	(Optional) SBS-AA, SBS-TA or APP-TA	SBS-AA, SBS-TA or APP-TA	-37.5
SC-7.	Min. 22 ga., type B, Grade 40 steel or min. 2,500 psi structural concrete	Min. 2-inch ACFoam II or H-Shield	3.1.1	1 per 2.7 ft²	Min. 2-inch H-Shield HD Composite CG	M-OSFA or M-PG-1	SBS-SA-H	(Optional) BP-AA, SBS-AA, SBS-TA or APP-TA	SBS-AA, SBS-TA or APP-TA	-45.0
SC-8.	Min. 22 ga., type B, Grade 33 steel or min. 2,500 psi structural concrete	Min. 1.5-inch ACFoam II, ENRGY 3, or H-Shield	3.1.1	1 per 1.45 ft²	Min. 0.25-inch SECUROCK Gypsum-Fiber Roof Board	Hot asphalt, M-OSFA, Insta Stik, OB500, Polyset BM, or Polyset CRA	Flintlastic Ultra Glass SA	(Optional) SBS-AA, SBS-TA or APP-TA	SBS-AA, SBS-TA or APP-TA	-52.5

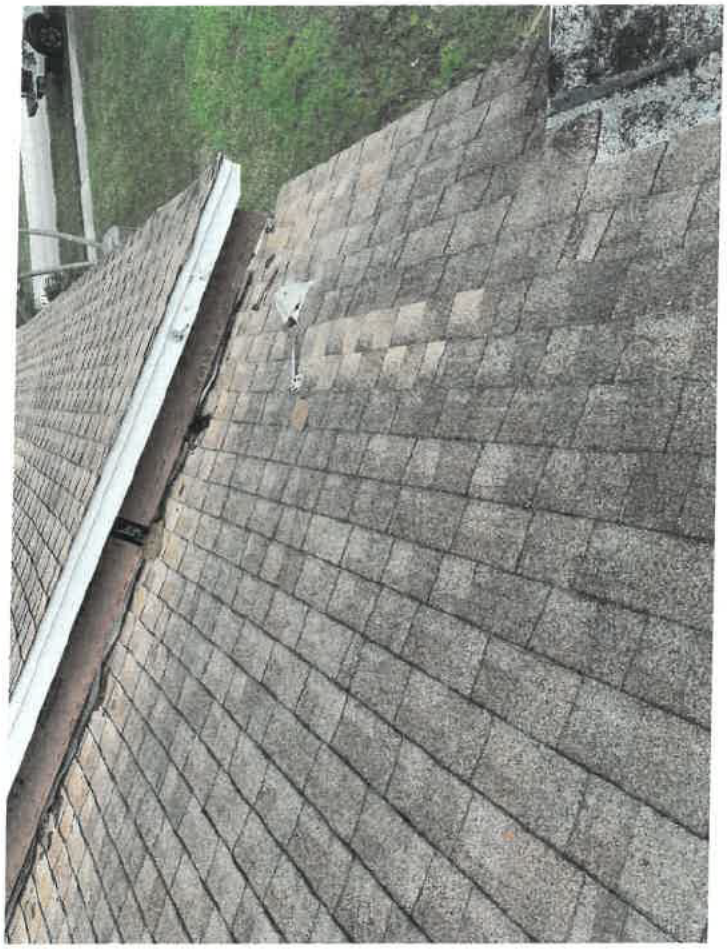
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ZIP System



HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-56-2025 - 413 West Ann Street - Installation of a four foot-tall white picket fence - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application to install fence to the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary:

The applicant, John C Beane, submitted an application to install a white four (4) foot tall picket fence for the single-family residence (SFR) located at 413 West Anne Street. The SFR was constructed in 1955 in the Ranch style and is listed on the Florida Master Site File (CH02495), as well as Punta Gorda's Local Register of Historic Places. Pursuant to Section 16.3(b), a Certificate of Appropriateness (CA) is required and was presented to the Historic Preservation Advisory Board (HPAB) for review and recommended to the Zoning Official who has approved installation.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM - Urban Design Manager

Date: December 4, 2025

Subject: CA-56-2025 – 413 West Ann Street – Fence

SUMMARY

The applicant, John C Beane, would like to install a white four (4) foot tall picket fence for the single-family residence (SFR) located at 413 West Anne Street. The SFR was constructed in 1955 in the Ranch style and is listed on the Florida Master Site File (CH02495), as well as Punta Gorda's Local Register of Historic Places. Pursuant to Section 16.3(b), a Certificate of Appropriateness (CA) is required and must be presented to the Historic Preservation Advisory Board (HPAB) for review and recommendation to the Zoning Official for any improvements visible from the street.

The attached documents provided by the applicant provide further details regarding the proposed improvements.

RECOMMENDED ACTION

Staff reviewed the application for the proposed installation of a fence for the single family residence and recommended that the Certificate of Appropriateness be Approved.

Case # CA-	Permit #
Address - 413 W. Ann	25-195087

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☑ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure_____

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.

Required Contents of Applications When making application for Certificate of Appropriateness, applicants must submit the following information:

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☒ Application Fee (if applicable)	☒ Site plans
☒ Signed & Notarized Certificate of Appropriateness Application	☒ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☐ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	Ann West						
Address	1700 Casey Key	City	Punta Gorda	State	FL	Zip	33950
Phone		Email address					

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name							
Address		City		State		Zip	
Phone		Email address					

Address of Property
413 W. Ann
Current Use of Property
Residential Home
Description of work to be performed – please be specific and include pictures when necessary
White 4' picket fence installation

For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Whitney Stein — Signature of Owner or Authorized Agent
Whitney Stein — Print Name
09/04/25 — Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 4th day of September 2025, by Whitney Stein, who is personally known to me or who has produced _____ as identification.

Notary Public State of Florida
Wyatt S Hinchey
My Commission HH 454325
Expires 10/15/2027

Wyatt Hinchey
(Signature of Notary)

(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We _____, property owner(s), hereby authorize _____ to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

_____ — Signature of Property Owner
_____ — Print Name of Property Owner
_____ — Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

Wyatt Hinchey
(Signature of Notary)

(Seal)

413 W. Ann
Punta Gorda, FL



CITY OF PUNTA GORDA
RESIDENTIAL FENCE PERMIT APPLICATION
MASONRY FENCES WILL BE CONSIDERED WALLS-REQUIRES SEPARATE PERMIT

CODE	DATE: 8/11/25	PERMIT#: 25-105087

JOB ADDRESS: 413 West Ann	UNIT #:	BUILDING #:	PHASE #:

BLOCK: 131	LOT: 4	SECTION:	SUBDIVISION:	PROJECT/CONDO NAME

OWNER NAME:	MAILING ADDRESS	ZIP	PHONE
Ann West LLC	1700 Casey Key	Punta Gorda FL	

CONTRACTOR'S BUSINESS NAME:	MAILING ADDRESS	ZIP	PHONE
JJW Industrial	4216 Ginger	Port Charlotte FL	33948

CONTRACTOR'S STATE REGISTRATION NO.:	CONTRACTOR'S CITY CERTIFICATE NO.:

USE OF BUILDING:
☒ SINGLE FAMILY ☐ DUPLEX ☐ MULTI-FAMILY

ZONING DISTRICT	FLOOD ZONE	FLOOD ELEVATION	LOT TYPE
PPG-TR	10 AE	10	

FENCE TYPE (MATERIAL): CIRCLE ONE ONLY
CHAIN LINK (VINYL/PVC) WOOD

FENCE HEIGHT (MEASURED FROM NATURAL GRADE): 4

DESCRIPTION OF WORK – SPECIFICALLY: 4' Picket vinyl fence w/ 1 gate

IS THIS FENCE TO BE USED AS A POOL BARRIER:
_____ YES ___X___ NO

VALUATION OF WORK: $ 4200

PERMIT FEES:

NOTICE
This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

CONTRACTOR (QUALIFIER) SIGNATURE — DATE 8/11/25

SIGNATURE OF OWNER (IF OWNER/BUILDER) — DATE

ACCEPTED BY:	DATE 8/18/25
APPROVED HISTORIC:	DATE
APPROVED ZONING-OK TO ISSUE:	DATE

COMPLETE BACK SECTION OF THIS APPLICATION AND SUBMIT WITH TWO COPIES OF SITE PLAN SHOWING THE LOCATION OF FENCE

FAILURE TO READ AND UNDERSTAND THE CONDITIONS AND GENERAL PROVISIONS, DOES NOT RELIEVE THE APPLICANT FROM HIS OBLIGATIONS AS STATED ABOVE. IF ANY CONDITION OR PROVISION IS NOT FULLY UNDERSTOOD, THE APPLICANT SHOULD REQUEST CLARIFICATION BEFORE SIGNING THIS APPLICATION.

PERMIT VALIDATION CK#_____ RECEIPT:_____ CASH:_____ DATE:_____

Style of Fence: White PVC Picket Fence

Material: PVC

Type of fasteners used to attach fence to post – See #4 below: Galvanized

Height of top of fence above natural grade: 41

Post length and size: 5x5x6

Depth of embedment of post – select one:

✓ 2 ft. in ground with concrete

____ 3 ft. in ground without concrete

All semi-solid wood fences of six feet or less in height must meet the following structural requirements:

1. **Post must be chemically treated with a minimum dimension of 4"X4".**
2. **Maximum spacing of posts is eight feet on center.**
3. **Posts must be embedded at least 2' in the ground when they are set in concrete, and at least 3' in the ground when directly embedded.**
4. **Fasteners used to attach the fence panels to the posts must be galvanized. The minimum size fastener is 20d nail, 3"X1/4" lag bolt, or 3" screw.**

Vinyl fencing to be installed per manufacturer's specs.

Affidavit:

I acknowledge that I have read and understand the afore referenced code requirements and will abide accordingly. All information provided herein is true and correct to the best of my knowledge and belief.

[signature] — 5/17/25

Signature of Contractor or Owner/Builder — **Date**

Style of Fence: Picket

Material: PVC

Type of fasteners used to attach fence to post – See #4 below: galvanized

Height of top of fence above natural grade: 41

Post length and size: 5x5x6

Depth of embedment of post – select one:
X 2 ft. in ground with concrete
_____ 3 ft. in ground without concrete

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Vinyl fencing to be installed per manufacturer's specs.

Affidavit:

I acknowledge that I have read and understand the afore referenced code requirements and will abide accordingly. All information provided herein is true and correct to the best of my knowledge and belief.

Signature of Contractor or Owner/Builder

8/17/21
Date

ABBREVIATIONS OF SURVEYING TERMS

(C) = CALCULATED DISTANCE, ANGLE OR BEARING
(D) = DEED CALL BEARING AND/OR ANGLE
(M) = MEASURED DISTANCE OR ANGLE
(P) = PLAT DISTANCE OR BEARING/ANGLE
A/C = AIR CONDITIONER
B.M. = BENCH MARK
CL = CENTERLINE
CATV = CABLE TELEVISION RISER
CONC. = CONCRETE
E.M. = ELECTRIC METER
ES = ELECTRIC SERVICE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
F.B. = FIELD BOOK
FND. = FOUND
I.R. = IRON ROD OR RE-BAR
L.B. = LICENSED BUSINESS
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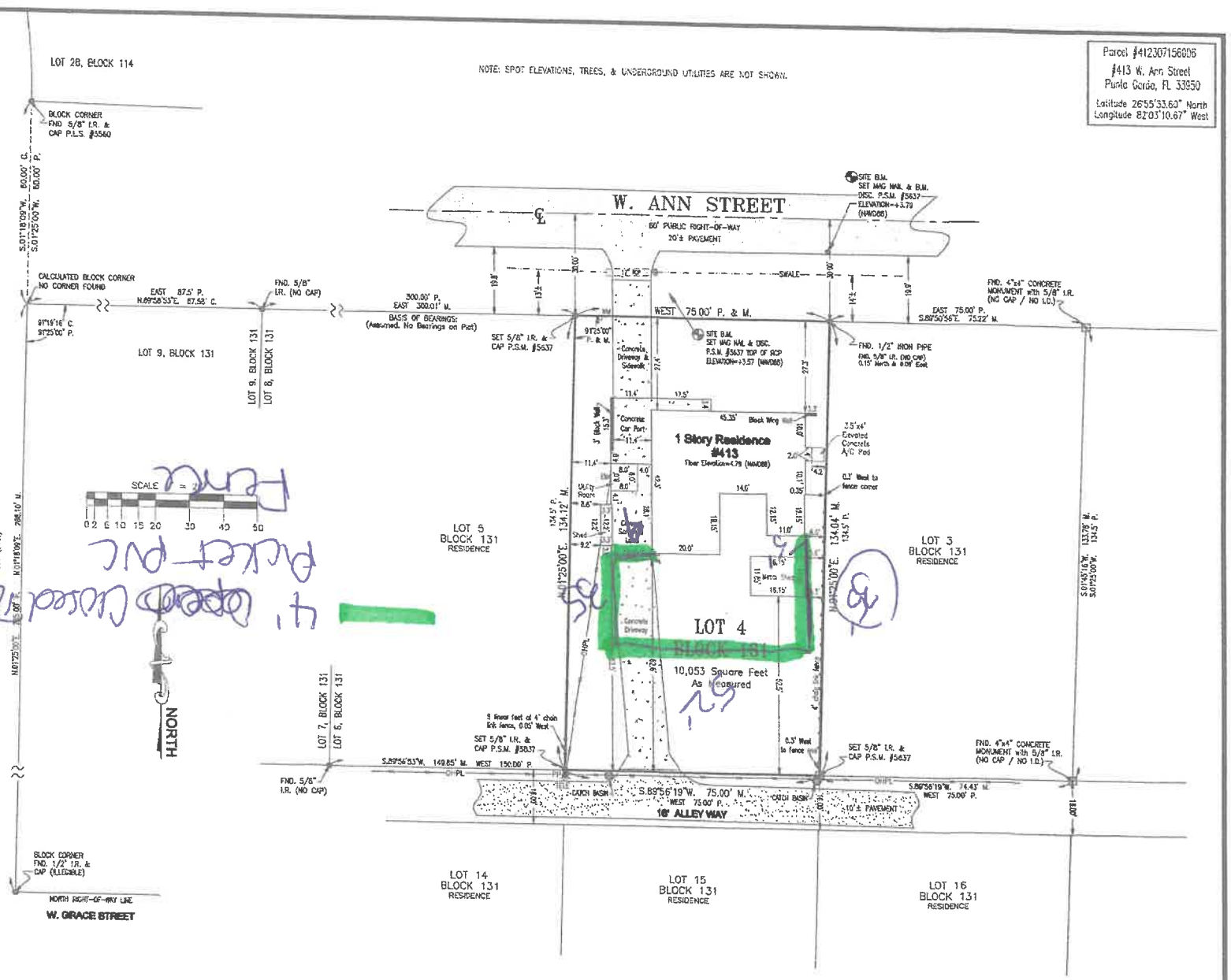
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Certified to:
1) Just Spec Homes LLC
2) West Ann, LLC

Parcel #412307156006
#413 W. Ann Street
Punta Gorda, FL 33950
Latitude 26°55'33.60" North
Longitude 82°03'10.67" West

NOTE: SPOT ELEVATIONS, TREES, & UNDERGROUND UTILITIES ARE NOT SHOWN.



Title:	Boundary Survey
Prepared for:	Just Spec Homes, LLC
Certified to:	See Above
Sketch No.	ZS4-24-B
Scale:	1" = 20'
Field Book:	513
Page:	64 to 67
Drawn By:	DB
Checked By:	DAVE

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SHREMSHOCK SURVEYING, INC. LB #7747

David Shremshock

Digitally signed by David Shremshock
Date: 2024.11.19 11:12:43 -05'00'

BY: _____ DATE: 11/12/24

DAVID B. SHREMSHOCK, Registered Surveyor and Mapper, State of Florida, NO. 5637

STATE OF FLORIDA

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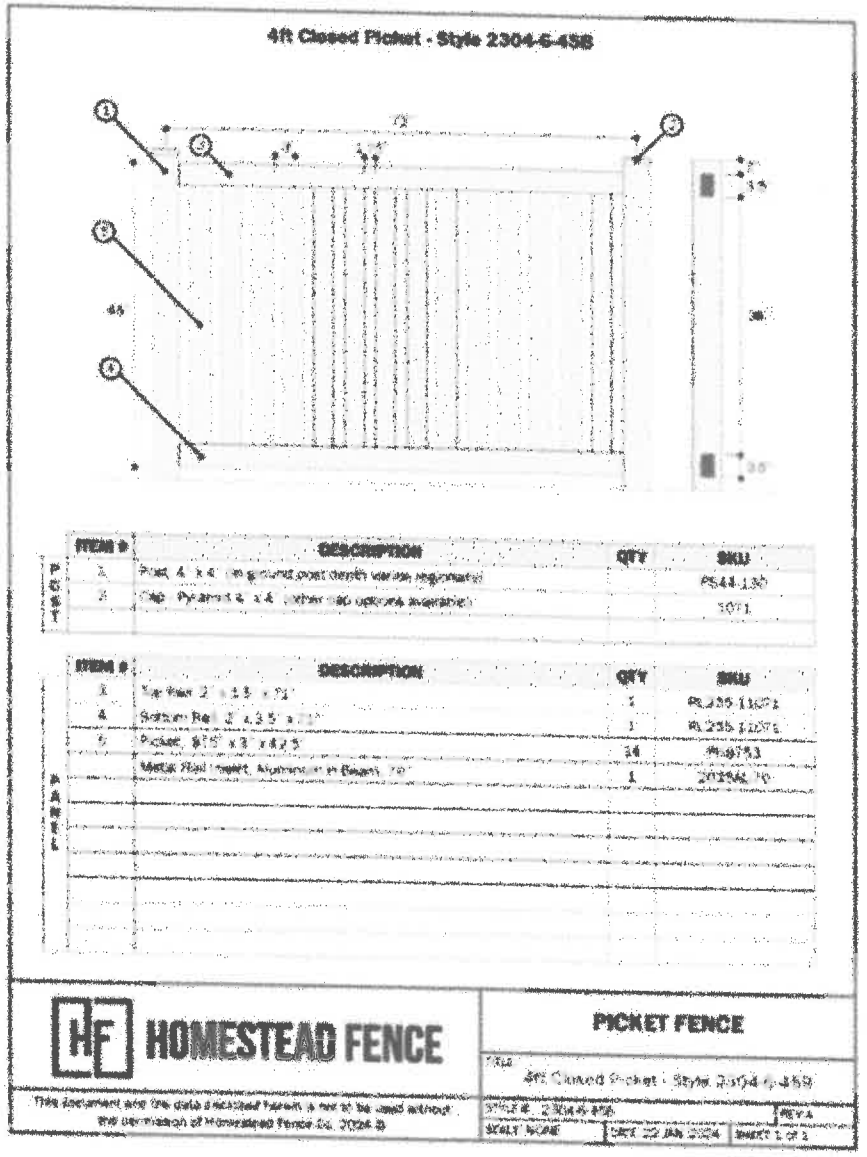
Shremshock Surveying, Inc.
Land Surveyors
5265 Alametos Terr.
North Port, Florida 34288
ph. (941) 423-8875 fax (941) 423-4365
e-mail: shremshocksurveying@comcast.net

9:58 PM Sun Aug 17
homesteadvinyl.com
18%









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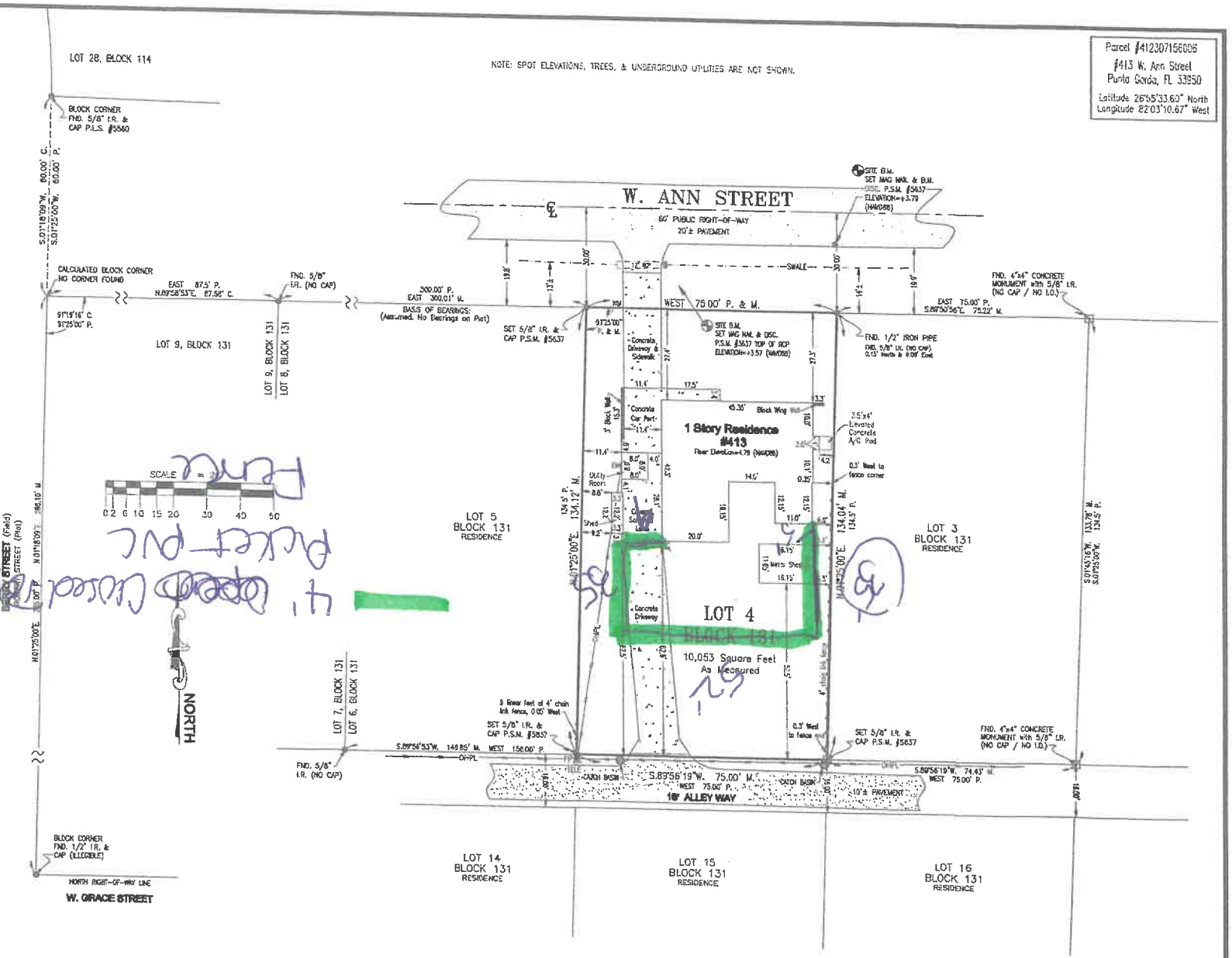
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Prepared for:	Just Spec Homes, LLC
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SHREMSHOCK SURVEYING, INC. LB #7747

David Shremshock

Digitally signed by David Shremshock
Date: 2024.11.19 11:12:43 -05'00'

BY: _____ DATE: 11/12/24

DAVID B. SHREMSHOCK
Registered Surveyor and Mapper
State of Florida

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Land Surveyors
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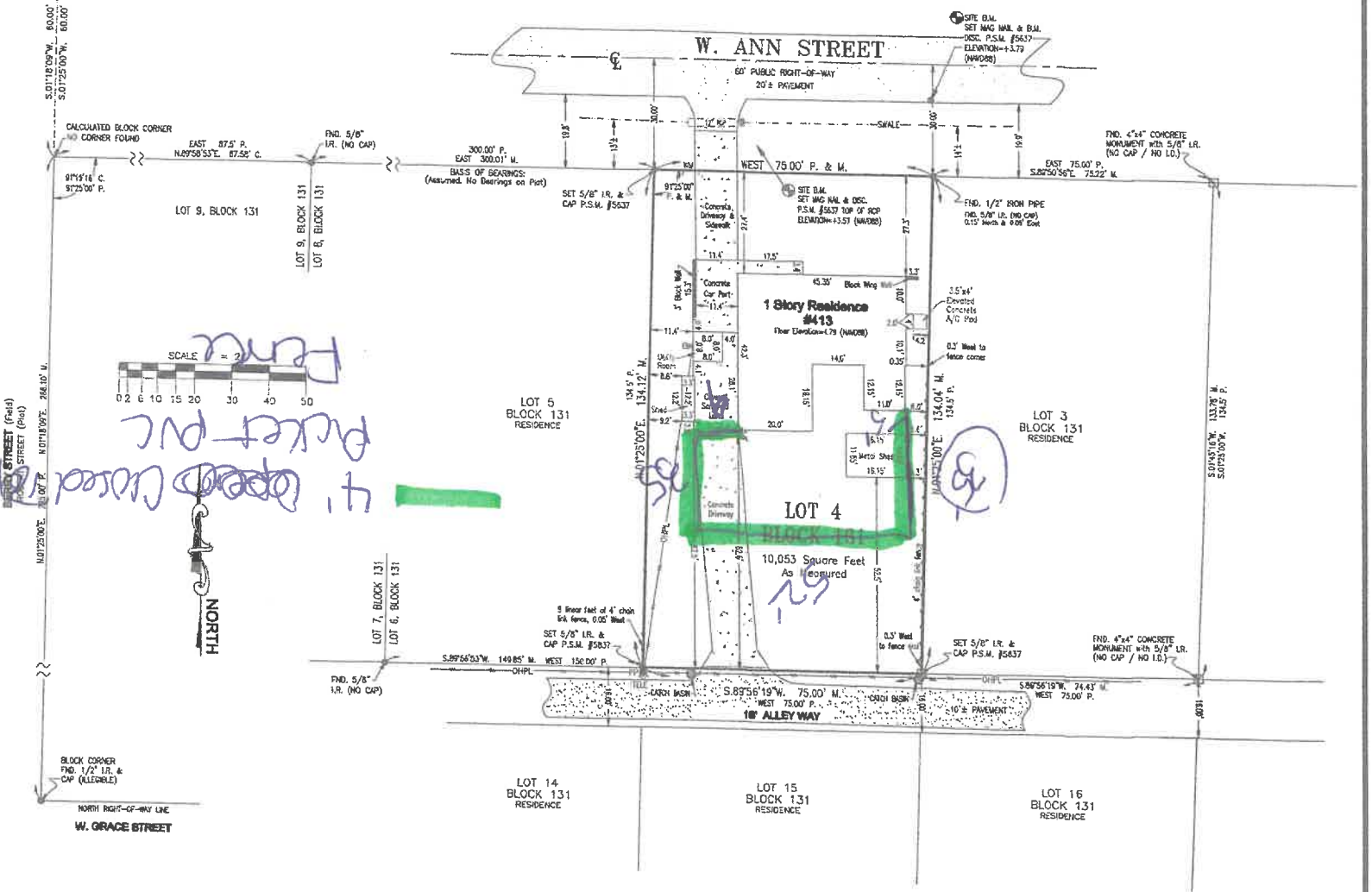
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Certified to:
1) Just Spec Homes LLC
2) West Ann, LLC

Title:	Boundary Survey
Prepared for:	Just Spec Homes, LLC
Certified to:	See Above
Sketch No.	24-14-9
Scale:	1" = 20'
Field Book:	513
Page:	64 to 67
Drawn By:	DB
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Digitally signed by David Shremshock
Date: 2024.11.19 11:12:43-05'00'

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CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

"

Property Record Information for 412307156006

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

WEST ANN LLC
1700 CASEY KEY DR
PUNTA GORDA, FL 33950

Ownership current through: 9/5/2025

Property Location:

Property Address: 413 W ANN ST
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY DETERMINED DAMAGED
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - TR
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	5B07N
Section/Township/Range:	07-41-23
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale code
9/10/2020	4629/609	2850140	$214,000	IMPROV
1/24/2018	4277/1346	2583276	$133,000	IMPROV
5/25/2010	3483/1160	1939625	$100	IMPROV
5/1/1994	1343/73	293878	$100	IMPROV
11/1/1991	1189/1939	1991118901939	$100	IMPROV

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	10AE	12015C	Outside of CBRA Zone	120062	10 NAVD88	

***If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.**
For more information, please contact Building Construction Services at 941-743-1201.

2025 Preliminary Tax Roll Values, as of January 1, 2025

The just value of this parcel has been adjusted for damage from a catastrophic event.

***Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-**

October.

Value	County	City	School	Other
Preliminary Just Value (Just Value reflects 193.011 adjustment.):	$128,101	$128,101	$128,101	$128,101
Preliminary Assessed Value:	$128,101	$128,101	$128,101	$128,101
Preliminary Taxable Value:	$128,101	$128,101	$128,101	$128,101

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0131 0004	0101	TPG - TR	LOT	1	0	$148,000

***Land Value does not include 193.011 adjustment.**

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0391	Driveway - Concrete (sq. Ft.)	679	1990	1990
3991	Driveway, Small (fv)	1	1990	1990

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Single Family Determined Damaged	1.5	0101	1955	1988	1	6	3	8	1572	1572	2223
2	Pre-built Shed		0700	2008	2008	1	1	0	0	192	0	192

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	723	Carport, Gable Roof (SF)	Garage/Carport	260	100	1955	1988	Appendage Component
1	904	Slab Porch (SF) with Roof	Porch/Deck	51	100	1955	1988	Appendage Component
1	907	Enclosed Porch (SF), Screened Walls	Porch/Deck	276	100	1955	1988	Appendage Component
1	909	Enclosed Porch (SF), Solid Walls	Porch/Deck	64	100	1955	1988	Appendage Component
1	169	Masonry, Stucco on Block	Exterior Walls	0	100	1955	1988	Construction Component
1	208	Composition Shingle	Roofing	1	100	1955	1988	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1955	1988	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1955	1988	Construction Component

1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1955	1988	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1955	1988	Construction Component
1	621	Slab on Grade (% or SF)	Miscellaneous	1	100	1955	1988	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1955	1988	Construction Component

Legal Description:

Short Legal:	**Long Legal:**
PUG 000 0131 0004	PUNTA GORDA BLK 131 LT 4 1189/1939 AFF2005/1788 DC3122/1065-JTSJR PR07/560 3144/1121 AFF3122/1066 3483/1160 4277/1346 4629/609

Data Last Updated: 9/8/2025- Printed On: 9/8/2025.

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HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-59-2025 - 513 Palm Avenue - Window Replacement - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed replacement of windows for the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary:

The applicant, Steve Arsenault, applied to replace the windows on the front of his single-family residence located at 513 Palm Avenue. He replaced the two (2) casement windows with new windows and eliminate the half-moon windows on the top. The proposed improvements are consistent with the historic character of the home.

The SFR was constructed in 1926 in the Mission Revival style. This property is listed on the Florida Master Site File (CH00290). Pursuant to Section 16.3(a), a Certificate of Appropriateness (CA) is required and was approved administratively by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM - Urban Design Manager

Date: October 8, 2025

Subject: CA-59-2025 – 513 Palm Avenue – Replacement of Front Windows

SUMMARY

The applicant, Steve Arsenault, would like to replace the windows on the front of his single-family residence located at 513 Palm Avenue. He would like to replace the two (2) casement windows with new windows and eliminate the half-moon windows on the top. The proposed improvements are consistent with the historic character of the home.

The SFR was constructed in 1926 in the Mission Revival style. This property is listed on the Florida Master Site File (CH00290). Pursuant to Section 16.3(a), a Certificate of Appropriateness (CA) is required and may be reviewed and approved administratively by the Zoning Official.

RECOMMENDED ACTION

Staff has reviewed the application for the proposed replacement windows for the single family residence and recommends that the Certificate of Appropriateness be Approved for the property located at 513 Palm Avenue.

Case # CA-59-2025 Address - 513 Palm Ave	Permit #

Punta Gorda

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
■ Other Historic Structure Historic home in downtown Punta Gorda

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.
***Required Contents of Applications* When making application for Certificate of Appropriateness, applicants must submit the following information:**

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☑ Site plans
☑ Signed & Notarized Certificate of Appropriateness Application	☑ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☑ Photographs or drawings relating the proposed project to the surrounding streetscape
☐ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	Steven & Beatriz Arsenault						
Address	[redacted]	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]	Email address	[redacted]				

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Steven Arsenault						
Address	[redacted]	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]	Email address	[redacted]				

Address of Property
513 Palm Ave, Punta Gorda, FL 33950
Current Use of Property
Residential Home
Description of work to be performed – please be specific and include pictures when necessary
Update 4 windows and replace with hurricane impact while removing half-moon above opening. Replacing 7 windows on back porch area.
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE

Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent	Steven Arsenault Print Name	9/15/25 Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of September, 20 25, by Steven Arsenault who is personally known to me or who has produced FL Drivers License as identification.

RYAN BETZ
Notary Public - State of Florida
Commission # HH 664582
My Comm. Expires Jul 1, 2029
(Seal)

(Signature of Notary)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We_____, property owner(s), hereby authorize_____to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

Signature of Property Owner	Print Name of Property Owner	Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)




563

Morgan
Exteriors Windows, Siding, Doors and More, LLC

Morgan Exteriors, Windows, Siding, Doors & More, LLC
[redacted]

Customer Information

Steve Arsenault
513 Palm Ave
Punta Gorda FL 33950
[redacted]

Date: 08/22/2025
Rep: Joseph Cirabisi
State Certified Residential Contractor • CRC 1332112

ENERGY SAVINGS WINDOWS ORDER FORM / SALES AGREEMENT

Number of Windows in the House	15
Number of Sliding Glass Doors in the House	0
Number of Entry Doors in the House	0
Number of Windows to be installed by Morgan Exteriors, Inc.	15
Number of Sliding Glass Doors to be installed by Morgan Exteriors Inc.	0
Number of Entry Doors to be installed by Morgan Exteriors Inc.	0

Window & Door Package

Defender Impact Package = Fortress Glass - Impact Glass .090 - Low E Argon Gas - .20 SHGC +- - Reinforced Frame - Welded Corners - Lifetime Guarantee - Free Glass Repair - Free Screen Repair - Professional Installation

WINDOW & SLIDING GLASS DOOR Material	Vinyl
ENTRY DOOR Material	N/A

The unit numbers are based on from the left of the front door, on the lowest floor, clockwise, all the way up through the home.

Windows



Unit Number	1	**Unit Style**	Double Hung
Location	Other	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	2	**Unit Style**	Double Hung
Location	Other	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	3	**Unit Style**	Double Hung
Location	Other	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	4	**Unit Style**	Double Hung
Location	Other	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	5	**Unit Style**	Double Hung
Location	Other	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	6	**Unit Style**	Double Hung
Location	Other	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	7	**Unit Style**	Double Hung
Location	Other	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	8	**Unit Style**	Double Hung
Location	Entry	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	9	**Unit Style**	Double Hung
Location	Entry	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	10	**Unit Style**	Double Hung
Location	Entry	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	11	**Unit Style**	Double Hung
Location	Entry	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	12	**Unit Style**	Double Hung
Location	Entry	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	13	**Unit Style**	Double Hung
Location	Entry	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	14	**Unit Style**	Double Hung
Location	Entry	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		



Unit Number	15	**Unit Style**	Double Hung
Location	Entry	**Pricing**	71 - 85 UI
Exterior Color	White	**Size**	36 x 50
Obscured Glass	NOT obscured	**Interior Color**	White
Screen Type	Half Screens		

Window/Door Scope Images

I have reviewed all window and door scope images.

(Customer's Initials)_____

Additional Information Contract contingent on Historical Society approval of change on window openings

Steve Arsenault

08/22/2025

Date

Customer Information

Steve Arsenault
513 Palm Ave
Punta Gorda FL 33950

[redacted]

Date: 08/22/2025
Rep: Joseph Cirabisi
State Certified Residential Contractor
LICENSE #CRC1332112

ENERGY SAVINGS WINDOWS ORDER FORM / SALES AGREEMENT

Homeowner's Association Approval Required?	No
Historical	NO
Residence Type	House

Total Contract Amount	$36,221
Deposit	$0
Deposit Form of Payment	Finance
Balance Due Upon Substantial Completion	$36,221.00
Balance Form of Payment	Finance

Financing Details

Amount Financed	$36,221.00
FINANCING IS SUBJECT TO CREDIT APPROVAL	

1. First of all . . . No verbal agreements are recognized. Everything must be in writing on the contract. Please make sure everything is written on your order. If something is not on your work order, please do not request it from our staff. They are not allowed to give anything not on the contract. The salesperson's measurements are approximate only and are not to be relied upon as we have an employee who will come to your home after contract formation to take the actual and precise measurements.

(Customer's Initials)____

2. Permits.. We pull permits on all jobs where they are required. Your permit cost is in addition to your contract price. It would be unfair for us to add a standard permit charge to all contracts, since prices vary greatly from city to city and some cities do not require permits. It is impossible for your representative to determine your permit cost. **(usually between $100 and $400).** We only charge what the city charges us, plus a $59.00 service fee. Balance is due upon substantial completion and is not contingent upon final inspection or the occurrence of any other condition. Certain cities require final inspections. It is your responsibility to be home for your scheduled inspection.

(Customer's Initials)____

3. Installation **start time** is approximately **8 to 14 weeks** after approval of measure, financing and/or HOA Approval. Customer is responsible for receiving HOA/Historical approval. Sales reps are not allowed to change these times. You may not hear from us for a period of time while we are waiting for your materials to arrive. Don't worry!! We will call as soon as possible to schedule your job. If you are using our financing, the clock doesn't start ticking until your loan is approved. If the **start** of your installation extends past the estimated time above, we will credit your account $50.00 per week for every week that we fall behind. This contract cannot be altered after the date of the measure.

(Customer's Initials)____

4. **LEAD SAFE PAINT PRACTICES** I/we hereby acknowledge receipt of a copy of the pamphlet, "Renovate Right: Important Lead Hazard Information for families, Child care providers and schools", informing me/us of the potential risk of lead hazard exposure from renovation activity to be performed in my/our home. I/we received this pamphlet before the work began

(Customer's Initials)_____

BUYER'S RIGHT TO CANCEL- This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

Executed in Triplicate, one copy of which was delivered to and receipt is hereby acknowledged by Buyer, this

08/22/2025 Approved and Accepted.

A. Do not sign this home improvement contract if blank.

B. You are entitled to a copy of the contract at the time you sign. Keep it to protect your legal rights.

C. You acknowlege having read the Additional Terms and Conditions on the reverse of this page, which terms and conditions are part of this contract.

www.morganexteriorsinc.com State Certified Residential Contractor • CRC 1332112

Steve Arsenault

08/22/2025

Date

Joseph Cirabisi

08/22/2025

Date

ADDITIONAL TERMS & CONDITIONS

"I", "my," and "me" means each person who signs this Agreement as a Buyer. "Contractor" means Morgan Exteriors, Windows, Siding, Doors & More, LLC "We" and "us" mean both the buyer, or buyers if more than one, and Contractor.

Finance Charge: I understand that if I finance the work with Contractor or a third party, my separately provided financing documents will include the number of monthly payments and the amount of each payment, including any finance charge.

Warranties/Intended Use: Contractor shall provide any manufacturer warranties upon full payment of Total Price. Contractor guarantees its workmanship as described on the guarantee to be provided to me. Contractor guarantees parts, labor, and materials for a period of 12 months from installation. After 12 months, parts and materials are no charge, but a service/labor charge will apply. I understand I should read Contractor's written guarantee for complete details of my guaranteed coverage and that the guarantee is available for my complete review before I sign this Agreement. I understand that warranties/Guarantees will not be effective or enforced while a balance due remains outstanding on this Agreement.

Contractor's Promises: Contractor promises to perform all work in a professional manner and within industry standards. Contractor will remove and transport away from the premises any debris and waste materials that are generated by Contractor. Contractor or its manufacturer may at its sole option, upgrade a product to similar or higher quality. Contract price includes all coupons and/or discounts.

My Promises: I promise to Contractor that (a) I will provide Contractor with reasonable access to my property and the area in which the work is to be performed, including access to electrical outlets; (b) I will be responsible for preparation, moving, and reinstalling of any materials, personal property, cars, or equipment as may be needed for Contractor to perform its work; (c) The walls and surfaces upon which the work is to be performed are sound and suitable for the work being performed; (d) I agree that when the work is "substantially complete", I will pay Contractor the balance due on the Contract Price. I understand that "substantially complete" means the work has been materially finished and is functional as intended. (e) In the event I disagree with Contractor that the work is substantially complete, I agree that I will not withhold more than 10% of the balance due on substantial completion; and (f) If permitting fees are necessary to complete the work, I will pay them unless the law requires Contractor to pay them.(g) Balance is due upon substantial completion and is not contingent upon final inspection or the occurrence of any other condition.

Late Cancellation: I understand that I have 3 business days to cancel this Agreement, as described on the first page of this Agreement. I understand that if I want to cancel this Agreement after those 3 days, Contractor does not have to allow that. I understand that if Contractor does let me cancel, however, I will have to pay to Contractor a late cancellation fee equal to 40% of this Agreement's Total Price for Contractor's labor, administrative, and material costs.

Delay/Unknown Conditions: I understand that if Contractor determines that Contractor cannot perform the work according to Contractor's normal professional standards, then Contractor can cancel this Agreement, notify me in writing of the cancellation, and return my money to me. I understand that some of the things that could cause Contractor to cancel this Agreement would be incorrect pricing, unforeseen structural defects, or unknown pre- existing conditions to my property. I understand that Contractor is not responsible for structural or other defects in my property, and that Contractor's products do not cure those types of problems. I also understand that the work could be delayed by events that Contractor does not control, and that is acceptable to me and that such events do not constitute abandonment and are not included in calculating time frames for payment or performance. Some of the things that could cause the work to be delayed would be acts of God, labor strikes, material shortages, my inability to qualify for or obtain financing, delays by local government authorities in issuing or otherwise approving inspections, permitting, or other required authorizations for the work.

Late Payment/Default/Attorney's Fees: I agree that if I do not pay Contractor any of the money owed when it is due, I can be charged a late fee of 1.5% on the amount owed for each month the money is owed and not paid. In any action between the Parties to enforce any of the terms of this Agreement, for breach of this Agreement, for injunctive relief, and/or for specific performance of this Agreement, the prevailing Party shall, in addition to any other award of damages or other remedy, be entitled to recover from the non-prevailing Party its reasonable attorney's fees and court costs incurred by either Party (as the prevailing Party) in litigating their entitlement to and amount of, attorney's fee and costs to be awarded by the courts to the prevailing Party. In addition, if, prior to Contractor filing an action, this contract or your unpaid account balance is referred to an attorney for collection and/or for review (and that review also includes the attorney's consultation, preparation, and review of a proposed Claim of Lien), then you agree to reimburse us upon written demand all of our costs, attorney's fee, and paralegal fees incurred by us in connection with the attorney referral, whether suit be brought or not.

Arbitration of Disputes: We agree that any disputes (a "Claim") relating to this Agreement in any way, including for example (a) the relationship between us; (b) the terms of this Agreement; or (c) the validity of this Agreement or the validity of this arbitration provision, may, at the choosing of either party, be resolved with binding arbitration, to be kept confidential between us. We agree that any arbitration will be adjudicated by final and binding arbitration under one (1) arbitrator in accordance with the Code of Procedure of the Forum in effect at the time the demand for arbitration is made. Notice of the demand for arbitration will be filed with the Forum by the party asserting the Claim, and the demand will be copied to the other party to this Agreement. Further information may be obtained, and claims may be filed at any office of the Forum, www.adrforum.com, or by mail at P.O. Box 50191, Minneapolis, Minnesota 55405. I understand that arbitration will be held in the County where the work was performed. I agree that I will not assert a Claim on behalf of, or as a member of, any group or class. I understand that the arbitration decision will be confidential, final, and binding. I understand that we each will be responsible for our own fees and costs in the arbitration, unless otherwise determined by the arbitrator. Whoever asserts the Claim will file a notice of the demand for arbitration with the other party and with the Forum. I understand that the demand for arbitration must be made within a reasonable time after the Claim in question has arisen and may not be brought at all if legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. We are both agreeing to choose arbitration, rather than litigation or some other means of dispute resolution, to work out our grievances. We believe this will allow a faster and more cost-effective method of solving a Claim. By entering into this Agreement and this arbitration provision, we are giving up any right to have a dispute decided in a court of law before a jury, and instead are accepting the use of arbitration.

Interpretation of this Agreement: I agree that this Agreement will be enforced under the laws of the state where the work is being performed. If any part of this Agreement is determined to be invalid or illegal, then I agree that the rest of this Agreement will still be valid and enforceable. We both understand that this Agreement and any attachments, make up the entire understanding between us about the work Contractor is doing. There are no other oral or written agreements or representations on which we are relying. We both agree that any change to this Agreement must be in writing and signed by both of us. The paragraph headings contained in this Agreement are for convenience only and will not affect the meaning or interpretation of this Agreement.

Governing Law and Venue: This Agreement shall be enforced under the laws of the state of Florida. Any action, lawsuit, claim, or other proceeding initiated by either Party against the other under or in connection with this Agreement shall be brought only in a federal or state court located in Tampa, Hillsborough County, Florida. The Parties hereby submit themselves to jurisdiction of such courts in Tampa, Hillsborough County, Florida, and agree to refrain from initiating or maintaining any legal proceeding in any other forum, court, county, venue, or jurisdiction. All other venues and/or jurisdictions for initiating or maintaining any legal action, lawsuit, claim, or other proceeding under or in connection with this Agreement are hereby expressly waived by the Parties.

Paragraph Heading: The headings are inserted in this Agreement only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Agreement nor the intent of any provision of this Agreement.

Further Assurances: The parties shall execute such documents and other papers and take such further action as may be reasonable required or desirable to carry the provisions of this Agreement and the transactions contemplated by it.

No Construction Against Drafter: Each party has participated fully in the review of this Agreement. No consideration will be given, or presumption made on the basis of who drafted any particular provision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party will not apply in interpreting this Agreement.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT, UP TO LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 North Monroe Street, Tallahassee, FL 32399-1039/Phone: 850.487.1395 ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES

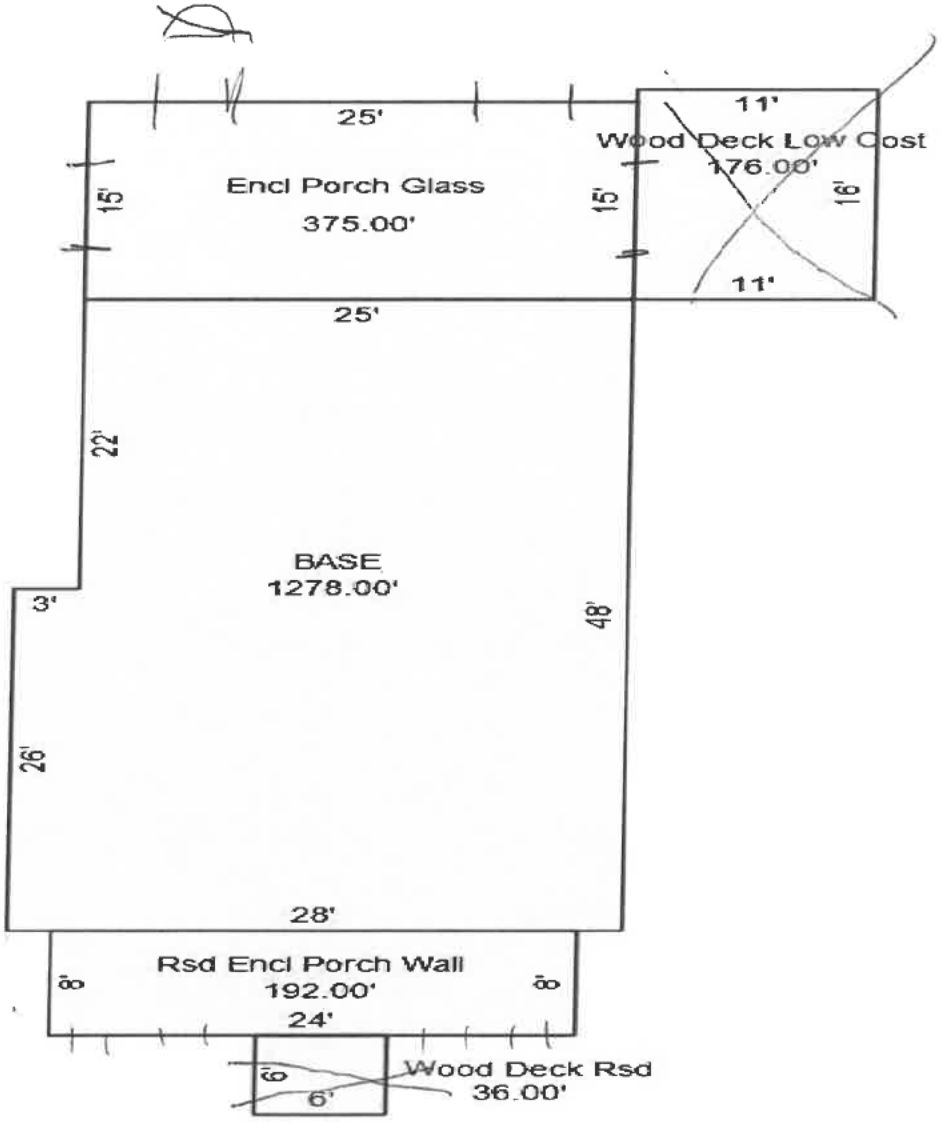
ed.gridd.com 2.29.0

STATUTORY WARNINGS LIEN LAW-ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCOTRACTORS, SUB- SUB-CONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES

Digitized with ZERO

Building Sketch for 412307105003



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CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

"

Property Record Information for 412307105003

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

ARSENAULT STEVEN J & BEATRIZ
513 PALM AVE
PUNTA GORDA, FL 33950

Ownership current through: 9/11/2025

Property Location:

Property Address: 513 PALM AVE
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY DETERMINED DAMAGED
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - TR
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	5B07N
Section/Township/Range:	07-41-23
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale cod
4/4/2025	0/0	3513542	$230,000	IMPRO
7/23/2021	4810/764	2975772	$325,000	IMPRO
7/1/2015	3996/1781	2370806	$141,000	IMPRO
10/1/2008	3336/627	1805320	$99,900	IMPRO
9/25/2008	3326/1961	1796655	$100	IMPRO
6/1/2002	2055/1417	927342	$144,000	IMPRO
8/1/1989	1057/1878	1989105701878	$43,100	IMPRO

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120062	9 NAVD88	

***If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.**

For more information, please contact Building Construction Services at 941-743-1201.

2025 Preliminary Tax Roll Values, as of January 1, 2025

The just value of this parcel has been adjusted for damage from a catastrophic event.

***Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-**

October.

Value	County	City	School	Other
Preliminary Just Value (Just Value reflects 193.011 adjustment.):	$119,422	$119,422	$119,422	$119,422
Preliminary Assessed Value:	$119,422	$119,422	$119,422	$119,422
Preliminary Taxable Value:	$119,422	$119,422	$119,422	$119,422

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0047 0021	0101	TPG - TR	FRONT FOOT	52	0	$137,592

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0001	Deck, Wood, Low (sq. Ft.)	176	2019	2019
0006	Deck, Wood, Raised-Good (sq. Ft.)	36	2019	2019
0392	Driveway - Asphalt (sq. Ft.)	940	1960	1960

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Single Family Determined Damaged	2	0101	1930	1995	1	5	2	8	1278	1278	1845

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	908	Enclosed Porch (SF), Knee Walls w/ Glass	Porch/Deck	375	100	1930	1995	Appendage Component
1	909	Enclosed Porch (SF), Solid Walls	Porch/Deck	192	100	1930	1995	Appendage Component
1	112	Frame, Wood Shake	Exterior Walls	0	100	1930	1995	Construction Component
1	214	Metal, Preformed	Roofing	1	100	1930	1995	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1930	1995	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1930	1995	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1930	1995	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1930	1995	Construction Component

1	622	Raised Subfloor (% or SF)	Miscellaneous	1278	100	1930	1995	Construction Component
1	641	Single 1-Story Fireplace (#)	Miscellaneous	1	100	1930	1995	Construction Component
1	40048	Storm Covers (%)	Segregated Costs	0	100	1930	1995	Construction Component
1	40118	2 Foot Stem Wall No Fill	Segregated Costs	0	100	1930	1995	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1930	1995	Construction Component

Legal Description:

Short Legal:	**Long Legal:**
PUG 000 0047 0021	PUNTA GORDA BLK 47 LT 21 336/856 1057-1878 2055/1417 CT3326/1961 3336/627 3996/1781 4810/764 3513542

Data Last Updated: 9/19/2025- Printed On: 9/19/2025.

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HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-60-2025 - 260 East Olympia Avenue - Elevate AC units 48 inches - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed replacement of windows for the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary:

The applicant, Erick Homeister of Peace River Property Services, LLC., applied to elevate the Air Conditioner Units four (4) feet on a platform for the Bethel A.M.E. Church located at 260 East Olympia Avenue. The church was constructed in 1950 in the Mid-Century Modern style and listed on the Florida Master Site File (CH00273). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and was finalized administratively by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Members of the Historical Preservation Board (HPAB)

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-60-2025 – 260 East Olympia Avenue – Elevate AC Units – Information Only

SUMMARY

The applicant, Erick Homeister of Peace River Property Services, LLC., would like to elevate the Air Conditioner Units four (4) feet on a platform for the Bethel A.M.E. Church located at 260 East Olympia Avenue. The church was constructed in 1950 in the Mid-Century Modern style and listed on the Florida Master Site File (CH00273). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and finalized administratively by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application to elevate the AC Units for the church and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- 60-2025 Address - 260 E. Olympia Ave	Permit #

Punta Gorda

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ■ Florida Master Site File Listed Structure
☐ Other Historic Structure_____

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.

***Required Contents of Applications* When making application for Certificate of Appropriateness, applicants must submit the following information:**

CERTIFICATE OF APPROPRIATNESS CHECKLIST	
☐ Application Fee (if applicable)	■ Site plans
■ Signed & Notarized Certificate of Appropriateness Application	☐ Complete materials list (Specifications & Product Images or Samples)
■ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
■ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	BETHEL AME CURCH
Address	[redacted]
Phone	

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	ERIC HOMEISTER-PEACE RIVER PROPERTY SERVICES LLC
Address	[redacted]
Phone	

Address of Property	
260 E. OLYMPIA AVE., PUNTA GORDA, FLORIDA 33950	
Current Use of Property	
CHURCH	
Description of work to be performed – please be specific and include pictures when necessary	
RAISING THE TWO AIR CONDITIONERS UP 48 NCHES ON PLATFORM.	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Elizabeth J Sease — Signature of Owner or Authorized Agent

ELIZABETH J. SEASE — Print Name

9-15-2025 — Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of Sept, 2025, by Elizabeth J. Sease, who is personally known to me or who has produced FL DL as identification.

Alison Scherer — (Signature of Notary)

Notary Public State of Florida
Alison Scherer
My Commission HH 371640
Expires 3/19/2027
(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We ELIZABETH J. SEASE, property owner(s), hereby authorize ERIC Hohmeister to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as Bethel AME Church in Punta Gorda, Florida.

Elizabeth J Sease — Signature of Property Owner

ELIZABETH J. SEASE — Print Name of Property Owner

9-15-2025 — Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of Sept, 2025, by Elizabeth J. Sease, who is personally known to me or who has produced FL DL as identification.

Alison Scherer — (Signature of Notary)

Notary Public State of Florida
Alison Scherer
My Commission HH 371640
Expires 3/19/2027
(Seal)

RECORDED IN OFFICIAL RECORDS

5.00
275.00
280.00

'86 JUL -8 AM 11:49

BARBARA T. SCOTT, CLERK CHARLOTTE COUNTY, FLA.

This instrument was prepared by:
FARR, FARR, HAYMANS, MOSELEY, EMERICH & SIFRIT, P.A.
Attorneys at Law
Robert C. Sifrit
P.O. Drawer 1447 — PUNTA GORDA, FL 33950
P.O. Box 2159 — PORT CHARLOTTE, FL 33952

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 5 day of June, 19 86 **Between**
WILLIAM FRY, REBECCA L. FRY, his wife and FRANKLIN EARL ADDISON & JUDITH ADDISON, his wife as tenants in common
of the county of CHARLOTTE state of FLORIDA grantor*, and

AFRICAN METHODIST EPISCOPAL CHURCH, INC., a Missouri Non-Profit Corporation

whose post office address is 260 East Olympia Avenue, Punta Gorda, Florida 33950

of the county of CHARLOTTE state of FLORIDA grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of OR 373 PG 319

----------TEN AND NO/100---------- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte County, Florida, to-wit:

Lots 9, 10 and 11, Block 35, CITY OF PUNTA GORDA, a Subdivision, according to the Plat thereof as recorded in Plat Book 1, Page 8, of the Public Records of Charlotte County, Florida.

FURTHER SUBJECT to that certain mortgage given by WILLIAM FRY, REBECCA L. FRY, his wife and FRANKLIN EARL ADDISON & JUDITH ADDISON, his wife to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF CHARLOTTE COUNTY dated July 26, 1984 and recorded July 30, 1984 in O.R. Book 782 at Page 2083, of the Public Records of Charlotte County, Florida, given to secure the sum of $40,000.00; which Grantees assume and agree to pay.

Documentary Tax Pd. $ 275.00
Intangible Tax Pd. $ ----
Barbara T. Scott, Clerk Charlotte County
By: [illegible] D.C.

FILE 86-775994

JULY 8 1986

Subject to Reservations, Restrictions, Easements of Record and Taxes for current year, and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[illegible]
FIRST WITNESS

Heidi M. Sanders
SECOND WITNESS

William Fry (SEAL)
WILLIAM FRY

Rebecca L. Fry (SEAL)
REBECCA L. FRY

Franklin Earl Addison (SEAL)
FRANKLIN EARL ADDISON

Judith D. Addison (SEAL)
JUDITH ADDISON

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM FRY, REBECCA L. FRY, his wife and FRANKLIN EARL ADDISON & JUDITH ADDISON, his wife as tenants in common

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that said person(s) executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 5 day of June, 19 86

Heidi M. Sanders
Notary Public — State of Florida
(AFFIX SEAL)

My Commission Expires:
10/24/88

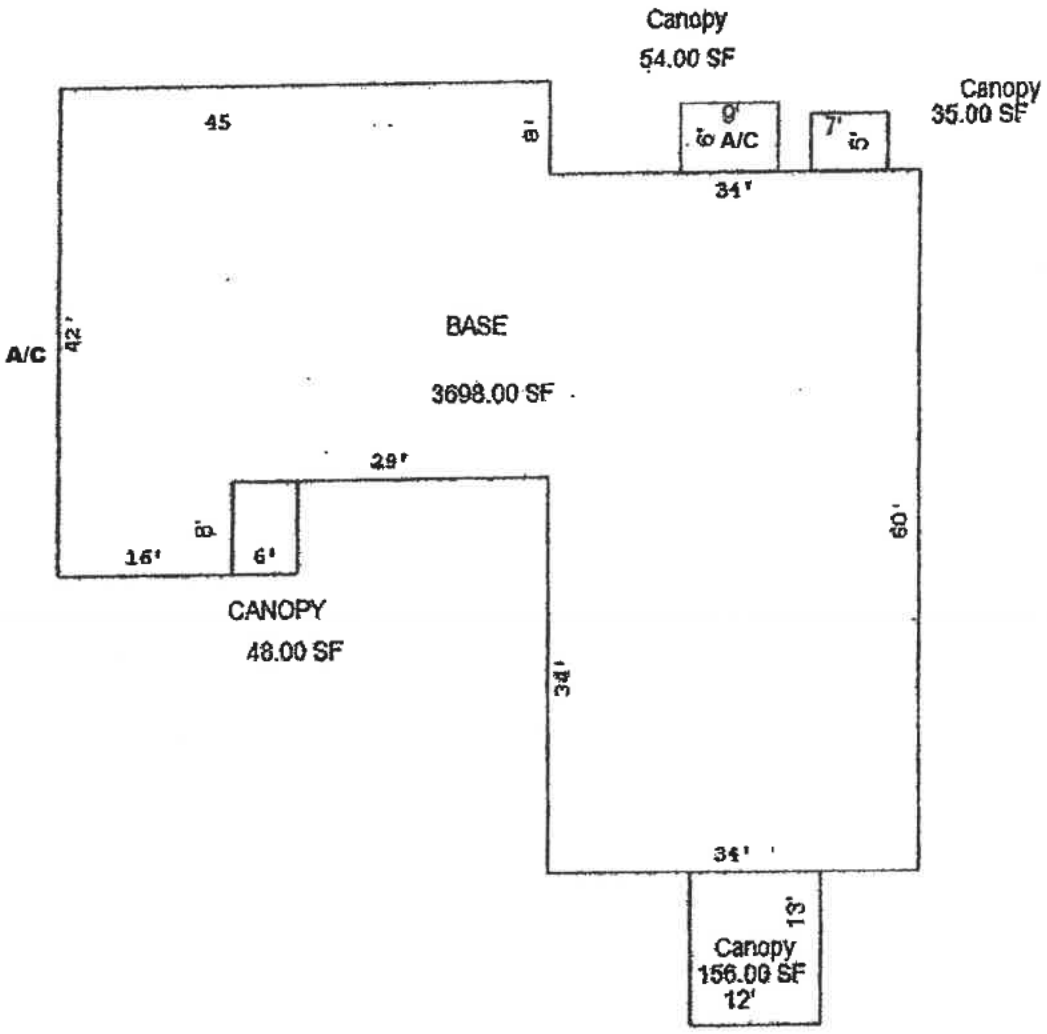
NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. OCT 24,1988
BONDED THRU GENERAL INS. UND.

RECORD VERIFIED - Barbara T. Scott, Clerk
SANDRA STACHNIK D.C.

CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. [illegible], CFA, ASA, RES

Building Sketch for 412306401003



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AMERISTAR


Ameristar

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-62-2025 - 112 Sullivan Street - Replace Exterior Doors - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed sign for proposed door replacements and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary: The applicant, Dana King Layton of Absolute Windows, replaced two (2) exterior doors for property located at 112 Sullivan Street. The building was constructed as a single-family residence in 1910 in the Italian Renaissance style. Over the intervening years, the structure has been converted into a commercial building, which is currently being used as a Health Club. The building is listed on the Florida Master Site File (CH00311) and located in a designated historic district. The proposed improvements are consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) has been reviewed and administratively approved by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-62-2025 – 112 Sullivan Street – Replace Exterior Doors – Information Only

SUMMARY

The applicant, Dana King Layton of Absolute Windows, would like to replace two (2) exterior doors for property located at 112 Sullivan Street. The building was constructed as a single-family residence in 1910 in the Italian Renaissance style. Over the intervening years, the structure has been converted into a commercial building, which is currently being used as a Health Club. The building is listed on the Florida Master Site File (CH00311) and located in a designated historic district. The proposed improvements are consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application to replace two (2) exterior doors and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- Address - _____	Permit #

Punta Gorda

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.

Required Contents of Applications ***When making application for Certificate of Appropriateness, applicants must submit the following information:***

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☒ Site plans
☒ Signed & Notarized Certificate of Appropriateness Application	☒ Complete materials list (Specifications & Product Images or Samples)
☒ Signed Affidavit Authorization for Agent (if applicable)	☒ Photographs or drawings relating the proposed project to the surrounding streetscape
☒ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	GJ French Holdings LLC						
Address	[redacted]	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]		Email address	[redacted]			

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Dana King Layton						
Address	[redacted]	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]		Email address	[redacted]			

Address of Property
112 Sullivan St, Punta Gorda FL 33950
Current Use of Property
Health Club
Description of work to be performed – please be specific and include pictures when necessary
Remove and replace doors size for size

For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE		
Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign	
Measurements of Window(s)/Door		
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)		
Proposed Materials for Signage		

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent | Dana King Layton (Print Name) | 9/18/25 (Date)

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of September 18, 2025, by Dana King Layton, who is personally known to me or who has produced _____ as identification.

Joyce A Carr
(Signature of Notary)

Notary Public State of Florida
Joyce A Carr
My Commission HH 602570
Expires 10/10/2028
(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We_____, property owner(s), hereby authorize_____to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

Signature of Property Owner | Print Name of Property Owner | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-63-2025 - 124 McGregor Street - Railings - Steps - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed replacement of a railing and change of concrete steps to brick and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary:

The applicant, Terry Zeigler, installed railings on the front porch and replaced the existing concrete steps with brick steps for the single-family residence (SFR) located at 124 McGregor Street, which was constructed in 1914 in the Frame Vernacular style. It is listed on the Florida Master Site File (CH00204). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, the Certificate of Appropriateness (CA) was approved administratively by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM - Urban Design Manager

Date: December 4, 2025

Subject: CA-63-2025 – 124 McGregor Street – Installation of Railings and Replacement of Concrete Steps – Information Only

SUMMARY

The applicant, Terry Zeigler, would like to install railings on the front porch and replace the existing concrete steps with brick steps for the single-family residence (SFR) located at 124 McGregor Street, which was constructed in 1914 in the Frame Vernacular style. It is listed on the Florida Master Site File (CH00204). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and finalized administratively by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application and determined that it meets the standards of review and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- Address - 124 McGregor Street	Permit #

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☒ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☒ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by: Rachel Barry

Historic Significance: ☐ National Register Listed Structure ☒ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☒ Florida Master Site File Listed Structure
☐ Other Historic Structure

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.
***Required Contents of Applications* When making application for Certificate of Appropriateness, applicants must submit the following information:**

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☐ Site plans
☒ Signed & Notarized Certificate of Appropriateness Application	☒ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☒ Photographs or drawings relating the proposed project to the surrounding streetscape
☒ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	Terry Zeigler						
Address	[redacted]						
Phone							

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name							
Address		City		State		Zip	
Phone		Email address					

Address of Property	
124 McGregor Street, Punta Gorda FL 33950	
Current Use of Property	
SFD, full-time residence for owner	
Description of work to be performed – please be specific and include pictures when necessary	
Cost $900- Owner to install railing for front porch. Materials (see attached) Current Photo - Proposed (similar to)	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ **Window Signage** ☐ **Wall Sign** ☐ **Projecting Sign**
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent	Terry Zeigler Print Name	09/18/2025 Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this day of September, 20 25, by Terry Leslie Zeigler, who is personally known to me or who has produced Drivers Licence as identification.

NOTARY PUBLIC STATE OF FLORIDA
NICHOLAS FALKNER
MY COMMISSION # HH 683986
EXPIRES: June 4, 2029

(Signature of Notary) (Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We _____, property owner(s), hereby authorize _____ to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

Signature of Property Owner	Print Name of Property Owner	Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

"

Property Record Information for 412201478004

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

ZEIGLER TERRY L & DEBORAH L
124 MCGREGOR ST
PUNTA GORDA, FL 33950

Ownership current through: 5/19/2025

Property Location:

Property Address: 124 MCGREGOR ST
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - TR
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	4B01S
Section/Township/Range:	01-41-22
SOH Base Year:	2025
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale code
12/30/2024	0/0	3480448	$435,000	IMPROV
4/28/2022	4973/1206	3094464	$402,000	IMPROV
6/1/1998	1629/1011	577965	$22,000	IMPROV
3/1/1979	597/1734	1979059701734	$100	VACAI

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	10AE	12015C	Outside of CBRA Zone	120062	10 NAVD88	
0241G	OUT	IN	Coastal A	12015C	Outside of CBRA Zone	120062	See FIS	

***If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.**
For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other

adjustment.):				
Certified Assessed Value:	$287,171	$287,171	$287,171	$287,171
Certified Taxable Value:	$287,171	$287,171	$287,171	$287,171

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0009 000J	0100	TPG - TR	FRONT FOOT	45	0	$126,585

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0007	Deck, Recycled Plastic (sq. Ft.)	40	2022	2022
0180	Fence - Wrought Iron, Steel, or Alum (sq. Ft.)	400	2006	2006
0221	Stemwall - 2 - 3 Course (l.f.)	200	2024	2024
0315	Paving - Conc Pavers On Sand (sq. Ft.)	356	2006	2006
0315	Paving - Conc Pavers On Sand (sq. Ft.)	176	2006	2006
0500	Spa - Gunite - Connected To Pool (sq. Ft.)	28	2006	2006
0510	Pool - Gunite (sq. Ft.)	216	2006	2006

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	SINGLE FAMILY RES	2	0100	1925	1964	2	6	2	7	966	966	1110
2	Det. Bldg.		0700	2012	2012	1	0	0	0	234	0	234

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	906	Wood Deck (SF) with Roof	Porch/Deck	144	100	1925	1964	Appendage Component
1	105	Frame, Siding	Exterior Walls	0	100	1925	1964	Construction Component
1	214	Metal, Preformed	Roofing	0	100	1925	1964	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1925	1964	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1925	1964	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1925	1964	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1925	1964	Construction Component

								Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	432	100	1925	1964	Construction Component
1	40102	Piers Per Sq Foot Of base	Segregated Costs	0	100	1925	1964	Construction Component
1	40270	Additional Floor	Segregated Costs	432	100	1925	1964	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1925	1964	Construction Component

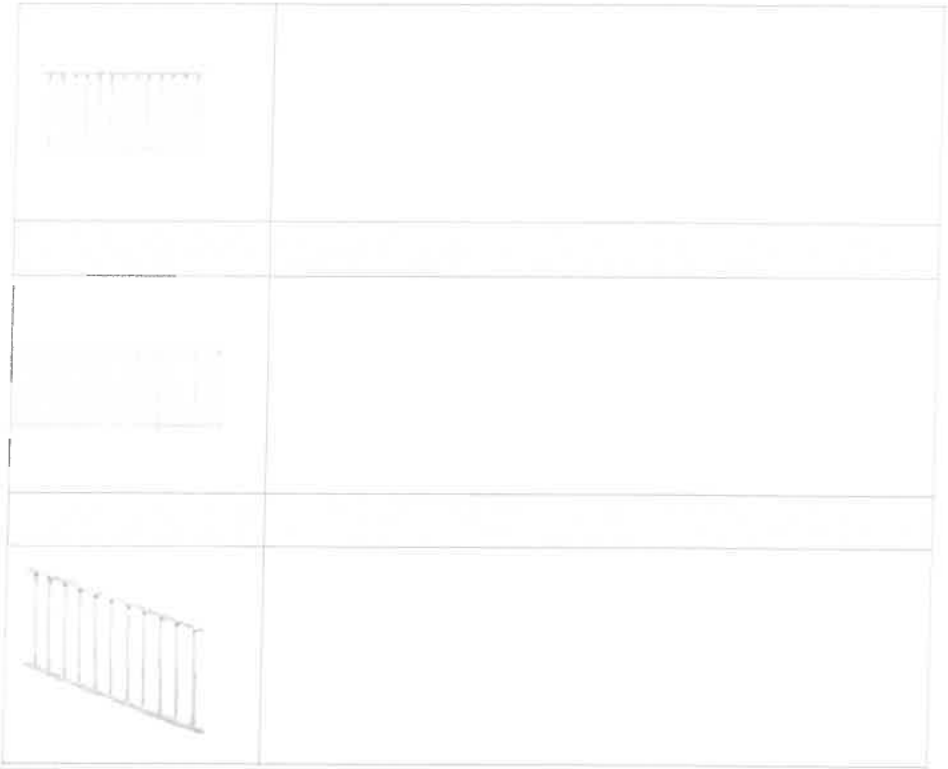
Legal Description:

Short Legal:	**Long Legal:**
PUG 000 0009 000J	PUNTA GORDA BLK 9 LT J & N1/2 VAC ALLEYWAY 226/79 372/21 563/1733 ORD505 597/1734 1629/1011 4973/1206 3480448

Data Last Updated: 5/23/2025- Printed On: 5/23/2025.

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124 McGregor Street Proposed rating for Front Porch



Williamsburg 6 ft. x 36 in. White PolyComposite Rail Kit without

Store SKU #1002973674

Internet #304339950

3 x $101.41 $304.23

Williamsburg 8 ft. x 36 in. White PolyComposite Rail Kit without

Store SKU #1000240964

Internet #202908664

2 x $168.00 $336.00

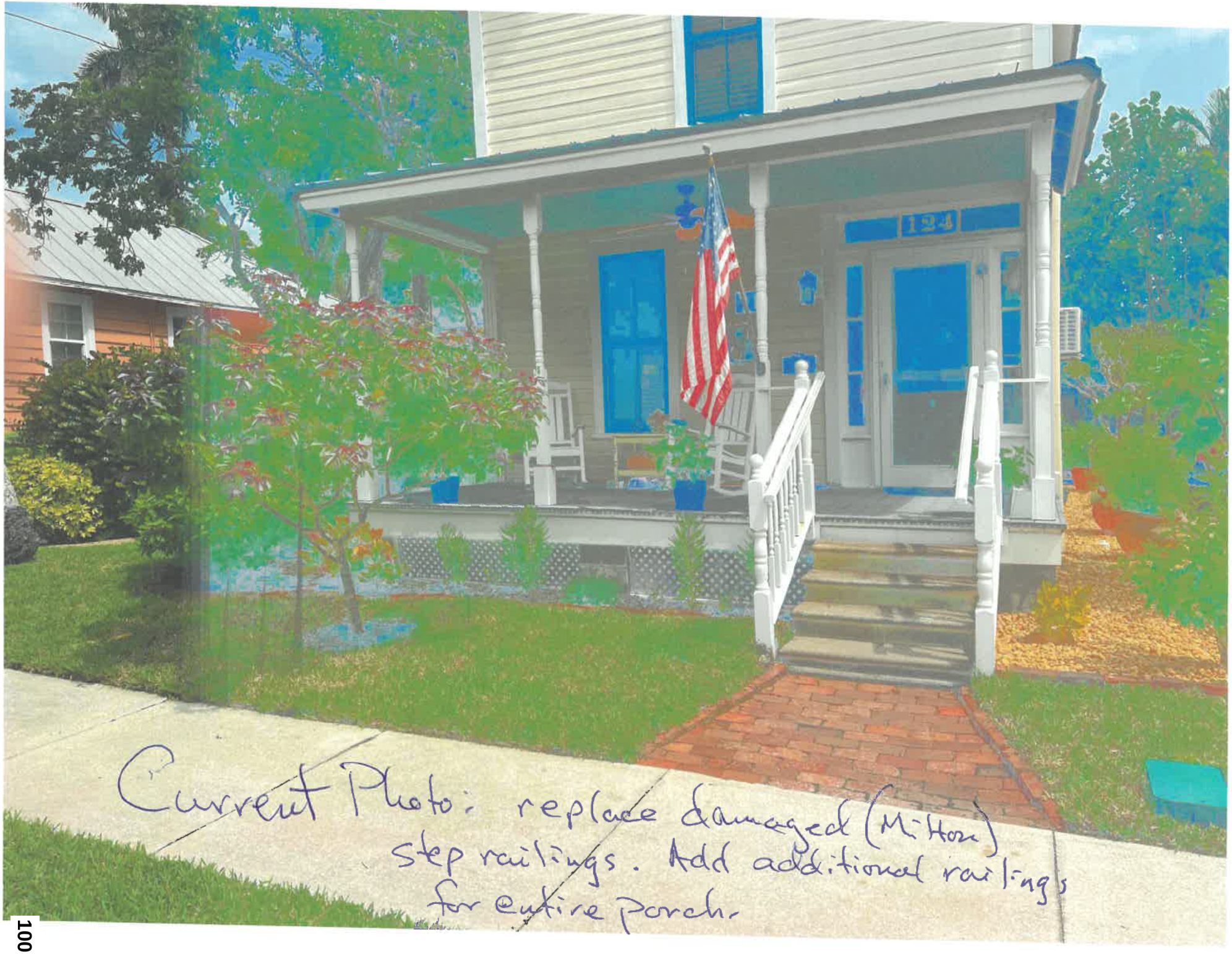
Williamsburg 6 ft. x 36 in. White PolyComposite Stair Rail Kit without Brackets

Store SKU #1000530728

Internet #202359679

2 x $99.96 $199.92

Tax $58.81 Total 898.96



Current Photo: replace damaged (Mitton) step railings. Add additional railings for entire porch.



Proposed – Similar to.

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-64-2025 - 207 East Marion Avenue - Re-roof - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for roof replacement and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary:

The applicant, Swift Roofing Services, Inc., replaced the roof for property located at 207 East Marion Avenue. The building was constructed as a commercial structure in 1948 in the Commercial Vernacular style. The building is listed on the Florida Master Site File (CH00524) and located in the Downtown Historic District. The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) was reviewed and administratively approved by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Members of the Historical Preservation Board (HPAB)

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-64-2025 – 207 East Marion Avenue – Replace Existing Roof – Information Only

SUMMARY

The applicant, Swift Roofing Services, Inc., would like to replace the roof for property located at 207 East Marion Avenue. The building was constructed as a commercial structure in 1948 in the Commercial Vernacular style. The building is listed on the Florida Master Site File (CH00524) and located in the Downtown Historic District. The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

Staff has reviewed the application and recommends that the Zoning Official Approve the Certificate of Appropriateness.

No action is required. Staff reviewed the application to replace the existing roof and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- Address - _____	Permit #

Punta Gorda

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure_____

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.
***Required Contents of Applications* When making application for Certificate of Appropriateness, applicants must submit the following information:**

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☐ Site plans
☐ Signed & Notarized Certificate of Appropriateness Application	☐ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☐ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	HAMILTON GREGOR & LINDA S HEIMANSON-						
Address	[redacted]	City	CHICAGO	State	IL	Zip	60640
Phone	[redacted]			Email address	[redacted]		

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	SWIFT ROOFING SERVICES INC						
Address	[redacted]	City	CAPE CORAL	State	FL	Zip	33909
Phone	[redacted]			Email address	[redacted]		

Address of Property
207 E MARION AVE, PUNTA GORDA, FL 33950
Current Use of Property
MIXED USE STORE AND OFFICE OR STORE AND RESIDENTIAL OR RESIDENTIAL COMBINATION
Description of work to be performed – please be specific and include pictures when necessary
FLAT ROOF REPLACEMENT USING SYSTEM W-31 MULE-HIDE

For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent

TODD MANKE
Print Name

09/10/25
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18th day of September, 20 25, by TODD MANKE, who is personally known to me or who has produced _____ as identification.

Symphonee McCarter
(Signature of Notary)

SYMPHONEE MCCARTER
Notary Public-State of Florida
Commission # HH 564344
My Commission Expires
June 23, 2028

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We HAMILTON GREGOR & LINDA S HEIMANSON-, property owner(s), hereby authorize SWIFT ROOFING SERVICES INC to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as 207 E MARION AVE in Punta Gorda, Florida.

Gregor G Hamilton
Signature of Property Owner

GREGOR G HAMILTON
Print Name of Property Owner

9/18/2025
Date

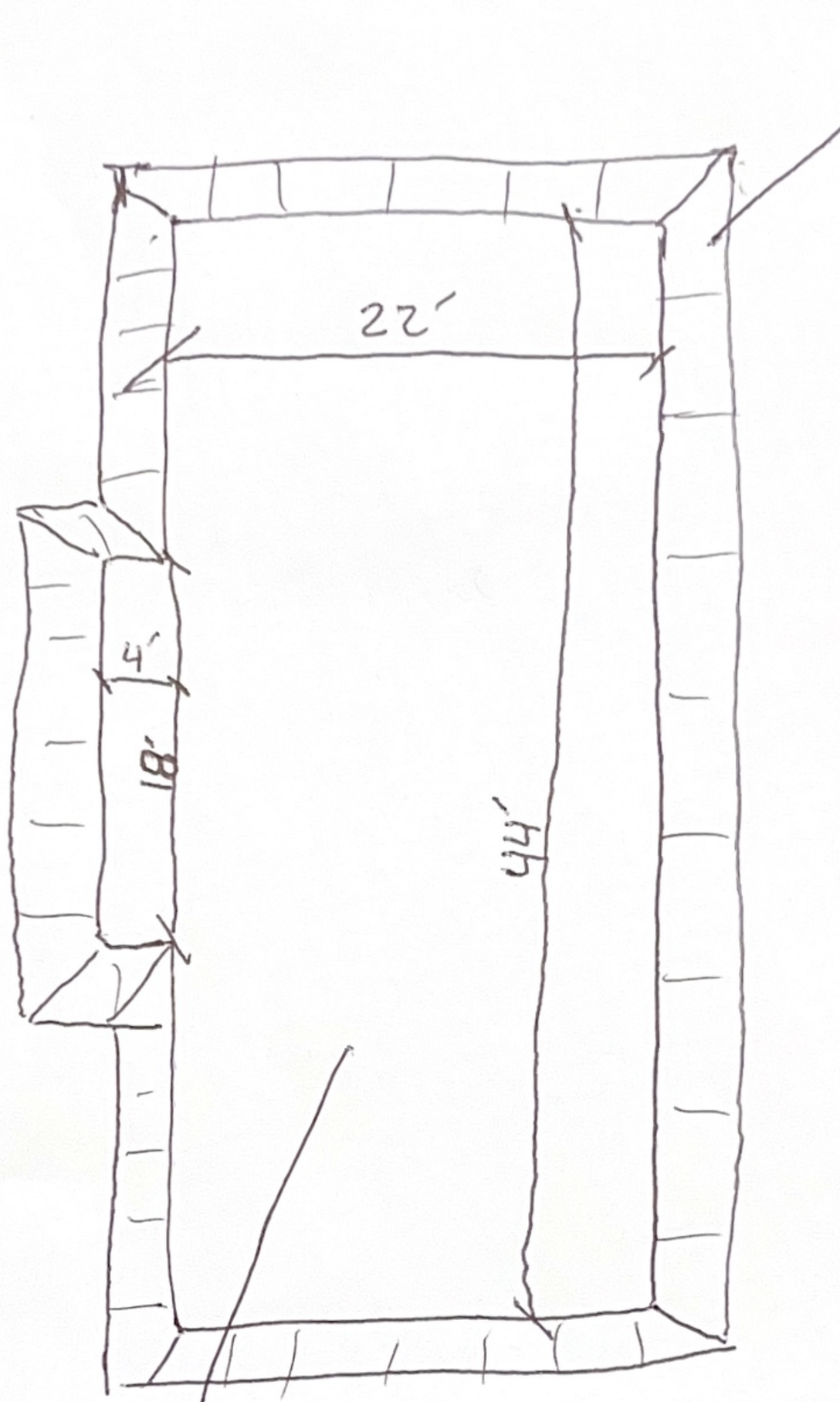
State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18th day of SEPTEMBER, 20 25, by Gregor HAMILTON, who is personally known to me or who has produced FL Driver's License H543-287-47-258-0 as identification.

Symphonee McCarter
(Signature of Notary)

SYMPHONEE MCCARTER
Notary Public-State of Florida
Commission # HH 564344
My Commission Expires
June 23, 2028

207 E MARION AVE
PUNTA GORDA FL 33950



Existing Metal
26g MANSARD
Roof/WALLS to
Remain as-is

Tear OFF Existing Urethane System
Replace with Mule-Hide Tapered
ISO-BOARD INSULATION System with
MODIFIED BASE + CAP SHEET System.

HAMILTON Building

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 2
INSTR #: 3345525 Doc Type: D, Recorded: 12/05/2023 at 01:32 PM
RECORDING $18.50 DOCTAX PD $0.70

RETURN TO/THIS INSTRUMENT
PREPARED BY:
James W. Mallonee, Esquire
JAMES W. MALLONEE, P.A.
[redacted]

Parcel ID: 412306332002

CORRECTIVE WARRANTY DEED
(as to description)

This Warranty Deed, made the 27th day of November, 2023, between **GREGOR G. HAMILTON**, a married man, whose post office address is 5415 N. Sheridan road, Unit 4108, Chicago, IL 60640 and **DOROTHY H. SHERMAN**, an widowed woman whose address is 228 E. New Street, Lititz, PA 17543-1278, Grantors, and **GREGOR HAMILTON and LINDA S. HEIMANSON-HAMILTON**, Husband and Wife, whose post office address is 5415 N. Sheridan Road, Unit 4108, Chicago, IL 60640, Grantees.

Witnesseth: That the GRANTOR, for and in consideration of the sum of Ten ($10.00) dollars and other valuable considerations to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sells, aliens, remises, releases, conveys, and confirms to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in the County of Charlotte, State of Florida, to-wit:

Begin at a point on the Southerly side of Marion Ave. in Block 35, City of Punta Gorda, Florida at the Northwesterly corner of Lot 17, of the Subdivision of said Block 35, thence Southeasterly along the line separating lot 17 and 18 from Lots 31 and 32, 105.2 feet, more or less, to the Southeasterly corner of Lot 18, Subdivision of said Block 35; thence Northeasterly along the Southeasterly line of said Lot 18, 45 feet to a point; thence Northwesterly, parallel with Nesbit Street, 105.2 feet, more or less, to Marion Avenue; thence Southeasterly along the line of Marion Avenue, 45 feet to point of beginning; being the Southwesterly 45 feet of lots 17 and 18, Subdivision of Block 35, City of Punta Gorda, Florida, according to the Plat thereof, as recorded in Plat Book 1, Page 8, of the Public Records Charlotte County, Florida.
Instrument # 332 7506

Subject to restrictions, reservations, limitations and easements of records.

Grantor covenants that the above-described property is not the homestead of said Grantor

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever. Grantor covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances, except taxes accruing subsequent to, reservations restrictions and easements of record, if any.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Michelle Rosales

Witness
Printed Name: TAYLOR EVANS

Witness
Printed Name: SERINA BROWN

Witness
Printed Name: CRISTINA CABAN

Gregor G. Hamilton
GREGOR G. HAMILTON
Address: 5415 N. Sheridan Road, Unit 4108,
Chicago, IL 60640

DOROTHY H. SHERMAN
Address: 228 E. New Street, Lititz, PA 17543-1278

NEMO|etc.

Certificate of Authorization #32455

[redacted]

ENGINEER TEST CONSULT

P.E. EVALUATION REPORT (PEER)

Mule-Hide Products Co., Inc.

[redacted]

PEER-MHP-001.A.R13

FL10497-R13 (NON-HVHZ)

Date of Issuance: 03/28/2008

Revision 13: 04/30/2024

SCOPE:

This P.E. Evaluation Report (henceforth 'PEER') is issued under **F.A.C.** Rule 61G20-3 and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code. The product described herein has been evaluated for compliance with the **8th Edition (2023) Florida Building Code** sections noted herein.

DESCRIPTION: Mule-Hide Modified Bitumen Roof Systems (NON-HVHZ)

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein.

CONTINUED COMPLIANCE: This PEER is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our PEERs by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance, or the production facility location(s). NEMO ETC, LLC requires a complete review of its PEER relative to updated Code requirements with each Code Cycle.

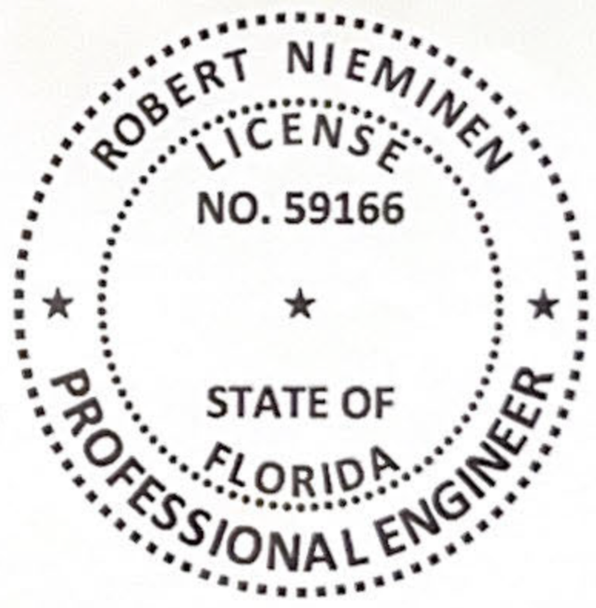
ADVERTISEMENT: The Florida Product Approval Number (FL#) preceded by the words "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the PEER is displayed, then it shall be done in its entirety.

INSPECTION: Upon request, a copy of this entire PEER shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This PEER consists of pages 1 through 4, plus a 79-page Appendix.

Prepared by: Digitally signed by Robert Nieminen
Date: 2024.04.30 '13:00:09 -04'00

This item has been digitally signed and sealed by Robert Nieminen, P.E.
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
Robert Nieminen, Florida P.E. 59166, FBC ANE1983
NEMO ETC, LLC, Florida CA #32455



CERTIFICATION OF INDEPENDENCE:

1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the PEERs are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

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NEMO|etc.®

ROOFING SYSTEMS EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Modified Bitumen Roof Systems
Product Approval Method: Method 1, Option D: Codified Material, Evaluation by Engineer

Compliance Statement: **Mule-Hide Modified Bitumen Roof Systems**, as produced by Mule-Hide Products Co., Inc., have demonstrated compliance with the following sections of the **8th Edition (2023) Florida Building Code** through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.

2. STANDARDS:

SECTION	PROPERTY	STANDARD
1504.3.1	Wind resistance	FM 4474
1504.3.1	Wind resistance	UL 1897
1504.6	Accelerated weathering	ASTM G155
1504.7	Impact resistance	FM 4470, Section 4.6
1507.10.2	Material standard	ASTM D4601
1507.11.2	Material standard	ASTM D6163
1507.11.2	Material standard	ASTM D6164
1507.11.2	Material standard	ASTM D6222
1507.11.2	Material standard	ASTM D6509

3. REFERENCES:

ENTITY	EXAMINATION	REFERENCE	DATE
NEMO	PEER	PEER-PLYG-001.A.R32	02/29/2024
NEMO	PEER	PEER-MHCRL-002.A.R9	10/04/2023
NEMO	Traceability	FBC Cross-Listing Agreement	06/26/2023
FM Approvals (TST1867)	FM 4474	PR449651	09/25/2018
FM Approvals (TST1867)	FM 4474	3060914	06/20/2019
NEMO (TST6049)	FM 4474	4a-CRL-19-LSWUS-01.A.R2	01/14/2020
NEMO (TST6049)	FM 4474	4a-CRL-19-LSWUS-02.A	03/05/2020
UL LLC (QUA9625)	Traceability	ML File No. R13850	09/23/2015
UL LLC (QUA9625)	Quality Control	Service Confirmation (FL, PA, TX)	08/16/2022
UL LLC (QUA9625)	Quality Control	Florida BCIS	Current

4. PRODUCT DESCRIPTION:

This PEER covers **Mule-Hide Modified Bitumen Roof Systems** installed in accordance with **Mule-Hide Products Co., Inc.** published installation instructions and the Limitations of Use herein.

TABLE 1: EVALUATED MEMBRANES

TYPE	PRODUCT	MATERIAL STANDARD			PLANT(S)
		REFERENCE	TYPE	GRADE	
BASE SHEETS	F/G Base Sheet	ASTM D4601	II	N/A	AL
	G2 Base Sheet	ASTM D4601	II	N/A	AL
	Torch Base SA	ASTM D4601	II	N/A	PA
	APP Torch Base Premier	ASTM D6509	N/A	N/A	FL
APP, SMOOTH-SURFACE MEMBRANES	APP Torch Base/Cap	ASTM D6222	I	S	FL
	APP Torch S Premier	ASTM D6222	I	S	FL
	APP Torch S	ASTM D6222	I	S	FL

©NEMO ETC, LLC
Certificate of Authorization #32455

TABLE 1 (CONTINUED): EVALUATED MEMBRANES

TYPE	PRODUCT	MATERIAL STANDARD			PLANT(S)
		REFERENCE	TYPE	GRADE	
APP, GRANULE-SURFACE MEMBRANES	APP Torch G	ASTM D6222	I	G	FL
	APP Torch G Premier	ASTM D6222	I	G	FL
	APP Torch G FR Premier	ASTM D6222	I	G	FL
	APP Torch KoolCap G	ASTM D6222	I	G	NV
	APP Torch KoolCap G FR	ASTM D6222	I	G	NV
	SA-APP Cap Sheet	ASTM D6222	I	G	FL, TX
	SA-APP Cap Sheet FR	ASTM D6222	I	G	TX
	SA-APP KoolCap	ASTM D6222	I	G	NV
	SA-APP KoolCap FR	ASTM D6222	I	G	NV
SBS, SMOOTH-SURFACE MEMBRANES	Nail Base	ASTM D6163	I	S	FL
	SA Base Sheet	ASTM D6163	I	S	FL, PA, TX
	SA Base Sheet FR	ASTM D6163	I	S	FL, PA, TX
SBS, GRANULE SURFACE MEMBRANES	SA-SBS Cap Sheet	ASTM D6164	I	G	FL, TX
	SA-SBS Cap Sheet FR	ASTM D6164	I	G	FL, TX
	SA-SBS KoolCap	ASTM D6164	I	G	NV
	SA-SBS KoolCap FR	ASTM D6164	I	G	NV

5. LIMITATIONS:

5.1 This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance. PEERs are not to be construed as representing any attributes not specifically listed, nor are PEERs to be construed as an endorsement of the subject, or a recommendation for its use. There is no warranty by NEMO ETC, LLC or Robert Nieminen, P.E., express or implied, as to any finding or other matter in this PEER, or as to any product covered by the PEER.

5.2 This PEER is not for use in FBC High Velocity Hurricane Zone jurisdictions, as defined in FBC Chapter 2 (Broward and Miami-Dade Counties).

5.3 This PEER pertains to above-deck roof components. Roof decks and structural members shall be in accordance with FBC requirements to the satisfaction of the Authority Having Jurisdiction.

5.4 This PEER does not include evaluation of fire classification. Refer to **FBC 1505** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.

5.5 This PEER does not include evaluation of roof edge termination. Refer to **FBC 1504.5** for requirements and limitations regarding edge securement for low-slope roofs.

5.6 Refer to **FBC 1511** for requirements and limitations regarding recover installations.

5.6.1 For mechanically attached components over existing roof decks, fasteners shall be tested in the existing deck for withdrawal resistance. A qualified design professional shall review the data for comparison to the minimum requirements for the system. Testing shall be in accordance with **ANSI/SPRI FX-1** or **Testing Application Standard TAS 105**.

5.6.2 For bonded insulation or membrane over existing substrates in a re-roof (tear off) or recover installation, the existing deck or existing roof surface shall be examined for compatibility with the adhesive to be installed. If any surface conditions exist that bring system performance into question, field uplift testing in accordance with **ANSI/SPRI IA-1**, **ASTM E907**, **FM Loss Prevention Data Sheet 1-52** or **Testing Application Standard TAS 124** shall be conducted on mock-ups of the proposed new roof assembly.

5.6.3 For bonded insulation or membrane over existing substrates in a recover installation, the existing roof system shall be capable of resisting project design pressures on its own merit to the satisfaction of the Authority Having Jurisdiction, as documented through field uplift testing in accordance with ASTM **E907**, FM Loss Prevention Data Sheet **1-52** or Testing Application Standard **TAS 124**.

5.7 Refer to Appendix 1 for system attachment requirements for wind load resistance.

5.7.1 "MDP" = Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety per **FBC 1504.9** has already been applied). Refer to **FBC 1609** for determination of design wind loads.

5.7.2 For mechanically attached components or partially-bonded insulation, the maximum design pressure for the selected assembly shall meet or exceed at least the Zone 1 PRIME design pressure determined in accordance with **FBC Chapter 16**. Elevated pressure zones shall employ an attachment density designed by a qualified design professional to resist the elevated pressure criteria. Commonly used methods are ANSI/SPRI **WD1**, FM Loss Prevention Data Sheet **1-29**, Roofing Application Standard **RAS 117** or **RAS 137**. Assemblies marked with an asterisk* carry the limitations set forth in **Section 2.2.10.1 of** FM Loss Prevention Data Sheet **1-29** for Zone 2/3 enhancements.

5.7.3 For assemblies with all components fully bonded in place, the maximum design pressure for the selected assembly shall meet or exceed critical design pressure determined in accordance with **FBC Chapter 16**. No rational analysis is permitted for these systems.

5.8 All components in the roof assembly shall have quality assurance audit in accordance with **F.A.C.** Rule **61G20-3**. Refer to the Product Approval of the component manufacturer for components listed in Appendix 1 that are produced by a Product Manufacturer other than the report holder on Page 1 of this PEER.

6. INSTALLATION:

Mule-Hide Modified Bitumen Roof Systems shall be installed in accordance with Mule-Hide Products Co., Inc. published installation instructions, subject to the Limitations of Use noted herein.

7. BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or Authority Having Jurisdiction to properly evaluate the installation of this product.

8. MANUFACTURING PLANTS:

Contact the named QA entity for manufacturing facilities covered by **F.A.C.** Rule **61G20-3** QA requirements. Refer to Section 4 herein for products and production locations having met codified material standards.

9. QUALITY ASSURANCE ENTITY:

UL (QUA9625): (360) 817-5512; bsai.inspections@ul.com

- THE 79-PAGES THAT FOLLOW FORM PART OF THIS PEER -

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-66-2025 - 401 Boca Grande Boulevard - Door Replacement - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for door replacement and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary:

The applicant, Siyyon, LLC, replaced three (3) doors – front, back, and shed - for property located at 401 Boca Grande Boulevard. The building was constructed as a single-family residence in 1956 in the Mid-Century Modern style. The building is listed on the Florida Master Site File (CH02555). The proposed improvements are consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) was reviewed and administratively approved by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Members of the Historical Preservation Board (HPAB)

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-66-2025 – 401 Boca Grande Boulevard – Replace Exterior Doors – Information Only

SUMMARY

The applicant, Siyyon, LLC, would like to replace three (3) doors – front, back, and shed - for property located at 401 Boca Grande Boulevard. The building was constructed as a single-family residence in 1956 in the Mid-Century Modern style. The building is listed on the Florida Master Site File (CH02555). The proposed improvements are consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application to replace three (3) doors and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- Address - _____	Permit #25-195329

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure_____

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.
***Required Contents of Applications** When making application for Certificate of Appropriateness, applicants must submit the following information:*

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	■ Site plans
■ Signed & Notarized Certificate of Appropriateness Application	☐ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☐ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	Charles L Triplett Jr						
Address	401 Boca Grande Blvd	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]		Email address	[redacted]			

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Siyyon LLC						
Address	1408 SE 35TH St	City	Cape Coral	State	FL	Zip	33904
Phone	[redacted]		Email address	[redacted]			

Address of Property
401 Boca Grande Blvd Punta Gorda FL 33950
Current Use of Property
Personal Home
Description of work to be performed – please be specific and include pictures when necessary
Replacing Front door, Back door and Storage Building door. FL#20468.7, FL#20468.1 X2

For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ **Window Signage** ☐ **Wall Sign** ☐ **Projecting Sign**
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Charles Lavell Triplett Jr — Signature of Owner or Authorized Agent

Charles Lavell Triplett Jr — Print Name

09/26/2025 — Date

State of ~~Florida~~ YB Nevada
County of ~~Charlotte~~ YB Clark

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this day of September 26th, 20 25, by Charles Lavell Triplett Jr, who is personally known to me or who has produced Driver License as identification.

Vickey Beglari — (Signature of Notary)

Vickey Beglari
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 23-3998-01
Expires August 25, 2027

Notarized remotely using audio-video communication technology via Proof.

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We Charles L Triplett Jr, property owner(s), hereby authorize Siyyon LLC to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as our house in Punta Gorda, Florida.

Charles Lavell Triplett Jr — Signature of Property Owner

Charles Lavell Triplett Jr — Print Name of Property Owner

09/26/2025 — Date

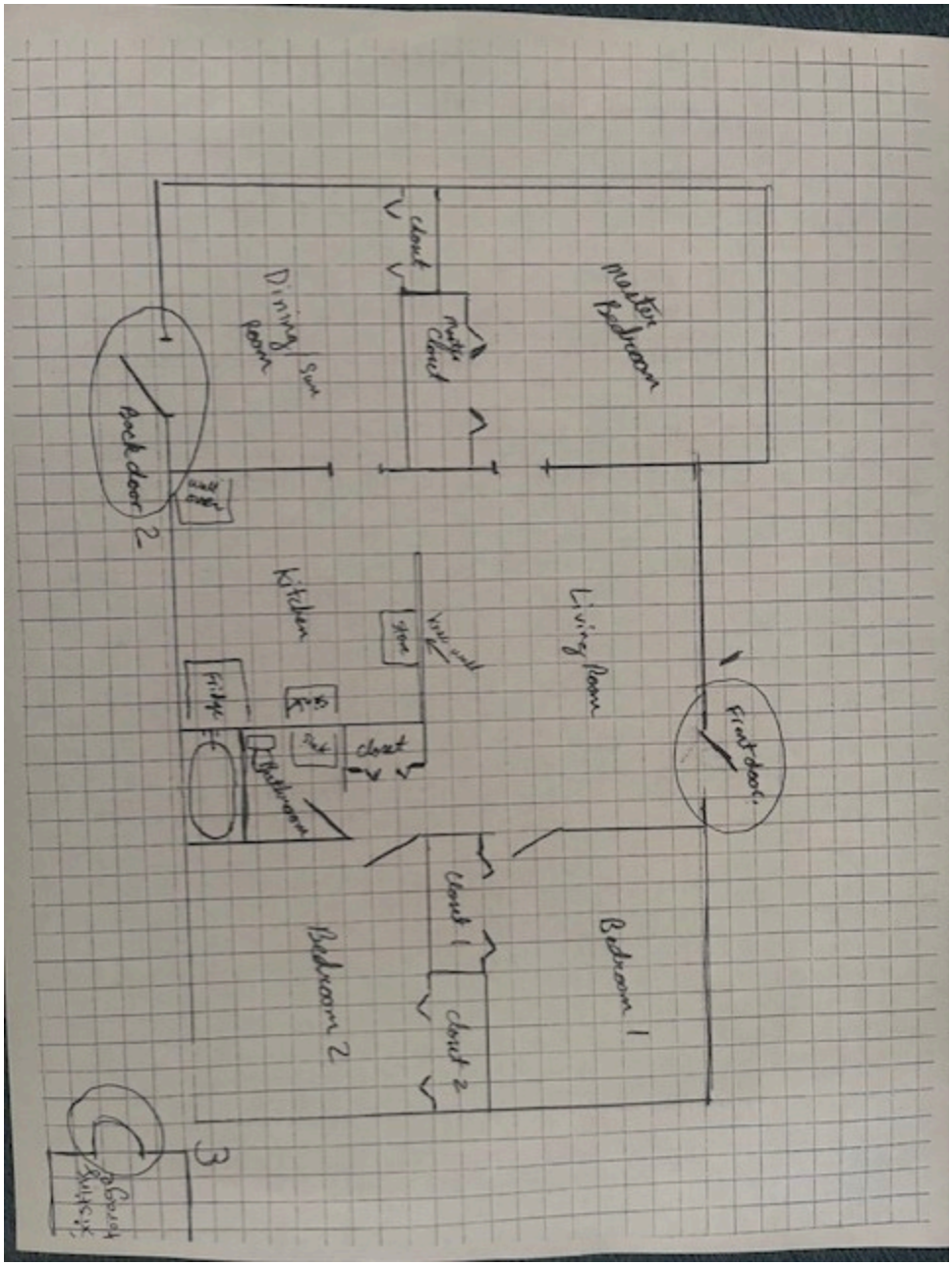
State of ~~Florida~~ YB Nevada
County of ~~Charlotte~~ YB Clark

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this day of September 26th, 20 25, by Charles Lavell Triplett Jr, who is personally known to me or who has produced Driver License as identification.

Vickey Beglari — (Signature of Notary)

Vickey Beglari
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 23-3998-01
Expires August 25, 2027

Notarized remotely using audio-video communication technology via Proof. (Seal)


closet
master Bedroom
master Closet
Dining Room
Sun Room
Back door
2
kitchen
Living Room
Front door
Fridge
closet
Bathroom
closet 1
closet 2
Bedroom 2
Bedroom 1
3

CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

"

Property Record Information for 412307433001

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

TRIPLETT CHARLES LAVELL JR & LISA
401 BOCA GRANDE BLVD
PUNTA GORDA, FL 33950

Ownership current through: 9/15/2025

Property Location:

Property Address: 401 BOCA GRANDE BLVD
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	151
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - TR
Market Area / Neighborhood / Subneighborhood:	03/16/00
Map Number:	5B07S
Section/Township/Range:	07-41-23
SOH Base Year:	2024
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
7/26/2023	0/0	3297707	$264,000	IMPROVE
4/17/2023	0/0	3251554	$125,000	IMPROVE
5/17/2019	4443/1350	2713716	$100	IMPROVE
4/27/2005	2696/495	1380108	$100,000	IMPROVE
2/1/1999	1679/1410	623956	$100	IMPROVE
9/1/1995	1421/612	374612	$100	IMPROVE

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120062	9 NAVD88	

***If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.**
For more information, please contact Building Construction Services at 941-743-1201.

2025 Preliminary Tax Roll Values, as of January 1, 2025

***Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-October.**

Value	County	City	School	Other

Preliminary Just Value (Just Value reflects 193.011 adjustment.):	$156,313	$156,313	$156,313	$156,313
Preliminary Assessed Value:	$156,313	$156,313	$156,313	$156,313
- Preliminary Exemption - 01 Homestead	$25,000	$25,000	$25,000	$25,000
- Preliminary Exemption - 17 Additional Homestead	$25,722	$25,722	$0	$25,722
Preliminary Taxable Value:	$105,591	$105,591	$131,313	$105,591

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	LPP 000 000N 0001	0100	TPG - TR	FRONT FOOT	65	0	$23,433

***Land Value does not include 193.011 adjustment.**

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0392	Driveway - Asphalt (sq. Ft.)	405	1970	1970

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	SINGLE FAMILY RES	2	0100	1956	1996	1	5	2	5	1054	703	2095
4	Pre-built Shed		0700	2015	2015	1	0	0	0	240	0	240

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	721	Carport, Flat Roof (SF)	Garage/Carport	400	100	1956	1996	Appendage Component
1	722	Carport, Shed Roof (SF)	Garage/Carport	560	100	1956	1996	Appendage Component
1	904	Slab Porch (SF) with Roof	Porch/Deck	81	100	1956	1996	Appendage Component
1	40071	Utility Walls (SF)	Segregated Costs	160	100	1956	1996	Appendage Component
1	169	Masonry, Stucco on Block	Exterior Walls	0	100	1956	1996	Construction Component
1	207	Composition Roll	Roofing	0	100	1956	1996	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1956	1996	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1956	1996	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1956	1996	Construction Component

1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1956	1996	Construction Component
1	621	Slab on Grade (% or SF)	Miscellaneous	1	100	1956	1996	Construction Component
1	631	Add for Plaster Interior (% or SF)	Miscellaneous	0	100	1956	1996	Construction Component
1	40048	Storm Covers (%)	Segregated Costs	1	100	1956	1996	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1956	1996	Construction Component

Legal Description:

Short Legal:	**Long Legal:**
LPP 000 000N 0001N	LA PUNTA PARK BLK N N 65 FT OF LTS 1 2 & 3 LESS E/LY 10 FT OF LT 3 149/75 269/159 552/011 578/1065 575/139 1421/612 DC1679/1405-AGP 1679/1410 PR04-2802 2624/813 2696/495 4443/1350 3251554 3297707

Data Last Updated: 10/1/2025- Printed On: 10/1/2025.

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HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-67-2025 - 507 West Marion Avenue - Playground - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed playground equipment and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary: The applicant, Robert A. Miller of Boyette & Miller Construction & Development, Inc., installed Playground Equipment at the New Life in Christ Church located at 507 West Marion Avenue. The church campus is a designated historical site, listed on the Florida Master Site File (CH00587), and located in the Downtown Historic District. The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Members of the Historical Preservation Board (HPAB)

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-67-2025 – 507 West Marion Avenue – Install Playground Equipment – Information Only

SUMMARY

The applicant, Robert A. Miller of Boyette & Miller Construction & Development, Inc., would like to install Playground Equipment at the New Life in Christ Church located at 507 West Marion Avenue. The church campus is a designated historical site, listed on the Florida Master Site File (CH00587), and located in the Downtown Historic District. The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application for the proposed installation of playground equipment and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- Address - _____	Permit #

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure_____

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.
***Required Contents of Applications** When making application for Certificate of Appropriateness, applicants must submit the following information:*

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☐ Site plans
☐ Signed & Notarized Certificate of Appropriateness Application	☐ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☐ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	New Life in Christ Church Inc.						
Address	[redacted]	City	Punta Gorda	State	FL	Zip	33950
Phone		Email address					

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Boyette & Miller Construction & Development, Inc.						
Address	[redacted]	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]	Email address	[redacted]				

Address of Property	
507 West Marion, Punta Gorda, FL 33950	
Current Use of Property	
Church	
Description of work to be performed – please be specific and include pictures when necessary	
Putting in a piece of playground equipment.	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ **Window Signage** ☐ **Wall Sign** ☐ **Projecting Sign**
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent | Robert A. Miller (Print Name) | 9/30/25 (Date)

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of September 30th, 20 25, by Robert A. Miller, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

MELINDA A. MORRIS
Notary Public - State of Florida
Commission # HH 612506
My Comm. Expires Nov 14, 2028
Bonded through National Notary Assn.

(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We_____, property owner(s), hereby authorize_____to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

Signature of Property Owner | Print Name of Property Owner | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

Boyette & Miller CONSTRUCTION & DEVELOPMENT, INC.
120 E. Ann St. * Punta Gorda, FL 33950
Ph (941) 575-1266 * Fax: (941) 575-1374
Licensed and Insured
CGC050895

MATERIAL LIST
New Life Church Playground
507 W. Marion, Punta Gorda, FL 33950

Pressure Treated Lumber (Arsenic Free)

Cedar Shake Roofing

Plastic

Rope

Rubber or Play Safe wood mulch (TBD)

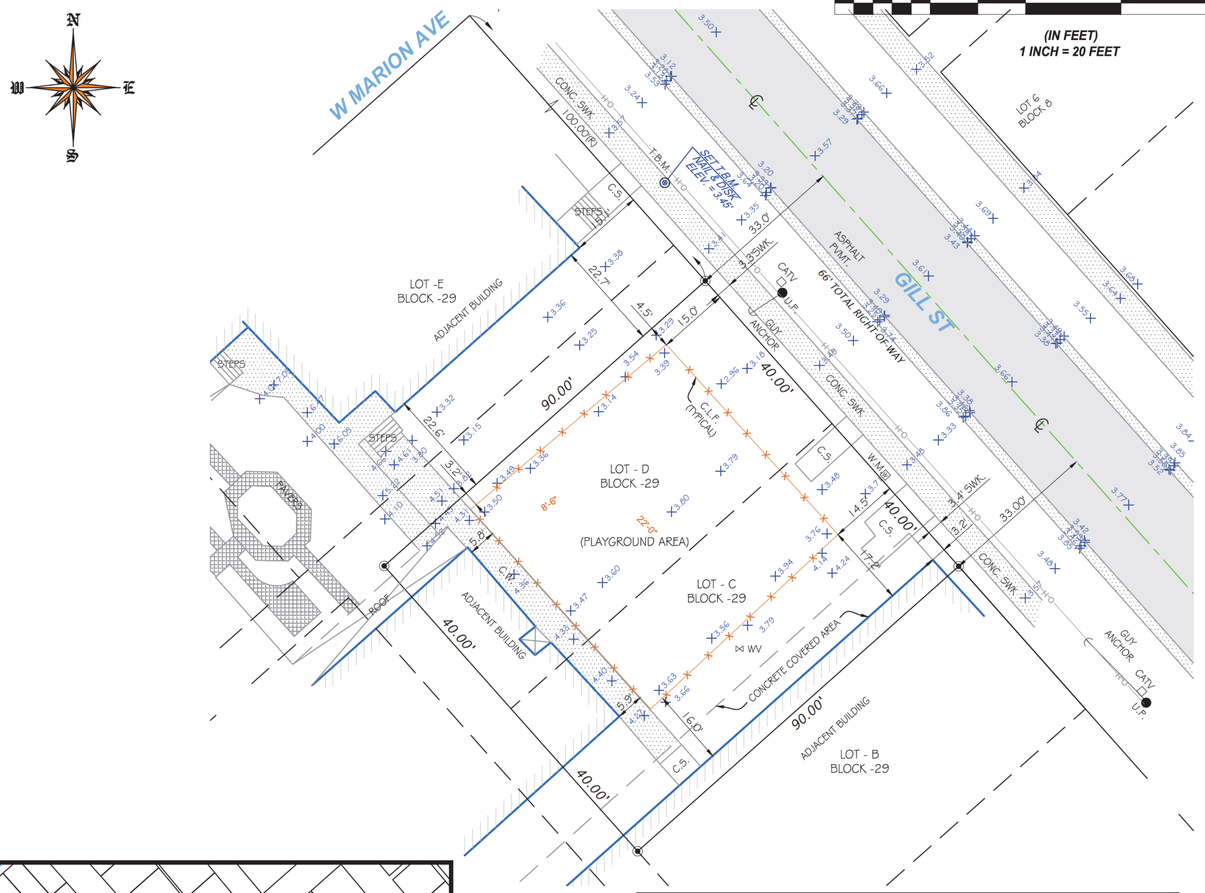

Coupon info
Help

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

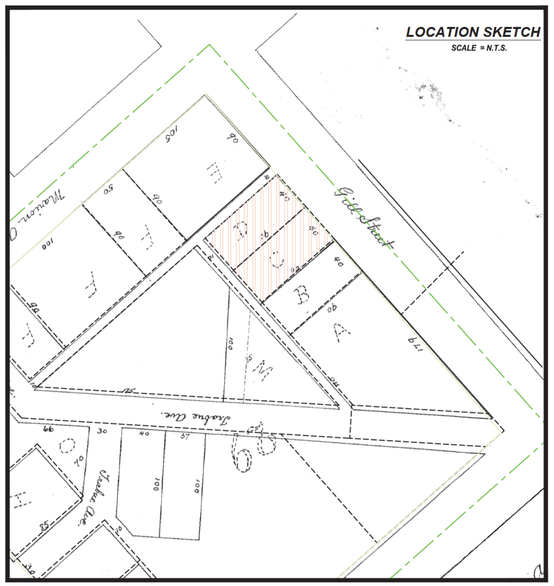
3726 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

SPECIFIC PURPOSE SURVEY

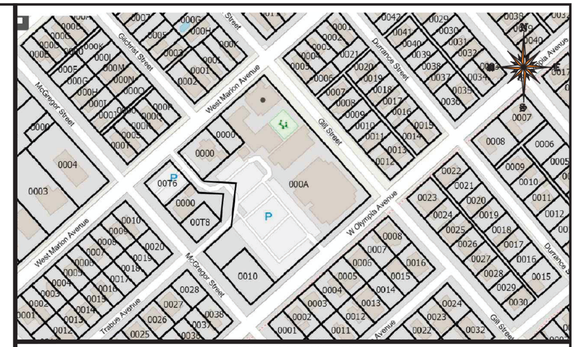
GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET



LOCATION SKETCH
SCALE = N.T.S.



LOCATION SKETCH
SCALE = N.T.S.



LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:
A PORTION OF LOTS C AND D, BLOCK 29 CITY OF PUNTA GORDA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CERTIFICATION:
BOYETTE AND MILLER CONSTRUCTION

PROPERTY ADDRESS:
210 MCGREGOR ST
513 W MARION AVE
507 WEST MARION AVENUE
PUNTA GORDA, FLORIDA 33950

PARCEL ID : 412307101001

ABBREVIATIONS

A	= ARC.
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FNIP.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
IN.&EG.	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
'	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PVMT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
UTIL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
℄	= CENTER LINE
△	= DELTA

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	" AE "
BASE FLOOD ELEVATION:	8FT.
COMMUNITY:	120061
PANEL:	0193
SUFFIX:	G
DATE OF FIRM:	12/15/2022

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; CHARLOTTE COUNTY BENCHMARK ID: ROT023 , ELEVATION IS 6.609 FEET OF N.G.V.D. OF 1929; CONVERTED TO NAVD (88) USING CORPSCON, CONVERSION FORMULA = (6.609'-1.18 = 5.429') RESULTS = 5.429 FEET NAVD 88.
5. THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS SHOULD BE VERIFIED BY CHARLOTTE COUNTY.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by JULIO E PEREZ
Date: 2023.10.27 12:32:49 -04'00'

BY: _____ 10/03/2023
JULIO E. PEREZ (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6029 **STATE OF FLORIDA**
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

LEGEND
- O.H = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- X X X X = CHAIN LINK FENCE
- O O O O = IRON FENCE
- // // // // = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- × 0.00 = EXISTING ELEVATIONS

DRAWN BY:	LK
FIELD DATE:	10/03/2023
SURVEY NO:	23-001564
SHEET:	1 OF 1

Digitally signed by JULIO E PEREZ
Date: 2023.10.27 12:33:13 -04'00'

L.B.# 7806 SEAL

CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

"

Property Record Information for 412307101001

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

NEW LIFE IN CHRIST CHURCH INC
507 W MARION AVE
PUNTA GORDA, FL 33950

Ownership current through: 9/15/2025

Property Location:

Property Address: 210 MCGREGOR ST
or 507 W MARION AVE
or 513 W MARION AVE

Property City & Zip: PUNTA GORDA 33950

Business Name: NEW LIFE IN CHRIST CHURCH

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	CHURCHES
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - TR
Market Area / Neighborhood / Subneighborhood:	03/02/7100
Map Number:	4B01S
Section/Township/Range:	01-41-22
SOH Base Year:	0
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sal coc
11/16/2022	0/0	3180819	$100	IMPRC
9/15/2005	2832/719	1468948	$215,000	IMPRC
9/4/2005	2832/717	1468947	$100	IMPRC
11/1/2004	2587/821	1294797	$78,500	VACA
10/1/2004	2575/1988	1284412	$125,000	IMPRC
8/1/2002	2088/2159	950504	$100	IMPRC
6/1/1999	1713/351	654587	$62,000	VACA
11/1/1997	1572/219	524401	$85,000	VACA
7/1/1997	1550/1178	503756	$55,000	VACA
5/1/1992	1217/1120	167668	$50,000	VACA
10/1/1989	1064/840	1989106400840	$70,000	VACA
7/1/1988	991/8231	0000000000	$34,900	VACA
6/1/1987	927/1888	1987092701888	$58,000	VACA
8/1/1986	895/349	1986089500349	$37,000	VACA
6/1/1984	779/1531	1984077901531	$21,000	VACA
11/1/1979	617/62	1979061700062	$37,000	VACA

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120062	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2025 Preliminary Tax Roll Values, as of January 1, 2025

The just value of this parcel has been adjusted for damage from a catastrophic event.

*Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-October.

Value	County	City	School	Other
Preliminary Just Value (Just Value reflects 193.011 adjustment.):	$5,762,414	$5,762,414	$5,762,414	$5,762,414
Preliminary Assessed Value:	$5,762,414	$5,762,414	$5,762,414	$5,762,414
- Preliminary Exemption - 36 Religious (Church)	$5,762,414	$5,762,414	$5,762,414	$5,762,414
Preliminary Taxable Value:	$0	$0	$0	$0

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0029 000A P2	7100	TPG - TR	FRONT FOOT	124	0	$314,712
2	PUG 000 0029 000A P1	7100	TPG - TR	FRONT FOOT	40	0	$104,760
3	PUG 000 0029 000A B	7100	TPG - TR	FRONT FOOT	180	0	$554,040
4	PUG 000 0029 000A C	7100	TPG - TR	FRONT FOOT	50	0	$130,950
5	PUG 000 0029 000A D	7100	TPG - TR	FRONT FOOT	121	0	$326,700
6	PUG 000 0029 000F	7100	TPG - TR	FRONT FOOT	95	0	$251,370
7	PUG 000 0029 000H	7100	TPG - TR	FRONT FOOT	60	0	$157,140
8	PUG 000 0029 0001	7100	TPG - TR	FRONT FOOT	65	0	$170,235
9	PUG 000 0029 0000 P13	7100	TPG - TR	FRONT FOOT	50	0	$126,900
10	PUG 000 0029 000J P14	7100	TPG - TR	FRONT FOOT	60	0	$166,860
11	PUG 000 0029 000J P15	7100	TPG - TR	FRONT FOOT	82	0	$234,684
12	PUG 000 0029 000K P12	7100	TPG - TR	FRONT FOOT	75	0	$190,350
13	PUG 000 0029 000K	7100	TPG - TR	FRONT FOOT	85	0	$238,680
14	PUG 000 0029 000L	7100	TPG - TR	FRONT FOOT	85	0	$243,270
15	PUG 000 0029 0000 P 3	7100	TPG - TR	FRONT FOOT	50	0	$132,300
16	PUG 000 0029 000G P6	7100	TPG - TR	FRONT FOOT	90	0	$223,560
17	PUG 000 0029 000G ALL OF LT O	7100	TPG - TR	FRONT FOOT	39	0	$90,558
18	PUG 000 0029 000G 60X90FT LT6	7100	TPG - TR	FRONT FOOT	60	0	$157,140
19	PUG 000 0029 000I	7100	TPG - TR	FRONT FOOT	85	0	$238,680

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition

Code	Description	Size	Year Built	Year Condition
1012	Storm Water Drainage	44611	2003	2003
1082	Fence - Vinyl - 4 (lf)	12	2005	2005
1084	Fence - Vinyl - 6 (lf)	432	2018	2018
1084	Fence - Vinyl - 6 (lf)	44	2008	2008
1084	Fence - Vinyl - 6 (lf)	20	2003	2003
1095	Fence - Wrought Iron, Steel, or Alum (sf)	990	2003	2003
1095	Fence - Wrought Iron, Steel, or Alum (sf)	436	2013	2013
1100	Fence - Chainlink - 4 (lf)	110	1979	1979
1100	Fence - Chainlink - 4 (lf)	200	1966	1966
1110	Fence - Chainlink - 5 (lf)	230	1995	1995
1220	Wall - 8 Block, With Stucco (sf)	174	2003	2003
1220	Wall - 8 Block, With Stucco (sf)	184	2013	2013
1230	Wall - 8 Block, No Stucco (sf)	162	2013	2013
1245	Wall - Block, Split Face (sf)	1062	2003	2003
1310	Paving - Asphalt (sf)	38321	2003	2007
1315	Paving - Conc Pavers on Sand (sf)	547	2007	2007
1315	Paving - Conc Pavers on Sand (sf)	56	2005	2005
1320	Paving - Concrete (sf)	636	1955	1955
1320	Paving - Concrete (sf)	310	1976	1976
1320	Paving - Concrete (sf)	686	2013	2013
1320	Paving - Concrete (sf)	548	1975	1975
1320	Paving - Concrete (sf)	3810	2003	2003
1320	Paving - Concrete (sf)	300	1955	1955
1580	Fill (cy)	2542	2003	2003
1622	Irrigation - Commercial - Class I - 3k (fv)	1	2003	2003
1623	Irrigation - Commercial - Class II - 5k (fv)	1	2003	2003
1720	Light Poles - Good (#)	1	2003	2003
1730	Lights - Low (#)	6	2003	2003
1760	Lights - Vapor, Low (#)	3	1997	1997
1770	Lights - Vapor, Avg (#)	1	2003	2003
1791	Lights - Wallmounts, Low (#)	8	2003	2003
1791	Lights - Wallmounts, Low (#)	37	1975	1975
1792	Lights - Wallmounts, Avg (#)	3	1975	1975
1792	Lights - Wallmounts, Avg (#)	4	2013	2013

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	CHURCH		7100	1912	1988	2	0	0	0	4946	4946	5522
2	SCHOOL/SOC		7100	1962	1992	2	0	0	0	12600	8400	14746
3	Any Commercial Building Determined Damaged		1110	1962	1991	1	1	0	0	5080	5080	6186
5	MULTI PURPOSE		7100	2003	2003	1	3	0	0	16404	16404	17030

6	Gazebo-2		1170	2007	2007	0	0	0	0	122	0	122
7	Any Commercial Building Determined Damaged	3	1110	1955	1955	1	0	3	8	1026	1026	1226
8	Detached Garage	3	1170	1955	1976	1	0	0	0	286	0	286
9	Single Family Determined Damaged	3	0101	1955	1955	1	3	2	5	1469	1469	1757
10	Detached Garage	3	1170	1955	1955	1	0	0	0	320	0	320
11	DETACH GARAGE	3	1170	1954	1975	1	0	0	0	528	0	528

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	1001	Cement Balcony (SF)	Balcony/Stairway	576	100	1912	1988	Appendage Component
1	166	Masonry, Face Brick or Stone	Exterior Walls	0	100	1912	1988	Construction Component
1	208	Composition Shingle	Roofing	0	100	1912	1988	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1912	1988	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1912	1988	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	576	100	1912	1988	Construction Component
1	631	Add for Plaster Interior (% or SF)	Miscellaneous	0	100	1912	1988	Construction Component
1	40270	Additional Floor	Segregated Costs	576	100	1912	1988	Construction Component
2	1021	Wood Stairway (FLT)	Balcony/Stairway	1	100	1962	1992	Appendage Component
2	1021	Wood Stairway (FLT)	Balcony/Stairway	1	100	1962	1992	Appendage Component
2	1021	Wood Stairway (FLT)	Balcony/Stairway	1	100	1962	1992	Appendage Component
2	1021	Wood Stairway (FLT)	Balcony/Stairway	1	100	1962	1992	Appendage Component
2	9211	Commercial Canopy (SF)	Porch/Deck	1071	100	1962	1992	Appendage Component
2	9211	Commercial Canopy (SF)	Porch/Deck	1071	100	1962	1992	Appendage Component
2	169	Masonry, Stucco on Block	Exterior Walls	0	100	1962	1992	Construction Component
2	202	Built-up Rock	Roofing	0	100	1962	1992	Construction Component

2	351	Warmed & Cooled Air	Heating/Cooling	0	100	1962	1992	Construction Component
2	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1962	1992	Construction Component
2	622	Raised Subfloor (% or SF)	Miscellaneous	4200	100	1962	1992	Construction Component
2	40270	Additional Floor	Segregated Costs	4200	100	1962	1992	Construction Component
2	40270	Additional Floor	Segregated Costs	4200	100	1962	1992	Construction Component
3	9211	Commercial Canopy (SF)	Porch/Deck	1086	100	1962	1991	Appendage Component
3	9904	Commercial Porch (SF) with Roof	Porch/Deck	20	100	1962	1991	Appendage Component
3	169	Masonry, Stucco on Block	Exterior Walls	0	100	1962	1991	Construction Component
3	208	Composition Shingle	Roofing	0	100	1962	1991	Construction Component
3	351	Warmed & Cooled Air	Heating/Cooling	0	100	1962	1991	Construction Component
3	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1962	1991	Construction Component
5	904	Slab Porch (SF) with Roof	Porch/Deck	20	100	2003	2003	Appendage Component
5	904	Slab Porch (SF) with Roof	Porch/Deck	90	100	2003	2003	Appendage Component
5	904	Slab Porch (SF) with Roof	Porch/Deck	52	100	2003	2003	Appendage Component
5	904	Slab Porch (SF) with Roof	Porch/Deck	119	100	2003	2003	Appendage Component
5	904	Slab Porch (SF) with Roof	Porch/Deck	42	100	2003	2003	Appendage Component
5	9904	Commercial Porch (SF) with Roof	Porch/Deck	303	100	2003	2003	Appendage Component
5	208	Composition Shingle	Roofing	0	33	2003	2003	Construction Component
5	212	Metal, Copper or Terne	Roofing	0	67	2003	2003	Construction Component
5	351	Warmed & Cooled Air	Heating/Cooling	0	100	2003	2003	Construction Component
5	546	Sprinklers (SF or %)	Extras	16404	100	2003	2003	Construction Component
7	905	Raised Slab Porch (SF) with Roof	Porch/Deck	32	100	1955	1955	Appendage Component
7	910	Raised Enclosed Porch (SF), Screened Walls	Porch/Deck	168	100	1955	1955	Appendage Component
7	169	Masonry, Stucco on Block	Exterior Walls	0	100	1955	1955	Construction Component
7	208	Composition Shingle	Roofing	0	100	1955	1955	Construction Component

7	351	Warmed & Cooled Air	Heating/Cooling	0	100	1955	1955	Construction Component
7	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1955	1955	Construction Component
7	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1955	1955	Construction Component
7	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1955	1955	Construction Component
7	621	Slab on Grade (% or SF)	Miscellaneous	1	100	1955	1955	Construction Component
7	631	Add for Plaster Interior (% or SF)	Miscellaneous	0	100	1955	1955	Construction Component
7	641	Single 1-Story Fireplace (#)	Miscellaneous	1	100	1955	1955	Construction Component
7	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1955	1955	Construction Component
8	767	Garage Finish, Detached (SF)	Garage/Carport	286	100	1955	1976	Appendage Component
8	169	Masonry, Stucco on Block	Exterior Walls	0	100	1955	1976	Construction Component
8	208	Composition Shingle	Roofing	0	100	1955	1976	Construction Component
9	907	Enclosed Porch (SF), Screened Walls	Porch/Deck	288	100	1955	1955	Appendage Component
9	169	Masonry, Stucco on Block	Exterior Walls	0	100	1955	1955	Construction Component
9	208	Composition Shingle	Roofing	0	100	1955	1955	Construction Component
9	351	Warmed & Cooled Air	Heating/Cooling	0	100	1955	1955	Construction Component
9	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1955	1955	Construction Component
9	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1955	1955	Construction Component
9	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1955	1955	Construction Component
9	621	Slab on Grade (% or SF)	Miscellaneous	1	100	1955	1955	Construction Component
9	40049	High Impact Glass (%)	Segregated Costs	0	40	1955	1955	Construction Component
9	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1955	1955	Construction Component
10	767	Garage Finish, Detached (SF)	Garage/Carport	320	100	1955	1955	Appendage Component
10	169	Masonry, Stucco on Block	Exterior Walls	0	100	1955	1955	Construction Component
10	208	Composition Shingle	Roofing	320	100	1955	1955	Construction Component
11	767	Garage Finish, Detached (SF)	Garage/Carport	528	100	1954	1975	Appendage Component

11	169	Masonry, Stucco on Block	Exterior Walls	528	100	1954	1975	Construction Component
11	208	Composition Shingle	Roofing	528	100	1954	1975	Construction Component

Legal Description:

Short Legal: PUG 000 0029 000A	**Long Legal:** PUNTA GORDA BLK 29 LT A & LL LTS B C D E & NE 50FT LT F & ALL LTS M N AND A PORTION OF VAC TRABUE AVE ADJ THERETO AS PER 1983/1984 AKA P-2 129/509 PR74-34 543/658 551/1424 VAR1764/1365 V1994/270 E2194/2093 EAS4300/1668 3180819 PUG 000 0029 000F PUNTA GORDA BLK 29 A LT 95 FT ON MARION AVE X 95 FT 120FT NE/LY FROM MCGREGOR ST BEING PART LT F AKA P-4 331/526 GUARD91-617 1176/1454 PR91-775 AFF1196/450 DC1196/451PR96-910 1495/118 1572/219V1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 000H PUNTA GORDA BLK 29 LT H 65 X90 FT AKA P-8 324/471 611/417 674/1309 DC715/413 770/1531 2587/821 EAS4300/1668 3180819 PUG 000 0029 0001 PUNTA GORDA BLK 29 NW 65 X 90 FT AKAP-9 SUB 1217/1116 (RES)1217/1117 1217/1120 V1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 0000 PUNTA GORDA BLK 29 A LT FRONTING 50 FT ON OLYMPIA AVE X 119 FT M/L186 FT SW/LY FROM TRABUE AVE & OLYMPIA AVE INTERSECTION AKA P-13 218/179 DC626/2045 683/1960 752/81 756/2034 157/765 879/998-99 927/1888 1064-840 1550/1178 V1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 000J PUNTA GORDA BLK 29 A LT FRONTING 50 FT ON OLYMPIA AVE 136 FT SW/LY FROM INTERSECTION OF S LINE OF TRABUE AVE WITH NW LINE OF OLYMPIA AVE & EXT NW/LY 136FT TO TRABUE AVE & BDED ON W BY A N & S LINE 132 FT E OF W LINE LT L BEING PART OF LTS LTS J L AKA P-14 581/176 NT963-2093 PRO88-38 CORR991-821 991-822&23ART/INC 1401-1034 V1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 000J PUNTA GORDA BLK 29 THAT PART LTS J L LYING NE/LY OF A LINE EXT AT RIGHT ANGLES NW/LY FROM OLYMPIA AVE AT A PT 136FT SW/LY FROM S LINE TRABUE AVE AKA P-15 69/608 356/878 617/62 PR#83-224 747/1623 PR86-564 895/349 V1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 000K PUNTA GORDA A LT FRONTING 75 FT M/L ON OLYMPIA AVE 85 FT NE/LY FROM MCGREGOR ST & ALL LT K AKA P-12 390/873 DC901/1913 1255/2101 1713/351 V1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 000L PUNTA GORDA BLK 29 A LT 132 FT X X 85 FT ON S SIDE OF TRABUE AVE BE- ING W PART LT L AND A PORTION OF VACATED TRAVBUE AVE ADJ THERETO AS PER 1983/1984 3180819 AKA P-11 223/279 VAR1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 0000 PUNTA GORDA BLK 29 A LT 50 FT ON MARION AVE X 95 FT 215 FT NE/LY FROM MCGREGOR ST AKA P-3 279/553 421/329 551/1423 V1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 000G PUNTA GORDA BLK 29 A LT 80 FT ON MCGREGOR ST X 90 FT ON MARION AVE BEING PART OF LT G AKA P-6 V1764/1365 V1994/270 EAS4300/1668 3180819 PUG 000 0029 000G PUNTA GORDA BLK 29 SE 60 X 90 FT LT G & ALL LT O RESUB 95/124 2575/1988 POA2662/1839 DC3012/1865-GET 3180819 PUG 000 0029 000I PUNTA GORDA BLK 29 SW 120 X 85 FT LT I AKA P-10 310/71 DC901/1913 1255/2101 AFF2088/2142 AFF2088/2151 2088/2159 2832/719 2832/717 EAS4300/1668 3180819

Data Last Updated: 10/1/2025- Printed On: 10/1/2025.

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HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-68-2025 - 105 West Marion Avenue - Shutters - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for accordion shutters recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary: The applicant, Janie Paticca, installed four (4) accordion shutters for hurricane protection for the building located at 105, 111, and 113 West Marion Avenue, which was constructed in 1952 in the Commercial Vernacular style. The structure is also listed on the Florida Master Site File (CH00553) and within a designated historical district. The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) was reviewed and finalized administratively by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM - Urban Design Manager

Date: December 4, 2025

Subject: CA-68-2025 – 105 West Marion Avenue – Installation of Shutters – Information Only

SUMMARY

The applicant, Janie Paticca, would like to install four (4) accordion shutters for hurricane protection for the building located at 105, 111, and 113 West Marion Avenue, which was constructed in 1952 in the Commercial Vernacular style. The structure is also listed on the Florida Master Site File (CH00553) and within a designated historical district. The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and finalized administratively by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application to install accordion shutters and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- 68-2025 Address - 105 West Marion Avenue	Permit # 25-195478

Punta Gorda

CITY OF PUNTA GORDA
URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure built in 1962

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.

***Required Contents of Applications* When making application for Certificate of Appropriateness, applicants must submit the following information:**

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☐ Site plans
■ Signed & Notarized Certificate of Appropriateness Application	■ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
■ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	Janie Peticca						
Address	[redacted]	City	Punta Gorda	State	FL	Zip	34203
Phone	[redacted]		Email address	[redacted]			

2. Authorized Agent – (If applicable – Property Owner must sign AGENT Affidavit below)

Name							
Address		City		State		Zip	
Phone			Email address				

Address of Property	
113 W Marion Ave Punta Gorda FL 34203	
Current Use of Property	
one story store	
Description of work to be performed – please be specific and include pictures when necessary	
Installing 4 accordion shutters for hurricane protection.	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	Shutters are white aluminum

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Janie Petricca — Janie Petricca — 9/30/2025

Signature of Owner or Authorized Agent | Print Name | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 30th day of September, 20 25, by Janie Petricca, who is personally known to me or who has produced DL. as identification.

Carol Goggin
(Signature of Notary)

Notary Public State of Florida
Carol Goggin
My Commission
HH 268699
Exp. 5/26/2026

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We _____, property owner(s), hereby authorize _____ to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

_____ _____ _____
Signature of Property Owner | Print Name of Property Owner | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 ____, by _____, who is personally known to me or who has produced _____ as identification.

_____
(Signature of Notary) (Seal)

CITY OF PUNTA GORDA
SHUTTERS PERMIT APPLICATION
EMAIL TO: pgpermittech@cityofpuntagordafl.com

LOCATION ID:	CODE:	DATE: 9/9/25	PERMIT#:

JOB ADDRESS: 105 W MARION AVE PUNTA GORDA FL 33950	UNIT #: N/A	BLDG #: NA	PHASE#

BLOCK: 33	LOT: 23 24	SECTION: 6	SUBDIVISION: NA	PROJECT/CONDO NAME: NA

OWNER NAME: PETICCA JANIE MARIA ETAL SUCCCO-TRS	MAILING ADDRESS: [redacted]	ZIP: 33950

OWNER EMAIL ADDRESS: [redacted]

OWNER'S PHONE NUMBER: (REQUIRED) [redacted]

IS OWNER ACTING AS OWN CONTRACTOR?: ☐ YES ☒ NO IF YES, PLEASE COMPLETE AND SUBMIT OWNER BUILDER AFFIDAVIT TO THE BLDG DEPT.

CONTRACTORS BUSINESS NAME: GUARDIAN HURRICANE PROTECTION

MAILING ADDRESS & ZIP: [redacted]

CONTRACTORS PHONE NO: [redacted]

CONTRACTOR'S STATE REGISTRATION NO.: CBC1259991

CITY CERTIFICATE NO.:

EMAIL ADDRESS: [redacted]

ELECTRIC SUB-CONTRACTOR'S STATE REGISTRATION NO.: N/A

CITY CERTIFICATE NO.:

EMAIL ADDRESS:

USE OF BUILDING: ☐ SINGLE FAMILY ☐ DUPLEX ☐ MULTI-FAMILY

COMMERCIAL, DESCRIBE STORE, 1 STORY

PLEASE PROVIDE FOOT PRINT OF BUILDING INDICATIONG LOCATION OF SHUTTERS BEING REPLACED.

TYPE	FL# OR NOA#	EXPIRATION DATE	IMPACT RESISTANT?	AFFECTED OPENING NUMBER(S) ON THE FLOOR PLAN
☑ FL# OR ☐ NOA#	389.2	12/31/25	☑ YES ☐ NO	1,2,3,4
☐ FL# OR ☐ NOA#			☐ YES ☐ NO	
☐ FL# OR ☐ NOA#			☐ YES ☐ NO	
☐ FL# OR ☐ NOA#			☐ YES ☐ NO	
☐ FL# OR ☐ NOA#			☐ YES ☐ NO	
☐ FL# OR ☐ NOA#			☐ YES ☐ NO	

IS ELECTRIC REQUIRED? ☐ YES ☑ NO IF YES TO ELECTRIC, PLEASE LIST ELECTRIC SUB IN THE FIELD ABOVE

DESCRIPTION (SCOPE) OF WORK—SPECIFICALLY:
INSTALL 4 ACCORDION SHUTTERS FOR HURRICANE PROTECTION

HURRICANE DAMAGE: ☐ YES ☑ NO VALUATION OF WORK $ 18504.00

NOTICE: This permit becomes null and void if work or construction authorized in not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATON AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTINGOF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. PRINTED COPY OF PERMIT PRODUCT APPROVALS MUST BE POSTED ON JOB SITE FOR INSPECTIONS.

CONTRACTOR/QUALIFIER SIGNATURE — DATE: 9/9/25

SIGNATURE OF OWNER (IF OWNER/BUILDER): N/A — DATE

FAILURE TO READ AND UNDERSTAND THE CONDITIONS, GENERAL PROVISIONS, AND SPECIAL PROVISIONS, ON THE BACK HEREOF, DOES NOT RELIEVE THE APPLICANT FROM THE OBLIGATIONS AS STATED ABOVE. IF ANY CONDITION OR PROVISION IS NOT FULLY UNDERSTOOD, THE APPLICANTT SHOULD REQUEST CLARIFICATION BEFORE SIGNING THIS APPLICATION.

CITY OF PUNTA GORDA
SHUTTERS PERMIT APPLICATION
EMAIL TO: pgpermittech@cityofpuntagordafl.com

BELOW FOR OFFICE USE ONLY

PERMIT FEE: $_____ TOTAL ALL FEES: $_____			PERMIT # _____	
			APPROVED ZONING.:	DATE:
IS STRUCTURE LISTED AS HISTORICAL?: ☐ YES ☐ NO	ANY OPEN PERMITS?: ☐ YES ☐ NO	OPEN PERMITS LISTED BELOW: _____ _____ _____	APPROVED HISTORIC:	DATE:
			APPROVED BUILDING:	DATE:
FLOOD ZONE:	STRUCTURE VALUE PER PROPERTY APPRAISER:	VALUATION % OF STRUCTURE VALUE:		
PERMIT VALIDATION CK#_____ RECEIPT:_____ CASH:_____ DATE:_____				

CERTIFIED JUST VALUE	LAND VALUE	DIFFERENCE	TOTAL %

IF GREATER THAN 35%, FEMA WORK SHEETS REQUIRED.

WINDLOAD SOLUTIONS

ASCE 7-22

General Information

Design Wind Speed	Nominal	
Wind Speed, V (mph)	160	Click Here to find the right wind speed
Exposure Category	**D**	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Building Information

Height above ground, z (ft.)	0.00	Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	65.00	-
Building Length, L (ft)	75.00	-

Frequency Information

Damping Ratio, β	0.0700	(Suggested Range = 0.010-0.070)
Period Coef., C_t	0.0200	(Suggested Range = 0.020-0.035), (T = Ct*h(3/4) , and f = 1/T)

Roof Information

Roof Type	Flat	
Ridge Height, h_r (ft)	18.00	($h_r \geq h_e$), Roof Peak Height
Eave Height, he (ft.)	18.00	($h_e \leq h_r$), Roof Edge @ Wall
Overhang, ho (ft.)	0.00	
Parapet Along Roof Perimeter (ft.)	8.00	
Roof Slope (x:12)	0.00	
Mean Roof Height (h) - (ft.)	18.00	($h=(h_r+h_e)/2$, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill
H, (ft.)	
L_h, (ft.)	
x, (ft.)	
z, (ft.)	

Click to view Topographic Diagram

Project Information

Client	Peticca, Janie
Address	105 West Marion, Punta Gorda, FL 33950
Company	Guardian Hurricane Protection
Job Number	
Preparer	Mason

Determinations

Internal Pressure	0.18
Roof Angle, θ (degrees)	0.00
Edge Strip, a (ft.)	6.50
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

WALL OPENINGS - user entry								WIND LOAD PRESSURES (Nominal Wind Load Pressures)		NOA INFORMATION		VENDOR INFORMATION	
INFO.	Mark ID	DESCRIPTION	ZONE	OPENING ELEVATION (ft.)	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
WALL OPENING INFORMATION	1	Accordion Shutter	5	4	244.0	101.0	171.1	**34.4**	**-40.9**	FL 389.2	+60 -60	ASSA	Accordion
	2	Accordion Shutter	4	4	244.0	101.0	171.1	**34.4**	**-37.9**	FL 389.2	+60 -60	ASSA	Accordion
	3	Accordion Shutter	5	4	280.0	101.0	196.4	**34.0**	**-40.1**	FL 389.2	+60 -60	ASSA	Accordion
	4	Accordion Shutter	5	4	50.0	101.0	35.1	**38.7**	**-49.5**	FL 389.2	+60 -60	ASSA	Accordion
										Total SQFT:			
										574			

General Information

Design Wind Speed	Nominal	
Wind Speed, V (mph)	160	Click Here to find the right wind speed
Exposure Category	D	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Building Information

Height above ground, z (ft.)	0.00	Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	65.00	-
Building Length, L (ft)	75.00	-

Frequency Information

Damping Ratio, β	0.0700	(Suggested Range = 0.010-0.070)
Period Coef., C_t	0.0200	(Suggested Range = 0.020-0.035), (T = Ct*h(3/4) , and f = 1/T)

Roof Information

Roof Type	Flat	
Ridge Height, h_r (ft)	18.00	($h_r \geq h_e$), Roof Peak Height
Eave Height, he (ft.)	18.00	($h_e \leq h_r$), Roof Edge @ Wall
Overhang, ho (ft.)	0.00	
Parapet Along Roof Perimeter (ft.)	8.00	
Roof Slope (x:12)	0.00	
Mean Roof Height (h) - (ft.)	18.00	($h=(h_r+h_e)/2$, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill
H, (ft.)	
L_h, (ft.)	
x, (ft.)	
z, (ft.)	

Click to view Topographic Diagram

Project Information

Client	Peticca, Janie
Address	105 West Marion, Punta Gorda, FL 33950
Company	Guardian Hurricane Protection
Job Number	
Preparer	Mason

Determinations

Internal Pressure	0.18
Roof Angle, θ (degrees)	0.00
Edge Strip, a (ft.)	6.50
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

WALL OPENING INFORMATION

ROOFS - user entry								WIND LOAD PRESSURES		NOA INFORMATION		VENDOR INFORMATION	
INFO.	Mark ID	ROOF TYPE	ZONE	OPENING ELEVATION (ft.)	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures MAXIMUM POSITIVE PRESSURE (psf)	Nominal Wind Load Pressures MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
ROOF INFORMATION													

General Information

Design Wind Speed	Nominal	
Wind Speed, V (mph)	160	Click Here to find the right wind speed
Exposure Category	D	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Building Information

Height above ground, z (ft.)	0.00	Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	65.00	-
Building Length, L (ft)	75.00	-

Frequency Information

Damping Ratio, β	0.0700	(Suggested Range = 0.010-0.070)
Period Coef., C_t	0.0200	(Suggested Range = 0.020-0.035), (T = Ct*h(3/4) , and f = 1/T)

Roof Information

Roof Type	Flat	
Ridge Height, h_r (ft)	18.00	($h_r \geq h_e$), Roof Peak Height
Eave Height, he (ft.)	18.00	($h_e \leq h_r$), Roof Edge @ Wall
Overhang, ho (ft.)	0.00	
Parapet Along Roof Perimeter (ft.)	8.00	
Roof Slope (x:12)	0.00	
Mean Roof Height (h) - (ft.)	18.00	($h=(h_r+h_e)/2$, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill
H, (ft.)	
L_h, (ft.)	
x, (ft.)	
z, (ft.)	

Click to view Topographic Diagram

Project Information

Client	Peticca, Janie
Address	105 West Marion, Punta Gorda, FL 33950
Company	Guardian Hurricane Protection
Job Number	
Preparer	Mason

Determinations

Internal Pressure	0.18
Roof Angle, θ (degrees)	0.00
Edge Strip, a (ft.)	6.50
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

ROOF INFORMATION

Product Approval
USER: Public User

FL #	FL389-R11
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	American Shutter Systems Association, Inc.
Address/Phone/Email	[redacted]
Authorized Signature	[redacted]
Technical Representative Address/Phone/Email	
Quality Assurance Representative Address/Phone/Email	
Category	Shutters
Subcategory	Accordion
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Walter A.. Tillit, Jr. P.E.
Florida License	PE-44167
Quality Assurance Entity	National Accreditation and Management Institute
Quality Assurance Contract Expiration Date	12/31/2025
Validated By	John Henry Kampmann Jr. ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL389_R11_COI_Certification of Independence Drawing 23-126.pdf FL389_R11_COI_CERTIFICATION OF INDEPENDENCE DRAWING 23-127.pdf FL389_R11_COI_Certification of Independence Drawing 23-133.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ASTM E-1886	2012
ASTM E-1996	2012
ASTM E-330	2002
TAS 201, 202, 203	1994

Equivalence of Product Standards Certified By	Florida Licensed Professional Engineer or Architect FL389_R11_Equiv_Letter 23-450.pdf

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	10/14/2023
Date Validated	10/17/2023
Date Pending FBC Approval	10/22/2023
Date Approved	12/12/2023

Summary of Products

FL #	Model, Number or Name	Description
389.1	Bertha HV Accordion Shutter - Blade 3 - (Non-HVHZ) - Drwg 23-133	Extruded aluminum interlocking blades retained by tracks (top and bottom) for storm protection
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** N/A **Other:** Large Missile Level "D".Max span is 12'-3" for 40 psf positive ASD load and 13'-0" for 35 psf negative ASD load the HV3 blade w/o window blade,5'-2" for 110 psf ASD load for HV3 blade w/o window blade and 8'-11" for 62 psf, 9'-11" for 55 psf HV3 blade w/window blade working in unison.Max.span for HV3 blade w/o window blade for installations into Metal Stud walls is 79" for max. ASD pressure rating of +72,-72 and 84" for +64,-64 psf. See sheet 5 for other spans and ASD pressures.		**Installation Instructions** FL389_R11_II_Drawing 23-133.pdf Verified By: American Test Lab of South Florida, Inc. Created by Independent Third Party: Yes **Evaluation Reports** FL389_R11_AE_Product Evaluation Report Drawing 23-133.pdf Created by Independent Third Party: Yes
389.2	Bertha HV Accordion Shutter-Blade 1 Only- (Non-HVHZ)- Drwg 23-127	Extruded aluminum interlocking blades retained by tracks (top and bottom) for storm protection
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** N/A **Other:** Large missile level "D". Max. Span is 16'-0" for 30 p.s.f negative ASD load depending on centermates and locking rod configuration for the HV1 blade, 8'-0" for +64, -72 p.s.f. A.S.D. load for HV blade for Keystone mountings 7'-0" p.s.f. for metals stud mountings and 8'-0" for 110 p.s.f. for HV1A working in unison. See sheets 7, 11 and 20 respectively of installation drawings for other spans and pressures.		**Installation Instructions** FL389_R11_II_DRAWING 23-127.pdf Verified By: American Test Lab of South Florida, Inc. Created by Independent Third Party: Yes **Evaluation Reports** FL389_R11_AE_PRODUCT EVALUATION REPORT DRAWING 23-127.pdf Created by Independent Third Party: Yes
389.3	Bertha HV Accordion Shutter-COMBO- (Non-HVHZ)- Drwg 23-126	Extruded aluminum interlocking blades retained by tracks (top and bottom) for storm protection
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** N/A **Other:** Large missile. Max. 16'-0" span at 30 p.s.f ASD load for Blade 1 and 18'-0" for Blade 2. See schedules on sheet 12, 25 and 28 respectively		**Installation Instructions** FL389_R11_II_Drawing 23-126.pdf Verified By: American Test Lab of South Florida, Inc. Created by Independent Third Party: Yes **Evaluation Reports** FL389_R11_AE_Product Evaluation Report Drawing 23-126.pdf Created by Independent Third Party: Yes

Back Next

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Product Approval Accepts:


Credit Card
Safe
securityMETRICS

GENERAL NOTES:

1. BERTHA H.V. ACCORDION SHUTTER SYSTEM SHOWN ON THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) HAS BEEN VERIFIED FOR COMPLIANCE IN ACCORDANCE WITH THE **2023 (8th EDITION)** OF THE FLORIDA BUILDING CODE. THIS ACCORDION SHUTTER SYSTEM SHALL NOT BE INSTALLED AT HIGH VELOCITY HURRICANE ZONES.

   DESIGN WIND LOADS SHALL BE DETERMINED AS PER SECTION 1620 OF THE ABOVE MENTIONED CODE, FOR A BASIC WIND SPEED REQUIRED BY THE JURISDICTION WHERE SHUTTER WILL BE INSTALLED WITH A DIRECTIONALITY FACTOR Kd=0.85, USING **ASCE 7-22** AND SHALL NOT EXCEED THE MAXIMUM (A.S.D.) DESIGN PRESSURE RATINGS INDICATED ON SHEETS 11 THRU 15, 19 & 20.

   IN ORDER TO VERIFY THE ABOVE CONDITION, ULTIMATE DESIGN WIND LOADS DETERMINED PER **ASCE 7-22** SHALL BE FIRST REDUCED TO A.S.D. DESIGN WIND LOADS BY MULTIPLYING THEM BY 0.6 IN ORDER TO COMPARE THESE W/ MAX. (A.S.D) DESIGN PRESSURE RATINGS INDICATED ON SHEETS 11 THRU 15, 19 & 20.

   IN ORDER TO VERIFY THAT COMPONENTS AND ANCHORS ON THIS P.E.D., AS TESTED, WERE NOT OVER STRESSED, A 33 % INCREASE IN ALLOWABLE STRESS FOR WIND LOADS WAS **NOT** USED IN THEIR ANALYSIS. HOWEVER, A WIND DURATION FACTOR CD=1.60 WAS USED FOR VERIFICATION OF FASTENERS IN WOOD, PER NDS 2018.
   BERTHA H.V. ACCORDION SHUTTER SYSTEM'S ADEQUACY FOR WIND AND LARGE MISSILE IMPACT LOAD HAS BEEN VERIFIED IN ACCORDANCE WITH SECTION **1609.1.2** OF THE ABOVE MENTIONED CODE AS PER ATL REPORTS:

   -HV BLADE ① #0214.01-03, #0715.01-03, #1004.01-05, #1214.01-05, #0317.02-06, #0609.01-10 AND #0210.01-11 AS PER TAS-201, TAS-202 AND TAS-203 PROTOCOLS AND ASTM E-1886 AND E-1996 STANDARDS (MISSILE LEVEL D, WIND ZONES 1, 2 & 3) & #1220.01-10 AS PER TAS 201, 203 & 203 PROTOCOLS LARGE MISSILE.

   -HV WINDOW BLADE ⑯ #0505.01-08 AS PER ASTM E-1886 AND E-1996 (MISSILE LEVEL D, WIND ZONES 1, 2, 3) BASIC PROTECTION ONLY AND # 0725.01-88 AS PER TAS 202 PROTOCOL.

2. HV BLADE ① AND HV WINDOW BLADE ⑯ ARE ENGINEERED TO WORK IN UNISON WITH EACH OTHER UNDER THE GENERAL LIMITATIONS AND CONDITIONS OF USE INDICATED ON SHEET 19

3. BERTHA H.V. ACCORDION PINS (HV SCREWS), USED AT BLADES KNUCKLE AND FOR DIRECT MOUNT CONNECTION TO TRACKS SHALL BE #14x2.75" AND #14x1.75" RESPECTIVELY, 410-HT MINIMUM SERIES STAINLESS STEEL SCREWS WITH 135.0 ksi YIELD STRENGTH AND 180 ksi TENSILE STRENGTH. PINS SHALL BE COATED WITH BERTHA HV DACROSHIELD COATING SYSTEM AS MANUFACTURED BY APPROVED COATING APPLICATORS, REGISTERED WITH AMERICAN SHUTTER SYSTEMS ASSOCIATION. PINS MUST BEAR THE HV MARKING ON THEIR HEAD.

4. ALL ALUMINUM EXTRUSIONS SHALL BE ALUMINUM ASSOCIATION ALLOY AND TEMPER AS INDICATED ON SHEETS 2 AND 3. MINIMUM YIELD STRENGTH FOR 6063-T6 ALLOY IS 30.0 ksi AND 35.7 ksi FOR 6005-T5 ALLOY. ALL ALUMINUM EXTRUSIONS IN CONTACT WITH DISSIMILAR MATERIALS SHALL COMPLY WITH SECTION III-6 OF THE 2020 ALUMINUM DESIGN MANUAL.

5. ALL SCREWS TO BE STAINLESS STEEL 304 OR 316 AISI SERIES OR CORROSION RESISTANT COATED CARBON STEEL AS PER DIN 50018 WITH 50 ksi MIN. YIELD STRENGTH AND 90 ksi MIN. TENSILE STRENGTH. AND SHALL COMPLY W/ FLORIDA BUILDING CODE SECTION 2411.3.3.4.

6. BOLTS TO BE ASTM A-307 GALVANIZED STEEL, OR AISI 304 OR 316 SERIES STAINLESS STEEL WITH 35 ksi MINIMUM YIELD STRENGTH.

7. SEE THE FOLLOWING SHEETS FOR ANCHOR SPECIFICATIONS: HV BLADE ① : 12,13,14,15 AND 20

   HV BLADE ① & ⑯ WORKING IN UNISON: 12, 13 & 15

8. THIS BERTHA H.V. ACCORDION SHUTTER SYSTEM BEARS A U.S. PATENT #6'779,582. COMPONENTS OF THIS APPROVAL ARE COVERED, IN WHOLE OR IN PART BY U.S. PATENT #5'458,179 ISSUED TO EASTERN METAL SUPPLY, INC.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SOUNDNESS OF THE STRUCTURE WHERE SHUTTER IS TO BE ATTACHED TO INSURE PROPER ANCHORAGE. CONTRACTOR TO SEAL/CAULK ALL SHUTTER COMPONENT EDGES WHICH REMAIN, THRU FASTENING IN CONTINUOUS CONTACT WITH THE BUILDING TO PREVENT WIND/RAIN INTRUSION.

10. EACH UNIT MUST BEAR PERMANENT LABEL IN A VISIBLE PLACE WITH WARNING NOTE: DURING PERIODS OF HURRICANE WARNINGS HOME OWNER, TENANT, OR OTHERS, MUST PROPERLY CLOSE ALL HV AND HD CENTERMATES AND ENGAGE OR LOCK ALL HV AND HD LOCKS.

11. SHUTTER MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION AT ACCORDION SHUTTER IN ACCORDANCE WITH SECTION 1709.9.3 OF FLORIDA BUILDING CODE. ONE LABEL SHALL BE PLACED FOR EVERY OPENING. LABELING TO COMPLY WITH SECTION 1709.9.2 OF THE FLORIDA BUILDING CODE.

12. BERTHA H.V. ACCORDION SHUTTER SYSTEM'S INSTALLATION SHALL COMPLY WITH SPECS INDICATED IN THIS DRAWING PLUS ANY BUILDING AND ZONING REGULATIONS PROVIDED BY THE JURISDICTION WHERE PERMIT IS APPLIED TO.

13. (a) THIS P.E.D. PREPARED BY THIS ENGINEER IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT; i.e. WHERE THE SITE CONDITIONS DEVIATE FROM THE P.E.D.

    (b) CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION INCLUDING LIFE SAFETY OF THIS PRODUCT, BASED ON THIS P.E.D., PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT. CONSTRUCTION SAFETY AT SITE IS THE CONTRACTOR'S RESPONSIBILITY.

    (c) THIS P.E.D. WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.

    (d) SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS A DELEGATED ENGINEER TO THE P.E.D. ENGINEER SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.

    (e) ORIGINAL P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

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THIS DRAWING SHALL ONLY BE USED TO OBTAIN PERMITS IN THE STATE OF FLORIDA

FLORIDA BUILDING CODE (**N**on **H**igh **V**elocity **H**urricane **Z**one)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

P.E. SEAL/SIGNATURE/DATE

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TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY

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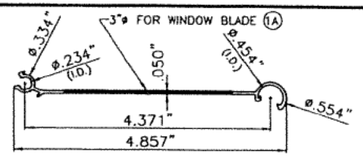
CA-0006719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167

A.S.S.A.
American Shutter Systems
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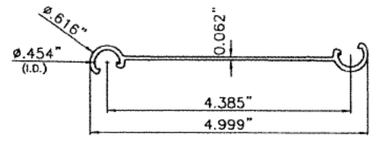
BERTHA HV™
Accordion Shutter System
H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20-164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23-127
3			
4			
5			SHEET 1 OF 20
6			

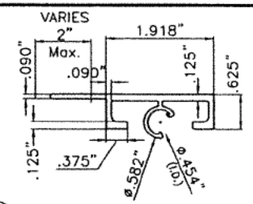


(1) HV SOLID BLADE
COVERED UNDER US PATENT # 5458179

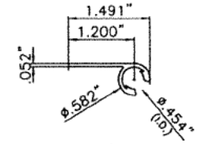
(1A) HV WINDOW BLADE*
*SEE LIMITATIONS OF USE OF BLADE (1A) ON SHEET 19
6063-T6 ALLOY AND TEMPER



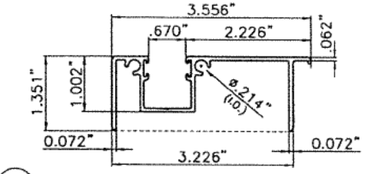
(3) HV UNIVERSAL FLOATER
QUALIFIED FOR USE W/ HV BLADE (1)
6005-T5 ALLOY AND TEMPER



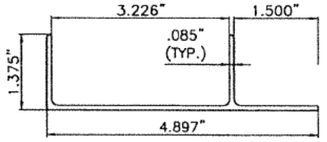
(4) HV DIRECT MOUNT
QUALIFIED FOR USE W/ HV BLADE (1)
6063-T6 ALLOY AND TEMPER



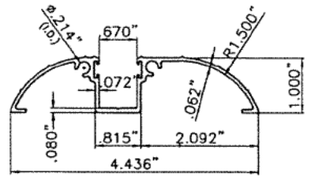
(5) HV 90°/180° STARTER
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6063-T6 ALLOY AND TEMPER



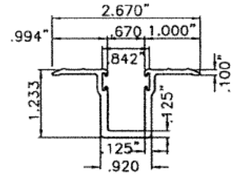
(6) HV ADJ. FLOOR TRACK
QUALIFIED FOR USE W/ HV BLADE (1)
6063-T6 ALLOY AND TEMPER



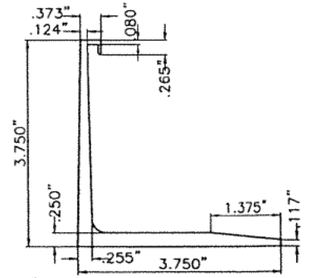
(7) HV ADJ. ADAPTER W/LIP
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6063-T6 ALLOY AND TEMPER



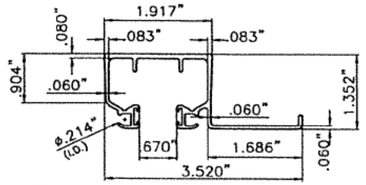
(8) HV WALK-OVER TRACK
QUALIFIED FOR USE W/ HV BLADE (1)
6063-T6 ALLOY AND TEMPER



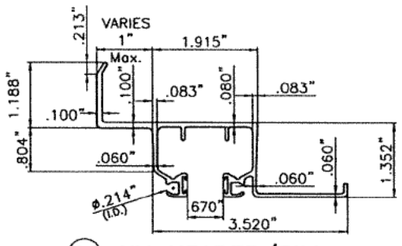
(9) HV TRENCH TRACK
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6063-T6 ALLOY AND TEMPER



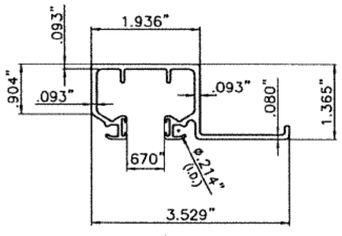
(10) HV RAINGUARD
QUALIFIED FOR USE W/ HV BLADE (1)
6063-T6 ALLOY AND TEMPER



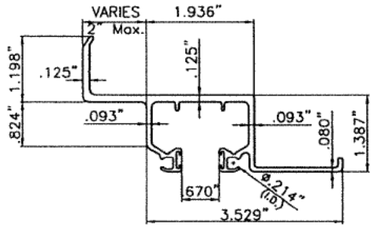
(11) HV CEILING HEADER
QUALIFIED FOR USE W/ HV BLADE (1) ONLY, SEE SECTIONS FOR VALIDITY.
6063-T6 ALLOY AND TEMPER



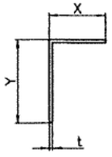
(12) HV HEADER/SILL
QUALIFIED FOR USE W/ HV BLADE (1) ONLY
6063-T6 ALLOY AND TEMPER



(13) HD CEILING HEADER/SILL
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SEE SECTIONS FOR VALIDITY.
6063-T6 ALLOY AND TEMPER

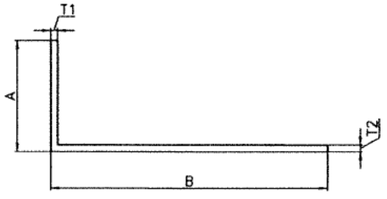


(14) HD WALL HEADER/SILL
QUALIFIED FOR USE W/ HV BLADE (1) ONLY.
6063-T6 ALLOY AND TEMPER



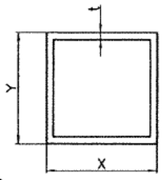
MIN. X	MIN. Y	MIN. t
1"	1"	0.062"

(16) SIDE ANGLES
QUALIFIED FOR USE W/ HV BLADE (1)
6063-T6 ALLOY AND TEMPER



ALUMINUM ANGLES
QUALIFIED FOR USE W/ HV BLADE (1) ONLY.
6063-T6 ALLOY AND TEMPER

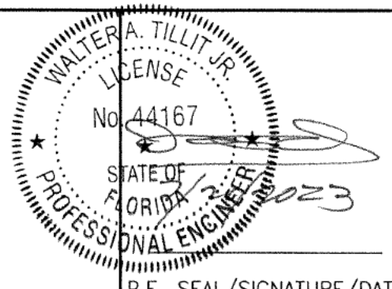
COMPONENT	A	B	T1	T2
(17)	2"	5" MAX.	1/8"	1/8"
(18)	2"	5" MAX.	0.192"	0.192"
(19)	2.5"	7" MAX.	0.190"	0.190"
(5A)	2"	5" MAX.	0.139"	0.131"



X	Y	t
2"	2"	0.125"
3"	3"	0.090"

(20) CORNER POSTS
QUALIFIED FOR USE W/ HV BLADE (1)
6063-T6 ALLOY AND TEMPER

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)



P.E. SEAL/SIGNATURE/DATE

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TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY

[redacted]

WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167

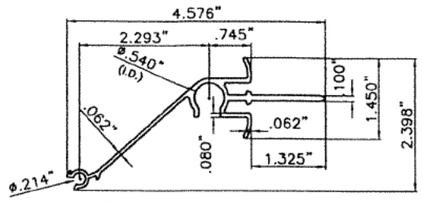
A.S.S.A.
American Shutter Systems Association, Inc.

[redacted]

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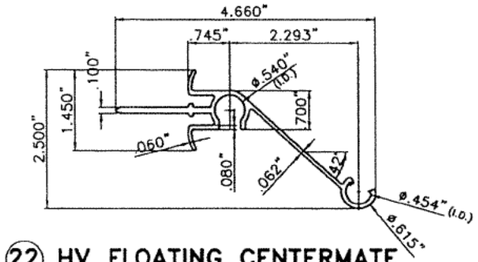
BERTHA HV™
Accordion Shutter System
H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20-164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23-127
3			
4			
5			SHEET 2 OF 20
6			



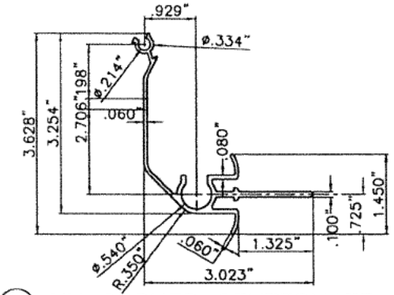
(21) HV CENTERMATE

QUALIFIED FOR USE W/ HV BLADE (1) & (1A) ONLY
6063-T6 ALLOY AND TEMPER



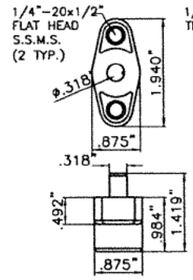
(22) HV FLOATING CENTERMATE

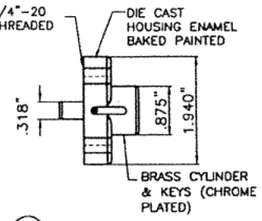
QUALIFIED FOR USE W/ HV BLADE (1) & (1A) ONLY
6063-T6 ALLOY AND TEMPER



(23) HV CORNER CENTERMATE

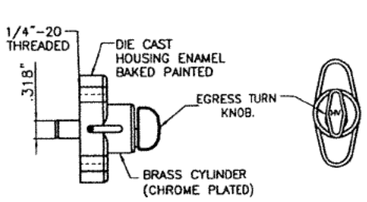
QUALIFIED FOR USE W/ HV BLADE (1) ONLY
6063-T6 ALLOY AND TEMPER





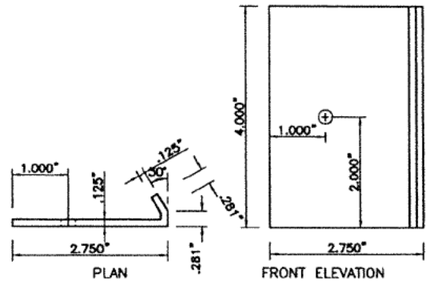
(24) HV LOCK

QUALIFIED FOR USE W/ HV BLADE (1) & (1A) ONLY.



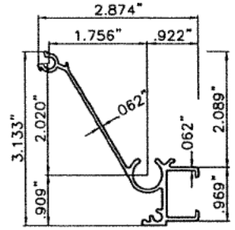
(25) HV EGRESS LOCK

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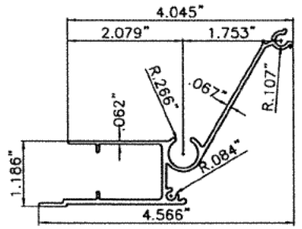
(27) LOCKER FOR "T" LOCK CENTERMATE

QUALIFIED FOR USE W/ HV BLADE (1) ONLY
6063-T6 ALLOY AND TEMPER



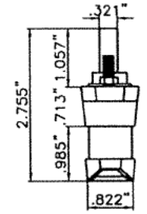
(28) HV MALE "T" LOCK CENTERMATE

QUALIFIED FOR USE W/ HV BLADE (1) ONLY
6063-T6 ALLOY AND TEMPER



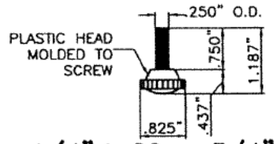
(29) HV FEMALE "T" LOCK CENTERMATE

QUALIFIED FOR USE W/ HV BLADE (1) ONLY
6063-T6 ALLOY AND TEMPER

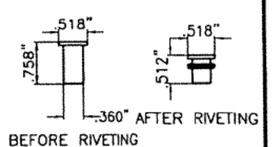


(30) HV "T" LOCK

QUALIFIED FOR USE W/HV BLADE (1) ONLY.



1/4"ø-20 x 3/4" S.S. THUMBSCREW

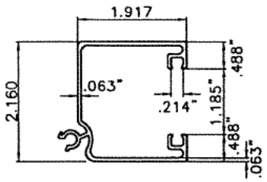


1/4"ø-20 RIVNUT*

*SERIES 9444 ALUMINUM (2024-T3 ALLOY) LARGE FLANGE THIN SHEET NUTSERT, PART # 0820, AS MANUFACTURED BY AVDEL CHERRY TEXTORN, PARSIPPENY, NEW JERSEY 07054 OR EQUAL.

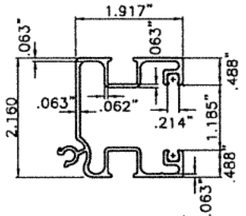
(26) HV ALTERNATIVE LOCK

QUALIFIED FOR USE W/ HV BLADE (1) ONLY.



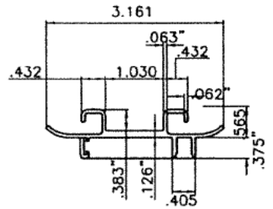
(31) HD CENTERMATE W/ NO LOCKING ROD

QUALIFIED FOR USE W/ HV BLADE (1) & (1A)
6063-T6 ALLOY AND TEMPER



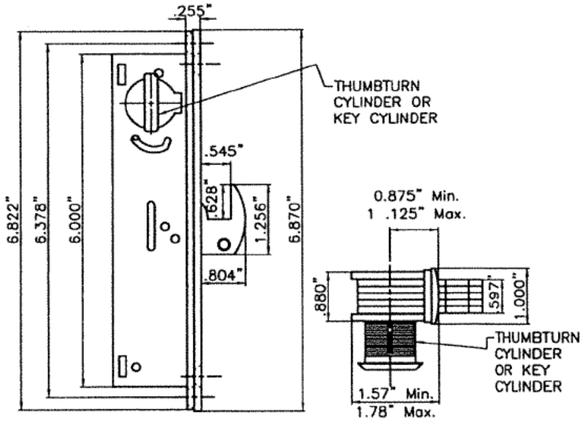
(32) HD CENTERMATE W/ LOCKING ROD

QUALIFIED FOR USE W/ HV BLADE (1) & (1A)
6063-T6 ALLOY AND TEMPER



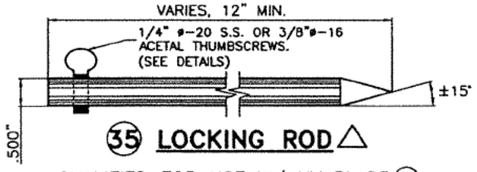
(33) HD CENTERMATE'S INSERT

QUALIFIED FOR USE W/ HV BLADE (1) & (1A)
6063-T6 ALLOY AND TEMPER



(34) HD LOCK

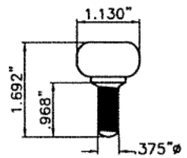
BY REGENT HARDWARE MORTISE LOCKS SERIES 2333 HOOK BOLT LOCK.
QUALIFIED FOR USE W/ HV BLADE (1) & (1A)
FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)



(35) LOCKING ROD △

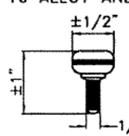
QUALIFIED FOR USE W/ HV BLADE (1)
6063-T6 ALLOY AND TEMPER

△ (35) INSTALLATION WILL REQUIRE A 7/16" HOLE DRILLED AT TRACKS FOR PROPER EMBEDMENT



(36) HV 3/8"ø-16 ACETAL THUMBSCREWS

QUALIFIED FOR USE W/ HV BLADE (1)



(37) HV 1/4" ø-20 AISI 304 SERIES S.S. THUMBSCREWS

QUALIFIED FOR USE W/ HV BLADE (1)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER 2023

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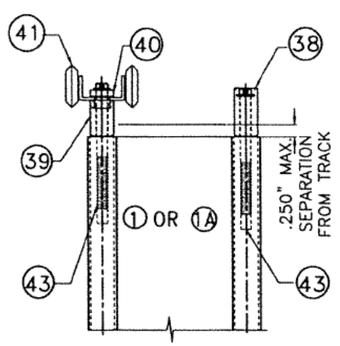
A.S.S.A.
American Shutter Systems
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H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

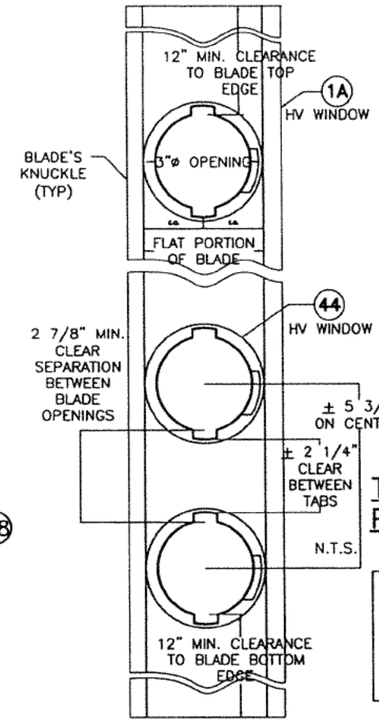
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2			DRAWING No 23-127
3			
4			
5			SHEET 3 OF 20
6			

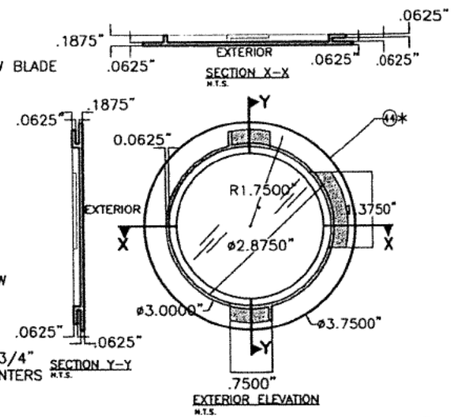
SHUTTER ASSEMBLY SCHEDULE FOR HV (1), HV (1A)	
(1)	HV BLADE 1
(1A)	HV BLADE 1A
(38)	HV LONG RECESSED NYLON BUSHING
(39)	HV SHORT RECESSED NYLON BUSHING
(40)	HV NYLON HAT WASHER
(41)	HV WHEEL CARRIAGE AISI 302–303 SERIES ø.870"x3/16" THICK NYLON WHEEL. 0.188"ø AISI 302 SERIES S.S. RIVETS
(42)	HV 1 3/4" ACCORDION PIN W/ #8 HEAD *
(43)	HV 2 3/4" ACCORDION PIN W/ #8 HEAD *
(44)	POLYCARBONATE IMPACT RESISTANT HV WINDOW



TYPICAL SHUTTER ASSEMBLY
N.T.S.

ASSEMBLY LAYOUT
N.T.S.





TYPICAL HV WINDOW BLADE (1A) AND POLYCARBONATE HV WINDOW DETAIL

* POLYCARBONATE IMPACT RESISTANT HV WINDOW BAYER MAKROLON 3103 POLYCARBONATE RESINS, UV–STABILIZED GRADE OR SABIC INNOVATIVE PLASTIC LEXAN 103 RESIN (SEE NOTE "F" ON SHEET 19).

*** HV PIN REQUIREMENTS AT EXTERIOR BLADE KNUCKLE FOR HV (1) HV (1A)**

(1) HV PIN (43) SHALL ALWAYS BE USED AT ALL EXTERIOR BOTTOM KNUCKLES OF HV ACCORDION SYSTEM W/ HV (1) OR HV (1A) BLADE.

(2) HV PIN (42) MAY BE USED IN LIEU OF (43) AND ONLY AT EXTERIOR BOTTOM KNUCKLES OF HV ACCORDION SYSTEM W/ HV (1) BLADE WHEN CORRESPONDING TO INSTALLATION "I1", SHEET 7.

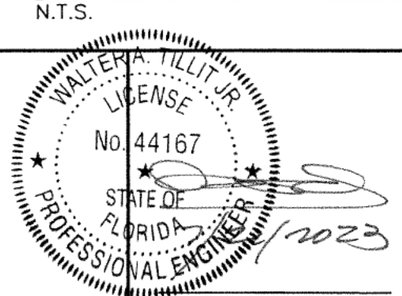
(3) HV PIN (42) OR (43) W/ 1/2" O.D. 1/16" THICK S.S. WASHER SHALL BE USED FOR DIRECT MOUNT INSTALLATION PER DETAIL X, SHEET (10)

WHEEL CARRIAGE DETAIL
N.T.S.

POLYCARBONATE SOURCES FOR (44)			
TYPICAL PROPERTIES	APPLICABLE STANDARD REFERENCE	RESULT	
		BAYER MATERIAL / SCIENCE LLC MAKROLON 3103	SABIC INNOVATIVE PLASTIC LEXAN 103 RESIN
PHYSICAL:			
SPECIFIC GRAVITY	ASTM D792	0.043 lb/in³	0.043 lb/in³
MECHANICAL:			
TENSILE YIELD STRENGTH	ASTM D638	9,400 p.s.i.	9,500 p.s.i.
FLEXURAL STRENGTH AT YIELD	ASTM D790	12,500 p.s.i.	13,400 p.s.i.
FLEXURAL MODULUS	ASTM D790	340,000 p.s.i.	345,000 p.s.i.
IMPACT:			
NOTCHED IZOD	ASTM D256	18 FT–lb/in	17 FT–lb/in
FIRE BURNING CHARACTERISTICS:			
SMOKE DENSITY	ASTM D2843	47.2 %	64.5 % MAX
RATE OF BURNING	ASTM D635	C–1 CLASS	C–1 CLASS
SELF IGNITION	ASTM D1929	1040 °F	980 °F
WEATHERING:	ASTM G155		
TENSILE STRENGTH AFTER WEATHERING	ASTM 638	9302 p.s.i.	8840 p.s.i.
TENSILE STRESS BEFORE WEATHERING	ASTM 638	8461 p.s.i.	8880 p.s.i.

(1) HV BLADE SOLID & (1A) HV WINDOW BLADE DETAILS
N.T.S.

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)



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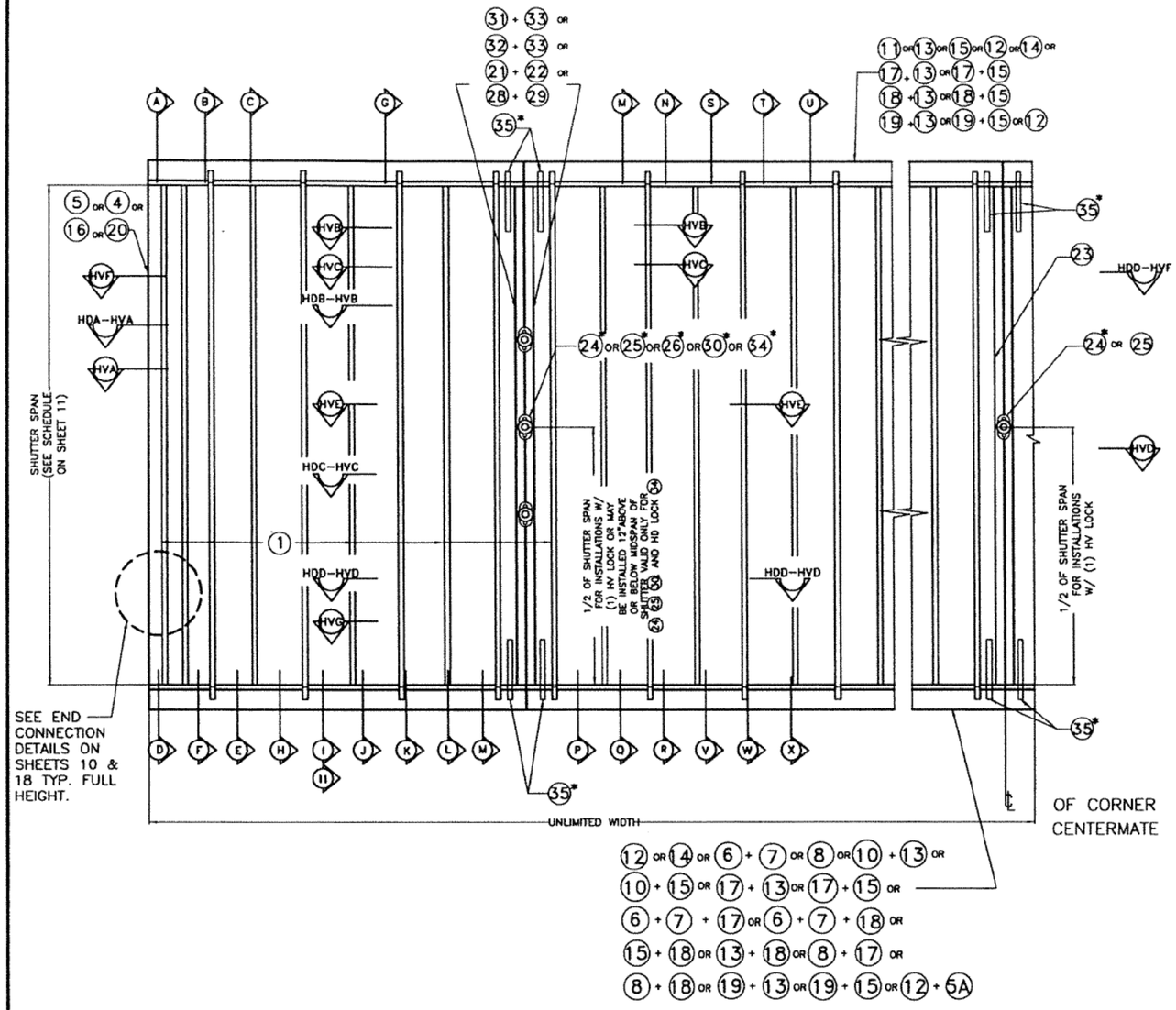
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1	OLD 20–164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23–127
3			
4			
5			SHEET 4 OF 20
6			



TYPICAL (1) HV BLADE SHUTTER ELEVATION

N.T.S.

* NOTES ON HV LOCKS AND CENTERMATES:

1. **MANDATORY CONDITION #1:** ONE HV LOCK (24) or (25) SHALL BE USED AT 1/2 OF SHUTTER SPAN FOR ANY SPAN OR 12" ABOVE OR BELOW 1/2 OF SHUTTER SPAN FOR SPANS UP TO 105", AND FOR INSTALLATIONS AT ANY ELEVATION. HV LOCK (24) or (25) MAY BE USED AS AN INSIDE OR OUTSIDE LOCK, ATTACHED TO (21) OR (22) CENTERMATES W/(2) 1/4"ø–20 x 1/2" LONG FLAT HEAD S.S. M.S. LOCATION OF LOCK SHALL BE AS INDICATED ON TYPICAL SHUTTER ELEVATION.

2. **OPTIONAL CONDITION #1:** IF DESIRED, FOR BETTER PERFORMANCE OR FOR SECURITY PURPOSES, UP TO TWO HV LOCKS (24), (25) OR (26) MAY BE USED AS AN INSIDE OR OUTSIDE LOCK. CONNECTION OF LOCKS TO CENTERMATES (21) OR (22) SHALL BE AS INDICATED ON NOTE (1) ABOVE.
LOCATION OF LOCKS SHALL BE AS INDICATED ON TYPICAL SHUTTER ELEVATION.

3. **OPTIONAL CONDITION #2 (VALID ONLY WHEN MANDATORY CONDITION #1 OR LIMITED MANDATORY CONDITION #2 IS USED W/TWO H.V. LOCKS):** LOCKING RODS (35) ARE NOT REQUIRED AT HURRICANE POSITION, BUT MAY BE USED IF DESIRED TO ENHANCE SHUTTER PERFORMANCE. LOCKING RODS (35) OR AN ALTERNATIVE DEVICE MAY ALSO BE USED AT STACKING POSITION (NON HURRICANE POSITION).

4. **MANDATORY CONDITION #2:** ONE HV LOCK (24) or (25) SHALL BE USED AT CORNER CENTERMATES FOR ANY SPAN AND INSTALLATIONS AT ANY ELEVATION. HV LOCK (24) or (25) SHALL BE USED AS AN OUTSIDE OR INSIDE LOCK, ATTACHED TO (23) CORNER CENTERMATE W/(2) 1/4"ø–20 x 1/2" LONG FLAT HEAD S.S. M.S. TWO LOCKING RODS (35) AT TOP & BOTTOM SHALL BE USED. LOCATION OF LOCK SHALL BE AS INDICATED ON TYPICAL SHUTTER ELEVATION. MAXIMUM SHUTTER SPAN SHALL BE DETERMINED AS PER SCHEDULES SHOWN ON SHEET 12.

5. **FIRST ALTERNATE TO MANDATORY CONDITION #1 VALID ONLY FOR HV LOCK (26) W/ SYMMETRICAL CENTERMATES (21) OR (22) :** ONE ALTERNATE HV LOCK (26) MAY BE USED IN LIEU OF HV LOCK (24) or (25) FOR ANY SPAN AND INSTALLATIONS AT ANY ELEVATION. ALTERNATE LOCK (26) MAY BE USED AS AN INSIDE OR OUTSIDE LOCK. ATTACHMENT OF 1/4"ø–20x3/4" S.S. THUMBSCREW TO (21) OR (22) CENTERMATES SHALL BE MADE W/ 1/4"ø–20x3/4" ALUM. RIVNUT AS SHOWN ON SECTION HVE, SHEET 8. ONE LOCK SHALL BE USED AT 1/2 OF SHUTTER SPAN OR TWO LOCKS AT 1/3 OF SHUTTER SPAN.

6. **MANDATORY CONDITION #3 FOR KEYSTONE MOUNTING INSTALLATIONS:** ONE HV LOCK (24) or (25) or (26) SHALL BE USED AT 1/2 OF SHUTTER SPAN FOR ANY SPAN OR 12" ABOVE OR BELOW 1/2 OF SHUTTER SPAN FOR SPANS UP TO **96"**, AND FOR INSTALLATIONS AT ANY ELEVATION. HV LOCK (24) or (25) or (26) MAY BE USED AS AN INSIDE OR OUTSIDE LOCK, ATTACHED TO (21) or (22) SYMMETRICAL CENTERMATES W/ (2) 1/4"–20 x 1/2" LONG FLAT HEAD S.S. M.S. LOCATION OF LOCK SHALL BE AS INDICATED ON TYPICAL SHUTTER ELEVATION. USE OF LOCKING RODS (35) W/ (36) OR (37) TOP AND BOTTOM IS COMPLETELY MANDATORY.

*NOTES ON HV "T" LOCKS AND CENTERMATES:

1. **SECOND ALTERNATE TO MANDATORY CONDITION #1 VALID ONLY FOR HV "T" LOCK (30) , AND CENTERMATES (28) AND (29) :** ONE ALTERNATE HV "T" LOCK (30) MAY BE INSTALLED IN LIEU OF HV LOCKS (24) OR (25) FOR ANY SPAN AND INSTALLATION AT ANY ELEVATION. ALTERNATE LOCK (30) MAY BE USED AS AN INSIDE OR OUTSIDE LOCK. ATTACHMENT OF LOCK (30) INCLUDES USING REINFORCING LOCKER (27) , AS SHOWN ON SECTION HVG, SHEET 9, WHICH MUST BE CONNECTED TO CENTERMATES (28) AND (29) W/ 1/4"ø–20 x 1 1/2" LONG S.S. THREADED BOLT W/ 7/8"ø x 3/32" WINGNUT OR W/ 1/4"ø–20x1" S.S.M.S. INTO A 1/4"øx 5/8" RIVNUT. LOCK MAY BE INSTALLED AT MIDSPAN OR 12" MAXIMUM ABOVE AND BELOW MIDSPAN. USE OF TWO LOCKING RODS (35) TOP AND BOTOM IS MANDATORY.

*NOTES ON HD LOCKS & CENTERMATES:

1. **HD LOCK (34) W/ HD CENTERMATES (31) OR (32) W/ (33) :** ONE ALTERNATE HD LOCK (34) MAYBE USED IN LIEU OF HV LOCKS (24) OR (25) FOR ANY SPAN AND INSTALLATIONS AT ANY ELEVATION. ALTERNATE HD LOCK (34) MAY BE USED AS AN INSIDE OR OUTSIDE LOCK. ATTACHMENT OF HD LOCK (34) TO (33) IS W/ 3 #8 x 3/8" F.H. S.S.M.S., AND INCLUDES REINFORCEMENT INSERT (33) AS SHOWN ON SECTIONS HDB–HVB AND HDC–HVC, SHEET 10. LOCK MAY BE INSTALLED AT MIDSPAN OR 12" MAXIMUM BELOW OR ABOVE MIDSPAN. USE OF LOCKING RODS (35) IS COMPLETELY OPTIONAL.

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

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4/2023
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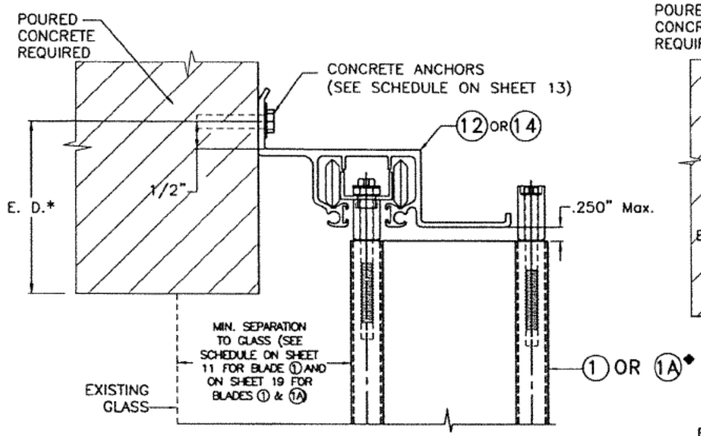
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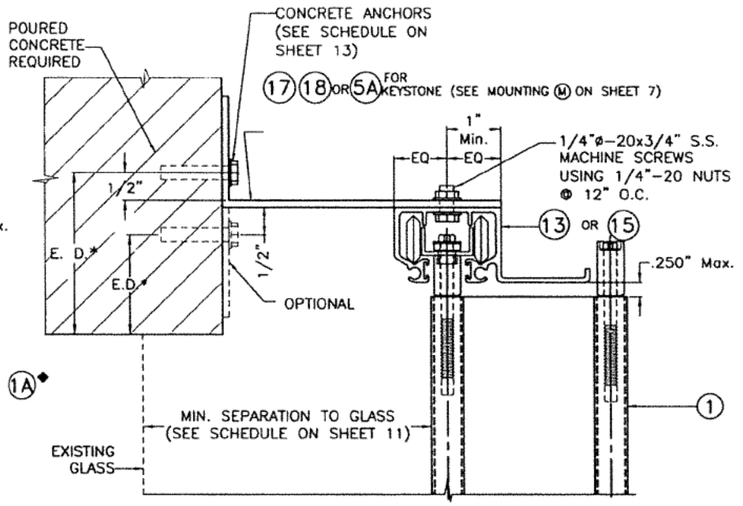
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H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

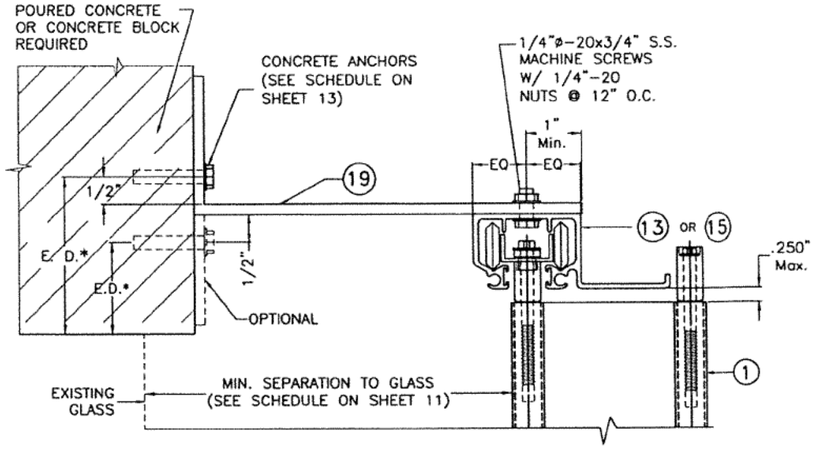
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4			
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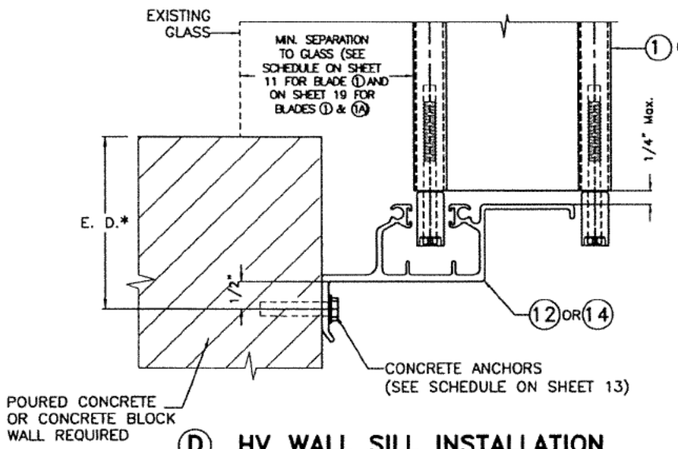
Ⓐ HV WALL HEADER INSTALLATION



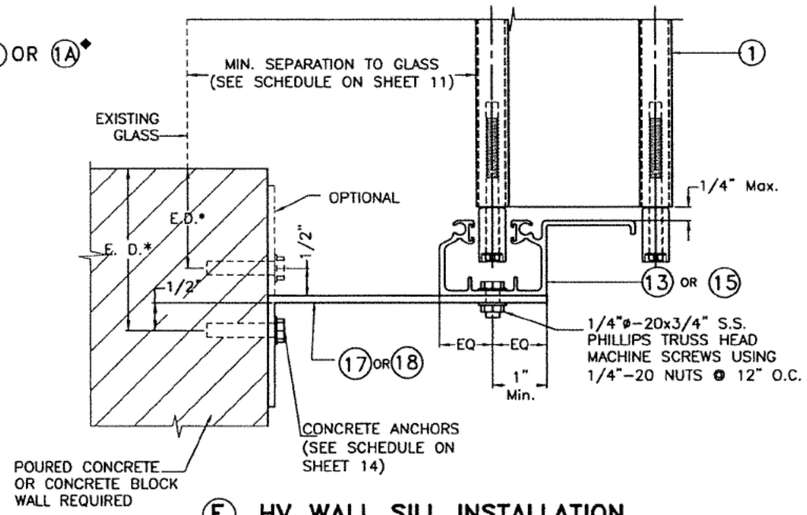
Ⓑ HV WALL HEADER INSTALLATION + KEYSTONE



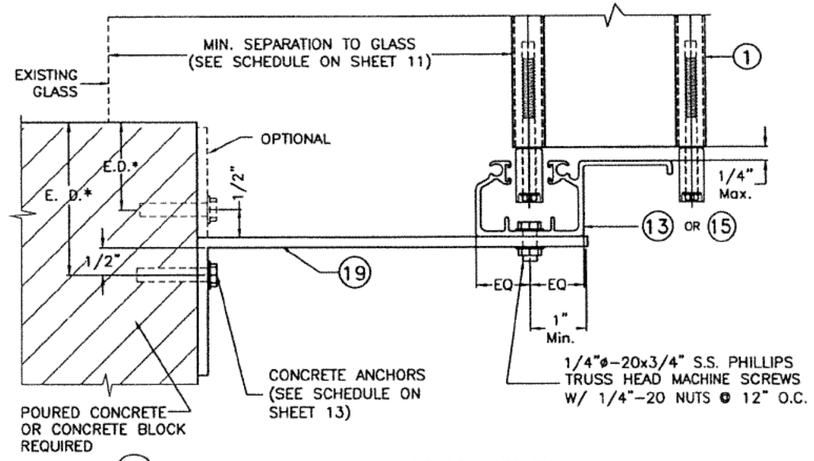
Ⓒ HV WALL HEADER INSTALLATION



Ⓓ HV WALL SILL INSTALLATION



Ⓔ HV WALL SILL INSTALLATION



Ⓕ HV WALL SILL INSTALLATION

NOTE FOR COMBINATION OF SECTIONS:

1– SEE SHEET 4 FOR TYPICAL SHUTTER ASSEMBLY
2– MOUNTING SECTIONS CAN BE COMBINED IN ANY WAY TO SUIT ANY INSTALLATION.

* E. D. = EDGE DISTANCE (SEE SPECIFICATIONS ON SHEET 13)

◆ SEE LIMITATIONS OF USE FOR BLADE 1A ON SHEET 19

INSTALLATION DETAILS W/ ① HV BLADE

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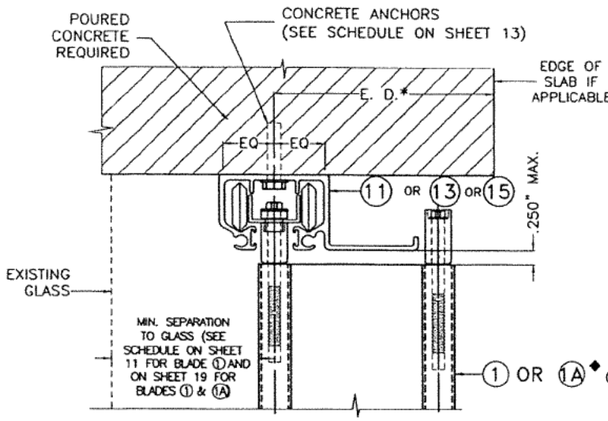
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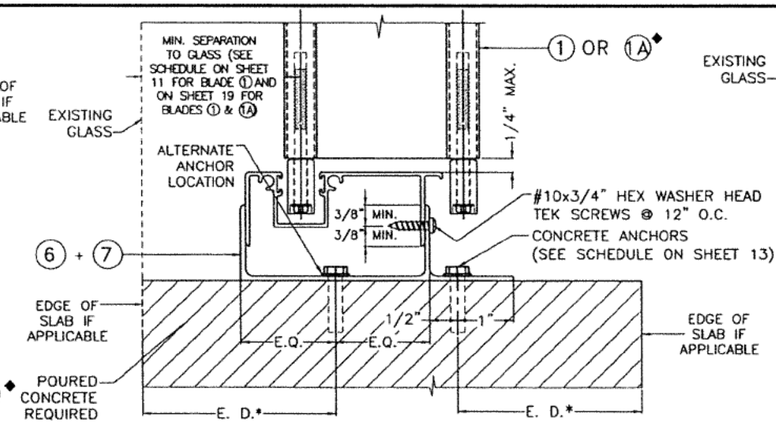
Accordion Shutter System

H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

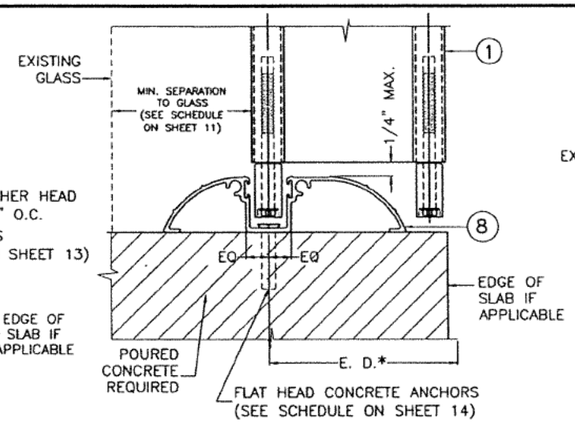
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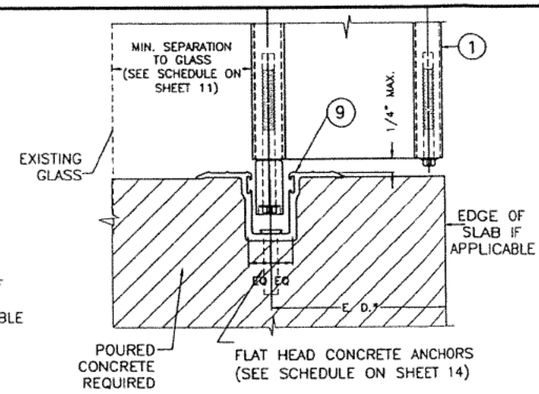
G HV CEILING INSTALLATION



H HV FLOOR INSTALLATION †

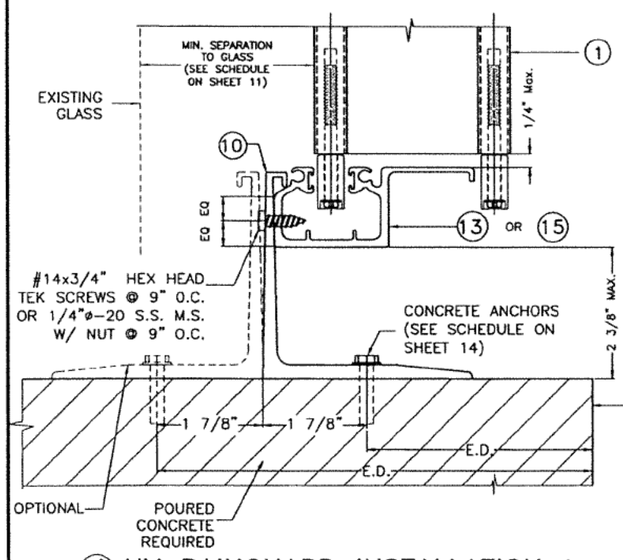


I HV WALK-OVER INSTALLATION

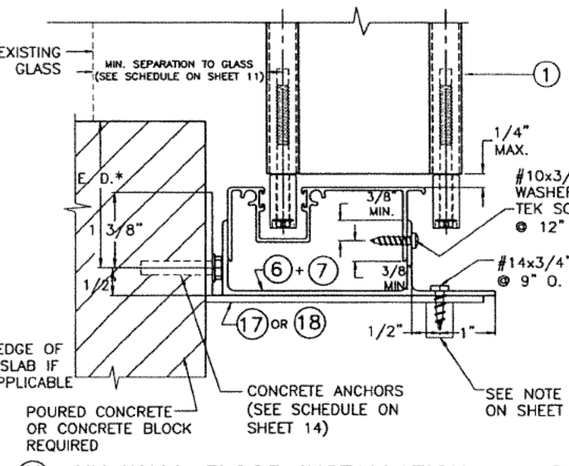


11 TRENCH INSTALLATION

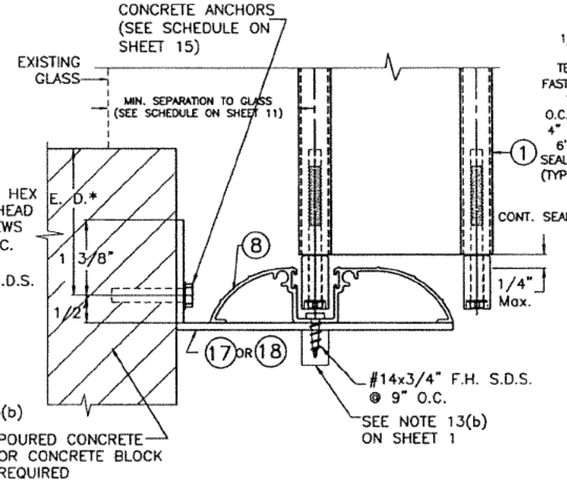
VALID ONLY FOR UP TO +70, -75 PSF A.S.D. DESIGN PRESSURE RATING & FOR SPANS PER SCHEDULE #3, SHEET 11



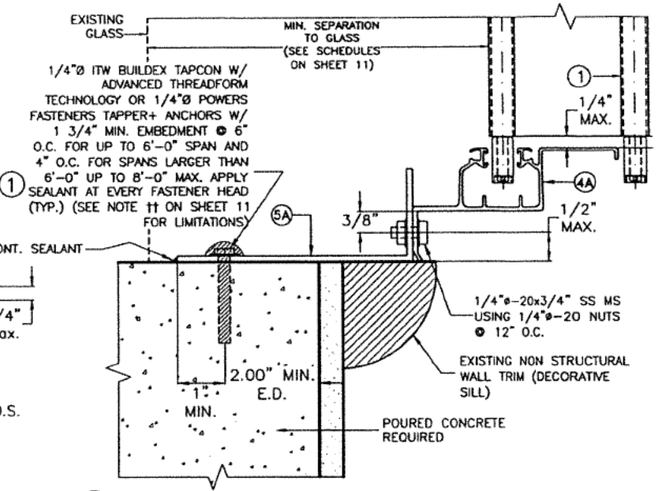
J HV RAINGUARD INSTALLATION †



K HV WALL FLOOR INSTALLATION



L HV WALL WALK-OVER INSTALLATION



M KEYSTONE MOUNTING INSTALLATION

MAXIMUM A.S.D. DESIGN PRESSURE: +64,-72 psf
MAXIMUM SHUTTER SPAN 8'-0"

NOTE FOR COMBINATION OF SECTIONS:

1- SEE SHEET 4 FOR TYPICAL SHUTTER ASSEMBLY
2- MOUNTING SECTIONS CAN BE COMBINED IN ANY WAY TO SUIT ANY INSTALLATION.

* E. D. = EDGE DISTANCE (SEE SPECIFICATIONS ON SHEET 13)

NOTE:

† THIS INSTALLATION SHALL BE REMOVABLE WHEN PERFORMED ADJACENT TO AN OPERABLE EXIT OR ENTRANCE

◆ SEE LIMITATIONS OF USE FOR BLADE 1A ON SHEET 19

INSTALLATION DETAILS W/ ① HV BLADE

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/1/2023
P.E. SEAL/SIGNATURE/DATE

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BERTHA HV™
Accordion Shutter System
H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

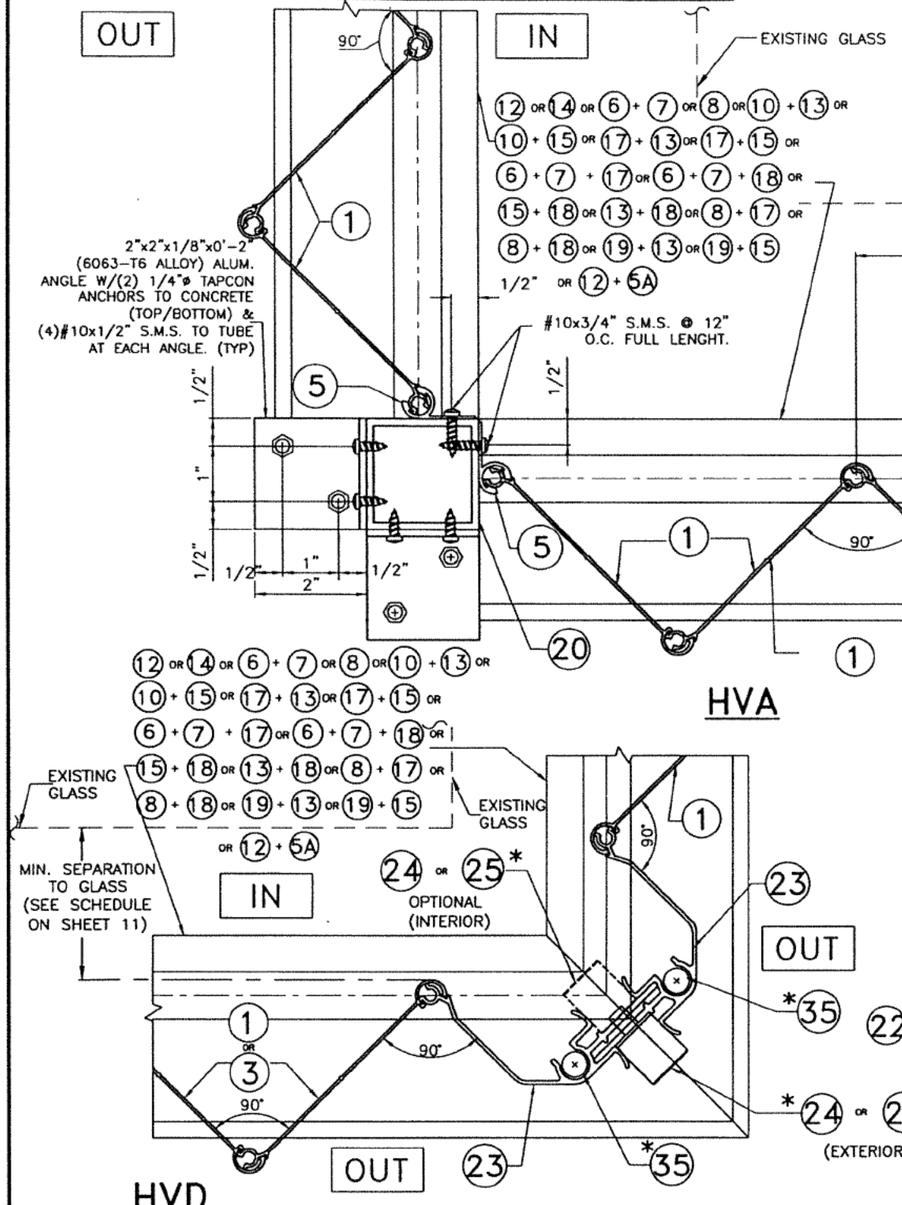
REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20-164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23-127
3			
4			
5			SHEET 7 OF 20
6			

INSTALLATIONS W/ (1) HV BLADE W/ HV CENTERMATES (21), (22) OR (23)

* SEE NOTES ON LOCKING RODS (33), HV LOCKS (24) or (25) AND ALTERNATE HV LOCK (26) ON SHEET 5.

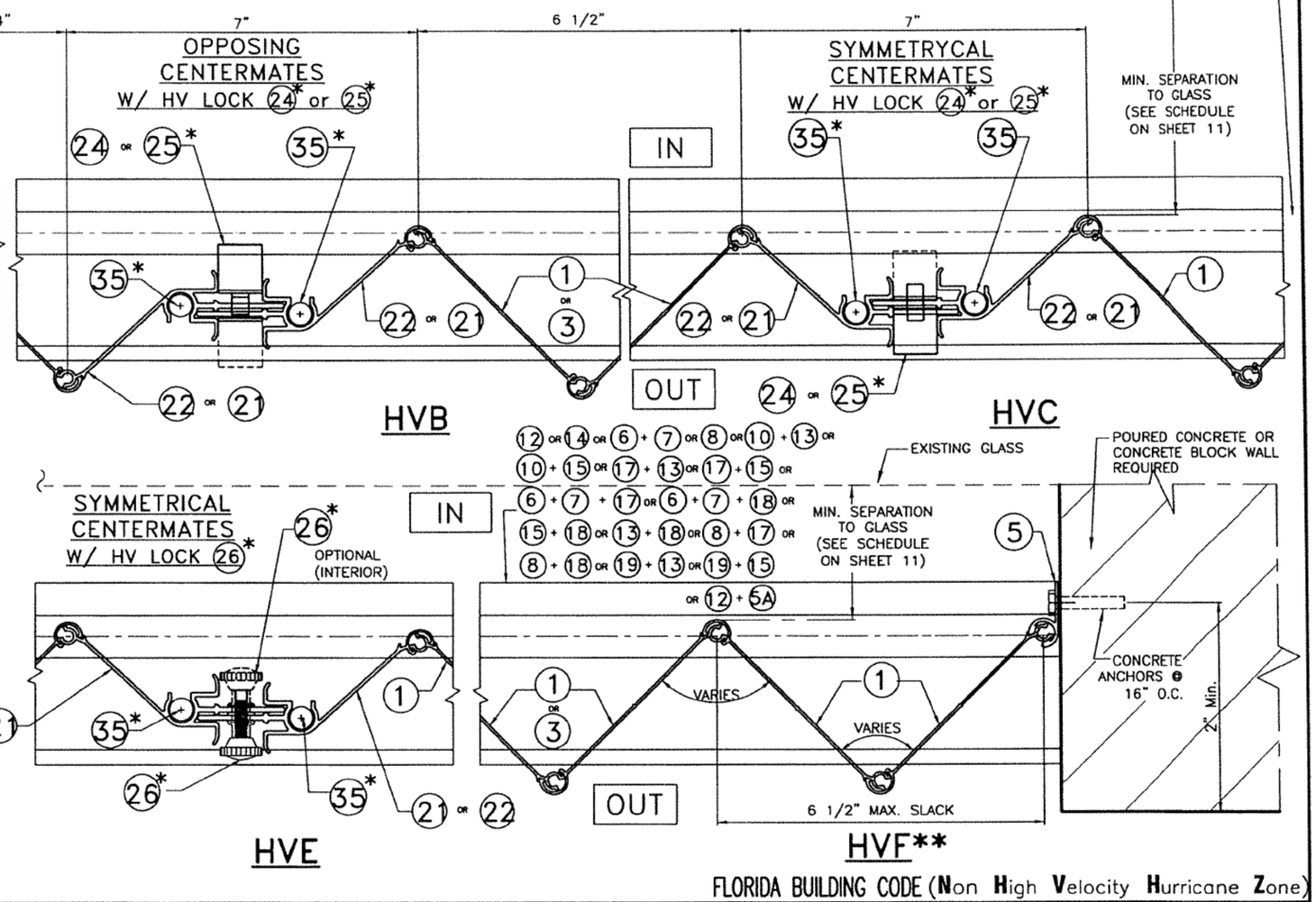
** BLADE SLACK DETAIL HVF IS VALID FOR ALL CENTERMATES APPLICATION WITH BLADE (1)

SEE END WALL CONNECTION DETAILS ON SHEETS 10 & 18



HVA

HVD



HVB

HVC

HVE

HVF**

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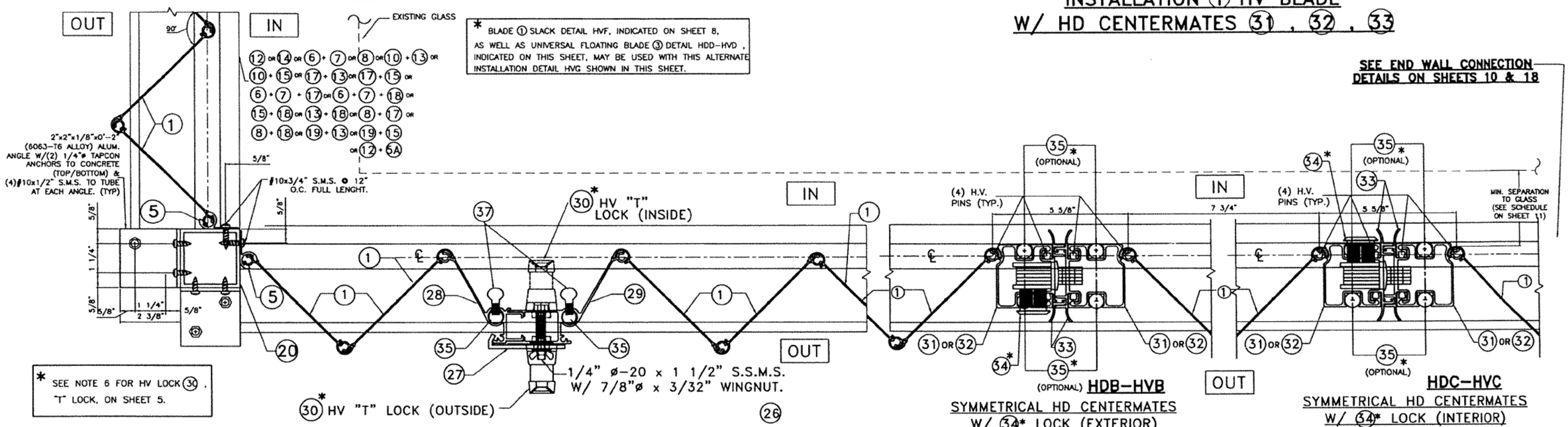
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REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20-164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23-127
3			
4			
5			SHEET 8 OF 20
6			

ALTERNATE INSTALLATION W/HV "T" LOCK (30), HV MALE/FEMALE "T" LOCKS CENTERMATES (28), (29) & LOCKERS (27) W/ (1) HV BLADE *

SEE END CONNECTION DETAILS ON SHEETS 10 & 18



* BLADE (1) SLACK DETAIL HVF, INDICATED ON SHEET 8, AS WELL AS UNIVERSAL FLOATING BLADE (3) DETAIL HDD-HVD, INDICATED ON THIS SHEET, MAY BE USED WITH THIS ALTERNATE INSTALLATION DETAIL HVG SHOWN IN THIS SHEET.

* SEE NOTE 6 FOR HV LOCK (30), "T" LOCK, ON SHEET 5.

† SERIES 9444 ALUMINUM (2024-T3 ALLOY) LARGE FLANGE THIN SHEET NUTSERT, PART # 0820, AS MANUFACTURED BY AVDEL CHERRY TEXTORN, PARSIPPENY, NEW JERSEY 07054 OR EQUAL.

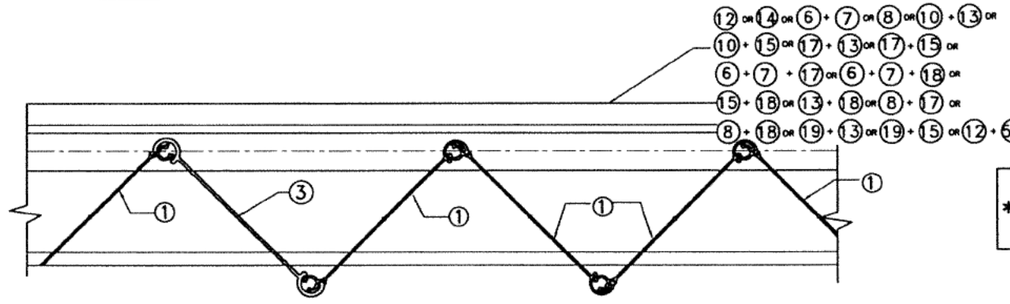
HVG*

INSTALLATION (1) HV BLADE W/ HD CENTERMATES (31), (32), (33)

SEE END WALL CONNECTION DETAILS ON SHEETS 10 & 18

HDB-HVB
SYMMETRICAL HD CENTERMATES W/ (34)* LOCK (EXTERIOR)

HDC-HVC
SYMMETRICAL HD CENTERMATES W/ (34)* LOCK (INTERIOR)



HDD-HVD**
FLOATING STACK

* SEE NOTES ON LOCKING RODS (33) & HD (34) LOCKS ON SHEET 5

** UNIVERSAL FLOATING BLADE (3) DETAIL HDD-HVD IS VALID FOR ALL CENTERMATES APPLICATIONS WITH BLADE (1)

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

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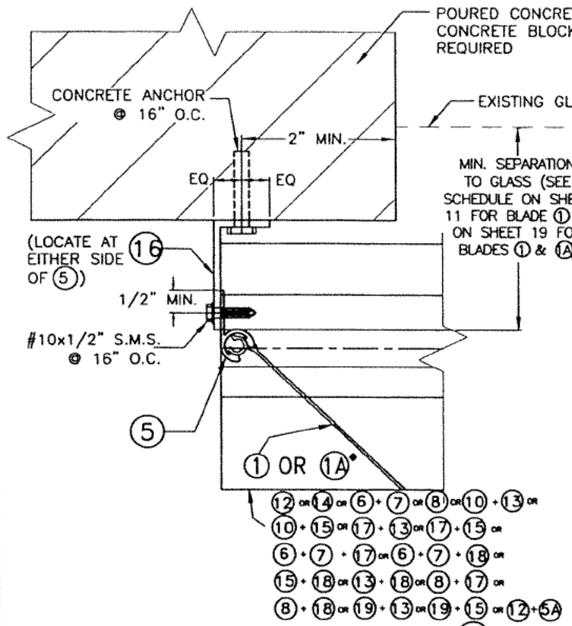
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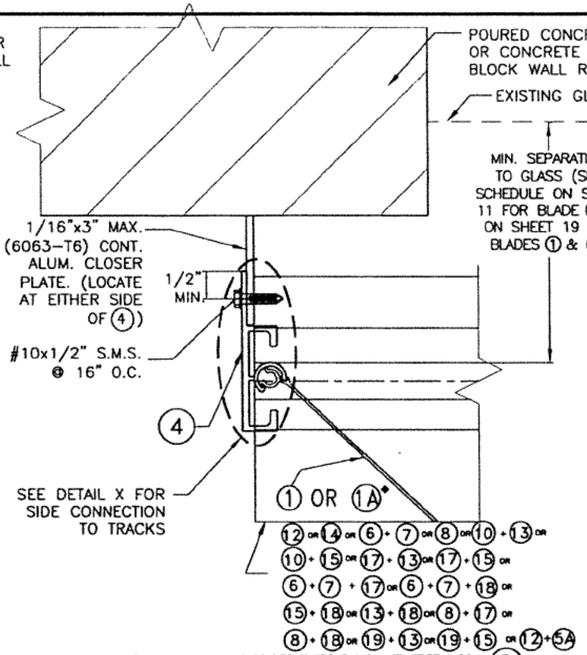
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H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

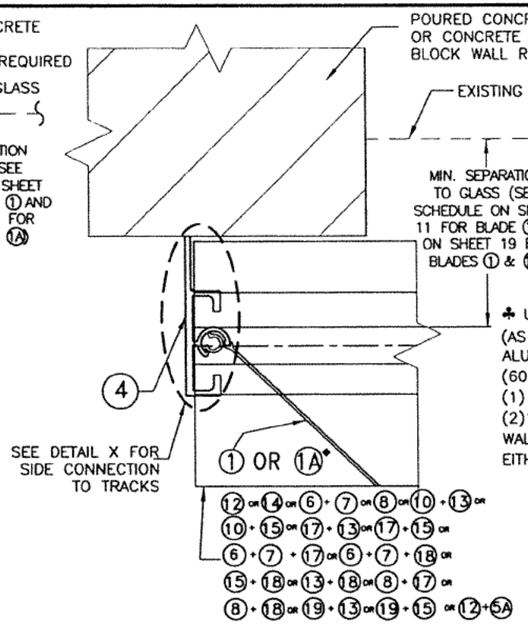
REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20-164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23-127
3			
4			
5			SHEET 9 OF 20
6			



END CONNECTION DETAIL ①

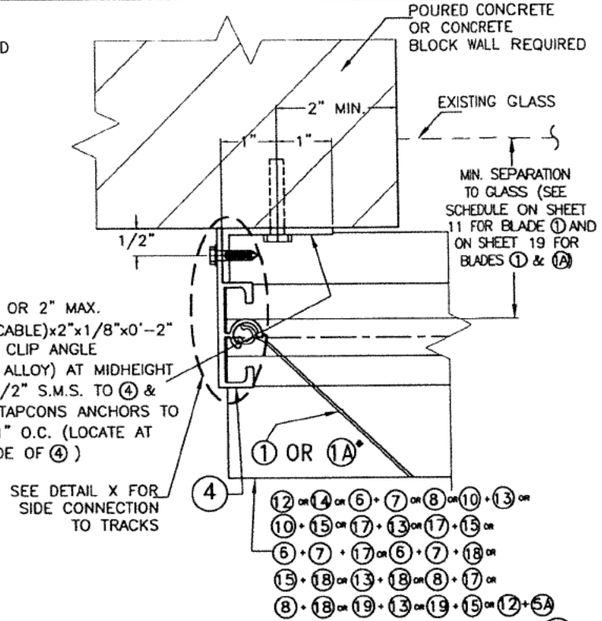


END CONNECTION DETAIL ②



END CONNECTION DETAIL ③

♣ USE 1" OR 2" MAX. (AS APPLICABLE)x2"x1/8"x0'–2" ALUMINUM CLIP ANGLE (6063–T6 ALLOY) AT MIDHEIGHT (1) #10x1/2" S.M.S. TO ④ & (2)1/4"ø TAPCONS ANCHORS TO WALL AT 1" O.C. (LOCATE AT EITHER SIDE OF ④)



END CONNECTION DETAIL ④

♣ REQUIRED ONLY FOR SPANS GREATER THAN 12'–0"

END CONNECTION DETAIL ⑤

END CONNECTION DETAIL ⑥

◆ SEE LIMITATIONS OF USE FOR BLADE ⑭ ON SHEET 19

DETAIL X

END INSTALLATION

① HV BLADE OR ⑭ HV WINDOW BLADE INTO CONCRETE OR CONCRETE BLOCK WALL.

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/21/2023

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BERTHA HV™

Accordion Shutter System

H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20–164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23–127
3			
4			
5			SHEET 10 OF 20
6			

SCHEDULE #1

MAXIMUM SHUTTER SPAN* "L+" OR "L−" (ft.). FOR INSTALLATIONS W/ SYMMETRICAL CENTERMATES, (21) & (22) or (31) or (32) W/ ONE H.V. LOCK (24) or (25) or (26) or HD LOCK (34) W/ NO LOCKING RODS (35) or CENTERMATES (28) & (29) W/ ONE HV "T" LOCK (30) W/TWO LOCKING RODS (35) TOP & BOTTOM (SEE NOTES †, ††)

MAXIMUM A.S.D. DESIGN PRESSURE RATING (p.s.f.) (+ OR −)	CONCRETE & WOOD INSTALLATIONS Ö			
	WALL MOUNTING		FLOOR/CEILING MOUNTING	
	L + (ft)	L − (ft)	L + (ft)	L − (ft)
30 OR LESS	16'−0"	16'−0"	16'−0"	16'−0"
35	14'−10"	14'−10"	15'−2"	16'−0"
40	13'−10"	13'−10"	14'−2"	15'−2"
45	13'−1"	13'−1"	13'−4"	14'−3"
50	12'−5"	12'−5"	12'−8"	13'−7"
55	11'−10"	11'−10"	12'−1"	12'−11"
60	11'−4"	11'−4"	11'−7"	12'−4"
65	10'−10"	10'−10"	11'−1"	11'−11"
70	10'−6"	10'−6"	10'−9"	11'−5"
75	10'−1"	10'−1"	10'−4"	11'−1"
80	9'−10"	9'−10"	10'−0"	10'−9"
85	9'−6"	9'−6"	9'−9"	10'−5"
90	9'−3"	9'−3"	9'−5"	10'−1"
95	9'−0"	8'−9"	9'−2"	9'−10"
100	8'−9"	8'−4"	9'−0"	9'−7"
105	8'−7"	7'−11"	8'−9"	9'−4"
110	8'−4"	7'−7"	8'−7"	9'−2"
115	8'−2"	7'−3"	8'−4"	8'−11"
120	8'−0"	6'−11"	8'−2"	8'−9"
125	7'−10"	6'−8"	8'−0"	8'−5"
130	7'−8"	6'−5"	7'−10"	8'−1"
135	7'−7"	6'−2"	7'−9"	7'−9"
140	7'−5"	5'−11"	7'−7"	7'−6"
145	7'−3"	5'−9"	7'−5"	7'−3"
150	7'−2"	5'−7"	7'−4"	7'−0"
155	7'−0"	5'−5"	7'−2"	6'−9"
160	6'−11"	5'−2"	7'−1"	6'−7"
165	6'−10"	5'−1"	7'−0"	6'−4"
170	6'−9"	4'−11"	6'−11"	6'−2"
175	6'−7"	4'−9"	6'−9"	6'−0"
180	6'−6"	4'−8"	6'−8"	5'−10"
185	6'−5"	4'−6"	6'−7"	5'−8"
190	6'−4"	4'−5"	6'−6"	5'−6"
195	6'−3"	4'−3"	6'−5"	5'−5"
200	6'−2"	4'−2"	6'−4"	5'−3"
205	6'−1"	4'−1"	6'−3"	5'−1"

SCHEDULE #2

MAXIMUM SHUTTER SPAN* "L+" OR "L−" (ft.) FOR INSTALLATIONS W/ OPPOSING CENTERMATES, (21) & (22) ONE HV LOCK (24) or (25) or (26) W/ NO LOCKING RODS (35) (SEE NOTES †, ††)

MAXIMUM A.S.D. DESIGN PRESSURE RATING (p.s.f.) (+ OR −)	CONCRETE & WOOD INSTALLATIONS Ö	
	WALL MOUNTING & FLOOR/CEILING MOUNTING	
	L + (ft)	L − (ft)
30	16'−0"	16'−0"
35	14'−10"	14'−10"
40	13'−10"	13'−10"
45	13'−1"	13'−1"
50	12'−5"	12'−5"
55	11'−10"	11'−10"
60	11'−4"	11'−4"
65	10'−10"	10'−10"
70	10'−6"	10'−6"
75	10'−1"	10'−1"
80	9'−10"	9'−10"
85	9'−6"	9'−6"
90	9'−3"	9'−3"
95	9'−0"	8'−9"
100	8'−9"	8'−4"
105	8'−7"	7'−11"
110	8'−4"	7'−7"
115	8'−2"	7'−3"
120	8'−0"	6'−11"
125	7'−10"	6'−8"
130	7'−8"	6'−5"
135	7'−7"	6'−2"
140	7'−5"	5'−11"
145	7'−3"	5'−9"
150	7'−2"	5'−7"
155	7'−0"	5'−5"
160	6'−11"	5'−2"
165	6'−10"	5'−1"
170	6'−9"	4'−11"
175	6'−7"	4'−9"
180	6'−6"	4'−8"
185	6'−5"	4'−6"
190	6'−4"	4'−5"
195	6'−3"	4'−3"
200	6'−2"	4'−2"
205	6'−1"	4'−1"

SCHEDULE #3

MAXIMUM SHUTTER SPAN* "L+" OR "L−" (ft.) INSTALLATIONS W/ SYMMETRICAL CENTERMATES (21) & (22) W/ ONE HV LOCKS (24) OR (25) W/ NO LOCKING RODS (35)

(VALID FOR MOUNTING (11) SHEET 7)

MAXIMUM A.S.D. DESIGN PRESSURE RATING (p.s.f.) (+ OR −)	CONCRETE INSTALLATIONS	
	FLOOR/CEILING MOUNTING OR FLOOR/WALL MOUNTING	
	L + (ft)	L − (ft)
30	16'−0"	16'−0"
35	15'−2"	16'−10"
40	14'−2"	15'−2"
45	13'−4"	14'−3"
50	12'−3"	13'−1"
55	11'−1"	11'−11"
60	10'−2"	10'−11"
65	9'−5"	10'−1"
70	8'−9"	9−4"
75	−	8'−9"

INSTALLATION LEGEND		
	CONCRETE & MANSORY	WOOD
WALL MOUNTING	A, B, C, D, E, F, K & L	M, N, O, P, Q, R, S, & V.
FLOOR/CEILING MOUNTING	G, H, I, I1, J & M	T, U, W & X

Ö MAXIMUM SHUTTER SPAN "L+" OR "L−" FOR INSTALLATIONS INTO WOOD SHALL BE LIMITED TO 105 psf. A.S.D. DESIGN PRESSURE RATING.

† HV CORNER CENTERMATE #3 MAY BE USED AT ALL MOUNTING INSTALLATIONS. LOCKING SPECIFICATIONS SHALL BE AS INDICATED ON MANDATORY CONDITION #2 NOTE #5, SHEET 5.

†† EXCEPT THAT MAXIMUM SHUTTER SPAN "L+" OR "L−" AND MAXIMUM A.S.D. DESING PRESSURE RATING FOR INSTALLATIONS INTO CONCRETE OR CONCRETE BLOCK SHALL BE LIMITED AS FOLLOWS:
1− CONNECTIONS TO KEYSTONE MOUNTING LIMITED TO +64,−72 p.s.f. AND 8'−0" SPAN, SEE MOUNTING (M) ON SHEET 7.

SEPARATION TO GLASS SCHEDULE

WIND ZONE ASTM E−1996	MINIMUM SEPARATION TO GLASS
1 THRU 3	1"

① HV BLADE

* NOTES:

(1) L+: MAXIMUM ALLOWABLE SPAN FOR A GIVEN POSITIVE A.S.D. DESIGN PRESSURE RATING.
L−: MAX. ALLOWABLE SPAN FOR A GIVEN NEGATIVE A.S.D. DESIGN PRESSURE RATING.

(2) PROCEDURE TO DETERMINE MAXIMUM SPAN FOR WALL MOUNTINGS (TOP/BOTTOM) OR FLOOR/CEILING:

GIVEN A POSITIVE A.S.D. DESIGN PRESSURE RATING, DETERMINE MAXIMUM SPAN "L+" FROM SCHEDULE.
GIVEN A NEGATIVE A.S.D. DESIGN PRESSURE RATING, DETERMINE MAXIMUM SPAN "L−" FROM SCHEDULE.

FINAL MAXIMUM ALLOWABLE SPAN IS EQUAL TO THE MINIMUM DETERMINED SPAN BETWEEN "L+" AND "L−".

(3) PROCEDURE TO DETERMINE MAXIMUM SPAN FOR COMBINATIONS IN BETWEEN WALL MOUNTINGS W/ FLOOR/CEILING MOUNTINGS:

FOR A GIVEN POSITIVE A.S.D. DESIGN PRESSURE RATING:
DETERMINE:
L_{1+}= MAX. SPAN FOR WALL MOUNTING INSTALLATIONS.
L_{2+}= MAX. SPAN FOR FLOOR/CEILING MOUNTING INSTALLATIONS.

FOR A GIVEN NEGATIVE A.S.D. DESIGN PRESSURE RATING:
DETERMINE:
L_{1-}= MAX. SPAN FOR WALL MOUNTING INSTALLATIONS.
L_{2-}= MAX. SPAN FOR FLOOR/CEILING MOUNTING INSTALLATIONS.

FINAL MAXIMUM ALLOWABLE SPAN IS EQUAL TO THE MINIMUM BETWEEN "L_{1+}", "L_{2+}", "L_{1-}" AND "L_{2-}"

(4) GO TO ANCHOR SCHEDULE WITH FINAL MAXIMUM ALLOWABLE SPAN AND NEGATIVE A.S.D. DESIGN PRESSURE RATING TO DETERMINE MAXIMUM ANCHOR SPACING.

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

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11/7/2023
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H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: MYO./V./L.G.
1	OLD 20−164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23−127
3			
4			
5			SHEET 11 OF 20
6			

MAXIMUM ANCHOR* SPACING (in.) SCHEDULE FOR A GIVEN MAX. SHUTTER SPAN. A.S.D. DESIGN NEGATIVE PRESSURE RATING AND A CORRESPONDING MOUNTING TYPE FOR CONCRETE OR CONCRETE BLOCK INSTALLATIONS

MAXIMUM SPAN (ft)	POURED CONCRETE (SEE MOUNTINGS A, B, C, D AND F ON SHEET 6)																				POURED CONCRETE/CONCRETE BLOCK																			
	(A) WALL HEADER MOUNTING W/ (12)								(A) WALL HEADER MOUNTING W/ (14)								(B) WALL HEADER MOUNTING								(D) WALL SILL MOUNTING W/ (12)								(D) WALL SILL MOUNTING W/ (14)								(C) & (F) WALL HEADER/SILL MOUNTING							
	A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)							
	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205
3'–0" OR LESS	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	–	14	12	10	9	8	8	6	5.5	8	8	8	8	8	8	7	5.5
	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	8	8	8	8	8	8	8	8
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4'–0"	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	–	14	12	10	9	8	8	6	6	8	8	8	8	8	8	8	7
	14	12	10	9	8	8	6	4	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	5.5	–	14	12	10	9	8	8	6	6	8	8	8	8	8	8	8	8
	14	12	10	9	8	8	4.5	–	14	12	10	9	8	8	6	4	14	12	10	9	8	8	6	6	14	12	10	9	8	8	–	–	14	12	10	9	8	8	6	–	8	8	8	8	8	8	6.5	5
5'–0"	14	12	10	9	8	8	6	4	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	–	–	14	12	10	9	8	8	6	–	8	8	8	8	8	8	7	5.5
	14	12	10	9	8	8	4.5	–	14	12	10	9	8	8	6	3.5	14	12	10	9	8	8	6	6	14	12	10	9	7.5	–	–	–	14	12	10	9	7.5	5.5	–	–	8	8	8	8	7.5	5.5	4	3
	14	12	10	9	8	8	4.5	–	14	12	10	9	8	8	6	3.5	14	12	10	9	8	8	6	6	14	12	10	9	8	7	–	–	14	12	10	9	8	8	6	–	8	8	8	8	8	8	8	8
	14	12	10	9	8	5.5	–	–	14	12	10	9	8	8	4.5	–	14	12	10	9	8	8	6	5	14	12	10	9	8	3	–	–	14	12	10	9	8	7	–	–	8	8	8	8	8	7	5	4
	14	12	10	9	8	8	4	–	14	12	10	9	8	8	6	3.5	14	12	10	9	8	8	6	6	14	12	10	9	8	–	–	–	14	12	10	9	8	7.5	–	–	8	8	8	8	8	7.5	5.5	4
6'–0"	14	12	10	9	8	5.5	3	–	14	12	10	9	8	8	4.5	–	14	12	10	9	8	8	6	6	14	12	9.5	7.5	4	–	–	–	14	12	9.5	7.5	6.5	3.5	–	–	8	8	8	7.5	6.5	4.5	3.5	–
	14	12	10	9	8	5.5	–	–	14	12	10	9	8	8	4.5	–	14	12	10	9	8	8	6	6	14	12	10	9	8	4	–	–	14	12	10	9	8	8	4	–	8	8	8	8	8	8	8	7.5
	14	12	10	9	8	3	–	–	14	12	10	9	8	8	–	–	14	12	10	9	8	8	5.5	3.5	14	12	10	9	4.5	–	–	–	14	12	10	9	7.5	4	–	–	8	8	8	8	7.5	5.5	4	3
	14	12	10	9	8	5	–	–	14	12	10	9	8	8	4	–	14	12	10	9	8	8	6	5.5	14	12	10	9	5	–	–	–	14	12	10	9	8	4.5	–	–	8	8	8	8	8	6	4.5	–
7'–0"	14	12	10	9	8	4	–	–	14	12	10	9	8	6.5	3	–	14	12	10	9	8	8	6	–	14	12	8	4.5	–	–	–	–	14	12	8	6.5	5.5	–	–	–	8	8	8	6.5	5.5	4	3	–
	14	12	10	9	8	4	–	–	14	12	10	9	8	6.5	3	–	14	12	10	9	8	8	6	–	14	12	10	9	6	–	–	–	14	12	10	9	8	7	–	–	8	8	8	8	8	8	7.5	6
	14	12	10	9	4.5	–	–	–	14	12	10	9	8	4	–	–	14	12	10	9	8	7	4	–	14	12	10	5.5	–	–	–	–	14	12	10	8	6.5	–	–	–	8	8	8	8	6.5	5	3.5	–
	14	12	10	9	7.5	3.75	–	–	14	12	10	9	8	6	–	–	14	12	10	9	8	8	6	–	14	12	10	6	–	–	–	–	14	12	10	8.5	7	–	–	–	8	8	8	8	7	5	4	–
8'–0"	14	12	10	9	5.5	3	–	–	14	12	10	9	8	4.5	–	–	14	12	10	9	8	8	–	–	14	11	7	–	–	–	–	–	14	11	7	5.5	3.5	–	–	–	8	8	7	5.5	4.5	3.5	–	–
	14	12	10	9	5.5	–	–	–	14	12	10	9	8	4.5	–	–	14	12	10	9	8	8	–	–	14	12	10	7	4	–	–	–	14	12	10	9	8	3	–	–	8	8	8	8	8	7.5	7	4
	14	12	10	5.5	3	–	–	–	14	12	10	9	8	–	–	–	14	12	10	9	8	5.5	–	–	14	12	8.5	3	–	–	–	–	14	12	8.5	7	4	–	–	–	8	8	8	7	5.5	4	3	–
	14	12	10	9	5	–	–	–	14	12	10	9	8	4	–	–	14	12	10	9	8	8	–	–	14	12	9.5	–	–	–	–	–	14	12	9.5	7.5	4.5	–	–	–	8	8	8	7.5	6	4.5	–	–
9'–0"	14	12	10	6.5	4.5	–	–	–	14	12	10	9	7.5	–	–	–	14	12	10	9	8	–	–	–	13	9.5	4	–	–	–	–	–	13	9.5	6.5	5	–	–	–	–	8	8	6.5	5	4	3	–	–
	14	12	10	6.5	4	–	–	–	14	12	10	9	7.5	–	–	–	14	12	10	9	8	–	–	–	14	12	10	5	–	–	–	–	14	12	10	9	5.5	–	–	–	8	8	8	8	8	6.5	6	3
	14	12	8.5	4	–	–	–	–	14	12	10	9	4.5	–	–	–	14	12	10	9	7.5	–	–	–	14	11.5	4.5	–	–	–	–	–	14	11.5	7.5	6	–	–	–	–	8	8	7.5	6	5	4	–	–
	14	12	10	6	4	–	–	–	14	12	10	9	7	–	–	–	14	12	10	9	8	–	–	–	14	12	5	–	–	–	–	–	14	12	8	6.5	–	–	–	–	8	8	8	6.5	5.5	4	–	–
10'–0"	14	12	9.5	5	3.5	–	–	–	14	12	10	9	5.5	–	–	–	14	12	10	9	8	–	–	–	11.5	8.5	–	–	–	–	–	–	11.5	8.5	5.5	–	–	–	–	–	8	8	5.5	4.5	3.5	–	–	–
	14	12	9.5	5	3.5	–	–	–	14	12	10	9	5.5	–	–	–	14	12	10	9	8	–	–	–	11.5	8.5	–	–	–	–	–	–	11.5	8.5	5.5	–	–	–	–	–	8	8	5.5	4.5	3.5	–	–	–
	14	12	9.5	5	3.5	–	–	–	14	12	10	9	5.5	–	–	–	14	12	10	9	8	–	–	–	14	12	7	–	–	–	–	–	14	12	10	7.5	5	–	–	–	8	8	8	8	8	7.5	4.5	–
	14	12	5.5	3	–	–	–	–	14	12	10	6	3	–	–	–	14	12	10	9	6	–	–	–	14	10.5	3	–	–	–	–	–	14	10.5	7	3.5	–	–	–	–	8	8	7	5.5	4.5	3.5	–	–
	14	12	9	4.5	3	–	–	–	14	12	10	9	5	–	–	–	14	12	10	9	8	–	–	–	14	11	–	–	–	–	–	–	14	11	7.5	–	–	–	–	–	8	8	7.5	6	5	–	–	–
11'–0"	14	12	7	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	10	–	–	–	–	–	10.5	8	–	–	–	–	–	–	10.5	8	5	–	–	–	–	–	8	8	5	4	3.5	–	–	–
	14	12	7	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	5	–	–	–	–	–	14	12	10	–	–	–	–	–	8	8	8	8	8	7	3.5	–
	14	12	4	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	10	–	–	–	–	–	12.5	9.5	–	–	–	–	–	–	12.5	9.5	6	–	–	–	–	–	8	8	6	5	4	3	–	–
	14	12	6.5	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	10	–	–	–	–	–	13.5	10	–	–	–	–	–	–	14	10	7	–	–	–	–	–	8	8	7	5.5	4.5	–	–	–
12'–0"	14	12	5.5	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	10	–	–	–	–	–	9.5	7	–	–	–	–	–	–	9.5	7	3.5	–	–	–	–	–	8	7	4.5	3.5	3	–	–	–
	14	12	5.5	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	4	–	–	–	–	–	14	12	10	–	–	–	–	–	8	8	8	8	8	6	3	–
	14	12	3	–	–	–	–	–	14	12	8	–	–	–	–	–	14	12	10	–	–	–	–	–	11.5	8.5	–	–	–	–	–	–	11.5	8.5	4	–	–	–	–	–	8	8	5.5	4.5	4	–	–	–
	14	12	5	–	–	–	–	–	14	12	10	–	–	–	–	–	14	12	10	–	–	–	–	–	12.5	9.5	–	–	–	–	–	–	13.5	9.5	4.5	–	–	–	–	–	8	8	6	5	4	–	–	–
13'–0"	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	9	4.5	–	–	–	–	–	–	9	6.5	–	–	–	–	–	–	8	6.5	4.5	3.5	3	–	–	–
	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	8	8	8	8	8	4.5	–	–
	14	10	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	10.5	5.5	–	–	–	–	–	–	10.5	8	–	–	–	–	–	–	8	8	5	4	3.5	–	–	–
	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	11.5	6	–	–	–	–	–	–	11.5	8.5	–	–	–	–	–	–	8	8	5.5	4.5	–	–	–	–
14'–0"	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	8	3	–	–	–	–	–	–	8	6	–	–	–	–	–	–	8	6	4	3	–	–	–	–
	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	9	–	–	–	–	–	–	14	12	–	–	–	–	–	–	8	8	8	8	7.5	4	–	–
	14	7	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	10	4	–	–	–	–	–	–	10	7.5	–	–	–	–	–	–	8	7.5	5	4	3	–	–	–
	14	11.5	–	–	–	–	–	–	14	12	–	–	–	–	–	–	14	12	–	–	–	–	–	–	10.5	4	–	–	–	–	–	–	10.5	8	–	–	–	–	–	–	8	8	5	4	–	–	–	–
15'–0"	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	7.5	–	–	–	–	–	–	–	7.5	–	–	–	–	–	–	–	7.5	5.5	3.5	3	–	–	–	–
	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	8	8	8	7	7	3.5	–	–
	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	9	–	–	–	–	–	–	–	9	–	–	–	–	–	–	–	8	7	4.5	3.5	3	–	–	–
	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	10	–	–	–	–	–	–	–	10	–	–	–	–	–	–	–	8	7.5	5	4	–	–	–	–
	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	7	–	–	–	–	–	–	–	7	–	–	–	–	–	–	–	7	5.5	3.5	–	–	–	–	–
16'–0"	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	8	8	8	7.5	6	3	–	–
	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	8	–	–	–	–	–	–	–	8	–	–	–	–	–	–	–	8	6.5	4	3.5	–	–	–	–
	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	14	–	–	–	–	–	–	–	9.5	–	–	–	–	–	–	–	9.5	–	–	–	–	–	–	–	8	7	4.5	–	–	–	–	–

ANCHORS SPACING LEGEND

TAPCON OR TAPCON WITH ADVANCED THREADFORM TECHNOLOGY
ALL POINTS SOLID–SET
BLUE TAP
TAPPER+

* SEE ANCHOR SPECIFICATIONS ON SHEET 13

◆ SEE LIMITATIONS OF USE FOR BLADE (1A) ON SHEET 19

(1) HV BLADE OR (1) HV BLADE W/ (1A) HV WINDOW BLADE WORKING IN UNISON ◆

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

P.E. SEAL/SIGNATURE/DATE

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A.S.S.A.
American Shutter Systems Association, Inc.

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BERTHA HV™
Accordion Shutter System
H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20–164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23–127
3			
4			
5			SHEET 12 OF 20
6			

MAXIMUM ANCHOR* SPACING (in.) SCHEDULE FOR A GIVEN MAX. SHUTTER SPAN.
A.S.D. DESIGN NEGATIVE PRESSURE RATING AND A CORRESPONDING MOUNTING TYPE FOR CONCRETE OR CONCRETE BLOCK INSTALLATIONS

(SEE MOUNTINGS E, G, & H ON SHEETS 6 & 7)

MAXIMUM SPAN (ft)	POURED CONCRETE/CONCRETE BLOCK — (E) WALL SILL MOUNTING								POURED CONCRETE — (G) CEILING MOUNTING								POURED CONCRETE — (H) FLOOR MOUNTING							
	A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)							
	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205
3'–0" OR LESS	14	12	10	9	8	8	6	5.5	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6
	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6
	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	5
	14	12	10	9	8	8	6	7	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6
4'–0"	14	12	10	9	8	7	5.5	3.5	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	5
	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	5.5
	14	12	10	9	8	8	6	4	14	12	10	9	8	8	6	4.5	14	12	10	9	8	6	4	3.5
	14	12	10	9	8	8	6	4.5	14	12	10	9	8	8	6	5.5	14	12	10	9	8	8	6	4.5
5'–0"	14	12	10	9	7.5	5.5	3.5	–	14	12	10	9	8	8	6	5	14	12	10	9	8	7	5.5	4
	14	12	10	9	8	8	6	6	14	12	10	9	8	8	6	5.5	14	12	10	9	8	8	6	4.5
	14	12	10	9	8	7	4	–	14	12	10	9	8	6.5	5	3.5	14	12	10	8	6.5	5	3.5	3
	14	12	10	9	8	7.5	4.5	–	14	12	10	9	8	8	6	4.5	14	12	10	9	8	6	4.5	3.75
6'–0"	14	12	9.5	7.5	6.5	4.5	–	–	14	12	10	9	8	7.5	5.5	4	14	12	10	9	8	6	4.5	3.5
	14	12	10	9	8	8	6	–	14	12	10	9	8	8	6	5	14	12	10	9	8	6.5	5	3.5
	14	12	10	9	7.5	5.5	3	–	14	12	10	8.5	7	5.5	4	3	14	12	8	6.5	5.5	4	3	–
	14	12	10	9	8	6	–	–	14	12	10	9	8	6.5	5	3.75	14	12	10	8.5	8	5	4	–
7'–0"	14	12	8	6.5	5.5	3	–	–	14	12	10	9	8	6.5	4.5	3.5	14	12	10	8	7	5	3.5	3
	14	12	10	9	8	8	–	–	14	12	10	9	8	7	5	4	14	12	10	9	7.5	5.5	4	3
	14	12	10	8	6.5	4	–	–	14	12	9	7.5	6	4.5	3.5	–	14	10.5	7	5.5	4.5	3.5	–	–
	14	12	10	8.5	7	4	–	–	14	12	10	9	7.5	5.5	4	–	14	12	9	7	7.5	4.5	–	–
8'–0"	14	11	7	5.5	4.5	–	–	–	14	12	10	9	7.5	5.5	4	–	14	12	9	7	6	4.5	3	–
	14	12	10	9	8	6.5	–	–	14	12	10	9	8	6	4	–	14	12	10	8	6.5	5	3.5	–
	14	12	8.5	7	5.5	3	–	–	14	12	8	6.5	5.5	4	3	–	12.5	9.5	8	5	4	3	–	–
	14	12	9.5	7.5	6	–	–	–	14	12	9.5	8	6.5	5	–	–	14	12	8	6	6.5	4	–	–
9'–0"	13	9.5	6.5	5	3.5	–	–	–	14	12	10	8	6.5	5	–	–	14	12	8	6.5	5	4	–	–
	14	12	10	9	8	–	–	–	14	12	10	9	7.5	4.5	–	–	14	12	8.5	7	5.5	4	–	–
	14	11.5	7.5	6	4	–	–	–	14	11	7	5.5	5	3.5	–	–	11	8	5.5	4.5	3.5	–	–	–
	14	12	8	6.5	4.5	–	–	–	14	12	8.5	7	5.5	4	–	–	14	10.5	7	5.5	6	4.5	–	–
10'–0"	11.5	8.5	5.5	4	–	–	–	–	14	12	9	7	6	4.5	–	–	14	11	7	5.5	4.5	3.5	–	–
	14	12	10	9	7.5	–	–	–	14	12	10	8	6.5	5	–	–	14	12	8	6	5	4	–	–
	14	10.5	7	5	3.5	–	–	–	13	9.5	6.5	5	4	3	–	–	10	7.5	5	4	3	–	–	–
	14	11	7.5	5.5	–	–	–	–	14	11.5	9	6	5	4	–	–	12.5	9.5	6	5	4	4	–	–
11'–0"	10.5	8	5	–	–	–	–	–	14	12	8	6.5	5.5	4	–	–	13	10	6.5	5	4	3	–	–
	14	12	10	–	–	–	–	–	14	12	9	7	6	4.5	–	–	14	10.5	7	5.5	4.5	3.5	–	–
	12.5	9.5	5	–	–	–	–	–	12	9	6	4.5	4	3	–	–	9	7	4.5	3.5	3	–	–	–
	14	10	7	–	–	–	–	–	14	10.5	7	5.5	4.5	–	–	–	11.5	8.5	5.5	4.5	3.75	–	–	–
12'–0"	9.5	7	4.5	–	–	–	–	–	14	11.5	7.5	6	5	–	–	–	12	9	6	4.5	4	–	–	–
	14	12	10	–	–	–	–	–	14	12	8	6.5	5.5	–	–	–	13	10	6.5	5	4	–	–	–
	11.5	8.5	4.5	–	–	–	–	–	11	8	5.5	4	3.5	–	–	–	8	6	4	3	–	–	–	–
	13.5	9.5	6	–	–	–	–	–	13	9.5	6.5	5	4	–	–	–	10.5	8	5	4	–	–	–	–
13'–0"	9	6.5	–	–	–	–	–	–	14	10.5	7	5.5	4.5	–	–	–	11	8.5	5.5	4.5	3.5	–	–	–
	14	12	–	–	–	–	–	–	14	11.5	7.5	6	5	–	–	–	12	9	6	4.5	4	–	–	–
	10.5	8	–	–	–	–	–	–	10	7.5	5	4	3	–	–	–	7.5	5.5	4	3	–	–	–	–
	12.5	8.5	–	–	–	–	–	–	12	9	6	4.5	4	–	–	–	9.5	7	5	4	–	–	–	–
14'–0"	8	6	–	–	–	–	–	–	13	9.5	8.5	5	–	–	–	–	10.5	7.5	5	4	–	–	–	–
	14	12	–	–	–	–	–	–	14	10.5	7	5.5	–	–	–	–	11	8.5	5.5	4.5	–	–	–	–
	10	7.5	–	–	–	–	–	–	9	7	4.5	3.5	–	–	–	–	7	5	3.5	3	–	–	–	–
	11.5	8	–	–	–	–	–	–	11	8	5.5	4.5	–	–	–	–	9	6.5	4.5	–	–	–	–	–
15'–0"	7.5	–	–	–	–	–	–	–	12	9	6	–	–	–	–	–	9.5	7	4.5	–	–	–	–	–
	14	–	–	–	–	–	–	–	13.5	10	6.5	–	–	–	–	–	10.5	8	5	–	–	–	–	–
	9	–	–	–	–	–	–	–	8.5	6.5	4	–	–	–	–	–	6.5	5	3	–	–	–	–	–
	10	–	–	–	–	–	–	–	10.5	8	5	–	–	–	–	–	8.5	6	4	–	–	–	–	–
16'–0"	7	–	–	–	–	–	–	–	11.5	8.5	5.5	–	–	–	–	–	9	6.5	4.5	–	–	–	–	–
	14	–	–	–	–	–	–	–	12.5	9.5	6	–	–	–	–	–	10	7.5	5	–	–	–	–	–
	8	–	–	–	–	–	–	–	8	6	4	–	–	–	–	–	6	4.5	3	–	–	–	–	–
	9.5	–	–	–	–	–	–	–	9.5	7	5	–	–	–	–	–	8	6	4	–	–	–	–	–

ANCHORS SPACING LEGEND

TAPCON OR TAPCON WITH ADVANCED THREADFORM TECHNOLOGY
ALL POINTS SOLID–SET
BLUE TAP W/ CAP
TAPPER+

◆ SEE LIMITATIONS OF USE FOR BLADE (1A) ON SHEET 19

(1) HV BLADE OR (1) HV BLADE W/ (1A) HV WINDOW BLADE WORKING IN UNISON ◆

* SPECIFICATIONS ON ANCHOR REQUIREMENTS: POURED CONCRETE OR CONCRETE BLOCK SUBSTRATES

1. ANCHORS TO SUBSTRATE SHALL BE AS FOLLOWS:

(A) TO EXISTING POURED CONCRETE: (Min. f'c = 3 ksi)
- 1/4"ø TAPCON OR TAPCON WITH ADVANCED THREADFORM TECHNOLOGY ANCHORS, AS MANUFACTURED BY I.T.W. BUILDEX. (Min. f'c = 3 ksi)
- 1/4"ø x 3/4" ALL POINTS SOLID–SET ANCHORS, AS DISTRIBUTED BY ALL POINTS SCREW, BOLT & SPECIALTY COMPANY. (Min. f'c = 3 ksi)
- 1/4"ø BLUE TAP CONCRETE ANCHORS W/ CAP AS MANUFACTURED BY FLORIDA FASTENERS DIRECT, INC. (Min. f'c = 2 ksi)
- 1/4"ø TAPPER+ ANCHORS AS MANUFACTURED BY DEWALT, INC., AND DISTRIBUTED BY ALL POINTS SCREW, BOLT & SPECIALTY COMPANY OR ANY OTHER APPROVED LICENSED OR AUTHORIZED VENDOR REGISTERED WITH THE AMERICAN SHUTTER SYSTEMS ASSOCIATION, INC. (Min. f'c = 3 ksi)

NOTES:

A.1) MINIMUM EMBEDMENT INTO POURED CONCRETE OF TAPCON OR TAPCON WITH ADVANCED THREADFORM TECHNOLOGY ANCHORS AND TAPPER+ ANCHORS IS 1 3/4", AND FOR BLUE TAP W/ CAP ANCHORS IS 1 1/2".

A.2) MINIMUM EMBEDMENT OF 1/4"ø x 3/4" ALL POINTS SOLID–SET ANCHORS SHALL BE 7/8" INTO THE POURED CONCRETE. NO EMBEDMENT INTO STUCCO SHALL BE PERMITTED. 1/4"ø–20 S.S. MACHINE SCREW USED SHALL BE 1 1/2" LONG MINIMUM SHOULD STUCCO EXIST, AND 1" MINIMUM FOR WALLS WITH NO STUCCO.

A.3) IN CASE THAT PRECAST STONE, PRECAST CONCRETE PANELS, PAVERS OR ANY VENEER BE FOUND ON THE EXISTING WALL OR FLOOR, ANCHORS SHALL BE LONG ENOUGH TO REACH THE MAIN STRUCTURE BEHIND SAID WALL FINISHES. ANCHORAGE SHALL BE AS INDICATED ON NOTES A.1) & A.2) ABOVE. FOR INSTALLATIONS ON VINYL SIDING OR EIFS WITH OR WITHOUT METAL STUDS CONSULT THIS ENGINEER. FOR INSTALLATION INTO EIFS WITH METAL STUDS SEE SHEET 20.

(B) TO EXISTING CONCRETE BLOCK: (ASTM C–90)
- 1/4"ø TAPCON OR TAPCON WITH ADVANCED THREADFORM TECHNOLOGY ANCHORS, AS MANUFACTURED BY I.T.W. BUILDEX.
- 1/4"ø x 3/4" ALL POINTS SOLID–SET ANCHORS, AS DISTRIBUTED BY ALL POINTS SCREW, BOLT & SPECIALTY COMPANY.
- 1/4"ø BLUE TAP CONCRETE ANCHORS W/ CAP AS MANUFACTURED BY FLORIDA FASTENERS DIRECT, INC.
- 1/4"ø TAPPER+ ANCHORS AS MANUFACTURED BY DEWALT, INC., AND DISTRIBUTED BY ALL POINTS SCREW, BOLT & SPECIALTY COMPANY OR ANY OTHER APPROVED LICENSED OR AUTHORIZED VENDOR REGISTERED WITH THE AMERICAN SHUTTER SYSTEMS ASSOCIATION, INC.

NOTES:

B.1) MINIMUM EMBEDMENT INTO CONCRETE BLOCK OF TAPCON, BLUE TAP W/ CAP ANCHORS AND TAPPER+ ANCHORS IS 1 1/4" AND TAPCON WITH ADVANCED THREADFORM TECHNOLOGY ANCHORS IS 1".

B.2) MINIMUM EMBEDMENT OF 1/4"ø x 3/4" ALL POINTS SOLID–SET ANCHORS SHALL BE ENTIRELY EMBEDDED INTO THE CONCRETE BLOCK. NO EMBEDMENT INTO STUCCO SHALL BE PERMITTED. 1/4" ø–20 S.S. MACHINE SCREW USED SHALL BE 1 1/2" LONG MINIMUM SHOULD STUCCO EXIST, AND 1" MINIMUM FOR WALLS WITH NO STUCCO.

B.3) IN CASE THAT PRECAST STONE, PRECAST CONCRETE PANELS, PAVERS OR ANY VENEER BE FOUND ON THE EXISTING WALL OR FLOOR, ANCHORS SHALL BE LONG ENOUGH TO REACH THE MAIN STRUCTURE BEHIND SAID WALL FINISHES. ANCHORAGE SHALL BE AS INDICATED ON NOTES B.1) & B.2) ABOVE. FOR INSTALLATIONS ON VINYL SIDING OR EIFS WITH OR WITHOUT METAL STUDS CONSULT THIS ENGINEER. FOR INSTALLATION INTO EIFS WITH METAL STUDS SEE SHEET 20.

(C) ANCHORS SHALL BE INSTALLED FOLLOWING ALL OF THE RECOMMENDATIONS AND SPECIFICATIONS OF THE ANCHOR'S MANUFACTURER.

(D) SEE SCHEDULE BELOW FOR EDGE DISTANCE (E.D.) VERSUS SPACING RELATIONSHIP FOR ANCHORS.

EDGE DISTANCE VERSUS SPACING SCHEDULE FOR ANCHORS:

MAXIMUM ANCHOR SPACINGS ARE VALID FOR EDGE DISTANCES INDICATED BELOW. FOR E. D. LESS THAN THE INDICATED, REDUCE ANCHOR SPACING BY MULTIPLYING SPACING SHOWN ON SCHEDULE BY THE FOLLOWING FACTORS.
REDUCED SPACING OBTAINED USING FACTOR SHALL NOT BE LESS THAN MINIMUM SPACING INDICATED FOR EACH ANCHOR TYPE.

ACTUAL EDGE DICTANCE E.D.	FACTOR						
	TAPCON	TAPCON WITH ADVANCED THREADFORM TECHNOLOGY		ALL POINT SOLID SET	BLUE TAP W/ CAP	TAPPER + MIN. SPACING	
	MIN. SPACING = 3"	MIN. SPACING = 3"		MIN. SPACING = 3 1/2"	MIN. SPACING = 3"	3 3/4"	4"
	POURED CONCRETE & CONCRETE BLOCK MIN. E.D. = 3"	POURED CONCRETE MIN. E.D. = 3 1/2"	CONCRETE BLOCK MIN. E.D. = 2 1/2"	POURED CONCRETE & CONCRETE BLOCK MIN. E.D. = 3 1/2"	POURED CONCRETE & CONCRETE BLOCK MIN. E.D. = 3"	POURED CONCRETE MIN. E.D. = 3 1/2"	CONCRETE BLOCK MIN. E.D. = 2 1/2"
3"	1.0	0.90	1.0	0.78	1.0	0.84	1.0
2 1/2"	–	0.81	1.0	–	–	0.67	1.0
2"	–	0.71	–	–	–	0.51	–
1 3/4"	–	0.91	–	–	–	0.43	–
1 1/2"	0.35	–	–	–	–	0.35	–

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR. LICENSE No 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/1/2023

P.E. SEAL/SIGNATURE/DATE

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TILLIT TESTING & ENGINEERING COMPANY

A.S.S.A.
American Shutter Systems

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BERTHA HV™
Accordion Shutter System
H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20–164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23–127
3			
4			
5			SHEET 13 OF 20
6			

MAXIMUM ANCHOR* SPACING (in.) SCHEDULE FOR A GIVEN MAX. SHUTTER SPAN, A.S.D DESIGN NEGATIVE PRESSURE RATING AND A CORRESPONDING MOUNTING TYPE FOR CONCRETE OR CONCRETE BLOCK INSTALLATIONS

(SEE MOUNTINGS I, J, K & L ON SHEET 7)

MAXIMUM SPAN (ft)	POURED CONCRETE																POURED CONCRETE/CONCRETE BLOCK													
	(I) WALK OVER & (11) TRENCH MOUNTINGS ◊								(J) RAINGUARD MOUNTING								(K) WALL/FLOOR MOUNTING								(L) WALL/WALK OVER MOUNTING					
	A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)								A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)							
	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205	30	40	60	75	90	120	160	205
3'–0" OR LESS	14	12	10	9	8	8	6	6	12	12	12	12	12	11.5	8.5	6.5	7	7	7	7	7	7	7	5.5	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	6	12	12	12	12	12	12	9.5	7	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	6	12	12	12	12	10.5	8	6	4.5	7	7	7	7	7	7	7	6.5	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	6	12	12	12	12	12	10	7.5	6	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
4'–0"	14	12	10	9	8	8	6	6	12	12	12	12	11.5	8.5	6.5	5	7	7	7	7	7	7	5.5	4	5	5	5	5	5	5	5	4
	14	12	10	9	8	8	6	6	12	12	12	12	12	9.5	7	5.5	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	6	12	12	12	9.5	8	6	4.5	3.5	7	7	7	7	7	7	6.5	5	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	6	12	12	12	12	10	7.5	5.5	4	7	7	7	7	7	7	7	5.5	5	5	5	5	5	5	5	5
5'–0"	14	12	10	9	8	8	6	6	12	12	12	11	9	7	5	4	7	7	7	7	7	5.5	4	3	5	5	5	5	5	5	4	3
	14	12	10	9	8	8	6	6	12	12	12	12	10	7.5	5.5	4	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	6	12	12	9.5	7.5	6	4.5	3.5	–	7	7	7	7	7	7	5	3.5	5	5	5	5	5	5	5	4
	14	12	10	9	8	8	6	6	12	12	12	9.5	8	6	4.5	–	7	7	7	7	7	7	5.5	4	5	5	5	5	5	5	4	3
6'–0"	14	12	10	9	8	8	6	6	12	12	11.5	9	7.5	5.5	4	3	7	7	7	7	7	4.5	3.5	–	5	5	5	5	5	4.5	3.5	–
	14	12	10	9	8	8	6	6	12	12	12	10	8	6	4.5	3.5	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	6	12	12	8	6	5	4	3	–	7	7	7	7	7	5.5	4	–	5	5	5	5	5	5	4	3
	14	12	10	9	8	8	6	6	12	12	10	8	6.5	5	3.75	–	7	7	7	7	7	6	4.5	–	5	5	5	5	5	5	4.5	–
7'–0"	14	12	10	9	8	8	6	6	12	12	10	8	6.5	5	3.5	–	7	7	7	6.5	5.5	4	–	–	5	5	5	5	5	4	3	–
	14	12	10	9	8	8	6	6	12	12	12	8.5	7	5	4	3	7	7	7	7	7	7	7	6	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	6	12	10	6.5	5	4.5	3	–	–	7	7	7	7	6.5	5	3	–	5	5	5	5	5	5	3.5	3
	14	12	10	9	8	8	6	6	12	12	8.5	7	5.5	4	–	–	7	7	7	7	7	5	–	–	5	5	5	5	5	5	4	–
8'–0"	14	12	10	9	8	8	6	–	12	12	8.5	7	5.5	4	3	–	7	7	7	5.5	4.5	3	–	–	5	5	5	5	4.5	3.5	–	–
	14	12	10	9	8	8	6	–	12	12	10.5	7.5	6	4.5	3.5	–	7	7	7	7	7	7	7	4	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	6	–	12	9	6	4.5	4	3	–	–	7	7	7	7	5.5	4	–	–	5	5	5	5	5	4	3	–
	14	12	10	9	8	8	6	–	12	11	7.5	6	5	3.75	–	–	7	7	7	7.5	6	4.5	–	–	5	5	5	5	5	4.5	–	–
9'–0"	14	12	10	9	8	8	–	–	12	11.5	7.5	6	5	3.5	–	–	7	7	6.5	5	4	–	–	–	5	5	5	5	4	3	–	–
	14	12	10	9	8	8	–	–	12	12	9.5	6.5	5.5	4	3	–	7	7	7	7	7	7	6	3	5	5	5	5	5	5	5	5
	14	12	10	9	8	8	–	–	10.5	8	5	4	3.5	–	–	–	7	7	7	6	5	3.5	–	–	5	5	5	5	5	4	3	–
	14	12	10	9	8	8	–	–	12	10	6.5	5	4.5	–	–	–	7	7	7	6.5	5.5	–	–	–	5	5	5	5	5	4	–	–
10'–0"	14	12	10	9	8	8	–	–	12	10.5	7	5.5	4.5	3.5	–	–	7	7	5.5	4.5	3.5	–	–	–	5	5	5	4.5	3.5	–	–	–
	14	12	10	9	8	8	–	–	12	11	8.5	6	5	3.5	–	–	7	7	7	7	7	7	4.5	–	5	5	5	5	5	5	5	4.5
	14	12	10	9	8	8	–	–	9.5	7	4.5	3.5	3	–	–	–	7	7	7	5.5	4.5	–	–	–	5	5	5	5	4.5	3.5	–	–
	14	12	10	9	8	8	–	–	12	9	6	5	4	–	–	–	7	7	7	6	5	–	–	–	5	5	5	4.5	5	–	–	–
11'–0"	14	12	10	9	8	8	–	–	12	9.5	6	5	4	3	–	–	7	7	5	4	3	–	–	–	5	5	5	4	3.5	–	–	–
	14	12	10	9	8	8	–	–	12	10	7	5.5	4.5	3.5	–	–	7	7	7	7	7	7	3.5	–	5	5	5	5	5	5	5	4
	14	12	10	9	8	8	–	–	8.5	6.5	4	3.5	3	–	–	–	7	7	6	5	4	–	–	–	5	5	5	5	4	3	–	–
	14	12	10	9	8	8	–	–	11	8	5.5	4	–	–	–	–	7	7	7	5.5	4.5	–	–	–	5	5	5	5	4.5	–	–	–
	14	12	10	9	8	–	–	–	11.5	8.5	5.5	4.5	3.5	–	–	–	7	7	4.5	3.5	–	–	–	–	5	5	4.5	3.5	3	–	–	–
12'–0"	14	12	10	9	8	–	–	–	12	9.5	6.5	5	4	3	–	–	7	7	7	7	7	6	3	–	5	5	5	5	5	5	4.5	3.5
	14	12	10	9	8	–	–	–	8	6	4	3	–	–	–	–	7	7	5.5	4.5	3.5	–	–	–	5	5	5	4.5	4	3	–	–
	14	12	10	9	8	–	–	–	10	7.5	5	4	–	–	–	–	7	7	6	5	–	–	–	–	5	5	5	5	4	–	–	–
	14	12	10	9	8	–	–	–	10.5	8	5	4	3.5	–	–	–	7	6.5	4.5	3.5	–	–	–	–	5	5	4.5	3.5	3	–	–	–
13'–0"	14	12	10	9	8	–	–	–	11.5	8.5	6	4.5	3.5	3	–	–	7	7	7	7	7	4.5	–	–	5	5	5	5	5	5	4.5	3.5
	14	12	10	9	8	–	–	–	7	5.5	3.5	3	–	–	–	–	7	7	5	4	3	–	–	–	5	5	5	4	3	–	–	–
	14	12	10	9	8	–	–	–	9	7	4.5	3.75	–	–	–	–	7	7	5.5	4.5	–	–	–	–	5	5	5	4.5	4	–	–	–
	14	12	10	9	–	–	–	–	10	7.5	5	4	3	–	–	–	7	6	4	3	–	–	–	–	5	5	4	3	–	–	–	–
14'–0"	14	12	10	9	–	–	–	–	10.5	8	5.5	4	3.5	–	–	–	7	7	7	7	7	4	–	–	5	5	5	5	5	5	4	3
	14	12	10	9	–	–	–	–	6.5	5	3	–	–	–	–	–	7	7	5	3.5	–	–	–	–	5	5	5	4	–	–	–	–
	14	12	10	9	–	–	–	–	8.5	6.5	4	–	–	–	–	–	7	7	5	4	–	–	–	–	5	5	5	4	–	–	–	–
	14	12	10	–	–	–	–	–	9	7	4.5	3.5	3	–	–	–	7	5.5	3.5	–	–	–	–	–	5	5	3.5	3	–	–	–	–
15'–0"	14	12	10	–	–	–	–	–	10	7.5	5	4	3	–	–	–	7	7	7	7	7	3.5	–	–	5	5	5	5	5	5	4	3
	14	12	10	–	–	–	–	–	6	4.5	3	–	–	–	–	–	7	7	4.5	3	–	–	–	–	5	5	4.5	3.5	–	–	–	–
	14	12	10	–	–	–	–	–	8	6	4	–	–	–	–	–	7	7	5	–	–	–	–	–	5	5	5	4	–	–	–	–
	14	12	10	–	–	–	–	–	8.5	6.5	4	3.5	–	–	–	–	7	5.5	3.5	–	–	–	–	–	5	5	3.5	–	–	–	–	–
16'–0"	14	12	10	–	–	–	–	–	9.5	7	4.5	3.5	3	–	–	–	7	7	7	7	6	3	–	–	5	5	5	5	5	4.5	3.5	–
	14	12	10	–	–	–	–	–	6	4.5	3	–	–	–	–	–	7	6.5	4	–	–	–	–	–	5	5	4	3.5	–	–	–	–
	14	12	10	–	–	–	–	–	7.5	5.5	3.75	–	–	–	–	–	7	7	4.5	–	–	–	–	–	5	5	4.5	–	–	–	–	–

ANCHORS SPACING LEGEND

TAPCON OR TAPCON WITH ADVANCED THREADFORM TECHNOLOGY
ALL POINTS SOLID–SET
BLUE TAP
TAPPER+

* SEE ANCHOR SPECIFICATIONS ON SHEET 13

◊ VALID ONLY FOR UP TO +70, –75 PSF A.S.D DESIGN PRESSURE RATING & FOR SPANS PER SCHEDULE #3, SHEET 11

① HV BLADE ONLY

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/2023

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BERTHA HV™

Accordion Shutter System

H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20–164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23–127
3			
4			
5			SHEET 14 OF 20
6			

MAXIMUM A.S.D. DESIGN PRESSURE RATING (p.s.f.) AND CORRESPONDING MAXIMUM ANCHOR SPACING (in.) SCHEDULE FOR A GIVEN MAX. SHUTTER SPAN, NEGATIVE A.S.D. DESIGN PRESSURE RATING AND A CORRESPONDING MOUNTING TYPE.

(SEE MOUNTINGS ON SHEETS 16 & 17).

SUBSTRATE

MAXIMUM SPAN (ft)	SOUTHERN PINE No. 2 W/ MIN. G=0.55, DOUGLAS FIR W/ MIN. G=0.50												SPRUCE PINE FIR NORTH W/ MIN. G=0.43												SPRUCE PINE FIR SOUTH W/ MIN. G=0.36												1/2" MIN. CDX PLYWOOD						SOUTHERN PINE No. 2 W/ MIN. G=0.55, DOUGLAS FIR W/ MIN. G=0.50						SPRUCE PINE FIR NORTH W/ MIN. G=0.43						SPRUCE PINE FIR SOUTH W/ MIN. G=0.36					
	WALL MOUNTINGS M, N, O & R						CEILING MOUNT T FLOOR MOUNTINGS W & X						WALL MOUNTINGS M, N, O & R						CEILING MOUNT T FLOOR MOUNTINGS W & X						WALL MOUNTINGS M, N, O & R						CEILING MOUNT T FLOOR MOUNTINGS W & X						WALL MOUNTINGS P & Q						B.O. WALL MOUNTINGS S & V						B.O. WALL MOUNTINGS S & V						B.O. WALL MOUNTINGS S & V					
	A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)						A.S.D. DESIGN NEGATIVE PRESSURE RATING (psf)					
	30	40	60	75	90	105	30	40	60	75	90	105	30	40	60	75	90	105	30	40	60	75	90	105	30	40	60	75	90	105	30	40	60	75	90	105	30	40	60	75	90	105	30	40	60	75	90	105	30	40	60	75	90	105	30	40	60	75	90	105
3'-0" OR LESS	12	10	10	9	8	8	6	6	6	6	6	6	12	10	10	9	8	8	6	6	6	6	6	6	12	10	10	9	8	8	6	6	6	6	6	6	6	5	4	4	4	3	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
4'-0"	12	10	10	9	8	8	6	6	6	6	6	6	12	10	10	9	8	8	6	6	6	6	6	6	12	10	10	9	8	8	6	6	6	6	6	6	6	5	4	4	4	3	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
5'-0"	12	10	10	9	8	8	6	6	6	6	6	5.5	12	10	10	9	8	8	6	6	6	6	6	5	12	10	10	9	8	7	6	6	6	6	6	5	6	5	4	4	4	3	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	10.5
6'-0"	12	10	10	9	8	6.5	6	6	6	6	5.5	4.5	12	10	10	9	8	5	6	6	6	5.5	5	4.5	12	10	10	9	6	3.5	6	6	6	6	5	4.5	6	5	4	4	3.5	–	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	10	8.5
7'-0"	12	10	10	9	6.5	4	6	6	6	5.5	4.5	4	12	10	10	9	5	3	6	6	6	5	4	3.5	12	10	10	7	3.5	–	6	6	6	5	4	3.5	6	5	4	4	–	–	12	12	12	12	12	12	12	12	12	12	12	10.5	12	12	12	10.5	8.5	7.5
8'-0"	12	10	10	7.5	4.5	3	6	6	6	5	4	3.5	12	10	10	6	3.5	–	6	6	5	4.5	3.5	3	12	10	10	4	–	–	6	6	5	4.5	3.5	3	6	5	4	–	–	–	12	12	12	12	12	12	12	12	12	12	11	9.5	12	12	11.5	9	7.5	6.5
9'-0"	12	10	10	5	3.5	–	6	6	5.5	4.5	3.5	3	12	10	9	4	–	–	6	6	4.5	4	3	3	12	10	4	3	–	–	6	6	4.5	4	3	3	6	5	3.5	–	–	–	12	12	12	12	12	10.5	12	12	12	11.5	9.5	8.5	12	12	10	8	6.5	5.5
10'-0"	12	10	7.5	4	–	–	6	6	5	4	3	–	12	10	6	3	–	–	6	6	4	3.5	3	–	12	10	3	–	–	–	6	6	4	3.5	3	–	6	5	–	–	–	–	12	12	12	12	11.5	9.5	12	12	12	10.5	8.5	7.5	12	12	9	7	6	5
11'-0"	12	10	5.5	–	–	–	6	6	4.5	–	–	–	12	10	4.5	–	–	–	6	5.5	3.5	–	–	–	12	10	–	–	–	–	6	5.5	4	–	–	–	6	5	–	–	–	–	12	12	12	12	10	8.5	12	12	12	9.5	8	7	12	12	8	6.5	5.5	4.5
12'-0"	12	10	4.5	–	–	–	6	6	4	–	–	–	12	10	3.5	–	–	–	6	5	3.5	–	–	–	12	10	–	–	–	–	6	5	3.5	–	–	–	6	5	–	–	–	–	12	12	12	11.5	9.5	8	12	12	11	8.5	7	6	12	11.5	7.5	6	5	4
13'-0"	12	10	–	–	–	–	6	6	–	–	–	–	12	10	–	–	–	–	6	4.5	–	–	–	–	12	7.5	–	–	–	–	6	4.5	–	–	–	–	6	4.5	–	–	–	–	12	12	12	10.5	8.5	7.5	12	12	10	8	6.5	5.5	12	10.5	7	5.5	4.5	4
14'-0"	12	10	–	–	–	–	6	5.5	–	–	–	–	12	7	–	–	–	–	5.5	4.5	–	–	–	–	12	7	–	–	–	–	5.5	4.5	–	–	–	–	6	3	–	–	–	–	12	12	12	9.5	8	6	12	12	9.5	7.5	6	4.5	12	9.5	6.5	5	4	3
15'-0"	12	–	–	–	–	–	6	–	–	–	–	–	12	–	–	–	–	–	5	–	–	–	–	–	12	–	–	–	–	–	5	–	–	–	–	–	6	–	–	–	–	–	12	12	11	9	7.5	5	12	12	8.5	7	6	4	12	9	6	5	4	–
16'-0"	12	–	–	–	–	–	6	–	–	–	–	–	12	–	–	–	–	–	5	–	–	–	–	–	11.5	–	–	–	–	–	5	–	–	–	–	–	6	–	–	–	–	–	12	12	10.5	8.5	6.5	4	12	12	8	6.5	5	3	11.5	8.5	5.5	4.5	3.5	–

(1) HV BLADE OR (1) HV BLADE W/ (1A) HV WINDOW BLADE WORKING IN UNISON◆

◆ SEE LIMITATIONS OF USE FOR BLADE (1A) ON SHEET 19

+ NOTES ON ANCHORS REQUIREMENTS: WOOD SUBSTRATES.

1. ANCHORS TO WALL, FLOOR OR SOLID WOOD SOFFIT SHALL BE AS FOLLOWS:

– 1/4"ø TAPCON ANCHORS, AS MANUFACTURED BY I.T.W. BUILDEX W/ MINIMUM EMBEDMENT AS INDICATED AT EACH SECTION ON SHEETS 16 & 17.
EXCEPTION: SEE NOTE 2 BELOW.

2. ANCHORS TO HOLLOW CEILING SHALL BE AS PER MOUNTING TYPE U, SHEET 17 AND SHALL CONSIST OF LAG SCREWS AS PER NDS 2018 SPECIFICATIONS.

3. SUBSTRATE SHALL CONSIST OF THE FOLLOWING:
–SOUTHERN PINE No. 2 W/ G=0.55 (N.D.S)
–DOUGLAS FIR W/ G=0.50 (N.D.S.)
–SPRUCE PINE FIR NORTH W/ G=0.43 (N.D.S.)
–SPRUCE PINE FIR SOUTH W/ G=0.36 (N.D.S.)
–MIN. 1/2" CDX PLYWOOD (1986 APA)

4. ANCHORS SHALL BE INSTALLED FOLLOWING ALL OF THE RECOMMENDATIONS AND SPECIFICATIONS OF THE ANCHOR'S MANUFACTURER.

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER
[redacted]/2023
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A.S.S.A.
American Shutter Systems
[redacted]

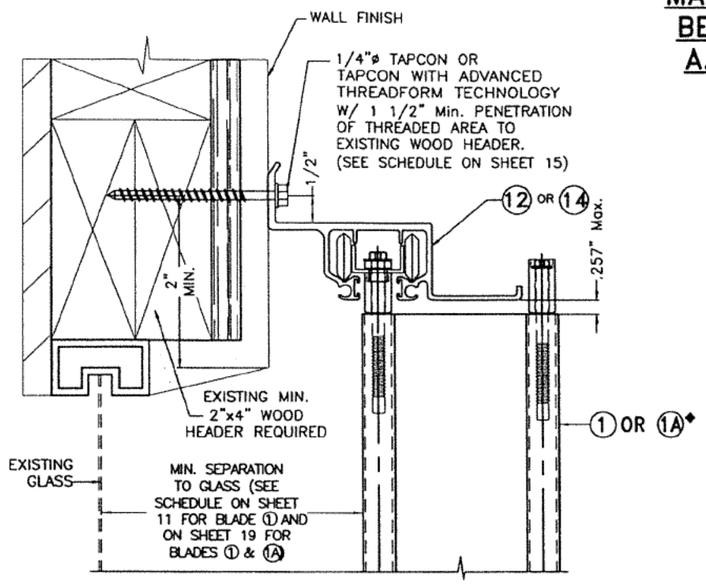
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BERTHA HV™
Accordion Shutter System
H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

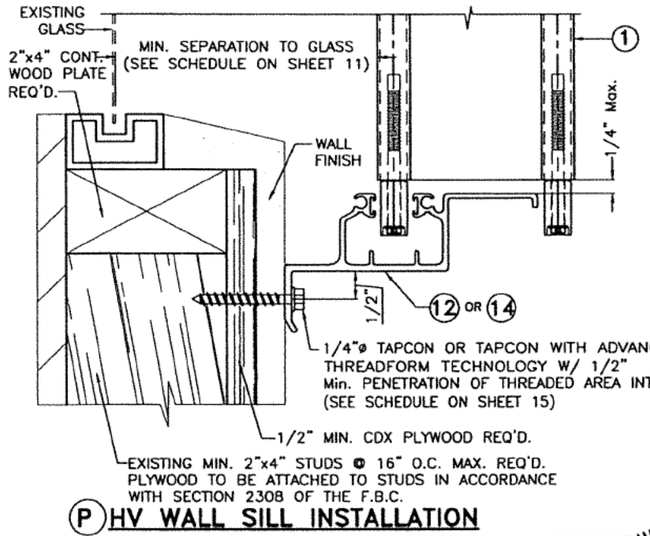
REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20–164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23–127
3			
4			
5			SHEET 15 OF 20
6			

INSTALLATION DETAILS ON EXISTING WOOD BUILDINGS FOR (1) HV & (1A) HV◆ BLADES (AS APPLICABLE)

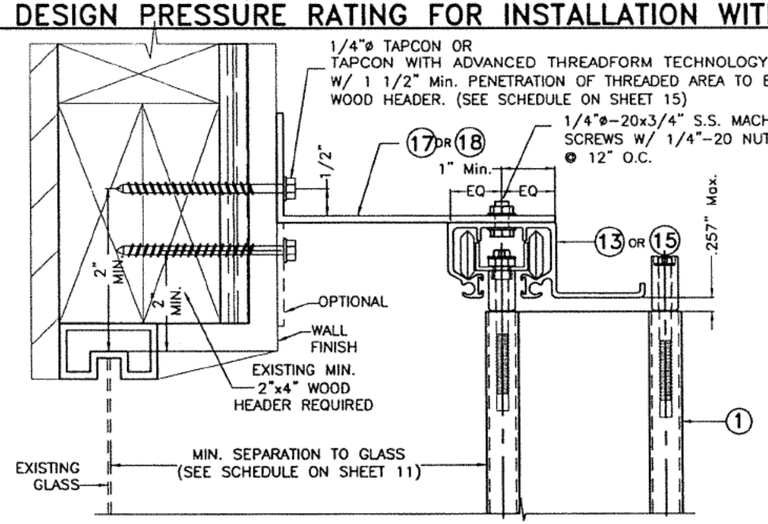
MAX. SHUTTER SPAN L+ OR L− FOR INSTALLATIONS INTO WOOD WITH HV BLADE (1) ONLY SHALL BE LIMITED TO 105.0 psf. A.S.D. DESIGN PRESSURE RATING, SEE SHEET 19 FOR MAX SPAN & A.S.D. DESIGN PRESSURE RATING FOR INSTALLATION WITH BLADE (1) & (1A) WORKING IN UNISON



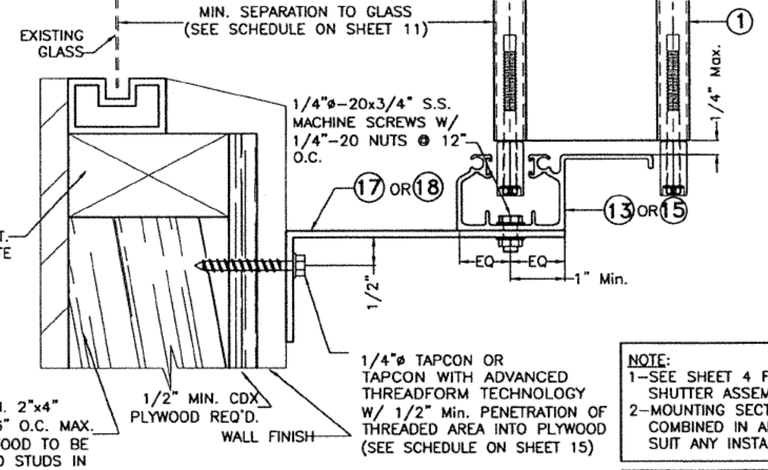
(M) HV WALL HEADER INSTALLATION



(P) HV WALL SILL INSTALLATION



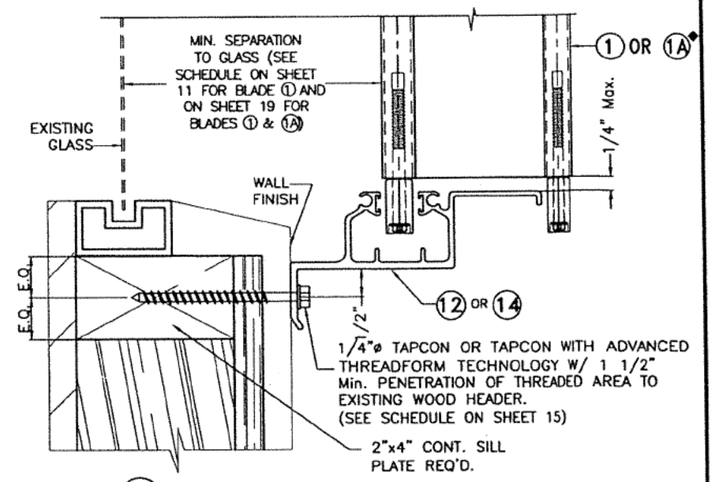
(N) HV WALL HEADER INSTALLATION



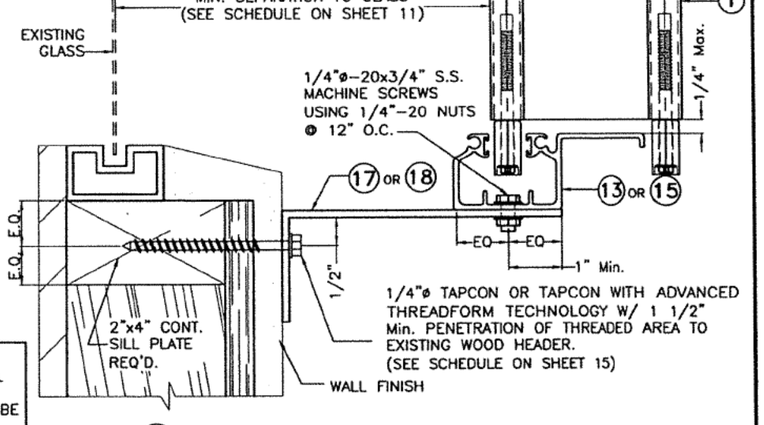
(Q) HV WALL SILL INSTALLATION

NOTE:
1—SEE SHEET 4 FOR TYPICAL SHUTTER ASSEMBLY.
2—MOUNTING SECTIONS CAN BE COMBINED IN ANY WAY TO SUIT ANY INSTALLATION.

◆ SEE LIMITATIONS OF USE OF BLADE (1A) ON SHEET (19)



(O) HV WALL SILL INSTALLATION



(R) HV WALL SILL INSTALLATION

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

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11/1/2023

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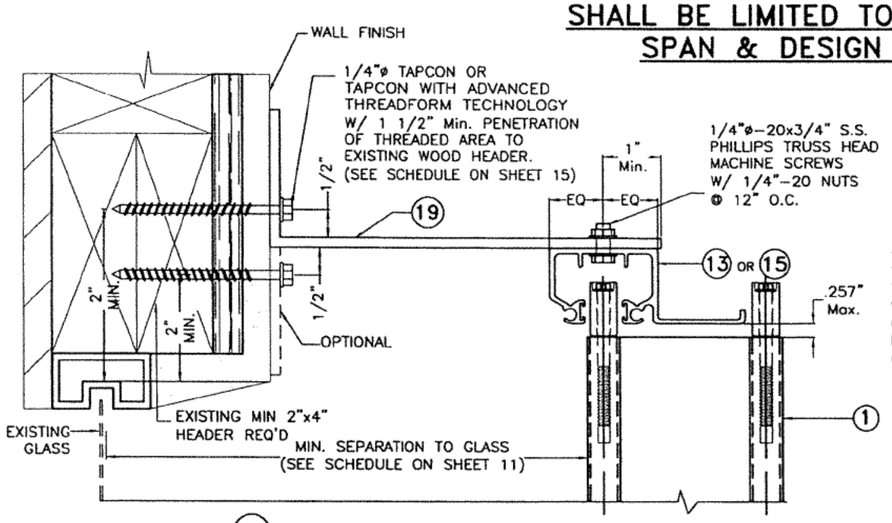
Accordion Shutter System

H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

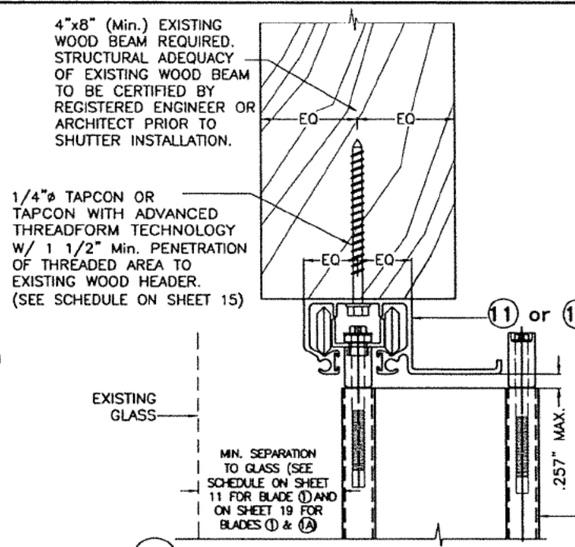
REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20-164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23-127
3			
4			
5			SHEET 16 OF 20
6			

INSTALLATION DETAILS ON EXISTING WOOD BUILDINGS FOR (1) HV & (1A) HV◆ BLADES (AS APPLICABLE)

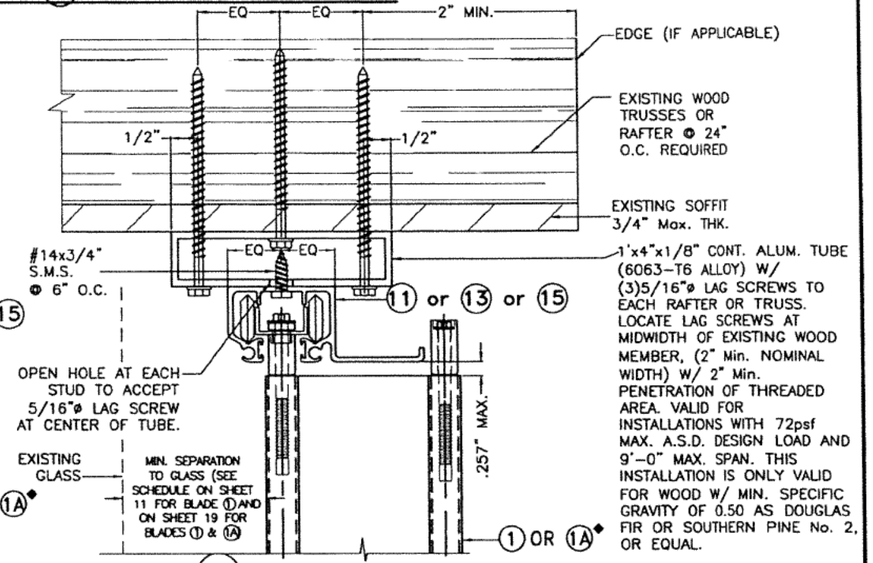
MAX. SHUTTER SPAN L+ OR L− FOR INSTALLATIONS INTO WOOD WITH HV BLADE (1) ONLY SHALL BE LIMITED TO 105.0 psf. A.S.D. DESIGN PRESSURE RATING, SEE SHEET 19 FOR MAX SPAN & DESIGN LOAD FOR INSTALLATION WITH BLADE (1) & (1A) WORKING IN UNISON



Ⓢ HV WALL HEADER INSTALLATION

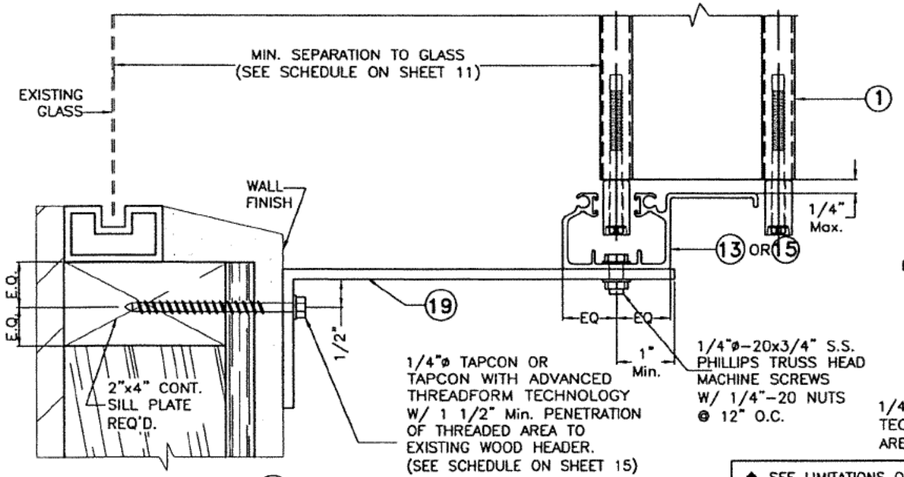


Ⓣ HV CEILING INSTALLATION



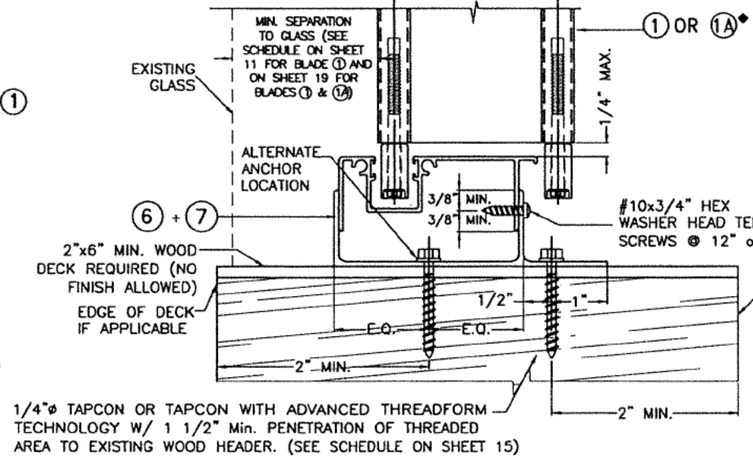
Ⓤ HV CEILING INSTALLATION

NOTES:
1-SEE SHEET 4 FOR TYPICAL SHUTTER ASSEMBLY
2-MOUNTING SECTIONS CAN BE COMBINED IN ANY WAY TO SUIT ANY INSTALLATION.

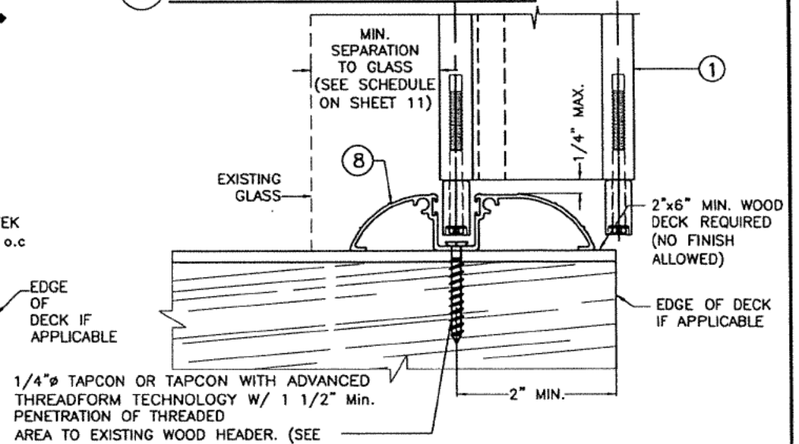


Ⓥ HV WALL SILL INSTALLATION

◆ SEE LIMITATIONS OF USE FOR BLADE (1A) ON SHEET 19



Ⓦ HV FLOOR INSTALLATION



Ⓧ HV WALK-OVER INSTALLATION

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/21/2023

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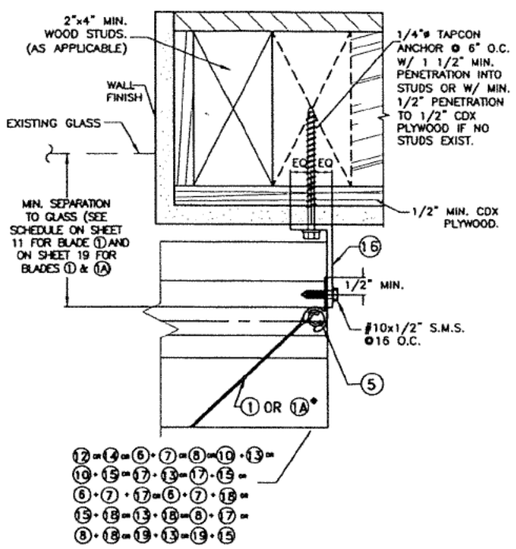
BERTHA HV™

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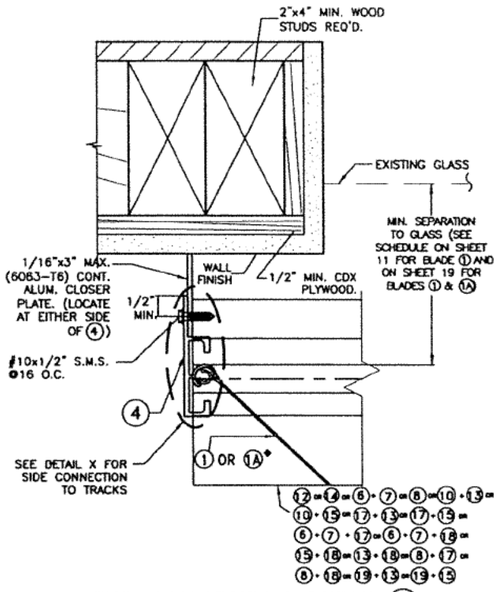
H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
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2			DRAWING No 23-127
3			
4			
5			SHEET 17 OF 20
6			

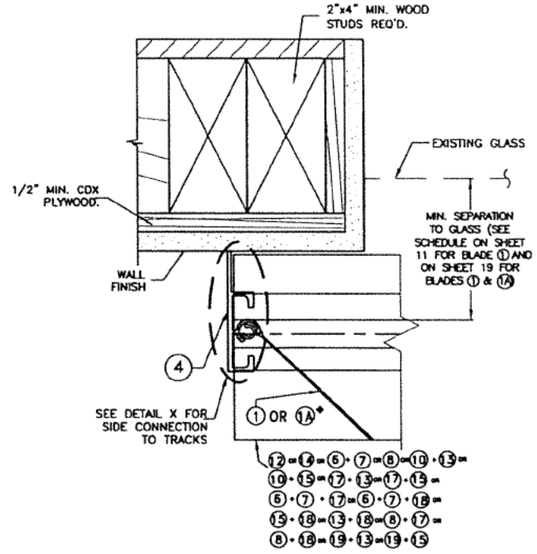
END INSTALLATIONS ① HV BLADE OR ①A WINDOW BLADE INTO 2"x4" MIN. WOOD STUDS



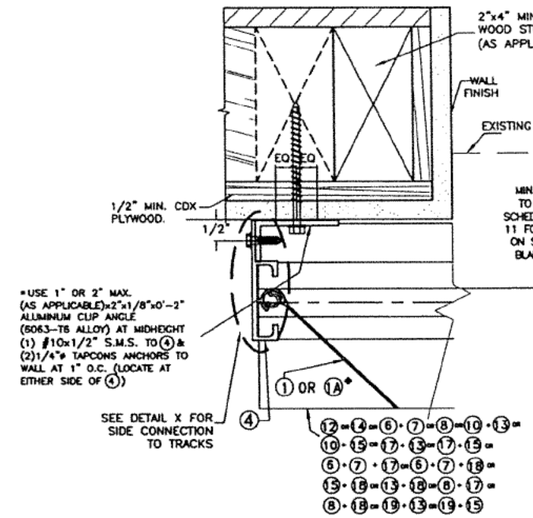
END CONNECTION DETAIL ⑦



END CONNECTION DETAIL ⑧



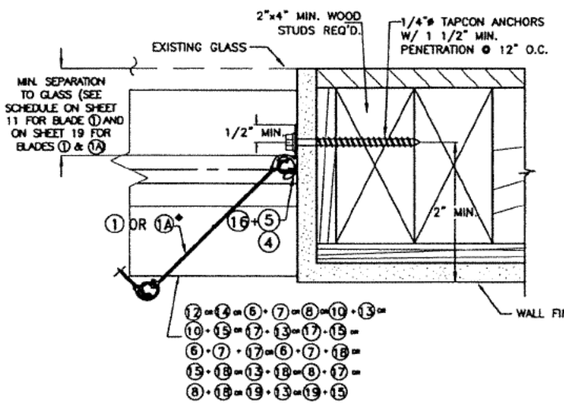
END CONNECTION DETAIL ⑨



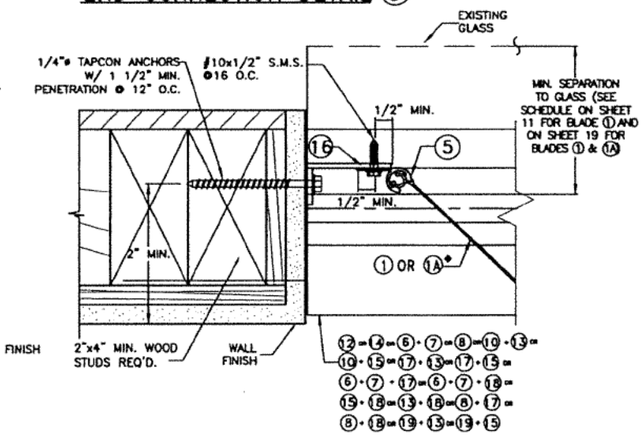
END CONNECTION DETAIL ⑩

◆ REQUIRED ONLY FOR SPANS GREATER THAN 12'-0"

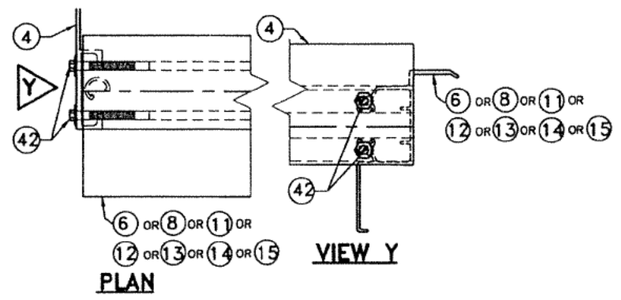
◆ SEE LIMITATIONS OF USE FOR BLADE ①A ON SHEET 19



END CONNECTION DETAIL ⑪



END CONNECTION DETAIL ⑫



DETAIL X

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

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A.S.S.A.

American Shutter Systems Association, Inc.

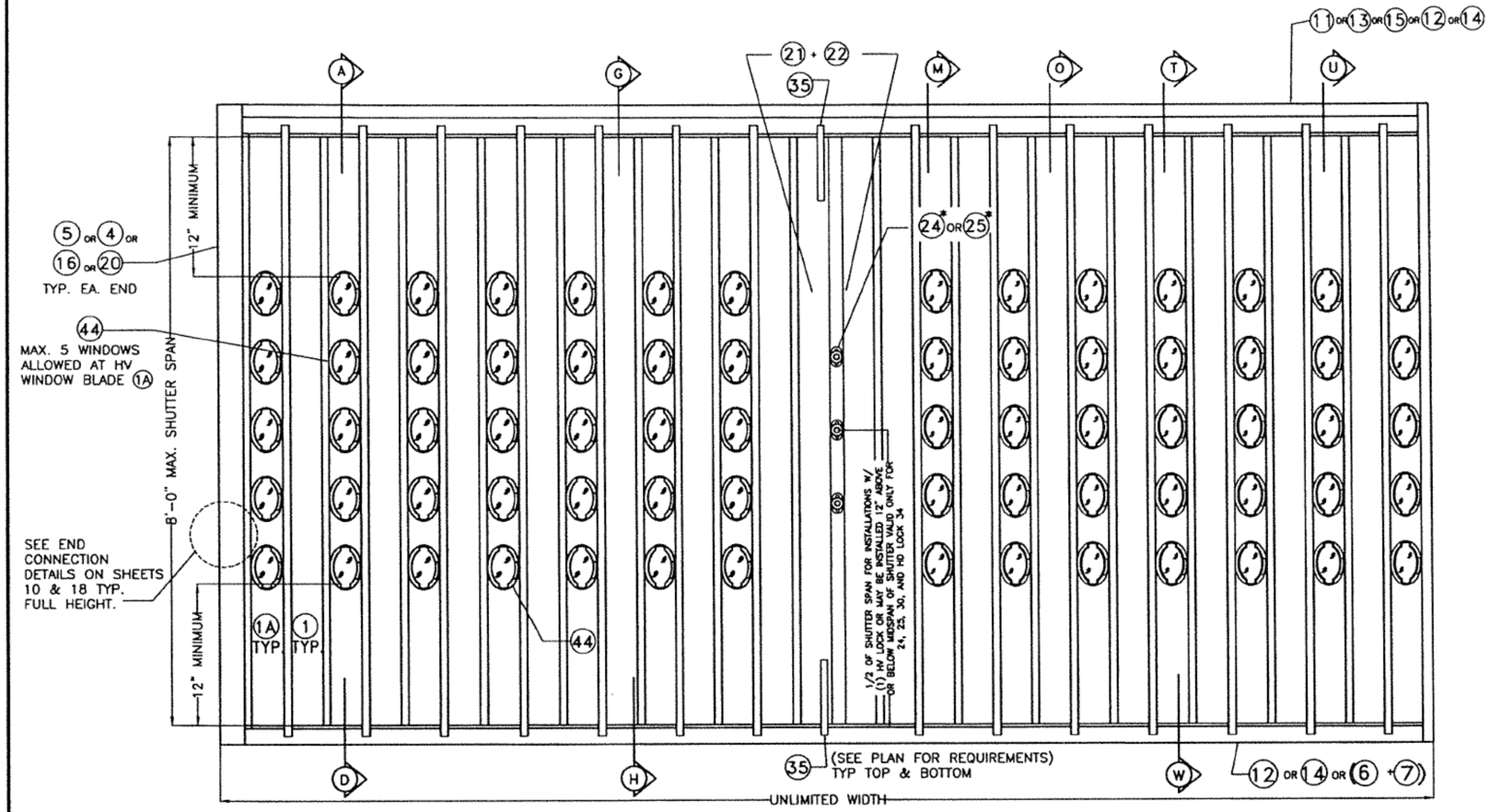
© 2020 EASTERN METAL SUPPLY, INC.

BERTHA HV™

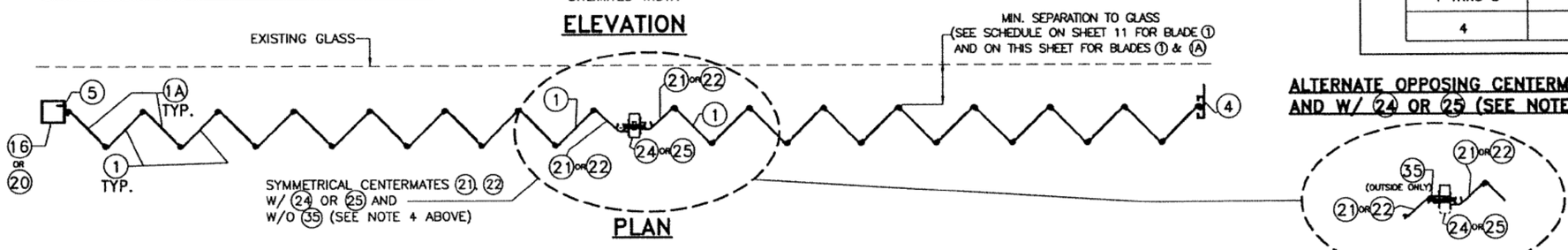
Accordion Shutter System

H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20-164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23-127
3			
4			
5			SHEET 18 OF 20
6			



ELEVATION



PLAN

TYPICAL 1 HV BLADE WORKING IN UNISON WITH HV WINDOW BLADE 1A SHUTTER*

N.T.S.

* GENERAL LIMITATIONS AND CONDITIONS OF USE FOR BERTHA 1 HV BLADE ACCORDION SHUTTER SYSTEM WORKING IN UNISON WITH HV WINDOW BLADE 1A

1. MAX. A.S.D. DESIGN PRESSURE RATING: +110, – 110 p.s.f.

2. MAX. SHUTTER SPAN: 96"

3. ALLOWED MOUNTINGS: A, D, G & H ON SHEETS 6, 7; AS WELL AS MOUNTINGS M, O, T, U & W ON SHEETS 16 & 17.

4. ONLY CENTERMATES 21, 22 (BOTH W/ 24 OR 25) ARE ALLOWED WITH 21, 22 ARRANGED IN A SYMMETRICAL OR OPPOSING LAYOUT. IN CASE OF OPPOSING LAYOUT, 35 MUST BE INCLUDED ONLY AT EXTERIOR ACCESS SIDE OF CENTERMATE.

5. (A) HV WINDOW BLADE 1A SHALL ONLY ALLOW A MAXIMUM OF 5 OPENINGS (3"ø HOLES) FOR 44 PER BLADE AT SPACINGS SHOWN ON SHEET 4.

(B) MIN. CLEARANCE FROM TOP OR BOTTOM EDGE OF HV WINDOW BLADE 1A OF ANY 3"ø HOLE FOR 44 SHALL BE 12".

(C) FIRST OR LAST BLADE COMING OUT FROM STARTERS AT ENDS MAY BE HV WINDOW BLADE 1A

(D) HV WINDOW BLADE 1A MUST BE USED ALTERNATE TO A SOLID HV BLADE 1 THROUGHOUT SHUTTER'S WIDTH.

(E) CENTERMATES SHALL ALWAYS BE INSTALLED ADJACENT TO A SOLID HV BLADE 1 AT EITHER SIDE OF THEM.

(F) POLYCARBONATE HV WINDOW 44 SHALL BE INSTALLED SO THAT TABS FACE THE INTERIOR OF THE OPENING BEING PROTECTED. HV WINDOW 44 MUST BE ONLY INSTALLED AND LOCKED USING A HV SETTING TOOL PROVIDED BY ASSA, INC.

6. SEE ANCHOR SPACING SCHEDULE FOR INSTALLATIONS INTO WOOD FRAME BUILDINGS ON SHEET 15, AS LIMITED BY SPAN AND DESIGN LOAD (SEE NOTES 1 & 2 ABOVE).

7. SEE ANCHOR SPACING SCHEDULE FOR INSTALLATIONS INTO POURED CONCRETE OR CONCRETE BLOCK WALL ON SHEETS 12 & 13 AS LIMITED BY SPAN AND DESIGN LOAD (SEE NOTES 1 & 2 ABOVE).

8. MINIMUM SEPARATION TO GLASS SCHEDULE, PER ASTM E–1996:

WIND ZONE	MINIMUM SEPARATION TO GLASS
1 THRU 3	1"
4	6.25"

ALTERNATE OPPOSING CENTERMATES 21, 22 W/ 35 (EXTERIOR ONLY) AND W/ 24 OR 25 (SEE NOTE 4 ABOVE)

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/21/2023

P.E. SEAL/SIGNATURE/DATE

©2023 TILTECO, INC.

TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY

[redacted]

A.S.S.A.

American Shutter Systems Association, Inc.

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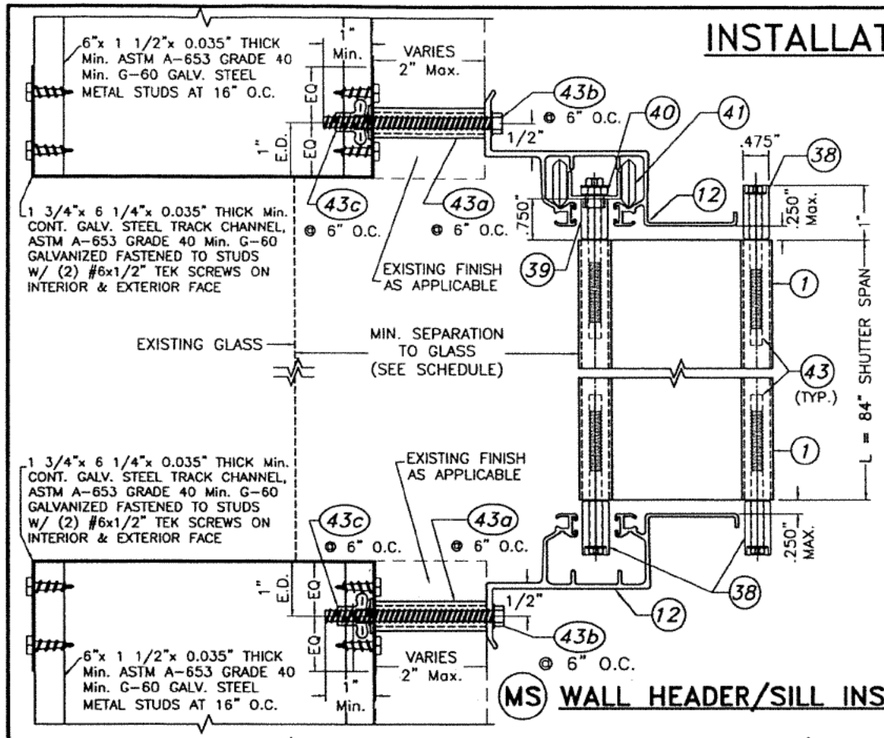
BERTHA HV™

Accordion Shutter System

H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20–164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23–127
3			
4			
5			SHEET 19 OF 20
6			

INSTALLATIONS W/ (1) HV BLADE & HV CENTERMATES (21) INTO METAL STUD WALLS *



(MS) WALL HEADER/SILL INSTALLATION

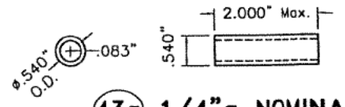
* GENERAL LIMITATIONS AND CONDITIONS OF USE FOR BERTHA (1) HV BLADE ACCORDION SHUTTER SYSTEM INSTALLATION TO METAL STUD WALLS

1. MAX. A.S.D. DESIGN PRESSURE RATING: +75, – 75 (psf)
2. MAX. SHUTTER SPAN: 84"
3. ALLOWED MOUNTING: (MS) ON THIS SHEET.
4. ONLY CENTERMATE (21) W/ (24) HV LOCK ARE ALLOWED WITH (21) ARRANGED IN A SYMMETRICAL LAYOUT. USE OF (2) (35) (6" LONG, MINIMUM) MUST ALWAYS BE INCLUDED AT EXTERIOR OR INTERIOR ACCESS SIDE OF CENTERMATE.

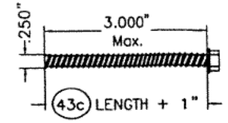
** BLADE SLACK DETAIL HVF IS ALSO VALID FOR CENTERMATE (21) APPLICATION WITH BLADE (1)

SEPARATION TO GLASS SCHEDULE

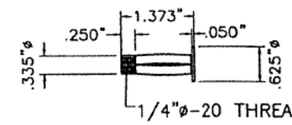
WIND ZONE ASTM E-1996	MINIMUM SEPARATION TO GLASS
1 THRU 3	1"
4	4"



(43a) 1/4"ø NOMINAL ALUMINUM SLEEVE
6063-T5 ALLOY



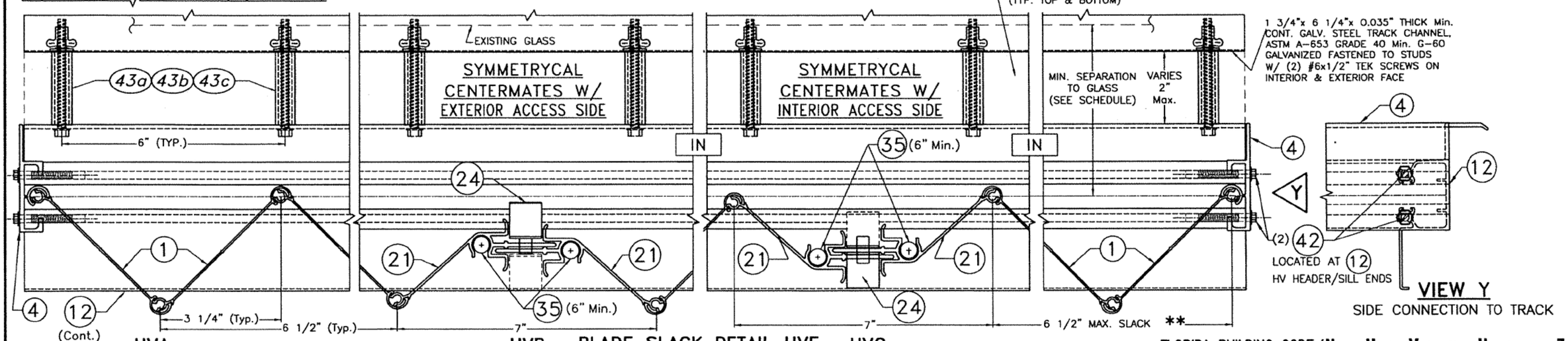
(43b) 1/4"ø-20X3" BOLT
MUST PENETRATE (43c) 1"



(43c) 1/4"ø ELCO CONSTRUCTION PRODUCTS FAB-LOK HD

COMPONENTS

SCALE: 3/8"= 1"



HVA HVB BLADE SLACK DETAIL HVF HVC

FLORIDA BUILDING CODE (Non High Velocity Hurricane Zone)

WALTER A. TILLIT JR. LICENSE No. 44167 STATE OF FLORIDA PROFESSIONAL ENGINEER

P.E. SEAL/SIGNATURE/DATE

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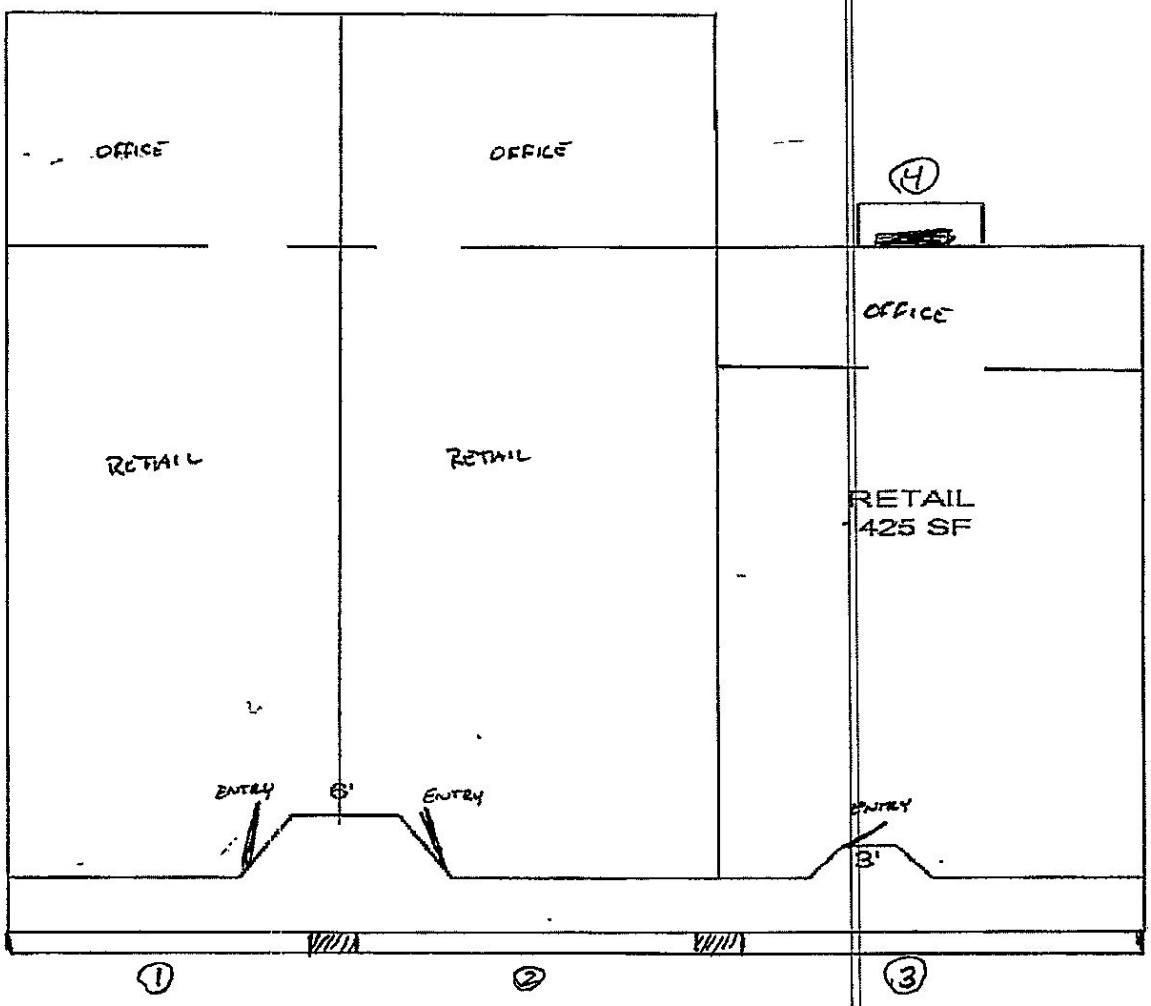
TILTECO INC.
TILLIT TESTING & ENGINEERING COMPANY
FLORIDA Lic. # 44167

A.S.S.A.
American Shutter Systems Association, Inc.

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BERTHA HV™
Accordion Shutter System
H.V. BLADE #1 W/ OR W/O H.V. WINDOW BLADE

REV. No	DESCRIPTION	DATE	DRAWN BY: Y.M.
1	OLD 20-164	7/21/23	DATE: 7/21/2023
2			DRAWING No 23-127
3			
4			
5			SHEET 20 OF 20
6			


OFFICE
OFFICE
OFFICE
RETAIL
RETAIL
RETAIL
1425 SF
ENTRY
6'
ENTRY
ENTRY
3'
1
2
3
4

CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

"

Property Record Information for 412306330005

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

PETICCA JANIE MARIA ETAL SUCCCO-TRS
5492 56TH CT E
BRADENTON, FL 34203

Ownership current through: 9/15/2025

Property Location:

Property Address: 105 W MARION AVE
or 111 W MARION AVE
or 113 W MARION AVE

Property City & Zip: PUNTA GORDA 33950

Business Name: TIKI CLOTHING & CARRIES INTERIORS

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	STORES, ONE STORY
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - DC
Market Area / Neighborhood / Subneighborhood:	03/80/00
Map Number:	5B06S
Section/Township/Range:	06-41-23
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
8/9/2023	0/0	3303131	$0	IMPR-MULTI
5/23/2006	2982/570	1560045	$100	IMPROVE
8/1/1993	1297/657	249170	$125,000	IMPROVE

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	10AE	12015C	Outside of CBRA Zone	120062	10 NAVD88	

***If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.**
For more information, please contact Building Construction Services at 941-743-1201.

2025 Preliminary Tax Roll Values, as of January 1, 2025

***Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-**

October.

Value	County	City	School	Other
Preliminary Just Value (Just Value reflects 193.011 adjustment.):	$889,504	$889,504	$889,504	$889,504
Preliminary Assessed Value:	$889,504	$889,504	$889,504	$889,504
Preliminary Taxable Value:	$889,504	$889,504	$889,504	$889,504

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0033 0023	1100	TPG - DC	SQUARE FOOT	5376	0	$241,920

***Land Value does not include 193.011 adjustment.**

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
1084	Fence - Vinyl - 6 (lf)	19	2004	2004
1095	Fence - Wrought Iron, Steel, or Alum (sf)	335	2004	2004
1315	Paving - Conc Pavers on Sand (sf)	342	2004	2004
1740	Lights - Avg (#)	3	2004	2004
1760	Lights - Vapor, Low (#)	1	2012	2012
1791	Lights - Wallmounts, Low (#)	1	1982	1982

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Stores, one story		1100	1952	2000	1	0	0	0	4651	4651	5131

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	9211	Commercial Canopy (SF)	Porch/Deck	364	100	1952	2000	Appendage Component
1	9211	Commercial Canopy (SF)	Porch/Deck	28	100	1952	2000	Appendage Component
1	9211	Commercial Canopy (SF)	Porch/Deck	28	100	1952	2000	Appendage Component
1	9264	Commercial Utility (SF)	Porch/Deck	60	100	1952	2000	Appendage Component
1	169	Masonry, Stucco on Block	Exterior Walls	0	100	1952	2000	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1952	2000	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1952	2000	Construction Component

1	42318	Ruberoid Roof	Segregated Costs	0	100	1952	2000	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0033 0023	PUNTA GORDA BLK 33 SW 64 FT LTS 23 & 24 307-168 321-531 324/444 310/356 366/323 1297/657 V1933/1595 2982/570 DC3291012-IMP 3303131

Data Last Updated: 10/1/2025- Printed On: 10/2/2025.

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HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-69-2025 - 364 West Olympia Avenue - Cedar Shakes and Window Trim - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed replacement of siding and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Summary: The applicant, Wendy Mueller, replaced any cedar shakes that are in disrepair ,as well as any window trim in disrepair for the single-family residence (SFR) located at 364 West Olympia Avenue, which was constructed in 1920 in the Frame Vernacular style. It is listed on the Florida Master Site File (CH00286). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) was reviewed and finalized administratively by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: November 10, 2025

Subject: CA-69-2025 – 364 West Olympia Avenue – Replace Cedar Shakes and Window Trim

SUMMARY

The applicant, Wendy Mueller, would like to replace any cedar shakes that are in disrepair, as well as any window trim in disrepair for the single-family residence (SFR) located at 364 West Olympia Avenue, which was constructed in 1920 in the Frame Vernacular style. It is listed on the Florida Master Site File (CH00286). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and finalized administratively by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- 69-2025	Permit #
Address - 364 W. Olympia Ave	

Punta Gorda

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☒ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☒ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by: Rachel Barry

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☑ Other Historic Structure

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.

***Required Contents of Applications** When making application for Certificate of Appropriateness, applicants must submit the following information:*

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☐ Site plans
☑ Signed & Notarized Certificate of Appropriateness Application	☐ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☑ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	[redacted]		
Address			
Phone		Email address	

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name							
Address		City		State		Zip	
Phone		Email address					

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Wendy S. Mueller — Signature of Owner or Authorized Agent

Wendy S. Mueller — Print Name

10/22/25 — Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 22 day of October, 20 25, by Wendy Mueller, who is personally known to me or who has produced _____ as identification.

Tammy S. Midgett
(Signature of Notary)

TAMMY S. MIDGETT
MY COMMISSION # HH 482251
EXPIRES: April 19, 2028

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We_____, property owner(s), hereby authorize_____to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

_____ Signature of Property Owner

_____ Print Name of Property Owner

_____ Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

_____
(Signature of Notary) (Seal)

Address of Property
364 W. Olympia Ave, Punta Gorda FL 33951
Current Use of Property
Single Family Residence
Description of work to be performed – please be specific and include pictures when necessary
Change out cedar shakes - misc. that are rotten. Fix any rotten trim around window(s).
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE

Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. FOLK, CFA, AAS, RES

"

Property Record Information for 412306358011

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

364 W OLYMPIA AVE LLC
PO BOX 512438
PUNTA GORDA, FL 33951

Ownership current through: 10/13/2025

Property Location:

Property Address: 364 W OLYMPIA AVE
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - RE
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	5B06S
Section/Township/Range:	06-41-23
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
10/11/2017	4245/74	2557988	$100	IMPROV
3/8/2017	4174/2160	2505588	$283,000	IMPROV
5/17/2005	2707/700	1388140	$100	IMPR-MULT
8/1/1997	1555/541	508565	$65,000	IMPROV
1/1/1994	1325/128	275964	$30,000	IMPROV
11/1/1993	1307/1792	259435	$100	IMPROV
9/1/1992	1249/195	199981	$100	IMPROV

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120062	9 NAVD88	

***If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.**
For more information, please contact Building Construction Services at 941-743-1201.

2025 Preliminary Tax Roll Values, as of January 1, 2025

***Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-**

October.

Value	County	City	School	Other
Preliminary Just Value (Just Value reflects 193.011 adjustment.):	$229,347	$229,347	$229,347	$229,347
Preliminary Assessed Value:	$229,347	$229,347	$229,347	$229,347
Preliminary Taxable Value:	$229,347	$229,347	$229,347	$229,347

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0031 0039	0100	TPG - RE	FRONT FOOT	55	0	$142,560

***Land Value does not include 193.011 adjustment.**

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0221	Stemwall - 2 - 3 Course (l.f.)	89	2002	2002
0322	Paving - Stamped Concrete (sq. Ft.)	485	2002	2002
0460	Screen Cage, 8 - Aluminum Frame - 3 Walls (sq. Ft.)	773	2002	2002
0510	Pool - Gunite (sq. Ft.)	288	2002	2002

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	SINGLE FAMILY RES	2.5	0100	1920	1978	1	4	2	5	1280	1280	1730
2	Aluminum Shed		0700	1982	1982	1	1	0	0	220	0	220

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	290	100	1920	1978	Appendage Component
1	910	Raised Enclosed Porch (SF), Screened Walls	Porch/Deck	160	100	1920	1978	Appendage Component
1	108	Frame, Siding, Wood	Exterior Walls	0	100	1920	1978	Construction Component
1	214	Metal, Preformed	Roofing	0	100	1920	1978	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1920	1978	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1920	1978	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1920	1978	Construction Component

1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1920	1978	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	1280	100	1920	1978	Construction Component
1	641	Single 1-Story Fireplace (#)	Miscellaneous	1	100	1920	1978	Construction Component
1	40046	Bahama Shutters (%)	Segregated Costs	1	100	1920	1978	Construction Component
1	40102	Piers Per Sq Foot Of base	Segregated Costs	0	100	1920	1978	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1920	1978	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0031 0039	PUNTA GORDA BLK 31 SE 15 FT LT 39 & ALL LT 40 383/452 1249/195 CT1307/1792 1325/128 CD/CT1357-1462 1555/541 VAR1754/403 2707/700 4174/2160 4245/74

Data Last Updated: 10/21/2025- Printed On: 10/21/2025.

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Enviroshake® Material Warranty

GOLD-LEVEL WARRANTY

The Gold level warranty is offered only to those clients who use our Authorized Accessories. This includes Enviroshield Synthetic Underlayment, EnviroFasteners (Nails and Screws) and EnviroSnowGuards (where applicable), as a complement to our roofing products.

NOTE: THIS WARRANTY IS NULL and VOID SHOULD A NON-FACTORY TRAINED SUB CONTRACTOR BECOME INVOLVED IN THE INSTALLATION. ONLY QUALIFIED AND FACTORY TRAINED CONTRACTORS ARE PERMITTED TO INSTALL ENVIROSHAKE PRODUCTS

Product Warranty: Subject to the exclusions, conditions and limitations set forth in this Warranty, 2595385 Ontario Inc. dba Enviroshake ("Company") warrants that its roofing products (the "Product") will be 100% free from manufacture defects that cause premature product failure. This Product Warranty only covers Products made by Enviroshake and does not cover authorized accessories. Please refer to authorized accessory manufacturers for applicable warranties.

Warranty Claimant: A claimant is the registered owner at the time that the Product is installed ("Owner") or a subsequent registered owner ("Transferee") who has complied with the transfer provisions of this Warranty.

Warranty Period: This Warranty commences on the date of the manufacture of the Product which is date marked on the back of Product. The warranty period is as follows: (a) Single Family Detached Residences ("Properties"): lifetime warranty for original owner and for Transferee 50 years pro rated per Warranty Coverage outlined below; (b) Other Structures ("Structures"): fifty (50) years; and (c) Special Location Properties ("Special Location"): twenty-five (25) years for Properties and Structures south of latitude 25 degrees north.

This limited lifetime warranty replaces all other oral or written warranties, liabilities, or obligations of Enviroshake and shall constitute the sole and exclusive remedies for the failure of the products.

Warranty Coverage: (a) Properties and Structures:

(i) During the first five (5) years, the Company shall, in its sole and absolute discretion, provide replacement product for the Nonconforming Product only. As the installation of Enviroshake products is designed to create a two- layer system, Nonconforming Product is defined as both material layers having deteriorated to the point that the underlayment is exposed. The Company will not be responsible for any other costs, including, removal of the Nonconforming Product, any metal or flashing work, underlayment or disposal expenses ("Excluded Costs").

(ii) After the fifth anniversary, the Company shall supply partial replacement Product in accordance with the following formula: the number of months remaining on the fifty (50) year Warranty divided by six (600) hundred. The Company will not be responsible for any labor or Excluded Costs. The replacement Product shall be FOB Chatham Ontario plant; (b) Special Location: The Company will supply partial replacement Product in accordance with the following formula:

the number of months remaining on the fifty (50) year Warranty divided by three (300) hundred. The Company will not be

responsible for any labor or Excluded Costs. The replacement Product shall be FOB Chatham Ontario plant.

Warranty Registration: The Original Owner must, within 30 days of the completion of the roofing project, complete and return the warranty registration card to the Company at P.O. Box 1462, Chatham, Ontario Canada N7M 5W8 ("Company Address") or complete the warranty card on-line at www.enviroshake.com. The Company will send the Owner a Warranty Certificate within thirty (30) days. In the event that the Warranty is not registered, the Company shall be relieved of all of its obligations.

Warranty Transfer: This Product Warranty is fully transferable to a Transferee or between Transferees, provided that the Owner or Transferee registered their Warranty and complied with the terms and conditions of this Warranty. The warranty period, regardless of the number of transfers, is as follows: (a) Properties: Fifty (50) years; (b) Structures and Special Location: The balance of the remaining Warranty period. The Transferee must, within 45 days of the date of the transfer, send to the Company (a) written notice of the transfer; (c) a copy of the Owner's Warranty Certificate; and (d) a $100 transfer fee, payable to the Company. The cancelled cheque will be the Transferee's proof of transfer. In the event that the Company is not notified of the transfer, the Company shall be relieved of all obligations to the Transferee in this Warranty.

Warranty Claims: If an Owner or Transferee has a claim under this Warranty, it must deliver to the Company, within 30 days (a) written notice of its claim with a description of the Nonconforming Product and photos; (b) a copy of its Warranty Certificate; (c) the name and address of the factory trained Installer who installed the Product; and (d) such further information and documentation as the Company may require to process the claim and make a determination.

Warranty Exclusions: This Warranty does not cover (a) Product color variation claims; (b) Any damage to or defect in the Product, directly or indirectly, wholly or partly attributable, to the misuse, abuse or neglect of the Product, including any damage to the Product resulting from any alterations or modifications of the Product (whether by the addition of chemicals, solvents, paints, stains or otherwise); the removal of any material or substance applied to and/or accumulated on the Product after installation; or combining the Product or incorporating it into other structures or using the Product for any purpose other than a roof covering; (c) Any damage to the Product caused by inadequate ventilation of the roofing system or caused by the installation of the Product in a manner contrary to the Company's recommended practices or the applicable building code; (d) Any damage to the Product caused by vandalism, improper storage by the Owner or its agents; acts of God, fire or accidental damage by the Owner or its agents or any third parties; (e) Any damage to the Product from tornados, ice and water build up, acid rain, lightning, falling objects; environmental or wildlife causes; or an accumulation of organic debris in the keyways which restricts the ability of the shake to expand and contract; (f) Improper installation i.e.. Insufficient gapping resulting in buckling, warping, or cupping; and (g) Failure to use the Enviroshield synthetic underlayment by Enviroshake.

Conditions and Limitations: (a) The Product must be installed by a Factory Trained Installer. Enviroshake is not responsible for ensuring the contractor and/or sub-contractor are factory trained, it is up to the end user to ensure they see their contractor's factory training certificate and/or confirm with Enviroshake that the contractor is factory trained. A list of factory trained installers is available through the Company; (b) The Company shall, in its sole and absolute discretion, determine if the Product is defective and unfit for the purpose intended; (c) The Company's liability and the Owner or the Transferee's exclusive remedy is limited to this Warranty. The

Company's obligation under this Warranty shall in no event exceed the original cost of the Product; (d) The Company shall not be liable for any incidental, consequential or special damages of any kind; and (e) This Warranty is specifically provided in lieu of all other express or implied warranties, including implied warranties of merchantability or fitness for a particular purpose.

Applicable Law and Dispute Resolution: (a) This warranty shall be governed by and construed in accordance with the laws of the Province of Ontario and any applicable federal laws of Canada; and (b) All claimants hereby irrevocably attorn to the jurisdiction of the Courts of the Province of Ontario and agree that all disputes or claims of any kind, including, claims under this Warranty or in contract or tort, shall be brought in Windsor, Ontario, which Courts shall have exclusive jurisdiction to determine all disputes or claims. At the option of the Company may, which must be exercised within 30 days of written notice of a claim, refer the claim to arbitration to be heard by a single arbitrator. The arbitration shall be conducted in accordance with the Ontario Arbitration Act and the arbitration shall take place in Windsor, Ontario. The parties shall share the costs of the arbitration equally, including, the arbitrator's costs and there shall be no appeal from the arbitrator's decision.

General: (a) Written Notice shall be sent by registered mail to the Company's Address; (b) This Warranty shall not be modified or extended and no person is authorized to change this Warranty in any way or grant any other Warranty; (c) The Company reserves the right to cancel and/or modify this Warranty without notice at any time; however, all fully paid warranties shall remain in force until their expiration; and (d) If any provision of this Warranty is held to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force. The company is not liable for any product with a manufacturing date prior to February 28, 2010.

19/05/21

STANDARD-LEVEL WARRANTY

This standard level warranty is offered to those clients who CHOOSE TO NOT USE our Enviroshield® underlayment & Authorized Accessories as a complement to our roofing products as outlined above.

Product Warranty: Subject to the exclusions, conditions and limitations set forth in this Warranty, 2595385 Ontario Inc. dba Enviroshake ("Company") warrants that its roofing products (the "Product") will be 100% free from manufacture defects that cause premature product failure. This Product Warranty only covers Products made by Enviroshake and does not cover authorized accessories. Please refer to authorized accessory manufacturers for applicable warranties.

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(ii) After the fifth anniversary, the Company shall supply partial replacement Product in accordance with the following formula: the number of months remaining on the twenty-five (25) year Warranty divided by six hundred (600). The Company will not be responsible for any labor or Excluded Costs. The replacement Product shall be FOB Chatham Ontario plant; (b) Special Location: The Company will supply partial replacement Product in accordance with the following formula: the number of months remaining on the twenty five (25) year Warranty divided by three (300) hundred. The Company will not be responsible for any labor or Excluded Costs. The replacement Product shall be FOB Chatham Ontario plant.

Warranty Registration: The Original Owner must, within 30 days of the purchase of the Product, complete and return the warranty registration card to the Company at P.O. Box 1462, Chatham, Ontario Canada N7M 5W8 ("Company Address") or complete the warranty card on-line at www.enviroshake.com. The Company will send the Owner a Warranty Certificate within thirty (30) days. In the event that the Warranty is not registered, the Company shall be relieved of all of its obligations.

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Warranty Exclusions: This Warranty does not cover (a) Product color variation claims; (b) Any damage to or defect in the Product, directly or indirectly, wholly or partly attributable, to the misuse, abuse or neglect of the Product, including any damage to the Product resulting from any alterations or modifications of the Product (whether by the addition of chemicals, solvents, paints, stains or otherwise); the removal of any material or substance applied to and/or accumulated on the

Product after installation; or combining the Product or incorporating it into other structures or using the Product for any purpose other than a roof covering; (c) Any damage to the Product caused by inadequate ventilation of the roofing system or caused by the installation of the Product in a manner contrary to the Company's recommended practices or the applicable building code; (d) Any damage to the Product caused by vandalism, improper storage by the Owner or its agents; acts of God, fire or accidental damage by the Owner or its agents or any third parties; (e) Any damage to the Product from tornados, ice and water build up, acid rain, lightning, falling objects; environmental or wildlife causes; or an accumulation of organic debris in the keyways which restricts the ability of the shake to expand and contract; (f) Improper installation i.e. Insufficient gapping resulting in buckling, warping or cupping; and (g) Failure to use a synthetic underlayment approved by Enviroshake.

Conditions and Limitations: (a) The Product must be installed by a Factory Trained Installer. Enviroshake is not responsible for ensuring the contractor and/or sub-contractor are factory trained, it is up to the end user to ensure they see their contractor's factory training certificate and/or confirm with Enviroshake that the contractor is factory trained. A list of factory trained installers is available through the Company; (b) The Company shall, in its sole and absolute discretion, determine if the Product is defective and unfit for the purpose intended; (c) The Company's liability and the Owner or the Transferee's exclusive remedy is limited to this Warranty. The Company's obligation under this Warranty shall in no event exceed the original cost of the Product; (d) The Company shall not be liable for any incidental, consequential or special damages of any kind; and (e) This Warranty is specifically provided in lieu of all other express or implied warranties, including implied warranties of merchantability or fitness for a particular purpose.

Applicable Law and Dispute Resolution: (a) This warranty shall be governed by and construed in accordance with the laws of the Province of Ontario and any applicable federal laws of Canada; and (b) All claimants hereby irrevocably attorn to the jurisdiction of the Courts of the Province of Ontario and agree that all disputes or claims of any kind, including, claims under this Warranty or in contract or tort, shall be brought in Windsor, Ontario, which Courts shall have exclusive jurisdiction to determine all disputes or claims. At the option of the Company may, which must be exercised within 30 days of written notice of a claim, refer the claim to arbitration to be heard by a single arbitrator. The arbitration shall be conducted in accordance with the Ontario Arbitration Act and the arbitration shall take place in Windsor, Ontario. The parties shall share the costs of the arbitration equally, including, the arbitrator's costs and there shall be no appeal from the arbitrator's decision.

General: (a) Written Notice shall be sent by registered mail to the Company's Address; (b) This Warranty shall not be modified or extended and no person is authorized to change this Warranty in any way or grant any other Warranty; (c) The Company reserves the right to cancel and/or modify this Warranty without notice at any time; however, all fully paid warranties shall remain in force until their expiration; and (d) If any provision of this Warranty is held to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force. The company is not liable for any product with a manufacturing date prior to February 28, 2010.

19/05/21

Application Instructions

18" Sidewall Shingles

The following application procedures are recommended by the CEDAR SHAKE SHINGLE BUREAU for sidewall application.

Single Coursing
(Maximum Exposure 8-8 1/2")

1.) Apply 15-30 lb. felt building paper over sheathing.
2.) Double the first course at base of wall - use dry low grade #3 or #4 shingles or other acceptable undercoursing for starter course.
3.) Space shingles slightly apart (1/8" - 1/4") to allow for expansion and prevent possible "buckling".
4.) Offset joints 1 1/2" from adjacent courses.
5.) Drive nails approx. 1" above butt line of succeeding course for concealed nailing.
6.) For shingles up to 8" wide, two nails in each shingle are placed 3/4" from each edge. For wider shingles a third nail should be driven in center.

Double Coursing
(Maximum Exposure 14")

1.) Same as Single Coursing.
2.) Two layers of dry undercoursing recommended for starter course, then the outer course.
3.) Each succeeding course requires dry undercoursing to be applied before outer course is applied. Outer courses applied 1" lower than undercoursing.
4.) Face nail outer course shingles with two casing-type nails (as in #7 above), driven about 2 inches above the butt line, 3/4" from edge plus additional nails every 4 inches on wider shingles (as in #8 above).

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title:	CA-70-2025 - 425 West Grace Street - Garage Door Replacement - Information Only
Funds:	
Recommended Action:	No action is required. Staff reviewed the application for proposed garage door replacement recommended that the Zoning Official Approve the Certificate of Appropriateness.
Summary:	The applicants, Mario and Diane Massa, replaced their overhead garage door for their single-family residence (SFR) located at 425 West Grace Street. The SFR was constructed in 1956 in the Ranch style and is listed on the Florida Master Site File (CH02513). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) was administratively approved by the Zoning Official.
Department/Division:	Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-70-2025 – 425 West Grace Street – Replace Overhead Garage Door – Information Only

SUMMARY

The applicants, Mario and Diane Massa, would like to replace their overhead garage door for their single-family residence (SFR) located at 425 West Grace Street. The SFR was constructed in 1956 in the Ranch style and is listed on the Florida Master Site File (CH02513). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application to replace the garage door for the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Punta Gorda
FLORIDA

MEMORANDUM

Case # CA- 70-2025 Address - 425 W. Grace St.	Permit # 25-195639

Punta Gorda

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure_____

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.
***Required Contents of Applications* When making application for Certificate of Appropriateness, applicants must submit the following information:**

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☑ Application Fee (if applicable)	☑ Site plans
☑ Signed & Notarized Certificate of Appropriateness Application	☑ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☑ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	Mario & Diane Massa						
Address	[redacted]	City	[redacted]	State	[redacted]	Zip	[redacted]
Phone		Email address					

2. Authorized Agent – (If applicable – Property Owner must sign AGENT Affidavit below)

Name							
Address		City		State		Zip	
Phone		Email address					

Address of Property	
425 W Grace St, Punta Gorda, FL 33950	
Current Use of Property	
Description of work to be performed – please be specific and include pictures when necessary	
Replace 1 overhead garage door	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Mario G Massa — Signature of Owner or Authorized Agent

MARIO G MASSA — Print Name

10.29.25 — Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 29th day of October, 20 25, by Mario G Massa, who is personally known to me or who has produced drivers license as identification.

Karen A Cheatham
(Signature of Notary)

(Seal)

KAREN A. CHEATHAM
MY COMMISSION # HH 411140
EXPIRES: June 15, 2027

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable):

I/We _____, property owner(s), hereby authorize _____ to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

_____ — Signature of Property Owner

_____ — Print Name of Property Owner

_____ — Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

_____
(Signature of Notary)

(Seal)

CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

Property Record Information for 412307158003

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

MASSA MARIO G & DIANE J
425 W GRACE ST
PUNTA GORDA , FL 33950

Ownership current through: 10/23/2025

Property Location:

Property Address: 425 W GRACE ST
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY DETERMINED DAMAGED
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - TR
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	5B07N
Section/Township/Range:	07-41-23
SOH Base Year:	1998
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
9/1/1997	1562/915	515302	$35,000	IMPROVE
2/1/1986	852/1843	1986085201843	$100	IMPROVE

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	10AE	12015C	Outside of CBRA Zone	120062	10 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.
For more information, please contact Building Construction Services at 941-743-1201.

2025 Preliminary Tax Roll Values, as of January 1, 2025

The just value of this parcel has been adjusted for damage from a catastrophic event.

*Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-

October.

Value	County	City	School	Other
Preliminary Just Value (Just Value reflects 193.011 adjustment.):	$161,567	$161,567	$161,567	$161,567
Preliminary Assessed Value:	$56,607	$56,607	$56,607	$56,607
- Preliminary Exemption - 01 Homestead	$25,000	$25,000	$25,000	$25,000
- Preliminary Exemption - 07 Total/Permanent Disability	$5,000	$5,000	$5,000	$5,000
- Preliminary Exemption - 17 Additional Homestead	$6,607	$6,607	$0	$6,607
Preliminary Taxable Value:	$20,000	$20,000	$26,607	$20,000

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0132 0006	0101	TPG - TR	LOT	1	0	$148,000

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0005	Deck, Wood, Raised-Avg (sq. Ft.)	99	2021	2021
0320	Paving - Concrete (sq. Ft.)	108	1970	1970
3991	Driveway, Small (fv)	1	1970	1970

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Single Family Determined Damaged	2.5	0101	1956	1956	1	7	3	8	1104	1104	2618
3	DETACHED GARAGE	3.5	0700	1986	1986	1	0	0	0	300	0	300

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	701	Attached Garage (SF)	Garage/Carport	216	100	1956	1956	Appendage Component
1	904	Slab Porch (SF) with Roof	Porch/Deck	96	100	1956	1956	Appendage Component
1	904	Slab Porch (SF) with Roof	Porch/Deck	68	100	1956	1956	Appendage Component
1	909	Enclosed Porch (SF), Solid Walls	Porch/Deck	484	100	1956	1956	Appendage Component
1	40070	Screen Walls (SF)	Segregated Costs	240	100	1956	1956	Appendage Component

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1	41618	Concrete	Segregated Costs	240	100	1956	1956	Appendage Component
1	41618	Concrete	Segregated Costs	85	100	1956	1956	Appendage Component
1	41618	Concrete	Segregated Costs	240	100	1956	1956	Appendage Component
1	41618	Concrete	Segregated Costs	85	100	1956	1956	Appendage Component
1	169	Masonry, Stucco on Block	Exterior Walls	0	100	1956	1956	Construction Component
1	208	Composition Shingle	Roofing	0	100	1956	1956	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1956	1956	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1956	1956	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1956	1956	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1956	1956	Construction Component
1	621	Slab on Grade (% or SF)	Miscellaneous	1	100	1956	1956	Construction Component
1	40046	Bahama Shutters (%)	Segregated Costs	0	40	1956	1956	Construction Component
1	40050	Automatic Roll Down Shutters Electric (%)	Segregated Costs	0	10	1956	1956	Construction Component
1	40724	Aluminum Roof	Segregated Costs	240	100	1956	1956	Construction Component
1	40724	Aluminum Roof	Segregated Costs	85	100	1956	1956	Construction Component
1	40724	Aluminum Roof	Segregated Costs	240	100	1956	1956	Construction Component
1	40724	Aluminum Roof	Segregated Costs	85	100	1956	1956	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1956	1956	Construction Component
3	169	Masonry, Stucco on Block	Exterior Walls	300	100	1986	1986	Construction Component
3	208	Composition Shingle	Roofing	300	100	1986	1986	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0132 0006	PUNTA GORDA BLK 132 LT 6 361/982 DC495/03 564/438 852/1843 DC1505/1951 1562/915

Data Last Updated: 10/31/2025- Printed On: 10/31/2025.

CITY OF PUNTA GORDA
WINDOW/DOOR/GARAGE OVERHEAD DOOR PERMIT APPLICATION
EMAIL TO: pgpermittech@cityofpuntagordafl.com

LOCATION ID:	CODE:	DATE:	PERMIT#: 25-195639

JOB ADDRESS: [redacted]	UNIT #:	BLDG #:	PHASE#

BLOCK: 132	LOT: 6	SECTION:	SUBDIVISION:	PROJECT/CONDO NAME:

OWNER NAME: Mario & Diane Massa	MAILING ADDRESS: [redacted]	ZIP: 33950

OWNER EMAIL ADDRESS: _____ OWNER'S PHONE NUMBER: (REQUIRED) [redacted]

IS OWNER ACTING AS OWN CONTRACTOR?: ☐ YES ☑ NO IF YES, PLEASE COMPLETE AND SUBMIT OWNER BUILDER AFFIDAVIT TO THE BLDG DEPT.

CONTRACTORS BUSINESS NAME: Active Door and Window Co Inc	MAILING ADDRESS: [redacted]	ZIP:	PHONE: [redacted]

CONTRACTOR'S STATE REGISTRATION NO.:	CITY CERTIFICATE NO.: 24-6373	EMAIL ADDRESS: [redacted]

USE OF BUILDING: ☒ SINGLE FAMILY ☐ DUPLEX ☐ MULTI-FAMILY | COMMERCIAL, DESCRIBE

FOR EXTERIOR WINDOWS / DOORS / GARAGE OVERHEAD DOORS & STOREFRONTS NOTE: SIZE FOR SIZE ONLY

TYPE	FL# OR NOA#	EXPIRATION DATE	IMPACT RESISTANT?	AFFECTED OPENING NUMBER(S) ON THE FLOOR PLAN
☑ FL# or ☐ NOA#	15212.8	2/17/26	☑ YES ☐ NO	1
☐ FL# or ☐ NOA#			☐ YES ☐ NO	
☐ FL# or ☐ NOA#			☐ YES ☐ NO	
☐ FL# or ☐ NOA#			☐ YES ☐ NO	
☐ FL# or ☐ NOA#			☐ YES ☐ NO	
☐ FL# or ☐ NOA#			☐ YES ☐ NO	

PLEASE PROVIDE FOOT PRINT OF BUILDING INDICATIONG LOCATION OF OPENINGS BEING REPLACED.

Select one of the following: (compliance with tables R301.2(2) and R301.2(3) of the 8th Edition (2023) FL Building Code)

☐ Provide Individual Calculations

☐ Provide Individual Engineering

☑ Comply with following Window & Door Pressure Calculations (only for window replacements <=60ft high)

HOUSE HEIGHT	150 WIND EXP B	160 WIND EXP B	160 WIND EXP D	170 WIND EXP D
HOUSE <30'	+24.3	+27.6	+45.9	+56.2
	-32.5	-37	-61.4	-71.7
HOUSE 30' - 45'	+27.2	+30.9	+49.2	+61.3
HOUSE 45' - 60'	+29.6	+33.7	+51.7	+64.4
	-36.6	-45.1	-69.2	-80.7

CITY OF PUNTA GORDA
WINDOW/DOOR/GARAGE OVERHEAD DOOR PERMIT APPLICATION
EMAIL TO: pgpermittech@cityofpuntagordafl.com

DESCRIPTION (SCOPE) OF WORK--SPECIFICALLY:
Replace overhead garage door with impact garage door

HURRICANE DAMAGE: ☐ YES ☑ NO VALUATION OF WORK $[redacted]

NOTICE: This permit becomes null and void if work or construction authorized in not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATON AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTINGOF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. PRINTED COPY OF PERMIT PRODUCT APPROVALS MUST BE POSTED ON JOB SITE FOR INSPECTIONS.

CONTRACTOR/QUALIFIER SIGNATURE 9-29-25 DATE

SIGNATURE OF OWNER (IF OWNER/BUILDER) DATE

FAILURE TO READ AND UNDERSTAND THE CONDITIONS, GENERAL PROVISIONS, AND SPECIAL PROVISIONS, ON THE BACK HEREOF, DOES NOT RELIEVE THE APPLICANT FROM THE OBLIGATIONS AS STATED ABOVE. IF ANY CONDITION OR PROVISION IS NOT FULLY UNDERSTOOD, THE APPLICANTT SHOULD REQUEST CLARIFICATION BEFORE SIGNING THIS APPLICATION.

BELOW FOR OFFICE USE ONLY

PERMIT FEE: $ 50 TOTAL ALL FEES: $			PERMIT #	
			APPROVED ZONING.:	DATE:
IS STRUCTURE LISTED AS HISTORICAL?: ☐ YES ☐ NO	ANY OPEN PERMITS?: ☐ YES ☐ NO	OPEN PERMITS LISTED BELOW:	APPROVED HISTORIC:	DATE:
			APPROVED BUILDING:	DATE:
LIKE FOR LIKE? ☐ YES ☐ NO	FLOOD ZONE:	STRUCTURE VALUE PER PROPERTY APPRAISER:	VALUATION % OF STRUCTURE VALUE:	

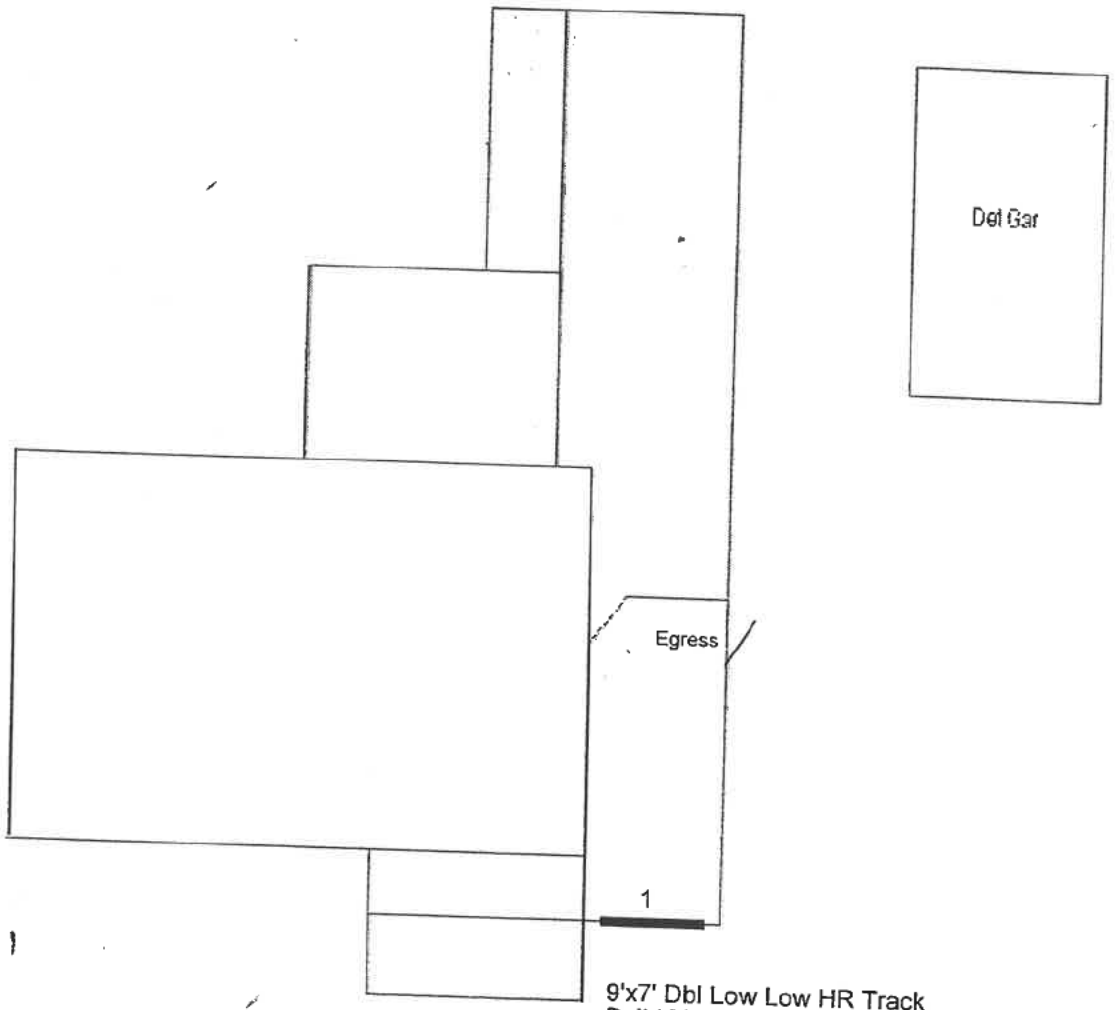
PERMIT VALIDATION CK#_____ RECEIPT:_____ CASH:_____ DATE:_____

IF GREATER THAN 35%, FEMA WORK SHEETS REQUIRED.

CERTIFIED JUST VALUE	LAND VALUE	DIFFERENCE	TOTAL %

Mario Massa
425 W. Grace St.
Punta Gorda Fl. 33950

25 Aug. 2025 Order Date



9'x7' Dbl Low Low HR Track
Build Mark Non-Insulated
Desert Tan Colonial Raised Pnl.

FL 15212.8

11' MRH

Business & Professional Regulation

dbpr

Product Approval
USER: Public User

FL #	FL15212-R12
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	
Product Manufacturer	Raynor Garage Doors
Address/Phone/Email	1101 East River Road Dixon, IL 61021 (815) 285-7286 garyw@raynor.com
Authorized Signature	Gary Wedekind garyw@raynor.com
Technical Representative	Rodney Frey
Address/Phone/Email	1101 E. River Rd. Dixon, IL 61021 (815) 288-1431 rfrey@raynor.com
Quality Assurance Representative	Mike Barlether
Address/Phone/Email	1101 East River Road Dixon, IL 61021 (815) 285-7312 mbarlether@raynor.com
Category	Exterior Doors
Subcategory	Sectional Exterior Door Assemblies
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Scott A. Brown
Florida License	PE-65940
Quality Assurance Entity	UL LLC
Quality Assurance Contract Expiration Date	02/17/2026
Validated By	Kurt Dietrich PE Validation Checklist - Hardcopy Received
Certificate of Independence	FL15212_R12_COI_RAYNOR Financial Interest Statement Scott Brown 2025_s.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ANSI/DASMA 108	2017
ANSI/DASMA 115	2017
TAS 201	1994
TAS 202	1994
TAS 203	1994

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	04/23/2025
Date Validated	04/24/2025
Date Pending FBC Approval	04/25/2025
Date Approved	06/10/2025
Date Revised	08/20/2025

Summary of Products

FL #	Model, Number or Name	Description
15212.1	AlumaView (AV200), StyleView	1-15/16" thick aluminum rail and stile door with full view glass.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +Varies/-Varies **Other:** See drawing for pressures and max door height. Max door width up to 16'-2".		**Installation Instructions** FL15212_R12_II_P-2409-C_s.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.2	Alumaview (AV200), StyleView	1-15/16" thick aluminum rail and style door with full view glass.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +43.0/-48.0 **Other:** Max. door size = 14'-2" wide x 20'-0" high for Alumaview and 14' -2" wide x 10'-0" high for StyleView.		**Installation Instructions** FL15212_R12_II_P-3327- B.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.3	BuildMark	2" thick steel pan residential and light commercial sectional garage door, 26 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +37.4/-41.7 **Other:** Max. door size = 18'-0" wide x 16'-0" high		**Installation Instructions** FL15212_R12_II_P-3317-D.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.4	BuildMark	2" thick steel pan residential and light commercial sectional garage door, 26 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +39.3/-43.8 **Other:** Max. door size = 16' wide x 16' high		**Installation Instructions** FL15212_R12_II_P-3318-D.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.5	BuildMark, TradeMark	2" thick steel pan residential and light commercial sectional garage door, BuildMark 26 ga., TradeMark 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +41.6/-47.1 **Other:** Max. door size = 9' wide x 16' high		**Installation Instructions** FL15212_R12_II_P-3322-C.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes

15212.6	BuildMark, TradeMark	2" thick steel pan residential and light commercial sectional garage door, BuildMark 26 ga., TradeMark 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +47.3/-47.3 **Other:** Max door size = 16' wide x 8' high		**Installation Instructions** FL15212_R12_II_P-3361-B.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.7	BuildMark, TradeMark	2" thick steel pan residential and light commercial sectional garage door, BuildMark 26 ga., TradeMark 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +31.0/-35.1 **Other:** Max. door size = 9' wide x 16' high		**Installation Instructions** FL15212_R12_II_P-2301-D.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.8	BuildMark, TradeMark	2" thick steel pan residential and light commercial sectional garage door, BuildMark 26 ga., TradeMark 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +16.0/-17.7 **Other:** Max door size = 16'-0" x 16'-0"		**Installation Instructions** FL15212_R12_II_P-2357-B.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.9	BuildMark, TradeMark	2" thick steel pan residential and light commercial sectional garage door, BuildMark 26 ga., TradeMark 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +18.5/-20.9 **Other:** Max. door size = 9'-0" x 16' - 0"		**Installation Instructions** FL15212_R12_II_P-2300-B.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.10	BuildMark, TradeMark	2" thick steel pan residential and light commercial sectional garage door, BuildMark 26 ga., TradeMark 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +18.0/-22.7 **Other:** Max. door size = 16"-0' wide x 16' - 0" high		**Installation Instructions** FL15212_R12_II_P-2358-B.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.11	BuildMark, TradeMark	2" thick steel pan residential and light commercial sectional garage door, BuildMark 26 ga., TradeMark 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +24.8/-28.0 **Other:** Max. door size = 9' wide x 16' high		**Installation Instructions** FL15212_R12_II_P-2301-D.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.12	SteelForm (S24 / MB24 / S20)	2" thick steel pan commercial sectional garage door
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +41.5/-47.0 **Other:** Max. door size = 12'-2" wide x 20' high.		**Installation Instructions** FL15212_R12_II_P-3310-B.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.13	SteelForm (S24 / MB24 / S20)	2" thick steel pan commercial sectional garage door
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +Varies/-Varies		**Installation Instructions** FL15212_R12_II_P-3313-C.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports**

Other: See drawing for pressures. Max door width up to 18'-2".		FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.14	SteelForm (S24C / S24 / MB24 / S20)	2" thick steel pan commercial sectional garage door
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +Varies/-Varies **Other:** See drawing for pressures. Max door width up to 20'-2".		**Installation Instructions** FL15212_R12_II_P-2405-B.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.15	SteelForm (S24C / S24 / MB24 / S20)	2" thick steel pan commercial sectional garage door
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +Varies/-Varies **Other:** See drawing for pressures. Max door width up to 16'-2".		**Installation Instructions** FL15212_R12_II_P-2406-E_s.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.16	SteelForm (S24C / S24 / MB24 / S20)	2" thick steel pan commercial sectional garage door
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +Varies/-Varies **Other:** See drawing for pressures. Max door width up to 20'-2".		**Installation Instructions** FL15212_R12_II_P-2407-B.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.17	SteelForm (S24C / S24 / MB24 / S20)	2" thick steel pan commercial sectional garage door
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +Varies/-Varies **Other:** See drawing for pressures. Max door width up to 20'-2".		**Installation Instructions** FL15212_R12_II_P-2408-D_s.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.18	SteelForm (S24C / S24 / MB24 / S20)	2" thick steel pan commercial sectional garage door
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +Varies/-Varies **Other:** See drawing for pressures. Max door width up to 10'-2".		**Installation Instructions** FL15212_R12_II_P-2429-C_s.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.19	TradeMark	2" thick steel pan residential and light commercial sectional garage door, 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +Varies/-Varies **Other:** See drawing for pressures. Max door width up to 16'-0".		**Installation Instructions** FL15212_R12_II_P-3307-C.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes
15212.20	TradeMark	2" thick steel pan residential and light commercial sectional garage door, 24 ga.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +43.5/-50.0 **Other:** Max. door size = 18'-2" wide x 16' high.		**Installation Instructions** FL15212_R12_II_P-3308-C.pdf Verified By: Scott A. Brown 65940 Created by Independent Third Party: Yes **Evaluation Reports** FL15212_R12_AE_Product Evaluation 37-D_s.pdf Created by Independent Third Party: Yes

Back Next

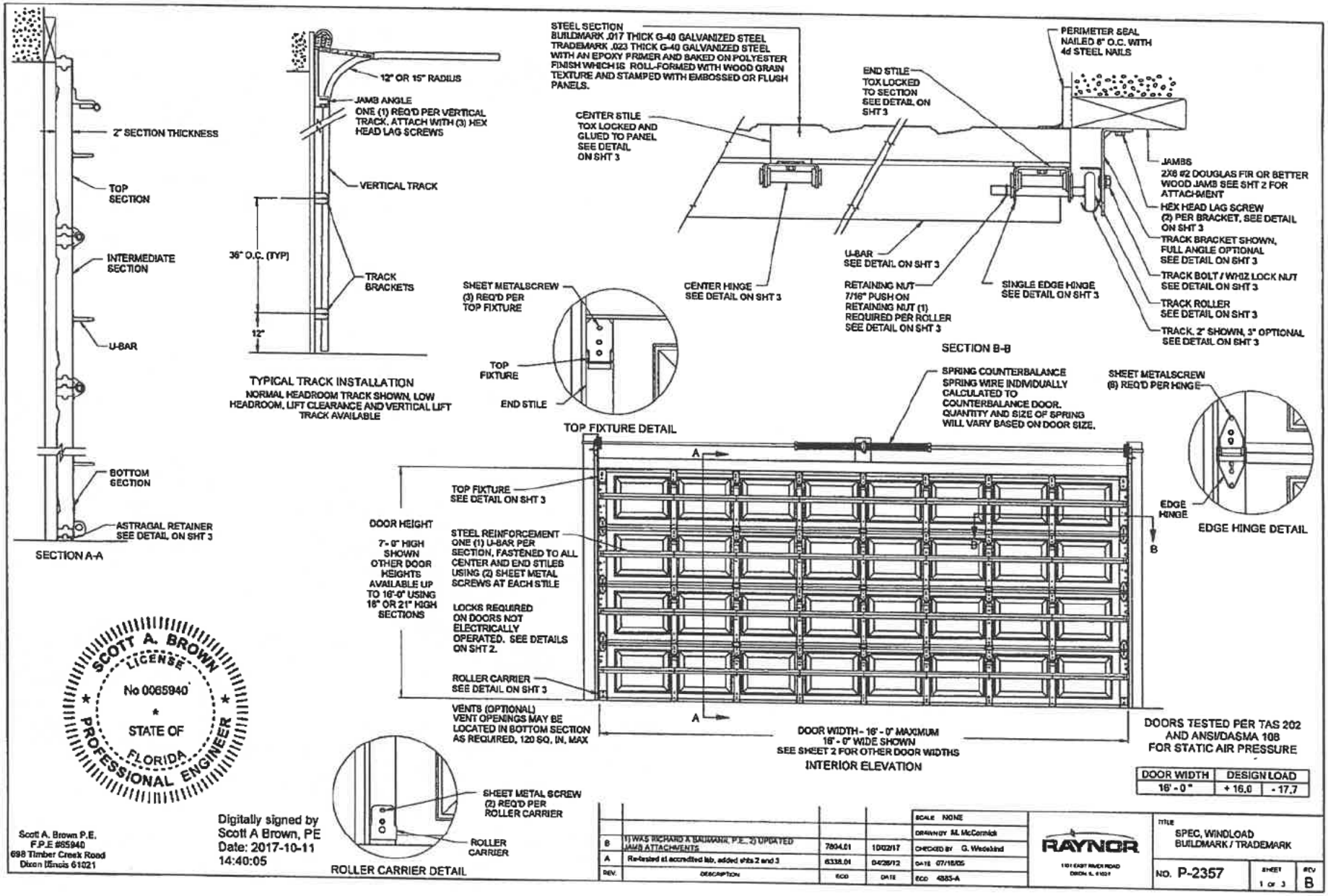
Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:

Credit Card
Safe
SECURITYMETRICS


2" SECTION THICKNESS
TOP SECTION
INTERMEDIATE SECTION
U-BAR
BOTTOM SECTION
ASTRAGAL RETAINER SEE DETAIL ON SHT 3
SECTION A-A
12" OR 15" RADIUS
JAMB ANGLE ONE (1) REQ'D PER VERTICAL TRACK. ATTACH WITH (3) HEX HEAD LAG SCREWS
VERTICAL TRACK
36" O.C. (TYP)
12"
TRACK BRACKETS
TYPICAL TRACK INSTALLATION
NORMAL HEADROOM TRACK SHOWN, LOW HEADROOM, LIFT CLEARANCE AND VERTICAL LIFT TRACK AVAILABLE
STEEL SECTION BUILDMARK .017 THICK G-40 GALVANIZED STEEL TRADEMARK .023 THICK G-40 GALVANIZED STEEL WITH AN EPOXY PRIMER AND BAKED ON POLYESTER FINISH WHICH IS ROLL-FORMED WITH WOOD GRAIN TEXTURE AND STAMPED WITH EMBOSSED OR FLUSH PANELS.
CENTER STILE TOX LOCKED AND GLUED TO PANEL SEE DETAIL ON SHT 3
END STILE TOX LOCKED TO SECTION SEE DETAIL ON SHT 3
PERIMETER SEAL NAILED 6" O.C. WITH 4d STEEL NAILS
JAMBS 2X6 #2 DOUGLAS FIR OR BETTER WOOD JAMB SEE SHT 2 FOR ATTACHMENT
HEX HEAD LAG SCREW (2) PER BRACKET, SEE DETAIL ON SHT 3
TRACK BRACKET SHOWN, FULL ANGLE OPTIONAL SEE DETAIL ON SHT 3
TRACK BOLT / WHIZ LOCK NUT SEE DETAIL ON SHT 3
TRACK ROLLER SEE DETAIL ON SHT 3
TRACK, 2" SHOWN, 3" OPTIONAL SEE DETAIL ON SHT 3
U-BAR SEE DETAIL ON SHT 3
CENTER HINGE SEE DETAIL ON SHT 3
RETAINING NUT 7/16" PUSH ON RETAINING NUT (1) REQUIRED PER ROLLER SEE DETAIL ON SHT 3
SINGLE EDGE HINGE SEE DETAIL ON SHT 3
SECTION B-B
SHEET METALSCREW (3) REQ'D PER TOP FIXTURE
TOP FIXTURE
END STILE
TOP FIXTURE DETAIL
SPRING COUNTERBALANCE SPRING WIRE INDIVIDUALLY CALCULATED TO COUNTERBALANCE DOOR. QUANTITY AND SIZE OF SPRING WILL VARY BASED ON DOOR SIZE.
SHEET METALSCREW (6) REQ'D PER HINGE
EDGE HINGE
EDGE HINGE DETAIL
TOP FIXTURE SEE DETAIL ON SHT 3
DOOR HEIGHT
7'-0" HIGH SHOWN OTHER DOOR HEIGHTS AVAILABLE UP TO 16'-0" USING 18" OR 21" HIGH SECTIONS
STEEL REINFORCEMENT ONE (1) U-BAR PER SECTION, FASTENED TO ALL CENTER AND END STILES USING (2) SHEET METAL SCREWS AT EACH STILE
LOCKS REQUIRED ON DOORS NOT ELECTRICALLY OPERATED. SEE DETAILS ON SHT 2.
ROLLER CARRIER SEE DETAIL ON SHT 3
VENTS (OPTIONAL) VENT OPENINGS MAY BE LOCATED IN BOTTOM SECTION AS REQUIRED, 120 SQ. IN. MAX
A
B
DOOR WIDTH - 16' - 0" MAXIMUM 16' - 0" WIDE SHOWN SEE SHEET 2 FOR OTHER DOOR WIDTHS
INTERIOR ELEVATION
DOORS TESTED PER TAS 202 AND ANSI/DASMA 108 FOR STATIC AIR PRESSURE
DOOR WIDTH | DESIGN LOAD
16' - 0" | + 16.0 | - 17.7
SHEET METAL SCREW (2) REQ'D PER ROLLER CARRIER
ROLLER CARRIER
ROLLER CARRIER DETAIL
SCOTT A. BROWN LICENSE No 0065940 STATE OF FLORIDA PROFESSIONAL ENGINEER
Scott A. Brown P.E. F.P.E #65940 698 Timber Creek Road Dixon Illinois 61021
Digitally signed by Scott A Brown, PE Date: 2017-10-11 14:40:05
B 1) WAS RICHARD A BAUMANN, P.E., 2) UPDATED JAMB ATTACHMENTS 7804.01 10/02/17
A Re-tested at accredited lab, added shts 2 and 3 6338.01 04/26/12
REV. DESCRIPTION ECO DATE
SCALE NONE
DRAWN BY M. McCormick
CHECKED BY G. Wedekind
DATE 07/18/05
ECO 4585-A
RAYNOR
101 EAST RIVER ROAD DIXON, IL 61021
TITLE SPEC, WINDLOAD BUILDMARK / TRADEMARK
NO. P-2357
SHEET 1 OF 3
REV B



3 CENTER STILES
8' AND 9' WIDE



4 CENTER STILES
10' AND 11' WIDE



5 CENTER STILES
12' AND 13' WIDE

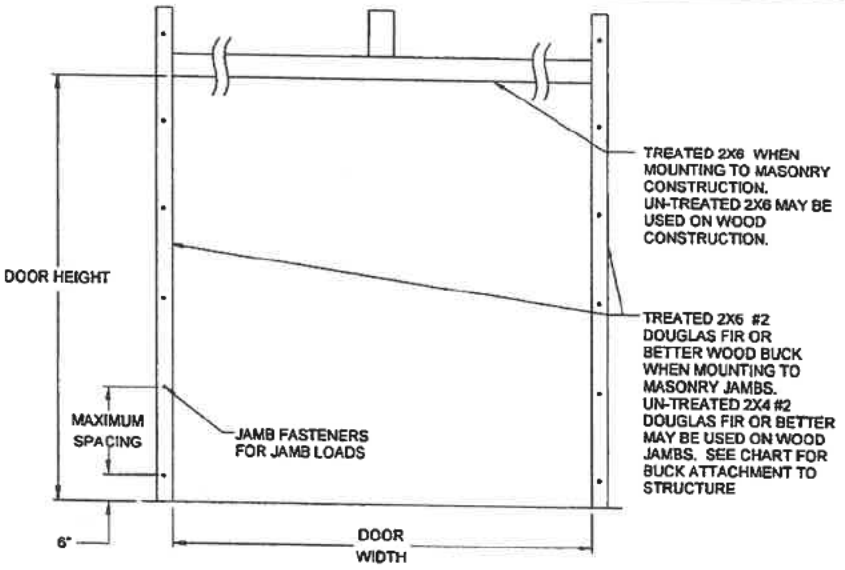


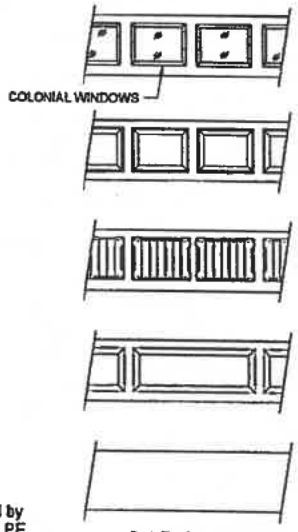
6 CENTER STILES
14' AND 15' WIDE



7 CENTER STILES
16' WIDE

CENTER STILE LAYOUT INTERIOR VIEW





PANEL OPTIONS
EXTERIOR VIEW

GLASS OPTIONS:
1/8" DSB
1/8" ACRYLIC
1/8" TEMPERED
1/2" INSULATED GLASS

JAMB ATTACHMENT NOTES

1. MAXIMUM POSITIVE LOAD PER JAMB = (16'-0" X 18.0 PSF) / 2 = 128 LBS PER FOOT
2. MAXIMUM NEGATIVE LOAD PER JAMB = (16'-0" X -17.7 PSF) / 2 = 142 LBS PER FOOT.
3. DESIGN OF THE SUPPORTING STRUCTURE SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDING DESIGNER AND SHALL BE DESIGNED FOR THE JAMB LOADS LISTED IN NOTES 1 AND 2.
4. ALTERNATE JAMB ATTACHMENTS MAY BE USED IF APPROVED BY A REGISTERED PROFESSIONAL ENGINEER.
5. DASMA TECHNICAL DATA SHEET TDS-161 MAY BE USED FOR ALTERNATE JAMB ATTACHMENTS.
6. 3/8" DIAMETER LAG SCREWS REQUIRED 1/16" PILOT HOLE AND 1-1/2" MINIMUM EDGE DISTANCE.

2X6 ATTACHMENT TO STRUCTURE						
STRUCTURE TYPE	FASTENER TYPE	MINIMUM EMBEDMENT	MINIMUM EDGE DISTANCE	MINIMUM ON CENTER SPACING	CONCESSION A (MAXIMUM CENTER SPACING)	ALLOWABLE TENSION LOAD
2500 PSI MIN. CONCRETE	1/4" TAPCON® (PLUG) WITH 1-1/8" OD WASHER	2"	2.5	6"	24"	681
SOUTHERN PINE	3/8" X 3" LAG WITH 1-1/8" OD WASHER	1.50"	1.50"	1.50"	24"	635
SPRUCE PINE FIR	3/8" X 3" LAG WITH 1-1/8" OD WASHER	1.50"	1.50"	1.50"	24"	482

SCOTT A. BROWN
LICENSE
No 0065940
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Scott A. Brown P.E.
F.P.E #65940
698 Timber Creek Road
Dixon Illinois 61021

Digitally signed by Scott A Brown, PE
Date: 2017-10-11 14:41:11

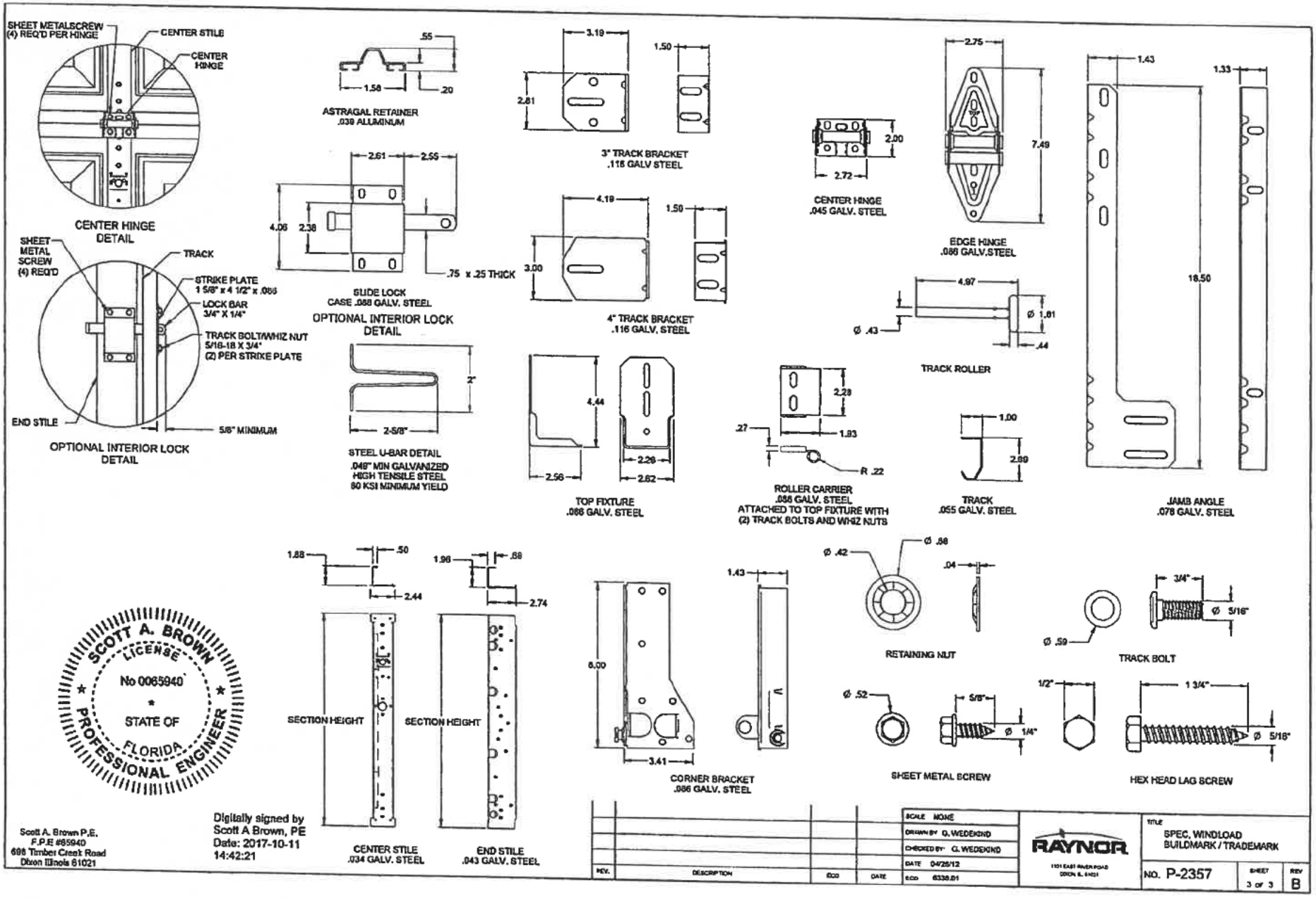
REV	DESCRIPTION	ECO	DATE

SCALE NONE
DRAWN BY G. WEDEKIND
CHECKED BY G. WEDEKIND
DATE 04/26/12
ECO 6336.01

RAYNOR
1101 EAST RAYCR ROAD
DIXON, IL 61021

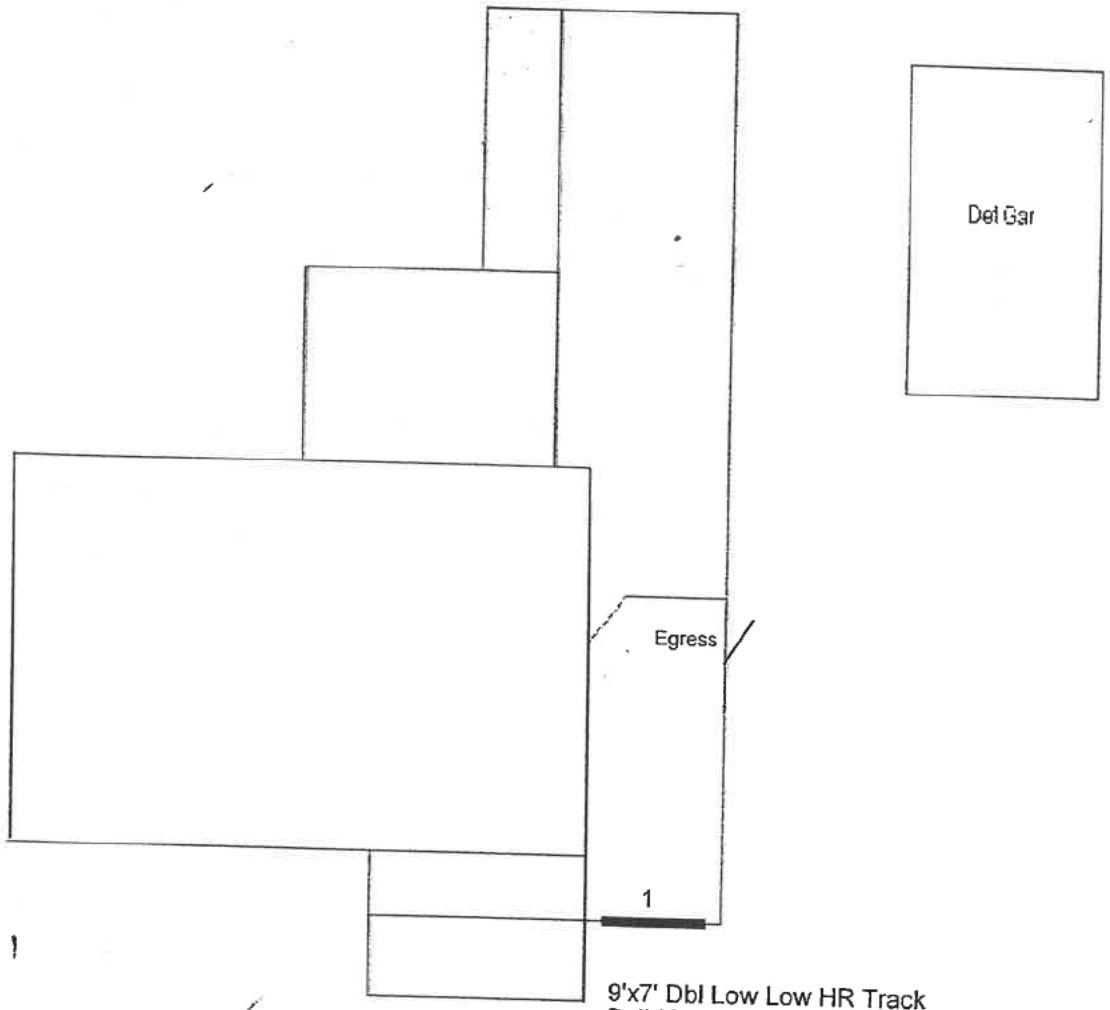
TITLE
SPEC, WINDLOAD
BUILDMARK / TRADEMARK

NO. P-2357 | SHEET 2 OF 3 | REV B


SHEET METALSCREW (4) REQ'D PER HINGE
CENTER STILE
CENTER HINGE
CENTER HINGE DETAIL
SHEET METAL SCREW (4) REQ'D
TRACK
STRIKE PLATE 1 5/8" x 4 1/2" x .055
LOCK BAR 3/4" X 1/4"
TRACK BOLT/WHIZ NUT 5/16-18 X 3/4" (2) PER STRIKE PLATE
END STILE
5/8" MINIMUM
OPTIONAL INTERIOR LOCK DETAIL
.55
1.58
.20
ASTRAGAL RETAINER .039 ALUMINUM
2.61
2.55
4.06
2.38
.75 x .25 THICK
SLIDE LOCK CASE .088 GALV. STEEL
OPTIONAL INTERIOR LOCK DETAIL
2"
2-5/8"
STEEL U-BAR DETAIL .048" MIN GALVANIZED HIGH TENSILE STEEL 80 KSI MINIMUM YIELD
3.19
1.50
2.81
3" TRACK BRACKET .116 GALV STEEL
4.19
1.50
3.00
4" TRACK BRACKET .116 GALV. STEEL
4.44
2.56
2.28
2.62
TOP FIXTURE .088 GALV. STEEL
2.00
2.72
CENTER HINGE .045 GALV. STEEL
2.75
7.49
EDGE HINGE .088 GALV.STEEL
4.97
Ø .43
Ø 1.81
.44
TRACK ROLLER
2.28
.27
1.93
R .22
ROLLER CARRIER .058 GALV. STEEL ATTACHED TO TOP FIXTURE WITH (2) TRACK BOLTS AND WHIZ NUTS
1.00
2.69
TRACK .055 GALV. STEEL
1.43
1.33
18.50
JAMB ANGLE .078 GALV. STEEL
1.88
.50
2.44
1.96
.58
2.74
SECTION HEIGHT
SECTION HEIGHT
CENTER STILE .034 GALV. STEEL
END STILE .043 GALV. STEEL
6.00
1.43
3.41
CORNER BRACKET .086 GALV. STEEL
Ø .42
Ø .58
.04
RETAINING NUT
3/4"
Ø 5/16"
Ø .59
TRACK BOLT
Ø .52
5/8"
Ø 1/4"
SHEET METAL SCREW
1/2"
1 3/4"
Ø 5/16"
HEX HEAD LAG SCREW
SCOTT A. BROWN
LICENSE
No 0065940
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
Scott A. Brown P.E.
F.P.E #65940
698 Timber Creek Road
Dixon Illinois 61021
Digitally signed by Scott A Brown, PE
Date: 2017-10-11 14:42:21
REV.
DESCRIPTION
ECO
DATE
SCALE NONE
DRAWN BY G. WEDEKIND
CHECKED BY G. WEDEKIND
DATE 04/25/12
ECO 6338.01
RAYNOR
1101 EAST RIVER ROAD DIXON, IL 61021
TITLE
SPEC, WINDLOAD BUILDMARK / TRADEMARK
NO. P-2357
SHEET 3 of 3
REV B

Mario Massa
425 W. Grace St.
Punta Gorda Fl. 33950

25 Aug. 2025 Order Date



9'x7' Dbl Low Low HR Track
Build Mark Non-Insulated
Desert Tan Colonial Raised Pnl.

FL 15212.8

11' MRH

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-71-2025 - 124 McGregor Street - Metal Roof - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed metal roof and the Zoning Official Approved the Certificate of Appropriateness.

Summary: The applicants, Terry and Deborah Zeigler, replaced their existing roof with a new metal roof for the single-family residence (SFR) located at 124 McGregor Street, which was constructed in 1914 in the Frame Vernacular style. It is listed on the Florida Master Site File (CH00204). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) was reviewed and administratively approved by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-71-2025 – 124 McGregor Street – Replace Roof – Information Only

SUMMARY

The applicants, Terry and Deborah Zeigler, would like to replace their existing roof with a new metal roof for the single-family residence (SFR) located at 124 McGregor Street, which was constructed in 1914 in the Frame Vernacular style. It is listed on the Florida Master Site File (CH00204). The proposed improvement is consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application to replace the roof for the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA-71-2025 Address - 124 McGregor St	Permit #

Punta Gorda

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.

***Required Contents of Applications* When making application for Certificate of Appropriateness, applicants must submit the following information:**

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☐ Site plans
☑ Signed & Notarized Certificate of Appropriateness Application	☑ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☑ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	Terry & Deborah Zeigler
Address	[redacted]
Phone	

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Super Roofers LLC
Address	[redacted]
Phone	

Address of Property
124 McGregor St.
Current Use of Property
Single Family Residence
Description of work to be performed – please be specific and include pictures when necessary
Metal reroof 5v to 5v mill finish. No change in style or color.

For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent | Print Name | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We Terry Zeigler, property owner(s), hereby authorize Super Roofers LLC to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as 124 McGregor St in Punta Gorda, Florida.

Signature of Property Owner | Terry L Zeigler Print Name of Property Owner | 11/6/2025 Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of November, 20 25, by Terry Zeigler, who is personally known to me or who has produced _____ as identification.

Tracy L Vandell
(Signature of Notary)

Tracy L Vandell
Notary Public, State of Florida
My Comm. Expires 01/25/2026
(Seal) Commission No. HH220814

CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

Property Record Information for 412201478004

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

ZEIGLER TERRY L & DEBORAH L
124 MCGREGOR ST
PUNTA GORDA, FL 33950

Ownership current through: 5/19/2025

Property Location:

Property Address: 124 MCGREGOR ST
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - TR
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	4B01S
Section/Township/Range:	01-41-22
SOH Base Year:	2025
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale code
12/30/2024	0/0	3480448	$435,000	IMPROV
4/28/2022	4973/1206	3094464	$402,000	IMPROV
6/1/1998	1629/1011	577965	$22,000	IMPROV
3/1/1979	597/1734	1979059701734	$100	VACAI

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	10AE	12015C	Outside of CBRA Zone	120062	10 NAVD88	
0241G	OUT	IN	Coastal A	12015C	Outside of CBRA Zone	120062	See FIS	

***If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.**
For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other

								Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	432	100	1925	1964	Construction Component
1	40102	Piers Per Sq Foot Of base	Segregated Costs	0	100	1925	1964	Construction Component
1	40270	Additional Floor	Segregated Costs	432	100	1925	1964	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1925	1964	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0009 000J	PUNTA GORDA BLK 9 LT J & N1/2 VAC ALLEYWAY 226/79 372/21 563/1733 ORD505 597/1734 1629/1011 4973/1206 3480448

Data Last Updated: 5/23/2025- Printed On: 5/23/2025.

Copyright 2025 Charlotte County Property Appraiser. All rights reserved.

Force Engineering & Testing
[redacted]

Product Evaluation Report

SUNSHINE METAL SUPPLY, INC.

5V Crimp 26 Ga. Roof Panel over 15/32" or 19/32" Plywood

Florida Product Approval # 40317.3 R2

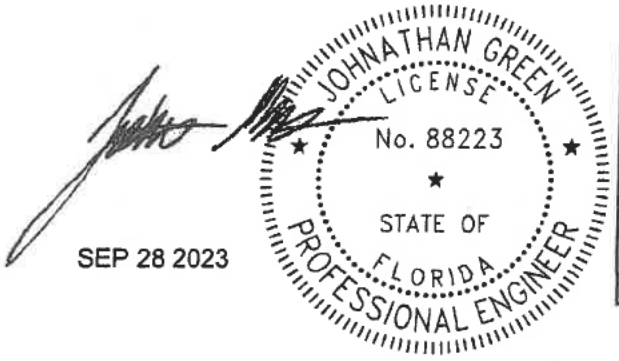
Florida Building Code 2023
Per Rule 61G20-3
Method: 1 –D

Category: Roofing
Subcategory: Metal Roofing
Compliance Method: 61G20-3.005(1)(d)
NON HVHZ

Product Manufacturer:
Sunshine Metal Supply, Inc.
719 Cattleman Road
Sarasota, Florida 34232

Engineer Evaluator:
Johnathan Green, P.E. #88223
Florida Evaluation ANE ID: 12901

Contents:
Evaluation Report: Pages 1 - 3
Details: Page 4 & 5



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHNATHAN GREEN ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Force Engineering & Testing

[redacted]

Compliance Statement: The product as described in this report has demonstrated compliance with the Florida Building Code 2023, Sections 1504.3.2.

Product Description: 5V Crimp Roof Panel, 26 Ga. Steel, 24" Coverage, Roof Panel attaching to minimum 15/32" or 19/32" APA Plywood decking. Non-structural Application.

Panel Material/Standards: Material: 26 Ga. Steel conforming to Florida Building Code 2023 Section 1507.4.3
Yield Strength: Min. 50.0 ksi
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2023, Section 1507.4.3

Panel Dimension(s):

Thickness:	0.018" min.
Width:	24" Maximum Coverage
Rib Height:	½" tall ribs
Panel Rollformer:	Metal Rollforming Systems

Panel Fastener: (1) #12 x 1-1/2" Woodzip SCAMP SSC head HILO TP-17 with sealing washing or approved equal through panel rib.
(1) #10 x 1-1/2" HWH Woodgrip HILO no washing or approved equal at panel side lap underlap at 24" O.C. offset from #12 fastener. ***Panel Assembly C ONLY.***
¼" minimum penetration through plywood.
Corrosion Resistance: Per Florida Building Code 2023, Section 1507.4.4.

Substrate Description: Minimum 15/32" or 19/32" thick, APA Rated plywood over supports at maximum 24" O.C. Solid ¾" thick wood planking may be substituted for plywood if the wood planking has a fastener pull out value equal to or greater than 15/32" or 19/32" thick APA rated plywood. Design of plywood/wood planking and supports are outside the scope of this evaluation. Substrate must be designed in accordance w/ Florida Building Code.

Allowable Design Uplift Pressures:

Panel Assembly "A" over Min. 15/32" Plywood

Maximum Total Uplift Design Pressure:	71.0 psf	107.0 psf	143.0 psf	161.0 psf
Fastener Pattern:	Panel Rib	Panel Rib	Panel Rib	Panel Rib
Fastener Spacing:	16" O.C.	12" O.C.	8" O.C.	6" O.C.

Panel Assembly "B" over Min. 19/32" Plywood

Maximum Total Uplift Design Pressure:	93.5 psf	133.4 psf	173.4 psf	200.0 psf
Fastener Pattern:	Panel Rib	Panel Rib	Panel Rib	Panel Rib
Fastener Spacing:	24" O.C.	18" O.C.	12" O.C.	8" O.C.

Panel Assembly "C" over 15/32" Min. Plywood

Maximum Total Uplift Design Pressure:	93.5 psf
Fastener Pattern:	Panel Rib & Panel Underlap
Fastener Spacing:	24" O.C.

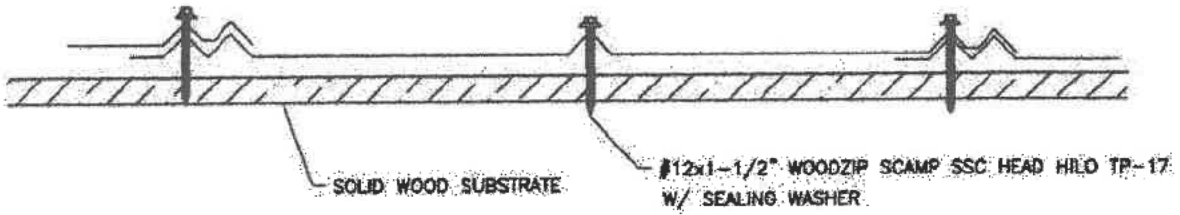
*All Design Pressures Above Includes a Safety Factor = 2.0.

Code Compliance:	The product described herein has demonstrated compliance with The Florida Building Code 2023, Section 1504.3.2.
Evaluation Report Scope:	The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2023, as relates to Rule 61G20-3.
Performance Standards:	The product described herein has demonstrated compliance with: ▪ UL 580-06 - Test for Uplift Resistance of Roof Assemblies ▪ UL 1897-2015 - Uplift Test for Roof Covering Systems
Reference Data:	1. UL 580-06 / 1897-12 Uplift Test Force Engineering & Testing (FBC Organization # TST-5328) Report No. 596-0103T-21 & 596-0080-22T 2. Certificate of Independence By Johnathan Green, P.E. (No. 88223) @ Force Engineering & Testing (FBC Organization # ANE ID: 12901)
Test Standard Equivalency:	The UL 1897-12 test standard is equivalent to the UL 1897-2015 test standard.
Quality Assurance Entity:	The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.
Minimum Slope Range:	Minimum Slope shall comply with Florida Building Code 2023, including Section 1507.4.2 and in accordance with Manufacturers recommendations. For slopes less than 3:12, lap sealant must be used in the panel side laps.
Installation:	Install per manufacturer's recommended details.
Underlayment:	Per Florida Building Code 2023, Section 1507.1 and manufacturer's installation guidelines.
Roof Panel Fire Classification:	Fire classification is not part of this acceptance.
Shear Diaphragm:	Shear diaphragm values are outside the scope of this report.
Design Procedure:	Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2023 for roof cladding wind loads. These component wind loads for roof cladding are compared to the allowable pressure listed above. The design professional shall select the appropriate erection details to reference in his drawings for proper fastener attachment to his structure and analyze the panel fasteners for pullout and pullover. Support framing must be in compliance with Florida Building Code 2023 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

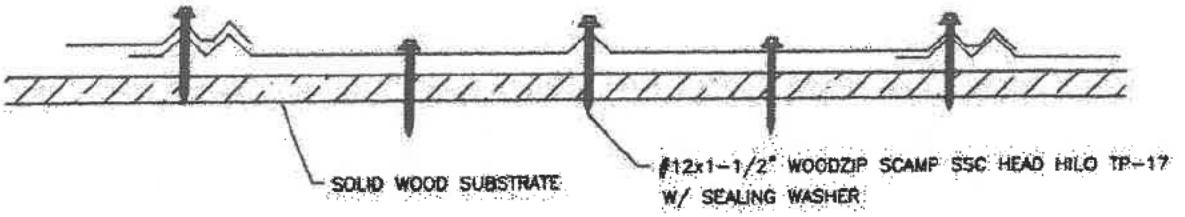
Force Engineering & Testing

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PANEL ASSEMBLY "A" & "B"
PANEL FASTENER PATTERN INTERIOR PANEL
SEE EVALUATION REPORT FOR SPACINGS



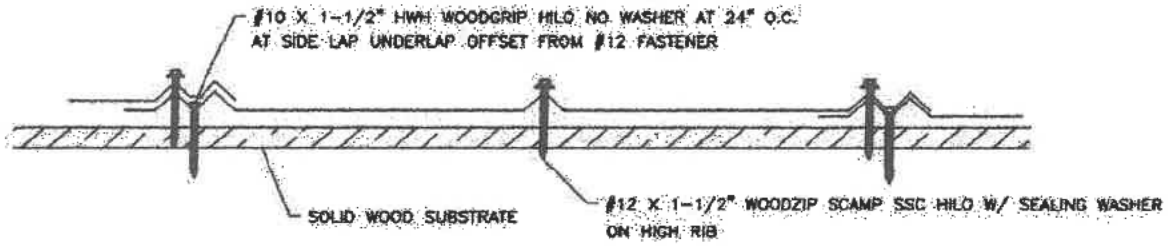
PANEL FASTENER PATTERN AT ENDS OF PANEL ONLY



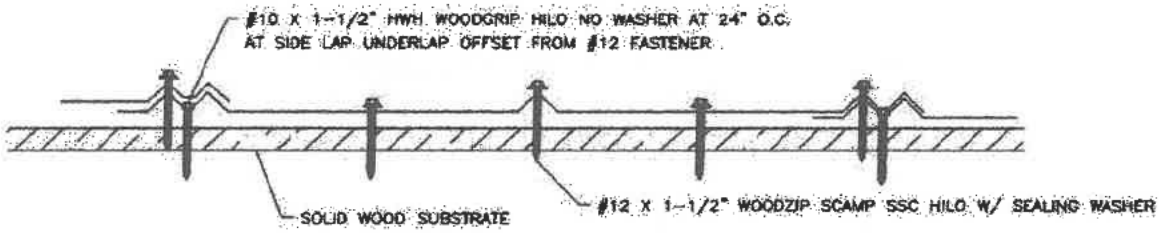
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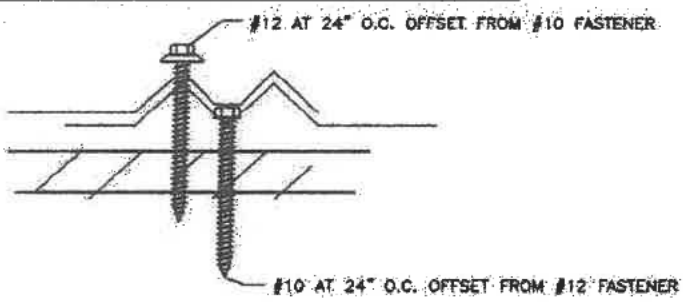
PANEL ASSEMBLY "C"
PANEL FASTENER PATTERN INTERIOR PANEL



PANEL FASTENER PATTERN AT ENDS OF PANEL ONLY



SIDE LAP FASTENER DETAIL



NEMO | etc.
Certificate of Authorization #32455
353 Christian Street, Unit #13
Oxford, CT 06478
(203) 262-9245

ENGINEER **TEST** **CONSULT**

P.E. EVALUATION REPORT (PEER)

Owens Corning Roofing and Asphalt, LLC
One Owens Corning Parkway
Toledo, OH 43659
(740) 321-6345

PEER-OC-001.A.R20
FL11602-R19 (NON-HVHZ)
Date of Issuance: 11/03/2008
Revision 20: 12/18/2024

SCOPE:
This P.E. Evaluation Report (henceforth 'PEER') is issued under **F.A.C. Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code. The products described herein have been evaluated for compliance with the **8th Edition (2023) Florida Building Code** sections noted herein.

DESCRIPTION: Titanium® Self-Adhering Roof Underlayments (NON-HVHZ)

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein and **FBC 1507.1.1**.

CONTINUED COMPLIANCE: This PEER is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our PEERs by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance or the production facility location(s). NEMO ETC, LLC requires a complete review of its PEER relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the PEER is displayed, then it shall be in its entirety.

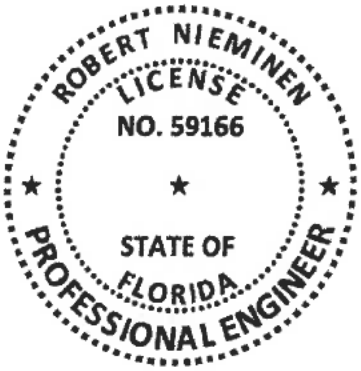
INSPECTION: Upon request, a copy of this entire PEER shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This PEER consists of pages 1 through 7.

Prepared by:

Digitally signed by Robert Nieminen
Date: 2024.12.18 '10:38:01 -05'00

This item has been digitally signed and sealed by Robert Nieminen, P.E.
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
Robert Nieminen, Florida P.E. 59166, FBC ANE1983
NEMO ETC, LLC, Florida CA #32455



CERTIFICATION OF INDEPENDENCE:
1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the PEERs are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

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NEMO | etc.

ROOFING COMPONENT EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Underlayment
Product Approval Method: Method 1, Option D – Codified Material, Evaluation by Engineer
Compliance Statement: Titanium® Self-Adhering Roof Underlayments, as produced by **Owens Corning Roofing and Asphalt, LLC**, have demonstrated compliance with the following sections of the **8th Edition (2023) Florida Building Code** through testing in accordance with applicable sections the following Standards. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.

2. STANDARDS:

SECTION	PROPERTY	STANDARD
1504.2.1.4	Wind resistance	UL 1897
1507.1.1, 1507.2.9.2 / R905.1.1, R905.2.8.2	Material standard	ASTM D1970
1507.3.3 / R905.3.3	Material standard	FRSA/TRI Manual
TAS 110	Accelerated Weathering	ASTM D4798
TAS 110	Material standard	TAS 103

3. REFERENCES:

ENTITY	EXAMINATION	REFERENCE	DATE
NEMO (TST6049)	TAS 103, tile slippage	4j-OC-19-SSUDL-01.A	06/14/2019
Owens Corning	Product equivalency	Declaration	06/18/2018
PRI (TST5878)	ASTM D1970	OCF-341-02-01	09/20/2017
PRI (TST5878)	TAS 103, partial	OCF-343-02-01	11/09/2017
PRI (TST5878)	ASTM D4798, D1970	OCF-341-02-01	11/27/2017
PRI (TST5878)	TAS 103, partial	OCF-425-02-01	08/13/2018
PRI (TST5878)	ASTM D1623, TAS 103	OCF-507-02-01	08/13/2019
PRI (TST5878)	ASTM D4798, TAS 103	1378T0174	04/16/2021
PRI (TST5878)	ASTM D1970	1378T0236 & 1378T0286	08/08/2022
PRI (TST5878)	ASTM D4798, TAS 103	1378T0307	02/03/2023
PRI (TST5878)	UL1897	INTP-001-02-01	08/04/2016
PRI (TST5878)	UL1897	1378T0117	10/20/2020
PRI (TST5878)	UL1897	1378T0442	06/20/2024
ITS (QUA1673)	Quality Control	Service Confirmation	12/09/2020
ITS (QUA1673)	Quality Control	Florida BCIS	Current

2023 FBC NON-HVHZ

4. PRODUCT DESCRIPTION:

TABLE 1: EVALUATED UNDERLAYMENTS

PRODUCT	MATERIAL STANDARD	PLANT(S)	DESCRIPTION
Titanium® PSU-30	ASTM D1970[1] FRSA/TRI and TAS 103 (partial)	Dubai, UAE	unreinforced polymer modified bitumen material adhered to the underside of a polymer-coated, synthetic woven sheet. The underside is backed with a release film. Unit weight 24 lbs/square
Titanium® FR	ASTM D1970[1]	Dubai, UAE	reinforced polymer modified self-adhering underlayment with polypropylene surfacing and integrated fire resistance properties. There is a removable release film on the back surface. The product also includes a polymer-modified self-adhesive selvage with removable release film

5. LIMITATIONS:

5.1 This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance. PEERs are not to be construed as representing any attributes not specifically listed, nor are PEERs to be construed as an endorsement of the subject, or a recommendation for its use. There is no warranty by NEMO ETC, LLC or Robert Nieminen, P.E., express or implied, as to any finding or other matter in this PEER, or as to any product covered by the PEER.

5.2 This PEER is not for use in FBC High Velocity Hurricane Zone jurisdictions, as defined in FBC Chapter 2 (Broward and Miami-Dade Counties).

5.3 This PEER pertains to above-deck roof components. Roof decks and structural members shall be in accordance with FBC requirements to the satisfaction of the Authority Having Jurisdiction.

5.4 This PEER does not include evaluation of fire classification. Refer to **FBC 1505** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.

5.5 **Titanium® Self-Adhering Roof Underlayments** may be used with any prepared roof cover where the product is specifically referenced within FBC approval documents. If not listed, a request may be made to the Authority Having Jurisdiction for approval based on this PEER combined with supporting data for the prepared roof covering.

5.6 **Allowable Roof Covers:**

TABLE 2: ROOF COVER OPTIONS

FBC NON-HVHZ:	*1507.2*	*1507.3*		*1507.4 & 1507.5*	*1507.7*	*1507.8 & 1507.9*
UNDERLAYMENT	ASPHALT SHINGLES	CLAY AND CONCRETE TILE		METAL PANELS AND SHINGLES	SLATE OR SLATE-TYPE SHINGLES	WOOD SHINGLES AND SHAKES
		MECHANICAL ATTACH	ADHESIVE-SET			
Titanium® PSU-30	Yes	Yes (Section 5.8.2)	Yes (Table 2A) (Section 5.8.2)	Yes	Yes	Yes[2]
Titanium® FR	Yes	No	No	Yes	No	No

5.6.1 In addition to the codified roof cover options noted above, allowable roof covers include synthetic or composite shingles, slate or shakes holding current Florida Product Approval (statewide or local).

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[1] *Agreement between purchaser and seller, as set forth in Section 4.3, Note 1 of ASTM D1970-17, should be established as to slip resistance.*
[2] *For wood shakes and shingles, product is used as min. 3 ¾-inch wide joint-strips per FBC 1507.1.1.1(2) / FBC R905.1.1.1(2) or installed in full-coverage atop ASTM D226, Type II felt or ASTM D4869 Type III or IV felt mechanically attached in accordance with FBC Table 1507.1.1.1 or FBC Residential Table R905.1.1.1.*

5.6.2 Adhesive-set is limited to use of following underlayment / tile-adhesive combinations.

TABLE 2A: ALLOWABLE UNDERLAYMENT / TILE-ADHESIVE COMBINATIONS[3]					
	TILE-ADHESIVE OPTIONS AND FLORIDA PRODUCT APPROVAL				
	DAP GLOBAL		DUPONT	ICP CONSTRUCTION	
	FL14506		FL22525	FL6332	FL6276
UNDERLAYMENT	STORMBOND	STORMBOND 2	TILE BOND	APOC POLYSET AH-160	APOC POLYSET RTA-1
Titanium® PSU-30	No	No	Yes	Yes	No

5.7 **Allowable Substrates:**

TABLE 3: ALLOWABLE SUBSTRATE OPTIONS FOR ADHERED UNDERLAYMENTS				
UNDERLAYMENT	APPLICATION	SUBSTRATES (DESIGNED TO MEET WIND LOADS FOR PROJECT)		
		TYPE	PRIMER	MATERIAL(S)
Titanium® PSU-30	self-adhering	Deck / sheathing	None	Plywood
		Base sheet	None	ASTM D226, Type II felt
			ASTM D41	Titanium® UDL-30
			None	Titanium® UDL-30 (inverted)
Titanium® FR	self-adhering	Deck / sheathing	None	Plywood

5.8 **Attachment Limitations:**

5.8.1 For use under mechanically attached NON-TILE prepared roof coverings, attachment shall be in accordance with the manufacturer's installation instructions, but – for mechanically attached underlayments or base sheets - not less than **FBC 1507.1.1** or **R905.1.1**.

5.8.2 Wind Resistance for Underlayment Systems in Tile Roof Applications:
The following wind uplift limitations apply to tile underlayment systems per **FBC 1504.2.1.4.** The Maximum Design Pressure ('MDP') is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety per **FBC 1504.9** has already been applied).

5.8.2.1 Direct-to-Deck:
The maximum design pressure for the selected assembly shall meet or exceed that required under FRSA/TRI Florida Manual, 7th Edition, Appendix A or the critical (highest) design pressure determined in accordance with **FBC 1609** or **FBC Residential Chapter 3**.

TABLE 4A: ALLOWABLE DESIGN PRESSURES, ADHERED, DIRECT-TO-DECK UNDERLAYMENT IN TILE ROOF APPLICATIONS **Nails shall be corrosion resistant and be of sufficient length to penetrate through the sheathing by min. 3/16-inch				
SYSTEM NO.	DECK	BASE PLY	CAP PLY	MDP (PSF)
UDL-1	**Plywood**, Grade CDX, 32/16, PS 1-19, 15/32 category	**Titanium® PSU-30**, self-adhered and back nailed with 12 ga. x 3/8-inch head diameter annular ring shank roofing nails** and 32 ga. x 1-5/8-inch diameter tin caps, at 3-inch wide side laps, max 12-inch o.c.	Side laps staggered 50% relative to Base Ply: **Titanium® PSU-30**, self-adhered and back nailed with 12 ga. x 3/8-inch head diameter annular ring shank roofing nails** and 32 ga. x 1-5/8-inch diameter tin caps, at 3-inch wide side laps, max 12-inch o.c.	-120.0
UDL-2	**Plywood**, Grade CDX, 32/16, PS 1-09, 15/32 category	None	**Titanium® PSU-30**, self-adhered and back-nailed with 12 ga. x 3/8-inch head diameter annular ring shank roofing nails** and 32 ga. x 1-5/8-inch diameter tin caps, max. 6-inch o.c.	-142.5

[3] *Refer to Tile Manufacturer's or Adhesive Manufacturer's Florida Product Approval for Overturning Moment Resistance Performance.*

5.8.2.2 Mechanically-Attached Base Sheet:

The maximum design pressure for the selected assembly shall meet or exceed that required under **FRSA/TRI Manual, 7th Edition**, Appendix A or the critical (highest) design pressure determined in accordance with **FBC 1609** or **FBC Residential Chapter 3**.

Alternatively, the maximum design pressure for the selected assembly shall meet or exceed at least the Zone 1 design pressure determined in accordance with **FBC 1609** or **FBC Residential Chapter 3**. Elevated pressure zones shall employ an attachment density by a qualified design professional to resist the elevated pressure criteria. Commonly used methods are ANSI/SPRI WD1, FM Loss Prevention Data Sheet 1-29 or Roofing Application Standard RAS 117 or RAS 137.

TABLE 4B: ALLOWABLE DESIGN PRESSURES, MECHANICALLY ATTACHED, 2-PLY UNDERLAYMENT SYSTEMS IN TILE ROOF APPLICATIONS
**Nails shall be corrosion resistant and be of sufficient length to penetrate through the sheathing by min. 3/16-inch

SYSTEM NO.	DECK	BASE SHEET	CAP PLY	MDP (PSF)
UDL-3	**Plywood**, Grade CDX, 32/16, PS 1-09, 15/32 category	**Titanium® UDL-25** (FBC FPA FL47191) mechanically attached with 12 ga. x 3/8-inch head diameter annular ring shank roofing nails** and 32 ga. x 1-5/8-inch diameter tin caps spaced 6-inch o.c. at 4-inch wide side laps and 6-inch o.c. at three (3), equally spaced center rows	One or two plies **Titanium® PSU-30**, self-adhered and back-nailed with 12 ga. x 3/8-inch head diameter annular ring shank roofing nails** and 32 ga. x 1-5/8-inch diameter tin caps, max. 12-inch o.c.	-45.0

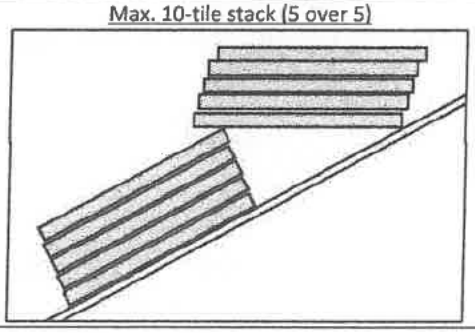
5.9 **Exposure Limitations:**

TABLE 5: EXPOSURE LIMITATIONS

UNDERLAYMENT	PREPARED ROOF COVER INSTALLATION TYPE (PER TABLE 2)	MAXIMUM EXPOSURE (DAYS)
Titanium® FR	Mechanically attached	180
Titanium® PSU-30	Mechanically attached or adhesive-set tile	180

5.10 **Tile Slippage Limitations:** When loading roof tiles on the underlayment, the maximum roof pitch shall be as follows. These pitch limitations can only be exceeded by using battens or loading boards during loading of the roof tiles.

TABLE 6: TILE SLIPPAGE LIMITATIONS

UNDERLAYMENT	TILE PROFILE	STAGING METHOD	MAXIMUM STAGING PITCH
Titanium® PSU-30	Flat	Max. 10-tile stack	5:12
	Flat	Max 5-tile stack	6:12
	Lugged	Max. 10-tile stack	4:12
	Lugged	Max. 5-tile stack	5:12
	Lugged	Max. 10-tile stack (5 over 5) 	5:12

2023 FBC

5.11 All components in the roof assembly shall have quality assurance audit in accordance with **F.A.C.** Rule 61G20-3. Refer to the Product Approval of the component manufacturer for components mentioned herein that are produced by a Product Manufacturer other than the report holder on Page 1 of this PEER.

6. INSTALLATION:

6.1 **Titanium® Self-Adhering Roof Underlayments** shall be installed in accordance with **Owens Corning Roofing and Asphalt, LLC** published installation requirements subject to the Limitations of Use herein and the specifics noted below.

6.1.1 Consult Owens Corning requirements for back-nailing at pitch of 2:12 or greater.

6.2 Re-fasten any loose decking panels, and check for protruding nail heads. Sweep the substrate thoroughly to remove any dust and debris prior to application, and prime the substrate (if applicable).

6.3 Refer to Section 6.4 for underlayments having prescriptive codified minimum attachment or Tables 4A and 4B for underlayment systems having maximum design pressures established in accordance with **FBC 1504.2.1.4.**

6.4 Underlayment Assemblies with Prescriptive Minimum Attachment for use in NON-TILE applications:

6.4.1 **CODE REFERENCE: 1507.1.1.1 or R905.1.1.1, Option 1:** Underlayment adhered to deck

DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction	
UNDERLAYMENT:	BASE PLY:	(Optional) **Titanium® PSU-30 or Titanium® FR** self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.
	CAP PLY:	**Titanium® PSU-30 or Titanium® FR** self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.
SURFACING:	FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in Table 2 herein.	

6.4.2 **CODE REFERENCE: 1507.1.1.1 or R905.1.1.1, Option 1 combined with Option 2 or 3:** Optional self-adhering strips to deck-joints followed by base sheet mechanically fastened to deck followed by underlayment adhered to base sheet

DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction
SECONDARY WATER BARRIER:	(Optional) Min. 3 ¾-inch wide strips of **Titanium® PSU-30 or Titanium® FR** or other FBC Approved joint-strip product self-adhered over joints of the roof deck prior to installation of subsequent layer(s) in accordance with FBC Section 1507.1.1.1(2) or R905.1.1.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.
BASE SHEET:	One (1) layer of **Titanium® UDL-25, Titanium® UDL-30, Titanium® UDL-50, Titanium® X30 or TopShield® EXT-H30** (FBC FPA 47191) **or RhinoRoof U20** (FBC FPA 15216) or FBC Approved ASTM D226, Type II felt, in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1, with a minimum 4-inch side lap and 6-inch end lap or two (2) layers of **Titanium® UDL-25, Titanium® UDL-30, Titanium® UDL-50, Titanium® X30 or TopShield® EXT-H30** (FBC FPA 47191) **or RhinoRoof U20** (FBC FPA 15216) or FBC Approved ASTM D226, Type II felt in accordance with FBC Section 1507.1.1.1(3) or R905.1.1.1(3), mechanically fastened to deck
FASTENERS:	Min. 0.083-inch diameter annular ring or deformed shank nails with metal or plastic caps* with a nominal cap diameter of not less than 1-inch and minimum thickness as follows. The nail shall be of sufficient length to penetrate through the roof sheathing, or not less than 0.75-inch into the roof sheathing. *Note: Metal caps are required where the ultimate design wind speed, V_{ult}, equals or exceeds 170 mph.

Cap Type	Minimum thickness
Metal cap	32 ga. sheet metal
Power-driven metal cap	0.010-inch
Plastic cap	0.035-inch (outside edge thickness)

FASTENING:	Grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1 or FBC Section 1507.1.1.1(3) or R905.1.1.1(3).

UNDERLAYMENT:	BASE PLY:	(Optional) **Titanium® PSU-30 or Titanium® FR** self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.
	CAP PLY:	**Titanium® PSU-30 or Titanium® FR** self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.
SURFACING:		FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in Table 2 herein.

7. BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or Authority Having Jurisdiction to properly evaluate the installation of this product.

8. MANUFACTURING PLANTS:

Contact the named QA entity for manufacturing facilities covered by **F.A.C.** Rule 61G20-3 QA requirements. Refer to Section 4 herein for products and production locations having met codified material standards.

9. QUALITY ASSURANCE ENTITY:

Intertek Testing Services NA Inc. – QUA1673; (312) 906-7779; maura.norlander@intertek.com

- END OF PEER -

2023 FBC NON-HVHZ

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title: CA-72-2025 - 403 West Olympia Avenue - Shed - Information Only

Funds:

Recommended Action: No action is required. Staff reviewed the application for the proposed shed and the Zoning Official Approved the Certificate of Appropriateness.

Summary: The applicants, Jack and Denise McClennen, installed a small six-foot by 8-foot shed on their property to match the existing siding on their single-family residence (SFR) located at 403 West Olympia Avenue at the rear of the property. The SFR was constructed in 1906, listed on the Florida Master Site File (CH00562), and located in a designated historic district. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may was reviewed and administratively approved by the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-72-2025 – 403 West Olympia Avenue – Install Small Shed in the Rear of Property – Information Only

SUMMARY

The applicants, Jack and Denise McClennen, would like to install a small six-foot by 8-foot shed on their property to match the existing siding on their single-family residence (SFR) located at 403 West Olympia Avenue at the rear of the property. The SFR was constructed in 1906, listed on the Florida Master Site File (CH00562), and located in a designated historic district. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

No action is required. Staff reviewed the application to install the shed for the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- 72-2025 Address - 403 W OLYMPIA AVE.	Permit #

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure_____

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.
Required Contents of Applications When making application for Certificate of Appropriateness, applicants must submit the following information:

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☑ Site plans
☑ Signed & Notarized Certificate of Appropriateness Application	☐ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☑ A copy of the deed or other evidence of ownership	☐ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☐ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	JACK & DENISE MCCLENNEN
Address	[redacted]
Phone	

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name							
Address		City		State		Zip	
Phone		Email address					

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent	R. Jack McClennen Print Name	11.7.25 Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

_____
(Signature of Notary) (Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We_____, property owner(s), hereby authorize_____to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

Signature of Property Owner	Print Name of Property Owner	Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

_____
(Signature of Notary) (Seal)

NOTE:
- SHED COLOR MATCHED TO ALL STRUCTURES ON PROPERTY.
- DESIGN OF SHED IS SMALL 6'X8' AND ~~MAY~~ WILL NOT CONFLICT WITH HISTORICAL ARCHITECTURE.



403 W Olympia Ave

- Proposed shed will replace two existing plastic storage units.
- Proposed shed is much more inkeeping with Historical values.



Shed will be place behind existing Stair in the Pool Equipment area behind the garage.

Current Storage Units (Plastic). Proposed Shed will be a much more Historically fitting.





CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

Property Record Information for 412306362003

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

VANECK-MCCLENNEN DENISE & RJM
403 W OLYMPIA AVE
PUNTA GORDA, FL 33950

Ownership current through: 11/5/2025

Property Location:

Property Address: 403 W OLYMPIA AVE
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY DETERMINED DAMAGED
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - TR
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	5B07N
Section/Township/Range:	07-41-23
SOH Base Year:	2023
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale code
3/31/2021	4747/1863	2931487	$630,000	IMPROV
12/14/2018	4389/38	2669788	$575,000	IMPROV
3/31/2010	3473/205	1929758	$115,000	IMPROV
4/1/2009	3381/2146	1846859	$148,200	IMPROV
10/30/2007	3227/1655	1715110	$193,700	VACAN
5/4/2007	3154/263	1665003	$125,000	IMPROV
8/16/2006	3022/676	1583785	$100	IMPROV
12/31/2004	2680/899	1368749	$100	IMPROV
11/1/2004	2582/1003	1290068	$100	IMPROV
9/1/2004	2551/547	1261304	$210,000	IMPROV
2/1/2003	2184/604	1012845	$90,000	IMPROV
8/1/2002	2088/638	950099	$100	IMPROV

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120062	9 NAVD88	

***If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.**

3	286	Dormers, Finished (LF), Gable Roof	Roofing	9	100	1906	1975	Construction Component
3	351	Warmed & Cooled Air	Heating/Cooling	0	100	1906	1975	Construction Component
3	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1906	1975	Construction Component
3	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1906	1975	Construction Component
3	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1906	1975	Construction Component
3	622	Raised Subfloor (% or SF)	Miscellaneous	891	100	1906	1975	Construction Component
3	622	Raised Subfloor (% or SF)	Miscellaneous	962	100	1906	1975	Construction Component
3	40049	High Impact Glass (%)	Segregated Costs	0	100	1906	1975	Construction Component
3	40102	Piers Per Sq Foot Of base	Segregated Costs	0	100	1906	1975	Construction Component
3	40270	Additional Floor	Segregated Costs	891	100	1906	1975	Construction Component
3	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1906	1975	Construction Component
4	711	Built-in Garage (SF)	Garage/Carport	740	100	2009	2009	Appendage Component
4	904	Slab Porch (SF) with Roof	Porch/Deck	180	100	2009	2009	Appendage Component
4	118	Frame, Cement Fiber Siding	Exterior Walls	0	100	2009	2009	Construction Component
4	214	Metal, Preformed	Roofing	0	100	2009	2009	Construction Component
4	40270	Additional Floor	Segregated Costs	234	100	2009	2009	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0046 0007N	PUNTA GORDA BLK 46 EVERTON RE-SUB BLK 47 THE NE/LY 90 FT LT 7 & 1/2 VAC ALLEY ADJ THERETO DB38/249 DC904/1126 1499/1994 2088/638 2582/1003 CD2582/1003 DC2680/895-ES 2680/899 3022/676 3154/263 3227/1655 4389/38 4747/1863 PUG 000 0046 0006 PUNTA GORDA BLOCK 46 A PORTION OF LOT 6 AND VAC ALLEY DESC AS: COMM AT SE COR LOT 14 BLOCK 46 TH NW 157.98 FT NE 91.70 FT SE 10.51 FT NE 91.71 FT TO SW ROW HARVEY ST TH NW ALG ROW 148.82 FT FOR POB TH CONT NW 25.14 FT SW 87.28 FT TH SE 25.04 FT NE 86.94 FT TO POB 2184/604 2551/547 3381/2146 3473/205 4389/38 4747/1863

Data Last Updated: 11/13/2025- Printed On: 11/13/2025.

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HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

CONSENT AGENDA

Title:	CA-73-2025 - 311 West Retta Esplanade - Replace Roof - Information Only
Funds:	
Recommended Action:	No action is required. Staff reviewed the application for the replacement of roof and the Zoning Official Approved the Certificate of Appropriateness.
Summary:	The applicant, Thornberry Custom Builders, Inc., would like to replace the existing roof with a new metal roof and rehabilitate the exterior and interior of the structure consistent with its historic character. The structure is located at 311 West Retta Esplanade and was constructed in 1903 as a single-family house in the Queen Anne style. It is listed on the Florida Master Site File (CH00088) and within a designated historic district. The building was last used for public meeting space and is owned by the City of Punta Gorda. The proposed improvements are consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.
Department/Division:	Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Rachel Barry, Zoning Official

From: Hank Flores, AICP, CFM, Urban Design Manager

Date: December 4, 2025

Subject: CA-73-2025 – 311 West Retta Esplanade – Replace Roof – Admin

SUMMARY

The applicant, Thornberry Custom Builders, Inc., would like to replace the existing roof with a new metal roof and rehabilitate the exterior and interior of the structure consistent with its historic character. The structure is located at 311 West Retta Esplanade and was constructed in 1903 as a single-family house in the Queen Anne style. It is listed on the Florida Master Site File (CH00088) and within a designated historic district. The building was last used for public meeting space and is owned by the City of Punta Gorda. The proposed improvements are consistent with the historic character of the structure. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

Staff has reviewed the application to replace the existing roof and rehabilitate the exterior and interior of the structure consistent with its historic character. Staff recommends that the Zoning Official Approve the Certificate of Appropriateness.

Punta Gorda
FLORIDA

MEMORANDUM

Case # CA- 73-2025 Address - 311 West Retta Esplanade	Permit #

Punta Gorda

RECEIVED
By Madison Henderson at 10:47 am, Dec 04, 2025

CITY OF PUNTA GORDA
URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
UrbanDesign@CityofPuntaGordaFL.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☐ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Approved by:_____

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☐ Other Historic Structure_____

No structure, building, or sign shall be erected, reconstructed, altered, or restored on property within *The National Register Historic Overlay District*, property individually listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resources, until such plans have been submitted to and approved by the City.

Required Contents of Applications When making application for Certificate of Appropriateness, applicants must submit the following information:

CERTIFICATE OF APPROPRIATNESS CHECKLIST

☐ Application Fee (if applicable)	☑ Site plans
☐ Signed & Notarized Certificate of Appropriateness Application	☐ Complete materials list (Specifications & Product Images or Samples)
☐ Signed Affidavit Authorization for Agent (if applicable)	☐ Photographs or drawings relating the proposed project to the surrounding streetscape
☑ A copy of the deed or other evidence of ownership City	☑ A scale drawing of the proposed sign, including proposed materials, message, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site
☑ Structural engineer's analysis of structure (Required for Demolitions)	
☐ Architectural elevations drawn to scale (if applicable)	

Application and all pertinent required data (listed below) MUST be submitted with this application

1. Owner(s) of Record

Name	City of Punta Gorda						
Address		City		State		Zip	
Phone		Email address					

2. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Thornberry Custom Builders Inc						
Address	6210 Scott St	City	Punta Gorda	State	FL	Zip	33950
Phone	941-205-8115	Email address	admin@thornberrycustombuilders.com				

Address of Property
311 West Retta Esplanade, PG FL 33950
Current Use of Property
Municipal
Description of work to be performed – please be specific and include pictures when necessary
Replace roof – (see attached pic + spec) + rehabilitate interior/exterior with like/kind materials.

For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE			
Type of Sign	☐ Window Signage	☐ Wall Sign	☐ Projecting Sign
Measurements of Window(s)/Door			
Measurements of Signage – Square footage of Signage – must not exceed 33% of window(s)/door(s)			
Proposed Materials for Signage			

NOTARY REQUIRED ON PAGE 3 – if renting building/space must include landlord/owners approval letter

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent | Thomas I. Thornberry (Print Name) | 11/21/25 (Date)

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of November 21, 2025, by Thomas Thornberry, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

(Seal)

DAVID A WILSON
MY COMMISSION # HH 259448
EXPIRES: May 1, 2026

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We _____, property owner(s), hereby authorize _____ to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.

Signature of Property Owner | Print Name of Property Owner | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

LIC# CBC1253881
State Certified Building Contractor

Thomas"T.J."Thornberry
6210 Scott St. Unit 113
Punta Gorda, FL 33950
(941) 815-0782

Re: Address: 311 West Retta Esplanade, Punta Gorda

NOA SCHEDULE

Roof:	FL #29523.09
Roof Underlayment:	FL #11602.1


FLORIDA BUILDING CODE

CITY OF PUNTA GORDA PERMIT APPLICATION

CODE	DATE:	PERMIT#: 25-196348

JOB ADDRESS:	UNIT #:	BUILDING #:	PHASE #:
311 West Retta Esplanade			

BLOCK:	LOT:	SECTION:	SUBDIVISION:	PROJECT/CONDO NAME
7	Several			

OWNER NAME: MAILING ADDRESS ZIP PHONE
City of Punta Gorda, 326 W. Marion Street, Punta Gorda, FL 33950 / 941-575-3302

CONTRACTOR'S BUSINESS NAME: MAILING ADDRESS ZIP PHONE
Thornberry Custom Builders, Inc., 6210 Scott Street, #113, Punta Gorda, FL 33950 / 941-205-8115

CONTRACTOR'S STATE REGISTRATION NO.:	CONTRACTOR'S CITY CERTIFICATE NO.:	EMAIL ADDRESS:
CBC1253881	13795	tj@thornberrycustombuilders.com

ARCHITECT:	ENGINEER:
n/a	n/a

USE OF BUILDING:
- ☐ SINGLE FAMILY
- ☐ DUPLEX
- ☐ MULTI-FAMILY
- ☐ COMMERCIAL, DESCRIBE Municipal

☒ BUILDING – DESCRIBE BELOW	☐ WATERWAY CONSTRUCTION	☐ MODEL HOME
☐ CLEAR & FILL	☐ RIGHT-OF-WAY CONSTRUCTION	☐ EVENT/SALE
☐ MOBILE HOME	☐ UTILITIES	☐ GRAND OPENING
☐ SPRINKLER	☐ SIGN	☐ OTHER – DESCRIBE BELOW

DESCRIPTION OF WORK – SPECIFICALLY: Rehabilitation of building + Roof replacement

VALUATION OF WORK: $400,000

SETBACK: LEFT	RIGHT	FRONT	REAR	S.F. LIVING	S.F. TOTAL
-	-	-	-	-	-

TYPE OF CONSTRUCTION	NUMBER OF STORIES	ZONING DISTRICT	FLOOD ZONE	FLOOD ELEVATION	LOT TYPE
-	-	TPG-NT	9AE / 10AE	-	-

NUMBER OF STORIES:	CITY IMPACT FEE ASSESSMENT	COUNTY IMPACT FEE ASSESSMENT	RADON TAX	ADDITIONAL FEES
-	-	-	-	-

☐ D.R.C. #_____ ☐ VARIANCE #_____	☐ SPECIAL EXCEPTION #_____ ☒ HISTORIC	PERMIT FEE	TOTAL ALL FEES

SPECIAL CONDITIONS:

NOTICE

Separate permits are required for electrical, plumbing, heating, ventilating, air conditioning, roofing, and lawn sprinklers. This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

CONTRACTOR (QUALIFIER) SIGNATURE — DATE 11/21/25

SIGNATURE OF OWNER (IF OWNER/BUILDER) — DATE

ACCEPTED BY:	DATE 11/21/25
PLANS CHECKED BY:	DATE
APPROVED FOR ISSUANCE BLDG:	DATE
SPECIAL APPROVALS:	DATE
APPROVED R.O.W. CONST.:	DATE
APPROVED FIRE DEPT.:	DATE
APPROVED ZONING:	DATE
APPROVED HISTORIC:	DATE

FAILURE TO READ AND UNDERSTAND THE CONDITIONS, GENERAL PROVISIONS, AND SPECIAL PROVISIONS, ON THE BACK HEREOF, DOES NOT RELIEVE THE APPLICANT FROM HIS OBLIGATIONS AS STATED ABOVE. IF ANY CONDITION OR PROVISION IS NOT FULLY UNDERSTOOD, THE APPLICANT SHOULD REQUEST CLARIFICATION BEFORE SIGNING THIS APPLICATION.

PERMIT VALIDATION CK#_____ RECEIPT:_____ CASH:_____ DATE:_____

CITY OF PUNTA GORDA
QUALIFIER'S AFFIDAVIT

QUALIFIER'S PRINTED NAME: Thornberry Custom Builders, Inc.
DBA (If applicable): _____
JOB ADDRESS: 311 West Retta Esplanade, Punta Gorda, FL 33950
PERMIT #: _____

I hereby certify that all documents for the above named job requiring my signature, contain my original signature, none are photo copies or stamps, and no one else has signed or will sign in my place.

Signature of Qualifier

11/21/25
Date Signed

STATE OF Florida

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this ____ day of Nov, 2025, by Thomas J. Thornberry, who is personally known to me or who has produced _____, as identification, who did/did not take an oath.

Signature Notary Public

11/21/25
Date

NOTARY PUBLIC STATE OF FLORIDA
DIANE M. RICCIARDI
MY COMMISSION # HH 311238
EXPIRES: January 1, 2027

Thornberry
Custom Builders, Inc.

LIC# CBC1253881
State Certified Building Contractor

Thomas"T.J."Thornberry
6210 Scott St. Unit 113
Punta Gorda, FL 33950
(941) 815-0782

Re: Address: 311 West Retta Esplanade, Punta Gorda

NOA SCHEDULE

Roof:	FL #29523.09
Roof Underlayment:	FL #11602.1

CITY OF PUNTA GORDA
126 HARVEY STREET 2ND FLOOR
PUNTA GORDA, FL 33950
(941) 575-3324
pgpermittech@cityofpuntagordafl.com

Qualified Sub-Contractors List

Job Address: 311 West Retta Esplanade

Permit #: 25-196348

Company Name: Thornberry Custom Builders, Inc.

Phone #: ~~941-205-8115~~

*LIST ONE OR MORE OF THE FOLLOWING

TRADE CATEGORY	COMPANY NAME	CITY CERTIFICATE #	QUALIFIER'S SIGNATURE
PLUMBING	Albright Plumbing	21734	Todd Albright
ELECTRIC	Nusons Electric	11189	
MECHANICAL	Birch's Air	18025	
ROOFING	Kuykendall Roofing, Inc.	4743	

I **HEREBY CERTIFY** that the above names and signatures above are those of the sub-contractors doing work the above job address and that, should I change any of the above I will submit to the City of Punta Gorda Building Department a change of subcontractor notice **prior** to any new subcontractor doing work at said job.

Todd Albright
Qualifier's Signature

Todd Albright
Qualifier's Printed Name

12/3/25.
Date Signed

State of Florida.

County of Charlotte.

The foregoing instrument was acknowledged before me this 3 day of Dec 20 25.

by Todd Albright. who ___ is personally known to me or who has produced _____ as identification and who **did/ did not** take an oath.

Valid U.S. Gov't I.D. Type

Signature Notary Public

NOTARY PUBLIC STATE OF FLORIDA
DIANE M. RICCIARDI
MY COMMISSION # HH 311238
EXPIRES: January 1, 2027

(SEAL)

CITY OF PUNTA GORDA
126 HARVEY STREET 2ND FLOOR
PUNTA GORDA, FL 33950
(941) 575-3324
pgpermittech@cityofpuntagordafl.com

Qualified Sub-Contractors List

Job Address: 311 West Retta Esplanade

Permit #: 25-196348

Company Name: Thornberry Custom Builders, Inc.

Phone #: 941-205-8115

*LIST ONE OR MORE OF THE FOLLOWING

TRADE CATEGORY	COMPANY NAME	CITY CERTIFICATE #	QUALIFIER'S SIGNATURE
PLUMBING	Albright Plumbing	21734	
ELECTRIC	Nusons Electric	11189	GREGG BROWN
MECHANICAL	Birch's Air	18025	
ROOFING	Kuykendall Roofing, Inc.	4743	

I **HEREBY CERTIFY** that the above names and signatures above are those of the sub-contractors doing work the above job address and that, should I change any of the above I will submit to the City of Punta Gorda Building Department a change of subcontractor notice **prior** to any new subcontractor doing work at said job.

Qualifier's Signature

TJ Thornberry
Qualifier's Printed Name

12/3/25
Date Signed

State of Florida

County of Charlotte

The foregoing instrument was acknowledged before me this 3 day of Dec 2025,

by TJ Thornberry who ~~is~~ personally known to me or who has produced _____
Valid U.S. Gov't I.D. Type

as identification and who **did/ did not** take an oath.

Signature Notary Public

NOTARY PUBLIC STATE OF FLORIDA
DIANE M. RICCIARDI
MY COMMISSION # HH 311238
EXPIRES: January 1, 2027

(SEAL)

CITY OF PUNTA GORDA
126 HARVEY STREET 2ND FLOOR
PUNTA GORDA, FL 33950
(941) 575-3324
pgpermittech@cityofpuntagordafl.com

Qualified Sub-Contractors List

Job Address: 311 West Retta Esplanade

Permit #: 25-19648

Company Name: Thornberry Custom Builders, Inc.

Phone #: 941-205-8115

*LIST ONE OR MORE OF THE FOLLOWING

TRADE CATEGORY	COMPANY NAME	CITY CERTIFICATE #	QUALIFIER'S SIGNATURE
PLUMBING	Albright Plumbing	21734	
ELECTRIC	Nusons Electric	11189	
MECHANICAL	Birch's Air	18025	
ROOFING	Kuykendall Roofing, Inc.	4743	

I **HEREBY CERTIFY** that the above names and signatures above are those of the sub-contractors doing work the above job address and that, should I change any of the above I will submit to the City of Punta Gorda Building Department a change of subcontractor notice **prior** to any new subcontractor doing work at said job.

Qualifier's Signature

TJ Thornberry

Qualifier's Printed Name

12/3/25.

Date Signed

State of Florida

County of Charlotte

The foregoing instrument was acknowledged before me this 3 day of Dec 2025.

by TJ Thornberry who __ is personally known to me or who has produced _____ Valid U.S. Gov't I.D. Type as identification and who **did/ did not** take an oath.

Signature Notary Public

(SEAL)

DIANE M. RICCIARDI
MY COMMISSION # HH 311238
EXPIRES: January 1, 2027

Punta Gorda

CITY OF PUNTA GORDA
126 HARVEY STREET 2ND FLOOR
PUNTA GORDA, FL 33950
(941) 575-3324
pgpermittech@cityofpuntagordafl.com

Qualified Sub-Contractors List

Job Address: 311 West Retta Esplanade

Permit #: 25-196348

Company Name: Thornberry Custom Builders, Inc.

Phone #: 941-205-8115

*LIST ONE OR MORE OF THE FOLLOWING

TRADE CATEGORY	COMPANY NAME	CITY CERTIFICATE #	QUALIFIER'S SIGNATURE
PLUMBING	Albright Plumbing	21734	
ELECTRIC	Nusons Electric	11189	
MECHANICAL	Birch's Air	18025	Kevin Correll
ROOFING	Kuykendall Roofing, Inc.	4743	

I **HEREBY CERTIFY** that the above names and signatures above are those of the sub-contractors doing work the above job address and that, should I change any of the above I will submit to the City of Punta Gorda Building Department a change of subcontractor notice **prior** to any new subcontractor doing work at said job.

Kevin Correll
Qualifier's Signature

Kevin Correll
Qualifier's Printed Name

12/2/25
Date Signed

State of Florida

County of Charlotte.

The foregoing instrument was acknowledged before me this 2 day of Dec 2025,

by Kevin Correll who is personally known to me or who has produced _____
Valid U.S. Gov't I.D. Type

as identification and who **did/ did not** take an oath.

Signature Notary Public

DIANE M. RICCIARDI
MY COMMISSION # HH 311238
EXPIRES: January 1, 2027

(SEAL)

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

GENERAL BUSINESS

Title: Substantial Damage Letter for Historic Homes

Funds:

Recommended Action: For HPAB discussion.

Summary: The Building Department has proposed updates to Article V. Floodplain Management Code, of Chapter 7, Building Regulations, Punta Gorda Code, to provide an avenue of relief for historic property owners to seek funding to protect the structure from future flood damage, and requiring the historic style and nature of the structure to be maintained.

Department/Division: Urban Design

EXHIBITS:

1. Proposed Ordinance

CITY OF PUNTA GORDA ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PUNTA GORDA, FLORIDA, AMENDING PUNTA GORDA CODE OF ORDINANCES CHAPTER 7, BUILDING REGULATIONS, ARTICLE V, FLOODPLAIN MANAGEMENT CODE, CHAPTER 1, ADMINISTRATION, SECTION 103, DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR, SECTION 103.4, SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE DETERMINATIONS, RELATING TO FLOODPLAIN MANAGEMENT; ESTABLISHING REQUIREMENTS FOR SUBSTANTIAL DAMAGE DETERMINATIONS FOR HISTORIC STRUCTURES OR PROPERTIES; PROVIDING REQUIREMENTS FOR HISTORIC STRUCTURES OR PROPERTIES DETERMINED TO BE SUBSTANTIALLY DAMAGED; PROVIDING FOR HISTORIC PRESERVATION CONSIDERATIONS; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND AN EFFECTIVE DATE.

WHEREAS, the City of Punta Gorda participates in the National Flood Insurance Program (NFIP) and is required to adopt and enforce floodplain management regulations consistent with federal standards; and

WHEREAS, the City recognizes the importance of protecting life, property, and public safety through proper evaluation and regulation of structures damaged by flooding and other hazards; and

WHEREAS, the City desires to ensure that all structures determined to be substantially damaged are brought into compliance with current floodplain management regulations, in accordance with the Florida Building Code and FEMA guidelines; and

WHEREAS, the City acknowledges the architectural and cultural significance of its historic structures and seeks to balance public safety with preservation of community heritage; and

WHEREAS, it is the intent of this Ordinance to establish clear procedures and requirements for determining substantial damage of historic properties and for guiding the repair, elevation, or reconstruction of affected historic structures within the City of Punta Gorda;

The purpose of this Ordinance is to ensure compliance with the National Flood Insurance Program (NFIP) and the Florida Building Code by requiring historic structures determined to be substantially damaged to be brought into compliance with the City's floodplain management regulations, while preserving the architectural and historic integrity of designated historic structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, THAT:

I. Chapter 7, Building Regulations, Article V, Floodplain Management Code, Chapter 1, Administration, Section 103, Duties and Powers of the Floodplain Administrator, Section 103.4,

Punta Gorda Code, "Substantial Improvement and Substantial Damage Determinations," is hereby amended to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]

103.4 Substantial improvement and substantial damage determinations.

A. DETERMINATIONS FOR NON-HISTORIC STRUCTURES AND PROPERTIES

1. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvement, substantial damage and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Chief Building Official, shall:

   ~~1.~~ a. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;

   ~~2.~~ b. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

   ~~3.~~ c. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage;

   ~~4.~~ d. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant provisions of the *Florida Building Code* and this Article is required.

B. DETERMINATIONS FOR STRUCTURES AND PROPERTIES DESIGNATED AS HISTORIC

1. Substantial Damage Determinations of Historic Structures

a. Following a flood event, other natural disaster or hazardous event, the Building Department shall conduct or review a Substantial Damage Determination for affected historic structures in compliance with FEMA and NFIP guidelines.

b. The determination shall be based on professional cost assessments, field inspections, and verified market valuation data for the structure prior to the event during the permit application process.

c. At the discretion of the Floodplain Administrator, an Elevation Certificate shall be required, completed, or verified for each substantially damaged historic structure to document the structure's existing elevation relative to the required Base Flood Elevation (BFE) and to determine the compliance requirements for elevating or reconstruction.

2. Elevation Requirements for Historic Structures.

a. Any historic structure determined to be substantially damaged shall be elevated so that the lowest floor, including basement, is at or above the required flood elevation established for the property's location on the effective Flood Insurance Rate Map (FIRM) plus one (1) foot of freeboard.

b. The elevation and all repair work shall comply with the Florida Building Code and the City's Floodplain Management Ordinance.

3. Preserving Historic Structures.

a. A historic structure that has been determined to be substantially damaged shall retain its historic designation and provided that:

(i) The elevation and repair work are designed and constructed in a manner that preserves the structure's historic character and appearance; and

(ii) The project is reviewed and approved by the Historic Preservation Advisory Board or equivalent body, and a Certificate of Appropriateness is obtained, prior to permit issuance.

b. To receive a Substantial Damage Determination letter for a historic building or structure, the property must first be evaluated by a Florida-licensed professional engineer or architect who certifies that the structure is structurally sound and capable of being elevated.

4. Enforcement and Compliance. Failure to comply with the provisions of this Ordinance shall result in enforcement action pursuant to Chapter 9A of the Punta Gorda Code, and may include, but shall not be limited to, permit denial, stop work orders, or referral to Code Enforcement.

II. It is the declared intent of the City Council that, if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

III. Any Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

IV. This Ordinance shall take effect immediately upon its adoption.

(Signatures on Next Page)

ADOPTED in regular session of the City Council of the City of Punta Gorda, Florida this ___ day of _____, 2025.

ATTEST: _____
DEBORAH LUX, Mayor

_____
SARA WELCH, City Clerk

APPROVED AS TO FORM AND CONTENT:

_____
STEPHEN LESKOVICH, ESQ., Interim City Attorney
Bar # 194840

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

GENERAL BUSINESS

Title: AC Freeman House

Funds:

Recommended Action: For HPAB discussion of project updates.

Summary:

Department/Division: Urban Design

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
12/17/2025

GENERAL BUSINESS

Title: City Hall Renovation

Funds:

Recommended Action: Provide City Hall renovation updates to staff.

Summary:

Department/Division: Urban Design

EXHIBITS: