CITY COUNCIL AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
APRIL 7, 2026, 5:00 PM

MEMBERS

Debi Lux, Mayor
Melissa Lockhart, Councilmember
Jeannine Polk, Vice Mayor
Janis Denton, Councilmember
Greg Julian, Councilmember

CITY OFFICIALS

Melissa Reichert, City Manager
Sara Welch, City Clerk
Steven S. Leskovich, City Attorney

Historic Preservation Advisory Board Members
David Perry, Chair
Dawn Goode, Vice Chair
Teresa Desguin, Board Member
Charles Noble, Board Member
Terry Zeigler, Board Member
Christopher Magliozzi, Alternate
Samantha Motich, Alternate

CALL TO ORDER
Roll Call
Pledge of Allegiance
Next Meeting - April 8, 2026, Regular City Council Meeting at 9am at Laishley Community Room

AGENDA APPROVAL

1. **PUBLIC INPUT**

   1.a Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

2. **REGULAR AGENDA**

   2.a Certified Local Government Designation

   2.b Historic Preservation Advisory Board Decision-Making Authority

   2.c Establishment of a Historic Preservation Fund

3. **COUNCILMEMBER AND BOARD MEMBER COMMENTS**

4. PUBLIC INPUT

4.a Anyone wishing to address the Council on any matter must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

ADJOURNMENT

If any person decides to appeal any decision made by City Council or an Advisory Board/Committee with respect to any matter considered at the meeting or hearing, 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@pgorda.us at least two (2) calendars days prior to the meeting.

CITY COUNCIL
CITY OF PUNTA GORDA
04/ 7/2026

REGULAR AGENDA

Title: Certified Local Government Designation

Funds: Not applicable.

Recommended Action: For discussion and direction from City Council to staff and the Historic Preservation Advisory Board.

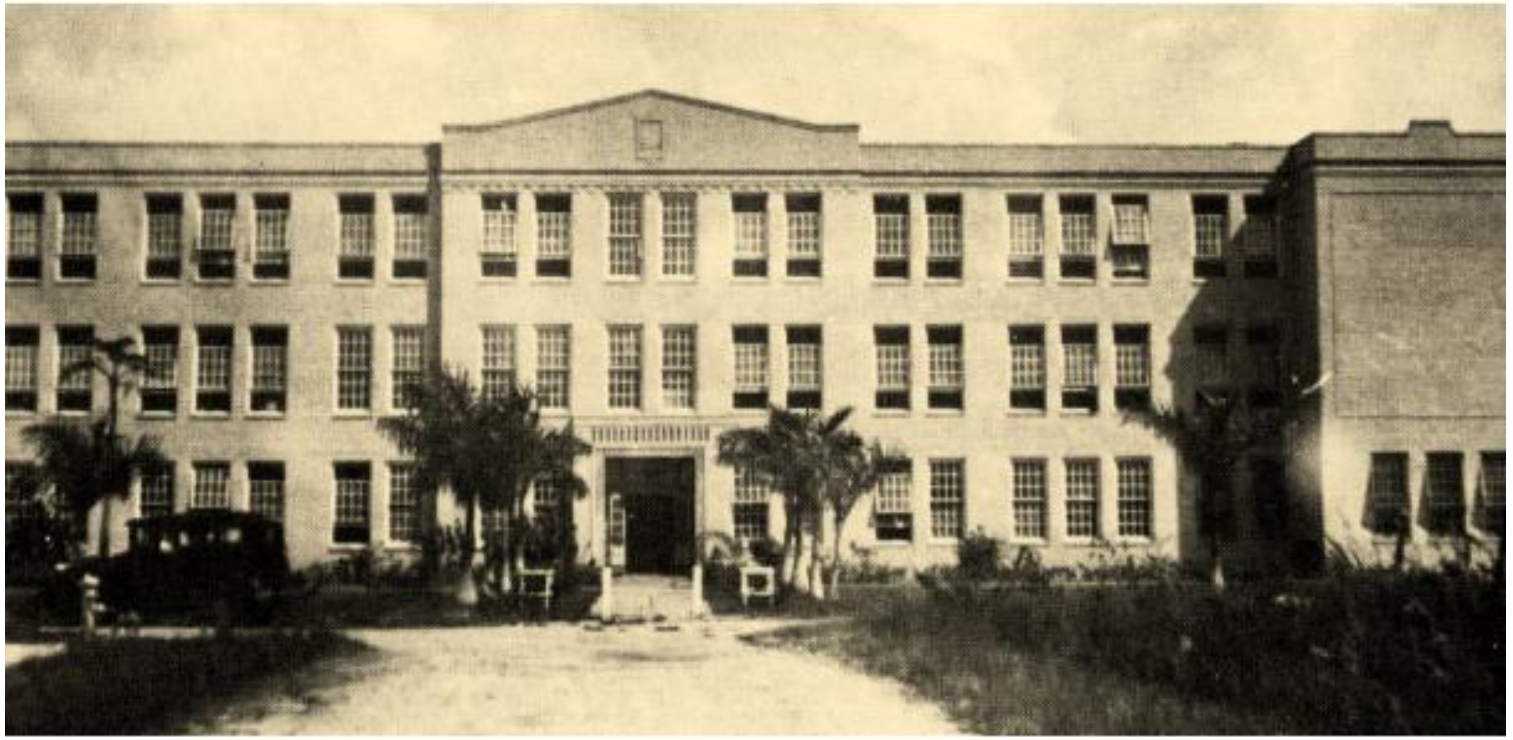
Summary: Discussion of the Certified Local Government (CLG) program, including an overview of what a CLG is, the eligibility requirements, and the process for achieving CLG designation.

Department/Division: Urban Design / City Manager

EXHIBITS:

1. Certified Local Government Presentation
2. CLG Guidelines
3. CLG Checklist
4. CLG Master List

Certified Local Government



Punta Gorda

City Council Joint Meeting with HPAB
April 7, 2026
Urban Design Department

What is a Certified Local Government?

- A Certified Local Government (CLG) is a city or county that has made historic preservation part of public policy through adoption of a preservation ordinance and establishment of a review board.
- National Historic Preservation Act of 1966
- National Historic Preservation Act Amendments of 1980.
- The CLG program is a partnership between:
  -Local Governments
  -State Historic Preservation Office (SHPO)
  -National Park Service (NPS)

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Purpose of the CLG Program

- The CLG program helps communities:
  - Identify historic structures
  - Protect historic structures and districts
  - Promote community character and heritage
  - Encourage economic development through preservation
  - Strengthen local preservation programs

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Benefits of Becoming a CLG

- Funding Opportunities:
  - Eligible to apply for federal Historic Preservation Fund (HPF) Grants
  - At least 10% of federal preservation funding is allocated to CLGs
- Technical Assistance
  - Guidance from preservation professionals
  - Training opportunities for staff and board members
- Local Involvement
  - Opportunity to review National Register nominations within the jurisdiction
- Community Benefits
  - Encourages reinvestment in historic areas
  - Supports heritage tourism
  - Promotes long-term community character

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Minimum Requirements

- Adopt a historic preservation ordinance consistent with federal and state requirements
- Establish a historic preservation board or commission
- Maintain a system for identifying and inventorying historic resources
- Provide opportunities for public participation in the preservation process
- Submit a complete application to the State Historic Preservation Office (SHPO)

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Steps to Becoming a CLG

- Review the City's existing Historic Preservation Ordinance to confirm compliance with CLG requirements.
- If necessary, updates to the ordinance may be prepared.
- The structure of the Historic Preservation Advisory Board should be reviewed to ensure consistency with program requirements.
- Coordination with the Florida State Historic Preservation Office reviews the materials and provides feedback if revisions are needed.
- Final certification is issued by NPS

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Responsibilities After Certification

- After certification, the City must continue to maintain an active preservation program.
- The HPAB must hold regular meetings and maintain records of actions taken.
- The City must maintain an inventory of historic resources and provide opportunities for public participation.
- Annual reporting to the State Historic Office is required.
- Periodic program evaluations may also occur to ensure compliance with program requirements.
- Maintaining compliance ensures continued eligibility for funding opportunities.

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Examples of Certified Local Governments

- City of Arcadia (2018)
- City of Bonita Springs (2010)
- Collier County (1994)
- City of Fort Myers (1995)
- Lee County (1990)
- Manatee County (2014)
- Sarasota County (1998)
- City of Sarasota (1987)
- City of Venice

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Questions?



FLORIDA CERTIFIED LOCAL GOVERNMENT GUIDELINES

INTRODUCTION

Since its initial enactment by Congress in 1966, and through its subsequent amendment, the National Historic Preservation Act, as amended (16 U.S.C. 470, et. seq.) has established a program of identification, evaluation, and protection of historic and prehistoric properties based on the National Register of Historic Places. The act also has formalized roles for a decentralized historic preservation partnership that includes federal, state, tribal, and local governments. Part of the national program is carried out by the states, under the direction of the National Park Service of the Department of Interior. Participating states receive funding assistance in the form of annual grants from the federal Historic Preservation Fund to support their efforts. Funds are normally used to support the programs of the State Historic Preservation Office. A portion of these funds may be regranted in the form of subgrants for survey and planning and community education activities.

The National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.), also contains the legal basis for the federal-state-local preservation partnership commonly referred to as the Certified Local Government program. The Act directs the State Historic Preservation Officer and the Secretary of the Interior to establish procedures for the certification of local governments to participate in this partnership. This document contains Florida's procedures.

Under the Certified Local Government program, the State: 1) delegates certain limited responsibilities to those local governments that meet specific qualifications for certification, and 2) provides, from its annual Historic Preservation Fund apportionment, on a competitive basis, limited grant-in-aid funding to assist certified local governments in carrying out the responsibilities so delegated.

The purpose of these guidelines is to set forth: 1) the requirements and responsibilities of participation in the Certified Local Government program, and 2) the procedures for certification of local governments and for transfer of federal grant funds to participating Certified Local Governments.

FLORIDA CERTIFIED LOCAL GOVERNMENT GUIDELINES

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Appendix D – Certified Local Government Agreement

FLORIDA CERTIFIED LOCAL GOVERNMENT GUIDELINES

A. Definitions

1. **Appropriate Chief Elected Local Official**: the mayor, county executive, or otherwise titled administrative official who is the head of the local political jurisdiction, which is the Certified Local Government.
2. **Commission**: a board, council, commission, or other similar collegial body which is established in accordance with Section B.2. of these guidelines.
3. **Designation**: the identification and registration of properties for protection that meet criteria established by the State or the locality for significant historic and prehistoric resources within the jurisdiction of a local government. Designation includes the identification and registration of resources according to the State or local criteria which must be consistent with the Secretary of the Interior's Standards for Identification and Registration. Adoption of the National Register criteria is encouraged.
4. **Florida Master Site File**: the state's clearinghouse for information on archaeological sites and historic structures, and field surveys of such sites and structures. It is a system of several paper and computer files maintained by the Division of Historical Resources, Florida Department of State.
5. **Historic Preservation Fund**: the source from which monies are appropriated to fund the program of matching grants-in-aid to the states for historic preservation programs and projects, as authorized by Section 101(d)(1) of the National Historic Preservation Act, as amended.
6. **Local Government**: the city, county, township, municipality, or any other general purpose political subdivision in the state.
7. **National Register of Historic Places**: the national list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture, maintained by the Secretary of the Interior under authority of Section 101(a)(1)(A) of the National Historic Preservation Act, as amended.
8. **Protection:** the local review process under State or local law for proposed demolition or, changes to, or other action that may affect historic properties designated pursuant to a local government becoming a Certified Local Government. The CLG's local protection review process of the Act applies only to properties designated pursuant to State or local laws and procedures. This would not include properties listed on or determined eligible for the National Register of Historic Places unless such properties also were designated under the appropriate State or local process.
9. **State Historic Preservation Officer**: the official designated pursuant to s.267.031(7), Florida Statutes, to administer the state historic preservation program established for the purpose of carrying out the provisions of the National Historic Preservation Act of 1966, as amended.

B. Requirements

The following requirements are contained in 36 CFR Part 61, the implementing regulations for the National Historic Preservation Act, as amended (16 U.S.C. 470). Local governments desiring to become and remain Certified Local Governments must meet all of the following requirements:

FLORIDA CERTIFIED LOCAL GOVERNMENT GUIDELINES

1. **Enforce appropriate state or local legislation for designation and protection of historic properties.** In the absence of state legislation, this requirement shall be met by the enactment of local legislation containing the following provisions:

   a) The purpose of the legislation shall be clearly stated and shall include authority for appointment of a Commission to be responsible for the designation and protection of historic properties.
   b) The legislation must clearly define criteria and a process the same as or substantially the same as that identified in the National Historic Preservation Act of 1966, (U.S.C. 470 et. seq.), as amended, for the designation of historic properties. The legislation shall state that boundaries for any historic districts or individual properties identified in or by the mechanisms contained in the legislation must be clearly established.
   c) The legislation shall provide for the authority for and the establishment of a process for the review and rendering of a decision upon all proposed alterations, relocations, demolitions or new construction within the boundaries of historic districts established under the legislation or which may directly affect historic properties designated under the legislation. This authority shall include provisions for delay of demolition but not for the indefinite stay of a demolition.
   d) The criteria for the review of proposals for alterations, relocations, demolitions and new construction shall be clearly set forth in the legislation and, in the case of alterations, shall achieve the purposes of the *Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*
   e) The legislation shall include provisions for enforcing decisions, including penalties for non-compliance. A right of and mechanism for appeal must exist in the legislation.
   f) Specific time frames for reviews and for consideration of alternatives should be identified.
   g) Provisions for public and owner notification and public hearings for designation and project reviews shall be established, per B.4., below.

2. **The local government shall establish a historic preservation review commission (Commission) composed of professional and lay members** in accordance with paragraph B.2.c., below.

   a) Each Certified Local Government shall have a Commission with a minimum of five (5) members, whose area of geographic responsibility is coterminous with the boundaries of its local jurisdiction. For communities with a population less than 10,000, the minimum number of members may be reduced but shall not be less than three (3) members. All commission members must have a demonstrated interest in historic preservation.
   b) Appointments shall be made by the appropriate local official of the jurisdiction concerned.
   c) To the extent available in the community, the local government shall appoint professional members from the disciplines of architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines to the extent such professionals are available in the community concerned (see Appendix A, Professional Qualifications Standards). The Professional Qualifications Standards in Appendix A are no more stringent than the standards for membership on the National Register Review Board. Lay persons who have demonstrated special interest, experience, or knowledge in

history, architecture, or related disciplines shall make up the balance of Commission membership as provided for in Section B.2.e. in the event that there are not enough professionals in the community.

d) Commission members should be residents of the jurisdiction for which they serve.
e) Local governments shall be certified without the minimum number or types of disciplines represented on the Commission if they can demonstrate to the State Historic Preservation Officer that they have made a reasonable effort to fill those positions. Reasonable effort means that the local government has documented that (a) professionals in the required disciplines do not reside nor are property or business owners in the jurisdiction, or (b) local professionals are not willing to serve on the Commission, and (c) in the case of a Commission with fewer than the minimum numbers of members established in B.2.a., that no other lay persons meeting the requirements of B.2.c. are available to serve.
f) The terms of office of Commission members shall be uniform and staggered, and of at least two but not more than five years' duration (except as provided on the initiation of a Commission). There is not necessarily a limit on the number of consecutive terms which may be served.
g) Vacancies, including expired terms, shall be filled within 60 calendar days by the appropriate local official. An extension of up to an additional 60 calendar days shall be granted by the State Historic Preservation Officer upon receipt of a written request from the appropriate local official for such extension.
h) Commission meetings shall be held as often as is necessary to complete commission work in a timely fashion, but no less than four meetings shall be held each year and minutes of each meeting shall be kept.
i) Each Commission member should make a reasonable effort to attend State Historic Preservation Office training programs.
j) The Commission shall review alterations, relocations, demolitions and new construction or other activities that may affect locally designated properties. The Commission shall review proposed National Register nominations within its jurisdiction. When a discipline is not represented in the Commission membership, the Commission shall seek expertise in this area when considering National Register nomination proposals and other actions that may impact properties which are normally evaluated by a professional in such discipline before rendering a decision. This can be accomplished through consulting (e.g., universities, private preservation organizations, or regional planning commissions) or by other means that the State Historic Preservation Officer determines appropriate.
k) The legislation shall contain specific time limits within which the Commission shall act.
l) The Commission shall have staff sufficient to undertake the requirements for certification and carry out the duties and responsibilities delegated to the Certified Local Government.
m) The Commission shall adopt Rules of Procedure for use in all transactions involving the public.
n) All Commission responsibilities must be complimentary to and carried out in accordance with the responsibilities of the State Historic Preservation Officer as described in 36 CFR 61.6, incorporated by reference.

3. The local government shall maintain a system for survey and inventory of historic properties. The term "historic property" or "historic resource" means any prehistoric or historic district,

site, building, structure, or object included in, or eligible for inclusion on the National Register, including artifacts, records, and material remains related to such a property or resource.

a) The Certified Local Government shall initiate and continue an approved process to identify historic properties within the jurisdiction.
b) A detailed inventory of the designated districts, sites, and structures within the jurisdiction of local government must be maintained. The local inventory system shall be developed in consultation with the Florida Master Site File to ensure that the data produced can be integrated into the statewide comprehensive historic preservation planning process, and should include at a minimum a completed Florida Master Site File form with an assigned Florida Master Site File number. This documentation also applies to the CLG Inventory. The address for the Florida Master Site File is: Florida Master Site File, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250.
c) All inventory material shall be kept: 1) safe, secure, and in an accessible location, 2) current, and 3) regularly provided to the State Historic Preservation Officer for incorporation into the Florida Master Site File.
d) All inventory material shall be considered as public records and shall be available for public inspection per s.119.07, Florida Statutes, except as provided for in Section 304 of the National Historic Preservation Act of 1966, as amended (16 USC 470).
e) Commission members shall be encouraged to participate in the survey process and in preservation planning carried out by the Certified Local Government.

4. Local governments shall provide for public participation in local historic preservation programs, including the process of recommending properties for nomination to the National Register.

a) All Commission meetings shall be publicly announced, open to the public and have a previously advertised agenda. Commission meetings shall be held as often as is necessary to complete commission work in a timely fashion, but not less than four meetings shall be held each year.
b) Minutes of all actions of the Commission including reasons for making decisions, must be kept on file and available for public inspection, per s.286.011 Florida Statutes.
c) All decisions by the Commission shall be made in a public forum, and applicants shall be given written notification of decisions of the Commission.
d) Rules of Procedure adopted by the Commission shall be available for public inspection, per s.119.07, Florida Statutes.
e) Appropriate local officials, owners of record, and applicants shall be notified of proposed Commission actions concerning a proposed nomination to the National Register of Historic Places according to requirements found in 36 CFR Part 60, incorporated by reference. Objections by owners of properties proposed for nomination must be notarized.

5. Local governments shall satisfactorily perform the responsibilities listed in B.1. through B.4., above, and those specifically delegated to them by the State Historic Preservation Officer.

C. Procedures

1. Certification of Local Governments in Florida

a) The appropriate local official shall request certification from the State Historic Preservation Officer. The request for certification shall include:
   1. A written assurance by the appropriate official that the local government will fulfill all the requirements for certification. Requirements for certification include: enforcement of appropriate state or local legislation for designation and protection of historic properties, per B.1., above; establishment of a historic preservation review commission (Commission) composed of professional and lay members, per B.2., above; maintenance of a system for survey and inventory of historic properties, per B.3., above; provision for public participation in local historic preservation programs, including the process of recommending properties for nomination to the National Register, per B.4. above; and satisfactory performance of any additional responsibilities delegated to all Certified Local Governments in the state, and any other delegated responsibilities.
   2. A copy of the local legislation, per B.1., above.
   3. A map of the local government jurisdiction with any and all existing designated historic districts and individual historic properties clearly identified. Inclusion of these properties within the jurisdiction of the Certified Local Government shall be clearly demonstrated. This map shall be updated regularly through the incorporation of additions and deletions of districts and individual properties, and alterations of historic district boundaries.
   4. A copy of the Commission's Rules of Procedure.
   5. Resumes for each member of the Commission including, where appropriate, credentials or member expertise in fields related to historic preservation, per B.2.c., above, and Appendix A, below.
   6. Resumes for staff members, if there is professional staff.

b) The State Historic Preservation Officer shall respond to the appropriate local official within 45 calendar days after receipt of an adequately documented written request for certification. The State Historic Preservation Officer will review the request and certify by letter of certification if the government fulfills the requirements. The State Historic Preservation Officer will prepare a written certification agreement which lists the specific responsibilities of the local government when certified. The written request, letter of certification and signed certification agreement by the State Historic Preservation Officer and the chief elected local official as well as a signed review checklist by the state shall be forwarded to the Secretary of the Interior by the State Historic Preservation Officer. If the Secretary of the Interior does not object within 15 working days after receipt, the State Historic Preservation Officer's certification of the local government to participate in the national historic preservation program shall be effective the date signed by the National Park Service.

c) The State Historic Preservation Officer shall respond to the appropriate local official within 45 working days after receipt of a documented written request which is inadequate. The State Historic Preservation Officer shall indicate how inadequacies can be corrected in this notification.

d) Amendments to the delegation of responsibilities provided in the certification agreement shall be initiated by mutual agreement of the State Historic Preservation Officer and the local government. The amendment shall be prepared by the State Historic Preservation Officer and submitted to the Secretary of the Interior. If the Secretary of the Interior does not object within 15 working days after receipt, the amendment to the certification agreement shall be effective.
e) The local government may appeal a denial of certification by the State Historic Preservation Officer to the Secretary of Interior.

2. Monitoring Certified Local Governments/Process for Decertification/Local Government Appeal.

a) Once a local government is certified, it remains certified without further action unless officially decertified.
b) The State Historic Preservation Office shall conduct periodic reviews and monitoring of Certified Local Governments to assure that each government is meeting the requirements for certification. Reviews shall be conducted at least once every four years, but may be conducted more frequently at the discretion of the State Historic Preservation Officer if deemed appropriate. Reviews shall be preceded by notice of at least 30 days.
c) The Certified Local Government will supply at least 30 calendar days' advance notice of Commission meetings to the State Historic Preservation, Officer.
d) A Certified Local Government is responsible for providing the State Historic Preservation Officer with particular information at frequent intervals. In addition to advance notice of meetings, Certified Local Governments shall submit the minutes of each Commission meeting, attendance at Commission meetings, and appointments to the Commission within 30 days after such actions. The Certified Local Government shall also inform the State Historic Preservation Officer about any new historic designations or alterations of existing designations immediately. Proposed amendments of the local historic preservation ordinance shall be submitted to the State Historic Preservation Officer for review and comment at least 30 days prior to the date scheduled for adoption.
e) The Certified Local Government shall submit an annual report and other documents as necessary to the State Historic Preservation Officer. The annual report shall include any amendments to the local historic preservation ordinance, changes in Rules of Procedure, a summary of Commission activities including but not limited to the number of proposals reviewed, new designations, revised resumes, appointments to the Commission, a review of survey and inventory activity with a description of the system used, as well as a progress report on grant-assisted activities. The annual report is due by November 1 and shall cover the previous October 1 - September 30 year. It will be reviewed by the State Historic Preservation Officer within 30 calendar days after receipt.
f) The State Historic Preservation Officer shall review expenditures of funds allocated as historic preservation grants-in-aid pursuant to C.3., Transfer of Funds, below.
g) Review of the historic preservation grants-in-aid expenditures, as well as review of the annual report, shall form the basis of the State Historic Preservation Officer's evaluation of the Certified Local Government.

h) If the State Historic Preservation Officer's evaluation of a Certified Local Government indicates inadequate performance, that assessment will be documented, and ways to improve performance to acceptable levels shall be delineated by the State Historic Preservation Officer. The Certified Local Government shall have a sufficient period of usually not less than 30 nor more than 180 days to implement the improvements. If, at the end of this period, the State Historic Preservation Officer determines that sufficient improvement has not occurred, the State Historic Preservation Officer will recommend decertification of the local government to the Secretary of the Interior, citing specific reasons for the recommendation.

i) Local governments may petition the State Historic Preservation Officer to be decertified voluntarily and without prejudice

j) Grounds for investigations of decertification shall include revocation of the local ordinance, failure to comply with provisions incorporated into the local ordinance, failure to maintain a Commission, failure to maintain a survey and identification program, failure to provide for adequate public participation in the local historic preservation program, and failure to keep the State Historic Preservation Officer informed about Certified Local Government activities and actions.

k) The local government may appeal a decertification decision of the State Historic Preservation Officer to the Secretary of the Interior. Upon decertification, the State Historic Preservation Officer shall conduct financial assistance closeout procedures as specified in The Historic Preservation Fund Grants Manual.

3. Transfer of Funds.

a) Each Certified Local Government is eligible to request a portion of funds reserved from Florida's annual Historic Preservation Fund grant apportionment on a competitive basis. Selection criteria for such competition will be announced at least two months prior to the grant selection meeting.
    1. At least ten percent of Florida's annual Historic Preservation Fund Grant will be reserved for certified local governments.
    2. Any year in which the annual Historic Preservation Fund state grant appropriation for all states exceeds $65,000,000, one half of the excess shall also be transferred to Certified Local Governments according to procedures to be provided by the Secretary of the Interior.
    3. There is no guarantee that Certified Local Governments will receive Historic Preservation Funds if they apply for such funds. Further, receipt of historic preservation regrant funding from the Florida State Historic Preservation Office is not assurance that funds will be available the following year or that a Certified Local Government will receive grant funding the following year.

b) Each Certified Local Government which makes application for funds from Florida's annual Historic Preservation Fund apportionment is required by the Secretary of the Interior to:
    1. Maintain adequate financial management systems. Local financial management systems shall be in accordance with the standards specified in OMB Circular A-87, "Cost Principles Applicable to Grants and Contracts with State and Local Governments." Local financial management systems shall be

auditable in accordance with OMB Circular A-133. Local financial management systems will be periodically evaluated by the State Historic Preservation Officer.

2. Adhere to all requirements of the Historic Preservation Fund Grants Manual.
3. Adhere to any requirements mandated by Congress regarding the use of such funds. The State Historic Preservation Officer will advise Certified Local Governments of such requirements and will include a summary of such information in the materials made available to Certified Local Governments making application for funds, per C.3.c., below.

c) The requirements listed in C.3.b., above, shall be used by the State as minimum requirements for local governments receiving Historic Preservation Funds; they also shall be included in the State's required written grant agreement with the local government.

d) Certified Local Governments shall make applications for funds described in Federal Requirements and in C.3.a., above, on the time schedule and using the procedures identified in Chapter 1A-35, Florida Administrative Code, Rules of the Department of State, Historic Preservation Grants-in-Aid (See Appendix B). As applicants for shares of the reserved portion of Florida's Historic Preservation Fund annual apportionment, Certified Local Governments will follow procedures for applying for federal funds identified in Federal Requirements and in Subsection 1A-35.007, Florida Administrative Code. Certified Local Governments which are awarded funds under these rules and during other special application periods allowed for under the rules will be considered subgrantees of the Florida State Historic Preservation Office.

e) Funds made available to Certified Local Governments from the reserved portion of Florida's annual Historic Preservation Fund apportionment shall be awarded on a competitive basis, per C.3.d., above, for historic preservation survey and planning, and community education activities. When evaluating Certified Local Government grant applications, the State shall:

1. Provide that the amount awarded any applicant must be sufficient to produce a specific impact.
2. Ensure that the funds awarded will be sufficient to generate effects directly as a result of the funds transfer.
3. Note that requirements for tangible results may not be waived even if there are many otherwise eligible applicants for the amount set aside for the Certified Local Governments share.
4. Ensure that no Certified Local Government will receive a disproportionate share of the allocation.

f) Submission of an application for a portion of Florida's annual Historic Preservation Fund apportionment, whether successful or not, shall not preclude or in any manner disqualify the Certified Local Government making such application from consideration for other state grant or federal regrant funds available under the terms of Chapter 1A-35, Florida Administrative Code, referenced in C.3.d., above.

g) Historic Preservation regrant funding cannot be matched by other Federal Program grants, with the exception of Community Development Block Grant funds, as specified in Section 105(a)(9) of the Housing and Community Development Act of 1974, P.L. 93-388. Historic Preservation Fund regrants to Certified Local Governments

must be used for activities which further the goals of identification, evaluation, protection, and preservation of cultural resources.

h) Use of Historic Preservation regrant funding will be subject to all existing restrictions imposed by the Historic Preservation Fund Grants Manual. In accordance with the requirements of the manual, indirect costs may be charged as part of the Certified Local Government grant only if the Certified Local Government subgrantee meets the requirements of the Manual and has a current indirect cost rate approved by the cognizant Federal agency. Otherwise, only direct costs may be charged.

4. Certified Local Government Participation in the Florida National Register of Historic Places Nomination Process.

a) The Commission complements the Florida National Register Review Board in the review of proposed nominations to the National Register. Sponsors of National Register nomination proposals located in areas served by a Certified Local Government shall have their proposals reviewed at the local level. Proposals for properties in areas not served by a Certified Local Government shall be reviewed by the Florida National Register Review Board. Nomination proposals submitted to the State Historic Preservation Officer for consideration by the Florida National Register Review Board will be reviewed to ascertain if they are located in an area served by a Certified Local Government. If a Certified Local Government serves the area, the State Historic Preservation Officer shall forward the nomination proposal to the local Commission.

b) The local Commission will develop or receive the documentation necessary to nominate properties to the National Register. The Commission shall evaluate nomination proposals received for completeness in a timely manner. Should the nomination proposal not be technically complete, the Commission shall notify the proposal's sponsor in writing, identifying the technical deficiencies, within 30 days after receipt of the nomination proposal. If the nomination proposal is technically complete, the Commission shall place the item on its agenda for the next meeting or, should notification provisions outlined in C.4.c., below, make this impossible, for the earliest possible regular meeting.

c) The Commission shall notify the following of its intention to consider a nomination proposal. In all cases, such notification shall occur at least 30 days but not more than 75 days prior to the Commission meeting at which the nomination proposal will be considered.

1. Owner(s) of record of the property. The list of owners shall be obtained from official tax records. Where there is more than one owner on the list, each separate owner shall be notified.
2. Appropriate local official(s). In the case of a Commission whose area of jurisdiction is a county, these will be the Chairman of the Board of County Commissioners and such other contact persons as may be designated, and the appropriate local official of a municipality if the property to be considered is located within municipal boundaries. In the case of a Commission whose area of jurisdiction is a municipality, this will include the appropriate municipal official(s) and the Chairman of the Board of County Commissioners. Within 30 days after receipt of the nomination proposal, the appropriate local official(s) shall submit in writing to

the Commission a recommendation as to whether or not the property shall be nominated to the National Register.

3. State Historic Preservation Officer.

d) Nomination proposals shall be considered by the Commission at a public meeting, and all votes on nomination proposals shall be recorded and made a part of the permanent record of the Commission meeting. All nomination proposals shall be forwarded, with a record of official action taken by the Commission and the recommendation of the appropriate local official(s), to the State Historic Preservation Officer within 30 days after the Commission meeting at which they were considered. If either the Commission or appropriate local official(s) or both support the nomination, the State Historic Preservation Officer shall schedule the nomination proposal for consideration by the Florida National Register Review Board as part of the normal course of business at the next regular meeting. The consideration of the nomination will be handled pursuant to Section 101(a) of the National Historic Preservation Act (and 36 CFR 60).

e) If both the Certified Local Government Commission and appropriate local official(s) recommend that a property not be nominated to the National Register, the State Historic Preservation Officer shall take no farther action on the nomination proposal unless an appeal is filed within 30 calendar days with the State Historic Preservation Officer. Any reports and recommendations that result from such a situation shall be included with any nomination proposal submitted by the State Historic Preservation Officer to the Secretary of the Interior.

f) Any person or organization which supports or opposes the nomination of a property to the National Register shall be afforded the opportunity to make its views known in writing. All such correspondence regarding a nomination proposal shall become part of the permanent record concerning that proposal and shall be forwarded with approved proposals to the State Historic Preservation Officer. In the case of disapproved nomination proposals, letters of support or comment shall be made a part of the permanent record concerning that proposal, and a list of such letters shall accompany the official copy of the disapproved nomination proposal when it is forwarded to the State Historic Preservation Officer, per C.4. above

g) Nomination proposals to be considered by the Commission shall be on file at Commission headquarters for at least 30 days but not more than 75 days prior to the Commission meeting at which they will be considered. A copy shall be made available by mail when requested by the public and shall be made available at a location of reasonable local public access, such as a local library, courthouse, or other public place so that written comments regarding a nomination proposal can be prepared.

h) Appeals. Any person may appeal the decisions of a local Commission. Appeals shall be directed to the State Historic Preservation Officer in writing within 30 calendar days of the State Historic Preservation Officer's receipt of the written decision of the Commission. Nominations or proposals which have been appealed shall be considered by the Florida National Register Review Board as part of the normal course of business at its next regular meeting. If the opinion of the Florida National Register Review Board is that the property or properties is or are significant and merit nomination to the National Register, the State Historic Preservation Officer shall notify the Commission, within 30 days after the National Register Review Board meeting, of

its intent to forward the nomination to the National Register with a recommendation that the property or properties be listed. The State Historic Preservation Officer reserves the right, as in the case of any nomination proposal from a source other than a Certified Local Government, to edit or revise the nomination proposal or request that the sponsor make necessary revision prior to forwarding the proposal to the National Register. Other appeal procedures promulgated by the National Park Service, Department of the Interior, pertaining to local or state actions shall be followed by Certified Local Governments and by the State Historic Preservation Officer. Decisions of the State Historic Preservation Officer may be appealed to the National Park Service in accordance with the procedures in 36 CFR 60.12.

i) Certified Local Government review and notification procedures do not apply when a Federal agency nominates a property under its ownership or control. Certified Local Governments are encouraged to coordinate with Federal agencies to the extent practical, however, in the consideration of such nominations. [36 CFR (c) (d) provide regulatory guidance regarding Federal reviews and comment periods.]

Certified Local Government Ordinance Internal Checklist

APPLICATION FOR CERTIFICATION

B.1. Requirements of Ordinance

Requirements	Ordinance Citation
a) Purpose clearly stated	_____
b) Authority for appointment of suitable commission	_____
c) Criteria for designation of historic properties clearly defined (shall be based on and consistent with the criteria used by the National Register)	_____
d) Clearly defined process for designation of historic properties including the consequences of designation	_____
e) Boundaries for historic districts and individual properties identified in the ordinance are clearly established	_____
f) Authority for the Review Commission to review and render a decision on all proposed alterations, demolitions, relocations, and new construction within the boundaries designated by the ordinance or which directly affect designated properties	_____
g) Provisions for the delay of demolitions, but not for the indefinite stay of a demolition	_____
h) Criteria for the review of proposals for alterations, new construction, relocations and demolitions clearly set forth in the ordinance (alterations shall achieve the purpose of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings)	_____
i) Provisions for enforcing decisions	_____
j) Penalties for non-compliance	_____
k) Specific time frames for reviews	_____
1) Right of appeal	_____
m) Specific time frames for consideration of development proposals	_____

B.2. Commission

Requirements	Ordinance Citation
a) Minimum of five (5) members (minimum of three (3) members if a population less than 10,000)	_____
b) Area of geographic responsibility coterminous with the boundaries of local jurisdiction	_____
c) Appointments made by appropriate local official or appropriate governing body	_____
d) Commission members are residents of the jurisdiction which they serve	_____
e) Terms of office staggered	_____
f) Terms of office at least two (2) years, but not more than five (5) years	_____
g) Provisions by appropriate local official or appropriate governing body to fill vacancies within sixty (60) days	_____
h) Provisions for at least four (4) meetings per year at regular intervals	_____
i) Provisions for recording minutes of each meeting	_____
j) Provisions for Commission to attend pertinent informational or education meetings, workshops and conferences	_____
k) Provisions for Commission review of proposed National Register nominations within its jurisdiction	_____
l) Provisions for seeking expertise on proposals or matters requiring evaluation by a profession not represented on the Commission	_____
m) Staff sufficient to undertake the requirements for certification and carry out delegated responsibilities	_____
n) Rules of Procedure adopted by Commission	_____
o) Commission responsibilities complementary to those of the State Historic Preservation Office	_____

B.3. Survey and inventory of Historic Properties

Requirements	Ordinance Citation
a) Provisions to initiate and continue an approved process of identification of historic properties within the jurisdiction of the Commission (inventory materials shall be compatible with the Florida Site File)	_____
b) Provision to maintain a detailed inventory of designated districts, sites and structures within the jurisdiction of the Commission	_____
c) Inventory material open to the public	_____
d) Provisions to update inventory materials periodically	_____
e) Assurance that duplicates of all inventory materials will be provided to the State Historic Preservation Office	_____
f) Provisions to encourage the Commission members to participate in survey and planning activities of the Certified Local Government	_____

B.4. Public Participation

Requirements	Ordinance Citation
a) Provisions that Commission meetings will be publicly announced	_____
b) Provisions that Commission meetings will be open to the public	_____
c) Provisions that Commission meetings will have a previous advertised agenda	_____
d) Provisions to make meeting records available to the public	_____
e) Provisions that all Commission decisions will be given in a public forum	_____
f) Rules of Procedure adopted by the Commission must be available for public inspection	_____
g) Provisions assuring that appropriate local officials, owners of record, and applicants shall be given a minimum of thirty (30) calendar days and not more than seventy-five (75) calendar days' prior notice to Commission meetings in which to comment on or object to the listing of a property in the National Register	_____

h) Objections by property owners must be notarized to prevent nomination to the National Register _____

i) Provisions for public and owner notification for designation _____

j) Provisions for public and owner notification for project reviews _____

k) Provisions for public hearings for designations and project reviews _____

B.5. Satisfactory Performance

Requirements	Ordinance Citation
a) Provide the State Historic Preservation Officer with thirty (30) calendar days prior notice of all meetings	_____
b) Submit minutes of each meeting to the State Historic Preservation Officer within thirty (30) calendar days	_____
c) Submit record of attendance of the Review Commission to the State Historic Preservation Officer within thirty (30) calendar days after each meeting	_____
d) Submit public attendance figures for each meeting to the State Historic Preservation Officer within thirty (30) calendar days of each meeting	_____
e) Notify the State Historic Preservation Officer of change in Commission membership within thirty (30) calendar days of action	_____
f) Notify State Historic Preservation Officer immediately of all new historic designations or alterations to existing designations	_____
g) Submit amendments to ordinance to the State Historic Preservation Officer for review and comment at least thirty (30) calendar days prior to adoption	_____
h) Submit an annual report by November I covering activities of previous October I through September 30	_____
i) Information to be included in annual report (at a minimum)	_____

1) A copy of the Rules of Procedure
2) A copy of historic preservation ordinance
3) Resume of Commission members
4) Changes to the Commission
5) New Local designations
6) New National Register listings
7) Review of survey and inventory activity with a description of the system used
8) Program report on each grant-assisted activity
9) Number of projects reviewed

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
1	Anna Maria	11/7/2019	Ashley Austin	10005 Gulf Dr Anna Maria, Florida 34216	941-920-2480
2	Arcadia	5/8/2018	Beth Carsten	P.O. Box 1000 Arcadia, Florida 34265	(863) 494-4114
3	Auburndale	3/7/1994	Julie Womble	Post Office Box 186, Auburndale, FL 33823-0186	(863) 965-5530
4	Belleair	6/23/2014	Ashley Bernal	901 Ponce de Leon Boulevard, Belleair, FL 33756	(727) 647-7487
5	Bonita Springs	9/30/2010	Michael Fiigon	9220 Bonita Beach Road, Suite 111, Bonita Springs, FL 34135	(239) 444-6151
6	Boynton Beach	10/9/2012	Yazan Bata	P.O. Box 310, Boynton Beach, FL 33425	(561) 742-6374
7	Broward County	7/6/2016	Rick Ferrer	1 N. University Drive, Box 102, Plantation, FL 33324	(954) 357-9731

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
8	Cedar Key	6/14/2016	Jennifer Sylvester	490 2nd Street, Cedar Key, FL 32625	(352) 543-5132
9	Citrus County	7/22/2020	Eric Landon	3600 W. Sovereign Path, Suite 113, Lecanto FL 34461	(352) 527-5220
10	Clay County	11/12/1998	Beth Carson	PO Box 1366, Green Cove Springs, FL 32043	(904) 541-3840
11	Collier County	9/6/1994	Timothy Finn	2800 North Horsehoe Drive North, Naples, FL 34104	(239) 252-4312
12	Coral Gables	11/30/1986	Anna Pernas	2327 Salzedo Street, Coral Gables, FL 33134	(305) 460-5095
13	Davie	7/23/2021	David Abramson	8800 Southwest 36th St., Davie, FL 33328	(954) 797-1048
14	Daytona Beach	3/7/2011	Emilio O'Brian	301 South Ridgewood Avenue, Room 240, Daytona Beach, FL 32114	(386) 671-8183
15	Deerfield Beach	3/29/2022	Laurie Harari	150 NE 2nd Avenue, Deerfield Beach, FL 33441	(954) 250-4135

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
16	DeLand	5/24/1995	Emily Kunkel	120 South Florida Avenue, DeLand, FL 32720	(386) 626-7018
17	Delray Beach	11/22/1988	Michelle Hoyland	100 Northwest 1st Avenue, Delray Beach, FL 33444	(561) 243-7039
18	Dunedin	12/17/2019	Frances Sharp	P.O.Box 1348, 737 Louden Avenue, Dunedin, FL 34697	(727) 298-3200
19	Eatonville	10/6/1997	Brianna Ross	307 East Kennedy Boulevard, Eatonville, FL 32751	(407) 623-8910
20	Eustis	6/24/1997	Jeff Richardson	4 North Grove St., P.O. Drawer 68, Eustis, FL 32727	(352) 483-5460
21	Fernandina Beach	5/24/1997	Mia Sadler	204 Ash Street, Fernandina Beach, FL 32034	(904) 310-3488
22	Fort Lauderdale	9/30/2010	Trisha Logan	700 Northwest 19th Avenue, Fort Lauderdale, FL 33311	(954) 828-7101
23	Fort Myers	3/7/1995	Nicole DeVaughn	1825 Hendry Street, Suite 101, Fort Myers, FL 33901-3054	(239) 321-7976
24	Fort Pierce	7/19/2001	Vennis Gilmore	100 North US 1, Fort Pierce, FL 34954	(772) 467-3741

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
25	Gainesville	2/6/1986	Kathleen Kauffman	Post Office Box 490, Station 11, Gainesville, FL 32602-0490	(352) 393-8686
26	Gulfport	9/2/1997	Shannon Farrell	2401 53rd Street South, Gulfport, FL 33707	(727) 893-1021
27	Highlands County	5/17/1999	Sergio Garcia	501 South Commerce Ave, Sebring, FL 33870	(863) 402-6652
28	Hillsborough County	4/15/1994	Colleen Marshall	601 East Kennedy Boulevard, Tampa, FL 33601-1110	(813) 272-5828
29	Hollywood	8/28/1995	Anand Balram	Post Office Box 229045, Hollywood, FL 33022-9045	(954) 921-3471 x6624
30	Homestead	11/10/1992	Derrick Cook	100 Civic Court, Homestead, FL 33030	(305) 224-4510
31	Islamorada	2/19/2008	Anita Muxo	86800 Overseas Highway, Islamorada, FL 33036-3162	(305) 664-6421

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
32	Jacksonville	8/8/1994	Arimus T. Wells, MPA	214 North Hogan Street, Suite 300, Jacksonville, FL 32202	(904) 255-7824
33	Jupiter	1/9/2001	Thatcher Hart	210 Military Trail, Jupiter, FL 33458	(561) 746-5134
34	Key West	6/12/1991	Daniela Salume	Josephine Parker City Hall, 1300 White St., Key West, FL 33040	(305) 809-3973
35	Keystone Heights	6/7/2016	Kerry Collins	555 South Lawerence Boulevard, Keystone Heights, FL 32656	(352) 473-4807
36	Kissimmee	5/1/2002	Ashley Cornelison	101 North Church Street, First Floor, Kissimmee, FL 34741	(407) 518-2141
37	Lake Butler	3/22/2022	Kimberly Hayes	200 SW 1st Street, Lake Butler, Florida 32054	(352) 496-3401
38	Lake Park	6/8/1999	Nadia Di Tommaso	535 Park Avenue, Lake Park, FL 33403	(561) 881-3318
39	Lake Worth Beach	11/8/1997	Anne Hamilton	1900 Second Ave N., Lake Worth Beach, FL 33461	(561) 586-1617

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
40	Lakeland	5/24/1989	Emily Foster	228 South Massachusetts Avenue, Lakeland, FL 33801	(863) 834-6011
41	Lee County	5/9/1990	Anthony R. Rodriguez	PO Box 398, Fort Myers, FL 33902-0398	(239) 533-8786
42	Leesburg	5/18/1998	Dan Miller	204 North 5th Street, Leesburg, FL 34748	(352) 728-9786, Ext 1710
43	Manatee County	10/27/2014	James McDevitt	1112 Manatee Avenue West, 4th Floor, Bradenton, FL 34205	(941) 748-4501 ext. 6866
44	Martin County	6/4/2021	Jordan Pastorius	2401 SE Monterey Road	(772) 288-5497
45	Melbourne	2/19/2008	Sandy Ramseth	900 East Strawbridge Avenue, Melbourne, FL 32901	(321) 608-7513
46	Miami	1/10/1986	Ken Kalmis	444 Southwest 2nd Avenue, 3rd Floor, Miami, FL 33130	(305) 416-1551
47	Miami Beach	5/14/2002	Deborah Tackett	1700 Convention Center Drive, Miami Beach, FL 33139	(305) 673-7000, Ext. 646

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
48	Miami-Dade County	3/12/1987	Sarah Cody	111 Northwest First Street, 12th Floor, Miami, FL 33128	(305) 375-4438
49	Micanopy	6/16/1997	Sara Samario	706 Northeast Cholokka Boulevard, Micanopy, FL 32667	(352) 466-3121
50	Monroe County	12/4/2001	Stephanie Reed	Old City Hall, 510 Greene Street, Key West, FL 33040	(305) 292-6718
51	Monticello	7/7/2001	Kurt Mackiewicz	245 South Mulberry Street, Monticello, FL 32344	(850) 342-8005
52	Mount Dora	4/20/1998	Michele Janiszewski	510 North Baker Street, Mount Dora, FL, 32757	(352) 735-7100, Ext. 1712
53	New Smyrna Beach	8/27/1986	Robert Mathen	210 Sams Avenue, New Smyrna Beach, FL 32168	(386) 410-2833
54	Newberry	10/23/2007	Lauren Yeatter, AICP	25493 NW 1st Avenue Newberry, Florida 32669	(352) 472-5440
55	Oakland Park	11/23/2015	Diego Penaloza	3650 Northeast 12th Avenue, Oakland Park, FL 33334	(954) 630-4431
56	Ocala	5/6/1987	Breah Miller	201 Southeast 3rd Street, Ocala, FL 34471	(352) 629-8341

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
57	Orlando	2/24/1989	Jennifer Fritz-Hunter	400 South Orange Avenue, Orlando, FL	(407) 246-3416
58	Palatka	5/24/2013	Renee' Brown	201 North 2nd Street, Palatka, FL 32177	(386) 329-0100
59	Palm Beach	9/6/1989	Friederike H. Mittner	360 S. County Road, Palm Beach, FL 33480	(561) 227-6408
60	Palm Beach County	11/12/1993	Christian Davenport	2300 North Jog Road, West Palm Beach, FL 33411	(561) 233-5331
61	Pinellas County	9/18/2014	Thomas Scofield	310 Court Street, Clearwater, FL 33756	(727) 464-3585
62	Polk County	12/20/2024	Myrtice Young	100 East Mian Street, Bartow, FL, 33830	(863) 534-4385
63	Plant City	8/1/1995	Marlene Haney	302 West Reynolds Street, Plant City, FL 33563	(813) 659-4200, Ext. 415
64	Pompano Beach	3/12/2002	Maggie Barszewski	100 West Atlantic Boulevard, Pompano Beach, FL 33060	(954) 786-7921
65	Quincy	12/10/2001	Bernard Piawah	404 West Jefferson Street, Quincy, FL 32351	(850) 618-1885
66	Sanford	7/2/1997	Julie Adams Scofield	300 North Park Avenue, Sanford, FL 32772	(407) 688-5145

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
67	Sarasota County	11/2/1998	Dr. Joshua Goodman	337 N Tamiami Trail Osprey, FL 34229	(941) 861-6883
68	Sarasota	10/19/1987	Susan Dodd	1556 1st Street, Sarasota, FL 34236	(941) 263-6585
69	St. Augustine	10/30/1986	Julie Courtney	Post Office Box 210, St. Augustine, FL 32085	(904) 209-4283
70	St. Cloud	5/28/2019	Stephanie Streeter	1300 9th Street St. Cloud, FL 34769	407-957-7213
71	St. Johns County	5/4/2014	Megan Wright	4040 Lewis Speedway, St. Augustine, FL 32084	904-209-0623
72	St. Pete Beach	8/23/2005	Brandon Berry	155 Corey Avenue, St. Pete Beach, FL 33706	(727) 363-9265
73	St. Petersburg	1/28/1986	Derek Kilborn	Post Office Box 2842, St. Petersburg, FL 33731	(727) 893-7872
74	Tallahassee/Leon County	6/11/1987	Shannon Kuch	423 East Virginia Street, Tallahassee, FL 32301	(850) 488-7334
75	Tampa	12/30/1988	Alexis Guzman	City Center, 2555 E Hanna Avenue, Tampa FL, 33610	(813) 274-8917
76	Tarpon Springs	5/24/1999	Caroline Lanford	324 East Pine Street, Tarpon Springs, FL 34688	(727) 938-3711

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
77	Temple Terrace	11/25/2025	Jeannie Barlow	11250 North 56th Street Temple Terrace, FL 33617	(813) 506-6413
78	Titusville	9/14/2015	Brad Parrish	555 South Washington Avenue, Titusville, FL 32796	(321) 567-3776
79	Venice	6/16/2023	Harry Klinkhamer	401 West Venice Avenue Venice FL 34285	(941) 486-2490
80	Vero Beach	11/7/2014	Cheri Fitzgerald	1053 20th Place, Vero Beach, FL 32960	(772) 978-4550
81	Volusia County	7/24/2009	Kimberly Reading	123 W Indiana Avenue, DeLand, FL 32720	(386) 736-5942, Ext. 1261
82	Wakulla County	2/22/2016	Somer Pell	3093 Crawfordville Highway, Crawfordville, FL 32327	(850) 926-0919
83	Welaka	4/13/2000	Kathy Washington	400 4th Avenue, Welaka, FL 32193-1098	(386) 467-9800
84	West Palm Beach	8/12/1992	R. Anthony Mendez	401 Clematis Street, West Palm Beach, FL 33402-3366	(561) 822-1428
85	Wilton Manors	6/16/2023	Roberta Moore	2020 Wilton Drive Wilton Manors, FL 33305	(954) 390-2180

No.	CLG Name	Date of Certification	Contact Person	Address	Telephone
86	Windermere	4/12/1994	Robert Smith	614 Main Street, Windermere, FL 34786	(407) 876-2563, Ext. 24
87	Winter Park	3/29/2022	Allison McGillis	401 Park Avenue South	(407) 599-3665

Email	Ordinance	Design Guidelines
amplanner@cityofannamaria.com	https://library.municode.com/fl/anna_maria/codes/code_of_ordinances?nodeId=PTIICOOR_CH86HIPR	n/a
ecarsten@arcadia-fl.gov	https://library.municode.com/fl/arcadia/codes/code_of_ordinances?nodeId=PTIICOOR_CH60HIPR	not currently available online
jwomble@auburndalefl.com	https://library.municode.com/FL/auburndale/codes/code_of_ordinances?nodeId=PTIICOOR_CH7BUBURE_ARTIINGE_SS7-1--7-25RE	n/a
abernal@townofbelleair.net	https://library.municode.com/fl/belleair/codes/code_of_ordinances?nodeId=SPBLADECO_CH74LAUSRE_ARTVOVFLZO_S74-332HIPR	n/a
mfiigon@cityofbonitaspringscd.org	https://library.municode.com/fl/bonita_springs/codes/code_of_ordinances?nodeId=PTIIILADECO_CH5HIPR_ARTIIADEN_DIV3CEAP_S5-85DEDEHIRECOPR	n/a
batay@bbfl.us	https://codehub.gridics.com/us/fl/boynton-beach#/b52a8681-8ec5-4491-a61e-6975897761fa/6ae4da04-9773-4835-acd3-2392291afa91/03b54b62-749b-4d5d-b53e-4ff12c211e85	n/a
rferrer@broward.org	https://library.municode.com/fl/broward_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH5BURELAUS_ARTXVIIPRHICURESI	n/a

Email	Ordinance	Design Guidelines
jsylvester@cedarkeyfl.us	https://library.municode.com/fl/mount_dora/codes/land_development_code?nodeId=LADECO_CHIIIZORE_3.6HIPR	n/a
Eric.Landon@citrusbocc.gov	https://library.municode.com/fl/inverness/codes/land_development_code?nodeId=CO_CH2ZOLAUSDESTPASITRCOREPRLARE	n/a
beth.carson@claycountygov.com	http://www.claycountygov.com/about-us/local-government/public-records-search/ordinances	n/a
timothy.finn@colliercountyfl.gov	https://library.municode.com/fl/collier_county/codes/code_of_ordinances?nodeId=PTICO_CH2AD_ARTVIIIBOCOCOAU_DIV24HIARPRBO	n/a
apernas@coralgables.com	https://www.coralgables.com/departments/Deve	n/a
Dabramson@davie-fl.gov	https://library.municode.com/fl/davie/ordinanc	n/a
OBrienEmilio@DaytonaBeach.gov	https://library.municode.com/fl/daytona_beach/codes/land_development_code?nodeId=DAYTONA_BEACH_LAND_DEVELOPMENT_CODE_ART2ADAU_S2.4HIPRBO	https://www.codb.us/DocumentCenter/View/10842
lharari@deerfieldbeachfl.gov	https://library.municode.com/fl/deerfield_beach/codes/land_development_code?nodeId=SPBLADECO_CH98LADERE_ARTXHIPR	

Email	Ordinance	Design Guidelines
KunkelE@DeLand.org	https://library.municode.com/fl/deland/codes/code_of_ordinances?nodeId=COOR_CH33LADERE_ARTXIBOCO_S33-123HIPRBO	n/a
hoylandm@mydelraybeach.com	https://library.municode.com/fl/delray_beach/codes/land_development_regulations_?nodeId=CH4ZORE_ART4.5OVENMADI_S4.5.1HIPRDEDISIBU	not currently available online
fsharp@dunedinfl.net	https://library.municode.com/fl/dunedin/codes/code_of_ordinances?nodeId=SPBLADECO_CH111HIPR	
bross@townofeatonville.org	https://library.municode.com/fl/eatonville/codes/code_of_ordinances?nodeId=SPBLADECO_CH48HIPR	n/a
richardsonj@eustis.org	https://library.municode.com/fl/eustis/codes/code_of_ordinances?nodeId=SPAGEOR_CH46HIPR	not currently available online
msadler@fbfl.city	http://www.fbfl.us/DocumentCenter/View/16371/CHAPTER-8_JULY-2017	http://www.fbfl.us/324/Design-Guidelines
TLogan@fortlauderdale.gov	https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIVDEPEPR_S47-24DEPEPR_S47-24.11HIDELALASIBUCEAP	https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation/historic-preservation-design-guidelines
Ndevaughn@fortmyers.gov	https://library.municode.com/fl/fort_myers/codes/code_of_ordinances?nodeId=SPBLADECO_CH114HIPR	n/a
vgilmore@cityoffortpierce.com	https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances?nodeId=COOR_CH23PRHIARSISTDI	n/a

Email	Ordinance	Design Guidelines
kauffmank1@cityofgainesville.org	https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH30LADECO_ARTIIIHGU_DIV1REAU_S30-3.5HIPRBO	https://www.gainesvillefl.gov/files/assets/public/v/1/sustainable-development/planning-department/documents/historicpreservation_rehabilitationndesignguidelines.pdf
Sfarrell@mygulfport.us	https://library.municode.com/fl/gulfport/codes/code_of_ordinances?nodeId=COOR_CH22ZO_ARTXXIHIPR	n/a
historic@highlandsfl.gov	https://library.municode.com/fl/highlands_county/codes/code_of_ordinances?nodeId=COOR_CH12LADERE_ART15CURE_DIV1HIPR	n/a
marshallc@hillboroughcounty.org	https://library.municode.com/fl/hillsborough_county/codes/land_development_code?nodeId=ARTIIISPDI_PT3.03.00HIPR	n/a
ABALRAM@hollywoodfl.org	https://codehub.gridics.com/us/fl/hollywood#/4	https://www.hollywoodfl.org/DocumentCenter/View/95/Design-Guidlines-May-2005-docgenda
dcook@homesteadfl.gov	https://library.municode.com/fl/homestead/codes/code_of_ordinances?nodeId=PTIICOCI_CH14HIPR	n/a
anita.muxo@islamorada.fl.us	https://library.municode.com/fl/islamorada/codes/code_of_ordinances?nodeId=PTIICOOR_CH30LADERE_ARTVIIENRE_DIV7HIARSI	n/a

Email	Ordinance	Design Guidelines
ArimusW@coj.net	https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITVIICOHIPR_CH307HIPRPR	http://www.coj.net/departments/planning-and-development/docs/historic/forms/historic-preservation-guidelines-for-riverside---a.aspx; http://www.coj.net/departments/planning-and-development/docs/historic/historic-preservation-guidelines-for-springfield.aspx
thatcherH@jupiter.fl.us	https://www.jupiter.fl.us/DocumentCenter/View/4030	n/a
daniela.salume@cityofkeywest-fl.gov	https://library.municode.com/fl/key_west/codes/code_of_ordinances?nodeId=SPBLADERE_CH102HIPR	http://www.cityofkeywest-fl.gov/egov/documents/1486390110_81073.pdf
assistant@keystoneheights.us	https://library.municode.com/fl/keystone_heights/codes/code_of_ordinances?nodeId=APPENDICES_A--ULADERE_APXUHIPRPR	n/a
ashley.cornelison@kissimmee.gov	https://library.municode.com/fl/kissimmee/codes/code_of_ordinances	not currently available online
Khayes@cityoflakebutler.com		
NDiTommaso@lakeparkflorida.gov	https://library.municode.com/fl/lake_park/codes/code_of_ordinances/262053?nodeId=SPBLADERE_CH66HIPR	n/a
ahamilton@lakeworthbeachfl.gov	https://library.municode.com/fl/lake_worth/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADERE_ART5SURE_S23.5-4HIPR	https://lwbdata.sfo3.cdn.digitaloceanspaces.com/community-sustainability/historic/CLWB_200pg-Historic-Guidelines-booklet-FY20-Final-single-pages.pdf

Email	Ordinance	Design Guidelines
emily.foster@lakelandgov.net	http://www.lakelandgov.net/media/2397/article-11-historic-preservation-standards.pdf	http://www.lakelandgov.net/departments/community-economic-development/historic-preservation/design-review/
arodriguez4@leegov.com	https://library.municode.com/fl/lee_county/codes/land_development_code?nodeId=LADECO_CH22HIPR	http://www.leegov.com/dcd/Documents/Planning/Historic/BGDesignGuideline.pdf
Dan.Miller@leesburgflorida.gov	https://library.municode.com/fl/leesburg/codes/code_of_ordinances?nodeId=PTIICOOR_CH30HIPR	n/a
james.mcdevitt@mymanatee.org	https://library.municode.com/fl/manatee_county/codes/land_development_code?nodeId=CH3REAUPR_PTIREAU_S303HIPRBO	https://www.mymanatee.org/dms/departments/.../Ch9_DesGuide_v21_FINAL.pdf
jpastori@martin.fl.us	https://library.municode.com/fl/martin_county/codes/land_development_regulations_?nodeId=LADERE_ART4SIDEST_DIV13HIPR	
sandy.ramseth@mlbfl.org	https://library.municode.com/fl/melbourne/codes/code_of_ordinances?nodeId=PTIICICO_CH20COPLDE_ARTVIIIPRHIREDIARSIZO	http://www.melbourneflorida.org/home/showdocument?id=2497
KKalmis@miamigov.com	https://library.municode.com/fl/miami/codes/code_of_ordinances?nodeId=PTIITHCO_CH23HIPR	contact city directly for copy
dtackett@miamibeachfl.gov	https://www.municode.com/library/fl/miami_beach/codes/code_of_ordinances?nodeId=SPBLADERE_CH118ADREPR_ARTXHIPR	n/a

Email	Ordinance	Design Guidelines
scody@miamidade.gov	https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOOR_CH16AHIPR	https://www.miamidade.gov/planning/library/reports/resilient-rehab-report.pdf
townhall@micanopytown.com	https://www.micanopytown.com/media/101	n/a
Reed-Stephanie@MonroeCounty-FL.Gov	https://www.municode.com/library/fl/monroe_county/codes/land_development_code?nodeId=Chapter%20135%20-%20Historic%20and%20Cultural%20Resources	https://www.monroecounty-fl.gov/DocumentCenter/View/1161/TavHistPresGuidlines-Final
citymanager@mymonticello.net	https://www.municode.com/library/fl/monticello/codes/code_of_ordinances?nodeId=PTIICOOR_CH54LADERE_ARTVIIHIPR	n/a
janiszewskim@mountdora.gov	https://library.municode.com/fl/mount_dora/co	http://www.cityofmountdora.com/446/Mount-Dora-Historic-Design-Guidelines
rmathen@cityofnsb.com	https://library.municode.com/fl/new_smyrna_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH50HIPR	https://www.cityofnsb.com/DocumentCenter/View/381/Historic-Preservation-Design-Guidelines-for-New-S
LYeatter@NewberryFL.gov	https://library.municode.com/fl/newberry/codes/code_of_ordinances?nodeId=PTIICOOR_APXBLADERE_ART11HISISTPRRE	n/a
Diego.Penaloza@oaklandparkfl.gov	https://library.municode.com/fl/oakland_park/codes/code_of_ordinances?nodeId=COOR_CH25HIPR	n/a
bmiller@ocalafl.org	https://www.municode.com/library/fl/ocala/codes/code_of_ordinances?nodeId=PTIICOOR_CH94HIPR	http://www.ocalafl.org/home/showdocument?id=6519

Email	Ordinance	Design Guidelines
jennifer.fritz-hunter@orlando.gov	https://library.municode.com/fl/orlando/codes/code_of_ordinances?nodeId=TITIICICO_CH62HIPRARDE_PT2HIPR	n/a
building-zoning@palatka-fl.gov; mrbrown@palatka-fl.gov	https://library.municode.com/fl/palatka/codes/code_of_ordinances?nodeId=PTIIMUCO_CH54PL_ARTIIIHIDIhttps://library.municode.com/fl/palatka/codes/code_of_ordinances?nodeId=PTIIMUCO_CH54PL_ARTIIIHIDI	n/a
fmittner@TownOfPalmBeach.com	https://library.municode.com/fl/palm_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH54HIPR	n/a
cdavenpo@co.palm-beach.fl.us	https://library.municode.com/fl/palm_beach_county/codes/code_of_ordinances?nodeId=PABECOCO_CH13.5HIPR	n/a
TScofield@pinellas.gov	https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIIILADECO_CH146HIPR	http://www.pinellascounty.org/Plan/pdf_files/Old_Palm_Harbor_Design_Review_Manual.pdf
myrticeyoung@polk-county.net	https://library.municode.com/FL/Polk%20County/codes/code_of_ordinances?nodeId=COOR	
mhaney@plantcitygov.com	https://www.municode.com/library/fl/plant_city/codes/code_of_ordinances?nodeId=SPAGEOR_CH38HIPR_	n/a
Maggie.Barszewski@copbfl.com	https://codelibrary.amlegal.com/codes/pompanc	n/a
bpiawah@myquincy.net	https://library.municode.com/fl/quincy/codes/code_of_ordinances?nodeId=PTIICOOR_CH46LADECO_ARTVIHIPR	n/a
julie.scofield@sanfordfl.gov	https://library.municode.com/fl/sanford/codes/code_of_ordinances?nodeId=PTIIILADERE_SCHEDULE_SHIPR	n/a

Email	Ordinance	Design Guidelines
jgoodman@scgov.net	https://library.municode.com/fl/sarasota_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH66HIPR	https://www.scgov.net/home/showpublisheddocument/8868/636362385856230000
Susan.Dodd@sarasotaFL.gov	https://library.municode.com/fl/sarasota/codes/zoning?nodeId=ARTIVDEREPR_DIV8HIRESTARSI	n/a
HARB@citystaug.com	https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=PTIICOOR_CH28ZO_ARTIIADEN_DIV3HIARREBO	http://www.citystaug.com/document_center/PlanningBuilding/HistoricPreservation/ArchitecturalGuidelinesHistoricPreservationAGHP.pdf
stephanie.streeter@stcloudfl.gov	https://library.municode.com/fl/st._cloud/ordinances/code_of_ordinances?nodeId=928037	
mwright@sjcfl.us	http://www.sjcfl.us/LongRangePlanning/media/LDC/ArticleIII.pdf	n/a
bberry@stpetebeach.org	https://library.municode.com/fl/st._pete_beach/codes/land_development_code?nodeId=CO_DIV28HIPR	n/a
history@stpete.org	https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.30.070HIARPROV	https://www.stpete.org/history_and_preservation/docs/Design_Guidelines_for_Historic_Properties.pdf
shannontaltrust@comcast.net	https://docs.wixstatic.com/ugd/28fdc0_92e361750d54444eaaf057388d88e5dd.pdf	https://docs.wixstatic.com/ugd/28fdc0_27dc5af9e35c4f82a1e15464c1efd35d.pdf
alexis.guzman@tampagov.net	https://library.municode.com/fl/tampa/codes/code_of_ordinances?nodeId=COOR_CH27ZOLADE_ARTIIADGEPR_DIV4HIDIDERECEAPVAPR_SD2ARRECOOTLODEHIDI	https://www.tampa.gov/historic-preservation/info/design-guidelines
clanford@ctsfl.us	https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ARTVIIHEPR	https://www.ctsfl.us/index_htm_files/DesignReviewGuidelinesManual.pdf

Email	Ordinance	Design Guidelines
jbarlow@templeterrace.gov	ARTICLE XI. - HISTORIC PRESERVATION | Code of Ordinances | Temple Terrace, FL | Municode Library	
Bradley.Parrish@Titusville.com	https://library.municode.com/fl/titusville/codes/land_development_regulations_?nodeId=TILADERE_CH29SPDIOV_ARTVIHIPRHP	n/a
Hklinkhamer@Venicefl.gov	https://library.municode.com/fl/venice/codes/code_of_ordinances?nodeId=SPBLADERE_CH87LADECO_S7HIARPRCOST	n/a
cfitzgerald@covb.org	https://library.municode.com/fl/vero_beach/codes/code_of_ordinances?nodeId=PTIIILADERE_TITVIILADE_CH76HIPR	n/a
Kreading@volusia.org	/www.municode.com/library/fl/volusia_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH62HIPR	n/a
spell@mywakulla.com	http://www.mywakulla.com/departments/planning_and_zoning/docs/Ordinance_13_19_Amended_Historic_Preservation.pdf	n/a
kwashington@welaka-fl.gov	no ordinance available online	n/a
RMendez@wpb.org	https://online.encodeplus.com/regs/westpalmbeach-fl/doc-viewer.aspx#secid-245	
Rmoore@wiltonmanors.com	https://library.municode.com/fl/wilton_manors/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNLADERE_ART180HIPR	n/a

Email	Ordinance	Design Guidelines
rsmith@town.windermere.fl.us	https://library.municode.com/fl/windermere/codes/code_of_ordinances?nodeId=PTIIILADECO_ARTIIIHIDIINDE_S3.01.00HIDILA	n/a
amcgillis@cityofwinterpark.org	https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH58LADECO_ARTVIIIHIPR_DIV2HIPRBO_SS58-448--58-455RE	

Website	Local Historic Marker Program
http://www.cityofannamaria.com/government/boards_and_committees/index.php	
www.arcadia-fl.gov	
http://www.auburndalefl.com/	
http://fl-belleair2.civicplus.com/103/Historic-Preservation-Board.	
http://www.cityofbonitasprings.org/for-residents/volunteer-opportunities/historic-preservation-board/	
https://www.boynton-beach.org/336/Historic-Preservation	
http://www.broward.org/history/Pages/default.aspx	

Website	Local Historic Marker Program
http://cityofcedarkey.org/historic-board/	
https://www.citrusbocc.com/departments/commissioners/advisory_boards_and_committees/historical_resources_advisory_board.php	
http://www.claycountygov.com/about-us/historic-preservation-board	
https://www.colliercountyfl.gov/your-government/advisory-boards/historical-archaeological-preservation-board	
https://www.coralgables.com/historic-preservation	
https://davie-fl.gov/1160/Historic-Preservation-Board	
http://www.codb.us/index.aspx?nid=274	yes but no website
https://www.deerfield-beach.com/1878/Historical-Preservation-Board	

Website	Local Historic Marker Program
https://www.deland.org/boards-committees/historic-preservation-board	
https://www.delraybeachfl.gov/government/city-departments/development-services/historic-preservation	
https://www.dunedin.gov/City-Services/Business-Development/Community-and-Economic-Development/Historic-Preservation	yes but not currently available online
www.townofeatonville.org	
http://www.eustis.org/government/boards_and_committees/historic_preservation_board.php	
www.fbfl.us/historicdistrict	
http://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation	
https://www.cityftmyers.com/258/Historic-Preservation-Commission	
https://www.cityoffortpierce.com/185/Historic-Preservation	

Website	Local Historic Marker Program
http://www.gainesvillefl.gov	
https://mygulfport.us/historic-preservation-committee/	
https://www.highlandsfl.gov/citizen_committees/historic_preservation_commission.php	
http://www.hillsboroughcounty.org/en/government/boards-and-committees/e-l/historic-resources-review-board	http://www.hillsboroughcounty.org/en/government/boards-and-committees/e-l/historical-advisory-council
https://www.hollywoodfl.org/166/Historic-Preservation-Board	
https://www.cityofhomestead.com/471/Historic-Preservation	
https://www.islamorada.fl.us/161/Historic-Preservation-Commission	

Website	Local Historic Marker Program
http://www.coj.net/departments/planning-and-development/historic-preservation-commission.aspx	
https://www.jupiter.fl.us/741/Historic-Resources-Board	
http://www.cityofkeywest-fl.gov/department/board.php?structureid=128	
https://www.keystoneheights.us/bc-hc	http://www.keywesthistoricmarkertour.org/
https://www.kissimmee.gov/My-Government/City-Commission/Advisory-Boards/Historic-Preservation-Board	
https://www.lakeparkflorida.gov/	
https://lakeworthbeachfl.gov/planning-and-zoning/historic-preservation	

Website	Local Historic Marker Program
http://www.lakelandgov.net/departments/community-economic-development/historic-preservation/	
https://www.leegov.com/dcd/planning/hp	
https://leesburgflorida.gov/my_city/departments/pnz/historic_preservation.php	
https://www.mymanatee.org/home/government/departments/building-and-development-services/planning-zoning/historic-preservation.html; https://www.mymanatee.org/home/government/advisory-boards/historic-preservation-board.html	
https://www.martin.fl.us/historicpreservation	
http://www.melbourneflorida.org/about/municipal-boards/historic-architectural-review-board	
https://www.miamigov.com/My-Government/Departments/Planning/Historic-Sites-and-Districts; http://www.historicpreservationmiami.com/	yes but no website
https://www.miamibeachfl.gov/city-hall/city-clerk/boards-and-committees/historic-preservation-board/	

Website	Local Historic Marker Program
http://www.miamidade.gov/planning/historic-preservation.asp	
https://www.micanopytown.com/planning-historic-preservation-board	Dade Heritage Trust
https://www.monroecounty-fl.gov/317/Historic-Preservation-Commission	
https://www.cityofmonticello.us/historic-preservation	
www.cityofmountdora.com/282/Historic-Preservation	http://ci.mount-dora.fl.us/285/Historic-Marker-Program
https://www.cityofnsb.com/1408/Historic-Preservation	
https://www.newberryfl.gov/meetings	
https://oaklandparkfl.gov/269/Historic-Preservation-Board	
http://www.ocalafl.org/living/historic-preservation	

Website	Local Historic Marker Program
https://www.orlando.gov/Our-Government/Departments-Offices/Economic-Development/City-Planning/Historic-Preservation	
https://www.palatka-fl.gov/140/Historic-Preservation-Board	yes but no website
https://www.townofpalmbeach.com/289/HistoricPreservation	
http://discover.pbcgov.org/pzb/planning/Projects-Programs/Historic-Resources.aspx	
https://pinellas.gov/historic-preservation-in-pinellas-county/	
https://www.polk-county.net/government/boards-and-committees/historical-commission/	yes, historical marker committee
https://www.plantcitygov.com/departments/development/planning_zoning/historic_district_resources.php	
https://www.pompanobeachfl.gov/government/development-services/planning-and-zoning	
https://www.myquincy.net/building-planning/page/historic-district	
https://sanfordfl.gov/government/development-services/planning/historic-preservation/	

Website	Local Historic Marker Program
https://www.scgov.net/government/advisory-boards-and-councils/community-services/historic-preservation-board	
https://www.sarasotafl.gov/government/planning/historic-preservation	
https://www.citystaug.com/192/Historic-Preservation	
https://www.stcloudfl.gov/1171/Historic-Preservation	yes but no website
http://www.sjcfl.us/Environmental/HistoricResources.aspx	
https://www.stpetebeach.org/244/Historic-Preservation-Board	
http://www.stpete.org/boards_and_committees/community_planning_and_preservation_commission.php; http://www.stpete.org/history_and_preservation/preservation.php	
https://www.taltrust.org/review-regulation	
https://www.tampa.gov/historic-preservation	
https://www.ctsfl.us/242/Heritage-Preservation-Board	

Website	Local Historic Marker Program
Historic Preservation Office | Temple Terrace, FL - Official Website	
http://www.titusville.com/historicpreservation	
https://www.venicegov.com/government/historical-resources	
https://www.covb.org/260/Historic-Preservation---A-Brief-History	
https://www.volusia.org/residents/history/historic-preservation-regulations-and-incentives/	
http://www.mywakulla.com/departments/planning_and_zoning/historic_preservation_committee.php	
https://www.welaka-fl.gov/historical-preservation-board	
https://www.wpb.org/government/development-services/planning-and-zoning/historic-preservation	https://www.wpb.org/home/showpublisheddocument/4297/637774281156030000
https://www.wiltonmanors.gov/131/Community-Development-Services	

Website	Local Historic Marker Program
https://town.windermere.fl.us/series/historic-preservation-board-meeting-2/	
https://cityofwinterpark.org/departments/planning-transportation/historic-preservation/	

CITY COUNCIL
CITY OF PUNTA GORDA
04/ 7/2026

REGULAR AGENDA

Title:	Historic Preservation Advisory Board Decision-Making Authority
Funds:	Not applicable.
Recommended Action:	For discussion and direction from City Council to staff and the Historic Preservation Advisory Board.
Summary:	Discussion of the decision-making authority of the Historic Preservation Advisory Board (HPAB), including consideration of the scope and parameters of any authority granted.
Department/Division:	Urban Design / City Manager

EXHIBITS:

1. Current HPAB Review Authorities
2. Current Certificate of Appropriateness Application Review and Approval Requirements
3. 2024 HPAB Review Authorities
4. 2024 Certificate of Appropriateness Application and Approval Requirements
5. 2024 Historic Districts and Buildings
6. Comprehensive Plan - Historic Element

recommendations and actions. The minutes shall be a public record.

(d) Staff. The Director of Community Development or designee shall serve as staff to the Board and shall provide technical assistance as requested.

(e) Quorum and Vote Required. A quorum of the Board, necessary to conduct any business, shall consist of four members. The concurring vote of a majority of the members of the Board, present for the hearing, shall be necessary in order to take any action on any matter.

Section 15.4. Historic Preservation Advisory Board [HPAB]

The body established by City Council for the administration of matters relating to the preservation and designation of Punta Gorda's historical, cultural, and/or archaeological resources.

(a) Powers and Duties. The Board shall have the following powers and duties.

(1) Undertake an inventory of properties of historical, architectural, and/or cultural significance.

(2) Recommend to City Council individual structures, buildings, sites, areas, or objects to be designated by ordinance as Historic Overlay districts [HO].

(3) Recommend to City Council the acquisition of properties within established districts or any such properties designated as landmarks, to hold, manage, preserve, restore and improve the same, and to exchange or dispose of the property by public or private sale, lease or other legally binding restrictions which will secure appropriate rights or public access and promote the preservation of the property.

(4) Restore, preserve and operate historic properties with approval of City Council.

(5) Review and recommend for staff approval of applications for Certificates of Appropriateness.

(6) Develop and recommend for adoption design guidelines to be used in the review of Certificates of Appropriateness.

(7) Conduct an education program with respect to historic landmarks and districts within its jurisdiction.

(8) Recommend that City Council consult with the owner of a building, structure, site, area or object on its acquisition or its preservation, when such action is reasonably necessary or appropriate.

(b) Procedures. All meetings shall be open to the public and shall be conducted in accordance with the rules of procedure adopted by the City Council. Such rules

of procedure may be amended by the City Council upon recommendation of the Board. Any rules of procedure adopted shall be kept on file in the City Clerk's Office and shall be made available to the public at any meeting or hearing of the Board. The City Clerk or designee is authorized to administer oaths to any witnesses in any matter coming before the Board.

(c) Meeting Minutes. The Board shall keep permanent minutes of all its meetings. The minutes shall record attendance of its members, its resolutions, findings, recommendations and actions. The minutes of the Board shall be a public record.

(d) Staff. The Director of Community Development or designee shall serve as staff to the Board and shall provide technical assistance as requested

(e) Quorum and Vote Required. A quorum of the Board, necessary to conduct any business, shall consist of four members. The concurring vote of a majority of the members of the Board, present for the hearing, shall be necessary in order to take any action on any matter.

Section 15.5. Planning Commission [PC]

The body established by City Council for the administration of matters relating to planning and land use regulation and the provision of recommendations on a wide array of land use and land use policy issues.

(a) Powers and Duties. The PC shall make recommendations to the City Council on the following areas under this Code.

(1) Amending, extending or adding to the comprehensive plan for the physical development of the City.

(2) Platting or subdividing land within the City.

(3) Adopting an official map/s of the City and recommend or disapprove proposed changes in such map/s.

(4) Adopting and amending a zoning ordinance and recommend or disapprove proposed changes in such ordinance.

(5) Adopting plans for the clearance and rebuilding of slum districts and blighted areas within the City.

(6) Adopting a plan for the replanning, improvement and redevelopment of neighborhoods.

(7) Adopting a plan for the replanning, reconstruction or redevelopment of any area or district which may be destroyed in whole or in part or seriously damaged by fire, earthquake, flood or other disaster.

(b) Procedures. All meetings shall be open to the public and shall be conducted in

(g) Withdrawal of Appeal. An appeal may be withdrawn by the applicant at any time prior to the deadline of cancellation of the newspaper advertisement for the public hearing on the application; after this deadline an appeal may be withdrawn only with the permission of the City Council.

{Ord. No. 1478-07, <sec> 2, 04-04-07; Ord. No. 1545-08, <sec> 1, 04-02-08}

Section 16.3. Application for Certificate of Appropriateness

No structure, building, or sign shall be erected, reconstructed, altered, or restored on designated property until a Certificate of Appropriateness has been approved by the City in accordance with the procedures of this Section. A structure shall include anything man-made, including but not limited to outbuildings, fences, walls, lamp posts, light fixtures, signs, sign posts, driveways, walkways, and paving. The provisions of this Section shall not apply to the regular maintenance of structures, buildings, or signs.

For the purposes of this Section, the term "designated property" shall be defined as 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 Historic Resources.

All applications for a Certificate of Appropriateness shall be approved by the Zoning Official. Certain applications as specified below shall only be reviewed by the Zoning Official and certain applications shall be submitted to the Historic Preservation Advisory Board (HPAB) for review and recommendation to the Zoning Official. All decisions on an application for a Certificate of Appropriateness shall be based upon compliance with the provisions of the "Historic District Design Guidelines, June 2003", incorporated herein by reference. A copy of said document is available from the City of Punta Gorda Urban Design Division, City Hall Annex, 3rd Floor, 326 W. Marion Avenue.

(a) Zoning Official Approval without HPAB Review. For the purposes of this Section, applications for Certificates of Appropriateness for the following activities on designated property may be approved or denied by the Zoning Official without HPAB review and recommendation:

(1) Change in the exterior, appearance or material of existing buildings or structures [color is not to be regulated].
(2) New construction.
(3) Reconstruction of existing walls and fences, or construction of new walls and fences.
(4) Change in the exterior of commercial structures.
(5) Outbuildings, lamp posts, light fixtures, sign posts, driveways, walkways, paving and similar accessory structures.

(b) HPAB Review Recommendation. For the purposes of this Section, applications for Certificates of Appropriateness for the following activities on designated property shall be reviewed by the HPAB for recommendation purposes:

(1) Moving any building or structure.
(2) Demolition of any building or structure, in whole or in part.
(3) Signs.
(4) Variances.
(5) Special Exceptions.

(c) Required Contents of Applications. Applicants for a Certificate of Appropriateness shall have the burden of demonstrating that the proposed activity complies with the provisions of the "Historic District Design Guidelines, June 2003". At a minimum, applications for Certificate of Appropriateness shall submit the following information:

(1) Architectural elevations drawn to scale.
(2) Site plans.
(3) Complete materials list.
(4) Photographs or drawings relating the proposed project to the surrounding streetscape.
(5) Lighting.
(6) Landscaping.
(7) A scale drawing of any proposed sign, including proposed materials, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site.
(8) Structural engineers analysis of structure.

(d) Required Procedures. An application for a Certificate of Appropriateness shall be obtained from and, when completed, filed with the Urban Design Division.

(e) Decisions on Certificate of Appropriateness Applications. The HPAB shall review all Certificate of Appropriateness applications required to come before them at their next regularly scheduled meeting, but no later than 45 days after a complete application has been filed. The HPAB shall make a recommendation on the matter presented at the public meeting or continue until the next regularly scheduled meeting. If the HPAB determines that the proposed improvement complies with the provisions of the "Historic District Design Guidelines, June 2003", it shall recommend approval and issuance of the Certificate of Appropriateness to the Zoning Official. If the HPAB determines the proposed improvement does not comply with the provisions of the "Historic District Design Guidelines, June 2003", the HPAB shall present its reasons for noncompliance on the record and shall make a recommendation to the Zoning Official that a Certificate of Appropriateness should not be issued. The Zoning Official shall review the application and the minutes of the HPAB meeting, which includes the HPAB's recommendation, and shall thereafter determine whether the applicant demonstrated compliance with the provisions of the "Historic District Design Guidelines, June 2003". The Zoning Official shall then issue or deny the Certificate of Appropriateness and notify the applicant of such determination, furnishing the applicant a copy of reasons and recommendations, if any, as they appear in the records of the HPAB and in the Zoning Official's findings. In all matters coming before the HPAB, the applicant shall have the burden of providing clear, competent and substantial evidence in support of the application.

(f) Appeals. An appeal may be taken to the City Council from the Zoning Official's action in granting or denying any Certificate, by the applicant by submitting a letter of appeal to the Urban Design Division requesting the appeal be scheduled to be heard at the next regularly scheduled City Council meeting for which the agenda has not yet been set.

(g) Preservation of Features in Public Right-of-Way. In order to prevent destroying or seriously damaging the historic, architectural, or aesthetic values of the physical features lying within public rights-of-way, all public utility companies shall be required to obtain a Certificate of Appropriateness prior to initiating any changes to the character of streetscapes, pavings, and sidewalks.

(h) Interior Arrangements Not Considered. The HPAB shall not consider interior arrangement nor take any action to restrict interior changes except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant features, or outdoor advertising signs in the HO districts which would be incongruous with the historic aspects.

(i) Reasons for HPAB Actions to Appear in Minutes. The HPAB shall cause to be entered into the minutes of its meeting the basis for its recommendations, whether it be approval, approval with modifications, or denial.

(j) Submission of New Application. If the staff determines that a Certificate of Appropriateness should not be issued, a new application affecting the same property may be submitted only if substantial change is made in plans for the proposed construction, reconstruction, alteration, restoration, or moving.

(k) Valid for 6 months. A Certificate of Appropriateness shall be valid for a period of six months from the date of issuance. Failure to secure a building permit within a 6 month period shall be considered as a failure to comply with the Certificate of Appropriateness and the Certificate shall become null and void. If a building permit is not required, failure to complete the approved work within 6 months shall also cause the Certificate to expire. The Certificate may be renewed by the staff upon written request of the applicant if the request is received not more than 1 year from the date of original issuance.

{Ord. No. 1478-07, <sec> 3, 04-04-07; Ord. No.1546.-08<sec><sec> 1-4, 05-07-08; Ord. No. 1586-09, <sec><sec> 1-2, 3-4-09}

Section 16.4. Application for Concurrency

Prior to development plan application approval the Zoning Official shall make a finding and certify in writing that public facilities and services needed to support the development will be available concurrent with the impacts of the development upon such facilities and services.

(a) Concurrency Verification. Concurrency review shall be limited to the availability of roadway facilities, potable water service, sanitary sewerage service,

Section 15.3. Reserved

Section 15.4. Historic Preservation Advisory Board [HPAB]

The body established by City Council for the administration of matters relating to the preservation and designation of Punta Gorda's historical, cultural, and/or archaeological resources.

(a). **Powers and Duties**. The Board shall have the following powers and duties.

(1). Undertake an inventory of properties of historical, architectural, and/or cultural significance.

(2). Recommend to City Council the formal designation of historic and neighborhood conservation districts and of additions to the Local Register of Historic Places (see Section 8.1).

(3). Recommend to City Council the acquisition of properties within established districts or any such properties designated as landmarks, to hold, manage, preserve, restore and improve the same, and to exchange or dispose of the property by public or private sale, lease or other legally binding restrictions which will secure appropriate rights or public access and promote the preservation of the property.

(4). Restore, preserve and operate historic properties with approval of City Council.

(5). Review and recommend action on applications for Certificates of Appropriateness where prior HPAB review is called for by criteria in Section 16.3.

(6). Develop and recommend for adoption design guidelines and other criteria to be used in the review of Certificates of Appropriateness.

(7). Conduct an education program with respect to historic landmarks and districts within its jurisdiction.

(8). Recommend that City Council consult with the owner of a building, structure, site, area or object on its acquisition or its preservation, when such action is reasonably necessary or appropriate.

(9). Review applications for special exceptions or variances for contributing buildings and structures in historic and neighborhood conservation districts and for historic landmarks (see Section 8.1).

(10). Hear appeals where it is alleged there is an error in any action of an administrative official regarding minor variations or architectural review in the TPG zoning district (see Section 3.2(i)).

(b). **Procedures**. All meetings shall be open to the public and shall be conducted in accordance with the rules of procedure adopted by the City Council. Such rules of procedure may be amended by the City Council upon recommendation of the Board. Any rules of procedure adopted shall be kept on file in the City Clerk's Office and shall be made available to the public at any meeting or hearing of the Board. The City Clerk or designee is authorized to administer oaths to any witnesses in any matter coming before the Board.

(c). **Meeting Minutes**. The Board shall keep permanent minutes of all its meetings. The minutes shall record attendance of its members, its resolutions, findings, recommendations and actions. The minutes of the Board shall be a public record.

(d). **Staff**. The Planning Director or designee shall serve as staff to the Board and shall provide technical assistance as requested

(e). **Quorum and Vote Required**. A quorum of the Board, necessary to conduct any business, shall consist of four members. The concurring vote of a majority of the members of the Board, present for the hearing, shall be necessary in order to take any action on any matter.

Section 15.5. Planning and Zoning Board [PZB]

The body established by City Council for the administration of matters relating to planning and land use regulation; the provision of recommendations on a wide array of land use and land use policy issues as required by Florida Statute 163.3174 Local Planning Agency, and the administration of matters relating to the application of appeals for relief from undue hardships imposed by strict and literal enforcement of the requirements or restrictions of the City's Land Development Regulations.

(a). **Powers and Duties**. The PZB shall make recommendations to the City Council on the following areas under this Code.

(1). Amending, extending or adding to the comprehensive plan for the physical development of the City.

(2). Platting or subdividing land within the City.

(3). Adopting an official map/s of the City and recommend or disapprove proposed changes in such map/s.

(4). Adopting and amending a zoning ordinance and recommend or disapprove proposed changes in such ordinance.

regulation or may make such decision or take such activities as the Zoning Official should have made or taken.

(e). **Approval Criteria.** An appeal shall be sustained only if the PZB or City Council finds that the administrative official erred. The decision ~~of the City Council~~ shall be accompanied by written findings of fact and conclusions stating the reason for the decision. The Zoning Official shall serve a copy of the decision on the applicant and upon each other person who was a party of record at the hearing.

(1). **Consideration for appeals.** In reaching a decision, the following criteria shall be considered as well as any other issues which are pertinent and reasonable:

a. Whether or not the appeal is of a nature properly brought to them for decision, or whether or not there is an established procedure for handling the request other than through the appeal process (i.e. variance, special exception, etc.)

b. The intent of the regulation in question.

c. The effect the ruling will have when applied generally to the zoning regulations.

d. Staff recommendation, the testimony of the appellant and the testimony of substantially interested parties shall also be considered.

(f). **Appeal.** Any person aggrieved by a decision of the City Council may appeal said decision to the Circuit Court within 30 days from the date of the decision.

(g). **Withdrawal of Appeal.** An appeal may be withdrawn by the applicant at any time prior to the deadline of cancellation of the newspaper advertisement for the public hearing on the application; after this deadline an appeal may be withdrawn only with the permission of the PZB or City Council.

Section 16.3. Application for Certificate of Appropriateness

No structure, building, or sign shall be erected, reconstructed, altered, or restored on designated property until a Certificate of Appropriateness has been approved by the City in accordance with the procedures of this Section. A structure shall include anything man-made, including but not limited to outbuildings, fences, walls, lamp posts, light fixtures, signs, sign posts, driveways, walkways, and paving. The provisions of this Section shall not apply to the regular maintenance of structures, buildings, or signs.

For the purposes of this Section, the term “designated property” shall be defined as any lot with a structure listed on the Local Register of Historic Places. See Section 8.1.

Applications for a Certificate of Appropriateness may ~~shall~~ be approved by the Zoning Official. Certain applications as specified below shall only be reviewed by the Zoning Official while certain other applications shall first be submitted to the Historic Preservation Advisory Board (HPAB) for review and recommendation to the Zoning Official. All decisions on an application for a Certificate of Appropriateness shall be based upon the fullest possible compliance with the relevant architectural provisions in Section 3.2(f), while considering the scale, massing, and detailing of nearby designated properties and the extent of changes resulting from a proposed rehabilitation. These architectural standards will be evaluated in a manner that takes into account site constraints and technical feasibility and that avoids creating unreasonable economic hardships.

(a). **Zoning Official Approval without HPAB Review.** For the purposes of this Section, applications for Certificates of Appropriateness for the following activities on designated property may be approved or denied by the Zoning Official without HPAB review and recommendation:

(1). Minor—changes in the exterior, appearance, or material of existing buildings or structures that do not constitute major rehabilitation [see section (b) below]. [Changing the color of paint on painted surfaces is not regulated.]

(2). New construction of outbuildings or of additions to existing buildings that are not readily noticeable from the street.

(3). Reconstruction of existing walls and fences, or construction of new walls and fences in side and back yards.

(4). Lamp posts, light fixtures, mailboxes, rooftop solar panels, driveways, paving, and similar minor accessory structures.

(b). **HPAB Review Recommendation.** For the purposes of this Section, applications for Certificates of Appropriateness for the following activities on designated property shall first be reviewed by the HPAB for recommendation purposes:

(1). Moving any building or structure (see Section 8.1).

(2). Demolition of any building or structure, in whole or in part (see Sections 8.1 and 16.5).

(3). Signs.

(4). Variances (see Section 8.1).

(5). Special Exceptions (see Section 8.1).

(6). Major rehabilitation that affects the exterior appearance or a building, structure, or other physical feature.

a. Rehabilitation means updating a structure through repair, remodeling, or alteration to allow efficient contemporary use while preserving those portions or features which are significant to its historic, architectural, or cultural value. Major rehabilitation specifically includes the following:

1. Visible additions that physically expand a building either outward or upward.
2. Replacement of windows or doors that are visible from the street.
3. Replacement of roofing, siding, and/or exterior trim other than restoration or replacement of original materials.
4. Changes to porches and decks that are readily visible from the street.
5. Changes to fences in front yards or readily visible from the street.
6. New, expanded, or modified accessory structures such as garages, carports, stairways, ramps, or pools that are readily visible from the street.
7. Removal or severe pruning of heritage or specimen trees.
8. Changes to significant landscape elements such as patios or walkways that are readily visible from the street.

b. Major rehabilitation specifically excludes the following:

1. Minor exterior changes that do not involve substantial alterations, additions, or demolition that could impair the integrity of a structure.
2. Ordinary maintenance and repair that does not change the design, material, or appearance of exterior elements.
3. Changing the color of paint on painted surfaces (paint colors are not regulated).

(7). New construction of a principal building that would replace a contributing building that has been demolished or relocated in accordance with the provisions of Section 8.1(g).

(c). **Required Contents of Applications.** Applicants for a Certificate of Appropriateness shall have the burden of demonstrating that the proposed activity complies with all provisions of this code. At a minimum, applications for Certificate of Appropriateness shall submit the following information:

(1). Architectural elevations drawn to scale.

(2). Site plan.

(3). Exterior materials list, with product images or samples

(4). Photographs or drawings relating the proposed project to the surrounding streetscape.

(5). Lighting, if being altered.

(6). Landscaping, if being altered.

(7). A scale drawing of any proposed sign, including proposed materials, lighting method, style and size of lettering, and a sketch or photograph showing the proposed location of the sign on the building or site.

(8). Structural engineer's analysis of structure, if required by the Zoning Official.

(d). **Required Procedures.** An application for a Certificate of Appropriateness shall be obtained from and, when completed, filed with the Urban Design Department.

(e). **Decisions on Certificate of Appropriateness Applications.** The HPAB shall review all Certificate of Appropriateness applications required to come before them at their next regularly scheduled meeting, but no later than 45 days after a complete application has been filed. The HPAB shall make a recommendation on the matter presented at the public meeting or continue until the next regularly scheduled meeting. If the HPAB determines that the proposed improvement complies with all relevant provisions of Sections 8.1 and 16.3, it shall recommend approval and issuance of the Certificate of Appropriateness to the Zoning Official. If the HPAB determines the proposed improvement does not comply with these provisions the HPAB shall present its reasons for noncompliance on the record and shall make a recommendation to the Zoning Official that a Certificate of Appropriateness should not be issued, or should be issued only if specified changes are made. The Zoning Official shall review the application and the minutes of the HPAB meeting, which includes the HPAB's recommendation, and shall thereafter determine whether the applicant demonstrated compliance with this code. The Zoning Official shall then issue or deny the Certificate of Appropriateness and notify the applicant of such determination, furnishing the applicant a copy of reasons and recommendations, if any, as they appear in the

records of the HPAB and in the Zoning Official's findings. In all matters coming before the HPAB, the applicant shall have the burden of providing clear, competent and substantial evidence in support of the application.

(f). **Appeals.**

(1). Appeal of a decision of the Zoning Official shall be heard by the Historic Preservation Advisory Board.

(2). Appeal of a decision of the Historic Preservation Advisory Board shall be heard by City Council.

(g). **Preservation of Features in Public Right-of-Way.** In order to prevent destroying or seriously damaging the historic, architectural, or aesthetic values of the physical features lying within public rights-of-way, all public utility companies and transportation departments shall be required to obtain a Certificate of Appropriateness prior to initiating any changes to the character of streetscapes, paving, and sidewalks.

(h). **Interior Arrangements Not Considered.** The HPAB shall not consider interior arrangement nor take any action to restrict interior changes except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant features, or outdoor advertising signs which would be incongruous with the historic aspects.

(i). **Reasons for HPAB Actions to Appear in Minutes**. The HPAB shall cause to be entered into the minutes of its meeting the basis for its recommendations, whether it be approval, approval with modifications, or denial.

(j). **Submission of New Application.** If the staff determines that a Certificate of Appropriateness should not be issued, a new application affecting the same property may be submitted only if substantial change is made in plans for the proposed construction, reconstruction, alteration, restoration, or moving.

(k). **Valid for 18 months.** A Certificate of Appropriateness shall be valid for a period of 18 months from the date of issuance. Failure to secure a building permit within a 18 month period shall be considered as a failure to comply with the Certificate of Appropriateness and the Certificate shall become null and void. If a building permit is not required, failure to complete the approved work within 18 months shall also cause the Certificate to expire. The Certificate may be renewed by the staff upon written request of the applicant if the request is received not more than 2 years from the date of original issuance.

Article 8

Standards of General Applicability

Section 8.1. Historic Districts and Buildings

(a). **Purpose.** Historic and neighborhood conservation districts and historic buildings are designated by the City of Punta Gorda for the following purposes:

(1). Protecting and conserving the heritage of the City of Punta Gorda and the State of Florida.

(2). Safeguarding the character and heritage of the districts and individual historic landmarks by preserving the character-defining elements of the districts and landmarks that embody important elements of their social, economic, cultural, political, or architectural history.

(3). Promoting the conservation of the districts and landmarks for the education, pleasure, and enrichment of their residents, the City of Punta Gorda, and the State as a whole.

(4). Fostering civic beauty and pride in local culture and heritage.

(5). Stabilizing and enhancing property values within historic and neighborhood conservation districts, thus contributing to the improvement of the general health and welfare of the City of Punta Gorda and its residents.

(b). **Designation of Historic and Neighborhood Conservation Districts.**

(1). Historic and neighborhood conservation districts are defined in two manners:

a. A physical perimeter around each district.

b. The identification within that perimeter of buildings and structures that have been deemed to contribute to the historic or cultural associations or to the architectural qualities of the district, and which are listed on the Local Register of Historic Places.

(2). Four districts have been formally established by the City of Punta Gorda, as shown in Section 3.2 of this code:

a. The Downtown Historic District, which incorporates and updates the prior National Register (residential) district and small portions of the Downtown district.

b. The Main Street District, which incorporates and updates portions of the prior National Register District and Downtown District with a focus on commercial and mixed-use properties.

c. The Grace Street Mid-Century Historic District.

d. The Neighborhood Conservation District, which incorporates and updates the prior Trabue Woods district and Bethel St. Mark district.

(3). Additional historic and neighborhood conservation districts may be established using the following procedures, which shall also apply to changes to existing districts:

a. The designation of additional districts and changes to existing districts shall be approved by the City Council using map amendment procedures in Article 16. No designations or changes shall be approved unless they have been found by the Historic Preservation Advisory Board (HPAB) to have special significance in terms of their historical, archaeological, architectural, or cultural importance and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

b. The HPAB shall make or cause to be made an investigation and report on the historic, architectural, archaeological, educational, or cultural significance of each building, structure, site, area, or object proposed for designation or acquisition. Such an investigation or report shall be forwarded to the Division of Historical Resources, Florida Department of State.

c. The Florida Division of Historical Resources shall either upon request or at the initiative of the HPAB be given an opportunity to review and comment upon the substance and effect of the designation of any district or landmark. Any comments shall be provided in writing. If the Division does not submit its comments or recommendation in connection with any designation within 30 days following receipt by the Division of the investigation and report of the HPAB, the board and the City Council shall be relieved of any responsibility to consider such comments.

d. The City Council shall hold a public hearing on the proposed ordinance. Following the public hearing, the City Council may adopt the ordinance as proposed, adopt the ordinance with any amendments it deems necessary, or reject the proposed ordinance.

e. Upon adoption of the ordinance, the owners and occupants of each designated district or landmark shall be given written notification of such designation insofar as reasonable diligence permits. One copy of the ordinance and all amendments thereto shall be filed by the HPAB with the Clerk of the Circuit Court of Charlotte County, and the copy shall be made available for public inspection at any reasonable time. A second copy of the ordinance and all amendments thereto shall be given to the Zoning Official. The fact that a building, structure, site, area, or object has been designated a landmark or within a district shall be clearly indicated on all zoning maps maintained by the City for such period as the designation remains in effect.

(c). **Designation of Local Register of Historic Places (Local Register).**

(1). Historic places on the Local Register include buildings and sites of special historic merit that may or may not be within a designated historic or neighborhood conservation district.

(2). The City of Punta Gorda has designated a Local Register of Historic Places containing all structures to which these provisions apply including but not limited to all existing structures listed as contributing to the Punta Gorda Residential District [National Register] and the following individually listed structures on the National Register of Historic Places:

a.	Charlotte High School	1250 Cooper Street
b.	Ice Plant	408 Tamiami Trail
c.	Atlantic Coast Line Depot	1009 Taylor Street
d.	Women's Club	118 Sullivan Street
e.	A.C. Freeman House	311 W. Retta Esplanade
f.	Smith Arcade	121 E. Marion Avenue
g.	First National Bank of Punta Gorda	133 W. Marion Avenue

(3). Additional structures may be added to the Local Register by the City of Punta Gorda using the procedures described above for designating historic and neighborhood conservation districts.

(d). **Effect of Historic Designations.**

(1). Within Traditional Punta Gorda (TPG) district. Historic and neighborhood conservation districts and Local Register listed structures are defined and regulated through special provisions in the Traditional Punta Gorda (TPG) base zoning district; see Section 3.2. Certificates of appropriateness may be required for contributing buildings or structures and for visible public

improvements that could affect the character of the district in accordance with Section 16.3.

(2). Outside Traditional Punta Gorda (TPG) district. Historic and neighborhood conservation districts and Local Register listed structures located outside the Traditional Punta Gorda (TPG) base zoning district will be shown as overlays on the Official Zoning Map. Certificates of appropriateness may be required in accordance with Section 16.3.

(3). Certificates of Appropriateness Required. A certificate of appropriateness is required for certain alterations to buildings or structures listed on the Local Register or located in a historic or neighborhood conservation district. Procedures and criteria for certificates of appropriateness are described in Section 16.3.

(e). **Special Exceptions and Variances.** Any request for a special exception or variance for a building or structure listed on the Local Register or located in a historic or neighborhood conservation district, shall be reviewed by the HPAB at its next regular meeting after the application has been submitted. The HPAB shall forward its comments and recommendations to the Punta Gorda Planning Commission or Board of Zoning Appeals for their formal consideration.

(f). **General Criteria.**

(1). **Ordinary Maintenance and Repair.** Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features in historic or neighborhood conservation districts or Local Register listed structures which do not involve a substantial change in design, material, or outer appearance thereof (color is not regulated), nor to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the Zoning Official or similar official shall certify in writing to the Historic Preservation Advisory Board is required by the need to protect the public health and safety because of an imminently dangerous condition. Nothing herein shall be construed to prevent a property owner from making any use of his or her property not prohibited by other statutes, ordinance, or regulations. Nothing in this section shall be construed to prevent the maintenance or in the event of an emergency, the immediate restoration of an existing component that is essential to protecting the integrity of the building without approval by the HPAB.

(2). **Application of Artificial Siding.** The application of artificial siding, including aluminum and vinyl siding, shall not be permitted on structures listed on the Local Register due to its potential to damage wood frame buildings. However, vinyl siding may be replaced on historic structures

which, as of January 1, 2005, already had it. Vinyl siding may also be used in new buildings within the Historic Districts Overlay, provided it is of high quality and is designed to match the plank sizes and patterns found in historic wood siding for the chosen architectural style.

(3). **Parking waiver.**

a. A request needs to be sent to DRC for technical review, and
b. HPAB for comment/recommendation, and
c. Planning Commission for comment/recommendation, and
d. City Council for decision.
e. Where the HPAB makes a written finding that the number of off-street parking spaces required by this code for a building or structure for which a permit is requested would render the building incongruous with the historic aspects of the district it shall recommend to the City Council a waiver, in part or in whole, of the off-street parking requirements. The City Council may authorize a lesser number of off-street parking spaces provided the Council finds, after public hearing, that the lesser number of off-street parking spaces will not create problems due to increase on-street parking and will not constitute a threat to the public safety.

(g). **Restoration or Reconstruction.** Where it is found by the HPAB that an application for a permit covers activity constituting an authentic restoration or reconstruction in the same location as the original location and in the original configuration of a Local Register listed structure, such activity may be approved by the City Council following approval by the HPAB, even though it does not meet dimensional regulations of the underlying code.

(1). The City Council, in approving such authentic reconstruction or restoration, may attach reasonable and appropriate conditions to the approval, such that the public health, safety and general welfare shall be protected.

(2). The City Council shall not be authorized, in action undertaken by this section to approve a use of property which is not a use permitted by right or as a Special Exception within the district in which the property is located.

(3). In addition to any other condition the City Council may make regarding such authorization, any items restored, reconstructed, or maintained on, over, or within a public sidewalk, public alley area, or other public way shall be the responsibility of the owner, heirs, and assigns. The owner's restoration, reconstruction, or maintenance of any such item within such area shall constitute the owner's agreement to protect and hold the City of Punta Gorda harmless against any and all liability, cost, damage, or

expense suffered by the City of Punta Gorda as a result of or growing out of the restoration, reconstruction, or maintenance thereof. Such items, so approved may be lawfully restored, reconstructed, or maintained. Any such items projecting onto the vehicular travel way of a street or alley shall be, at its lowest point, 12 feet above the travel way.

(h). **Demolition and Relocation.** An application for demolition or relocation of a historic building or structure listed on the Local Register of Historic Places shall be referred to the Historic Preservation Advisory Board for review and recommendation. In all instances, the City Council shall have the first right of refusal to purchase or accept for dedication a historic structure prior to issuance of a final demolition permit. See Section 16.5 of this code regarding demolition permits generally.

(1). An application for a Certificate of Appropriateness authorizing the demolition or relocation of a structure listed on the Local Register of Historic Places may not be denied.

(2). However, the effective date of such a certificate may be delayed for a period of up to 18 months from the date of approval.

(3). The maximum period of delay authorized by this section may be reduced by the City Council upon appeal by applicant of the HPAB decision.

(4). City Council must finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay.

Section 8.2. RESERVED

Section 8.3. RESERVED

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HISTORIC

Historic Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

The *Historic Element* provides a plan for the preservation of the city of Punta Gorda's historical resources which include historical, architectural, maritime, and archaeological sites. This purpose is in accordance with the foresight of the city's founder, Isaac Trabue, who preserved land along the harbor and inland upon which sites were built and our stories took place. So that we may continue to grow in our understanding of the past and celebrate the greatness of our cultural heritage, it is important to increase awareness of our city's historical resources. It is also critical to identify sites, districts, structures, and artifacts of historical, cultural, archaeological, and ecological significance to allow continued research of our cultural history on land preserved for this purpose. Education of our population on the importance of historical preservation of these vast resources provides a catalyst to economic development, cultural heritage, and sustainable tourism.

The city of Punta Gorda has a rich, diverse history. 1884 marked the beginning of modern settlement in Punta Gorda when, on the instructions of Mr. Trabue, surveyor Kelley B. Harvey laid out streets and blocks along the Peace River for the Town of Trabue, the area was originally settled, many centuries before European explorers landed in Florida, by the Calusa tribe. In the 15th century, Spanish ships explored our waters. In the years that followed, small Spanish fishing encampments were established along the coast. These early migrants were Cuban fishermen who traded cattle, fish, and other goods with Cuba. In the 19th century, after the Seminole Wars, pioneers settled the land growing crops and raising cattle that fed both U.S. and Confederate Armies during the War Between the States. In the 1880's, the railroad brought relative prosperity and many famous visitors to the area. Men and women from all over the world have walked along the harbor to view the magnificent sunsets and the majestic wildlife.

To that end, the goals, objectives and policies (GOP's) of this element need to guide future growth in the fine balancing act between the individual development rights and community benefits in an effort to preserve the rich diverse historical and ecological past of the city of Punta Gorda. Implementation of the entire Comprehensive Plan is an important component in preserving the city's historical and natural resources to create a more sustainable urban environment, while reinforcing not only the city's urban form, but also complimenting the pattern of development, preventing urban sprawl, and providing for continued economic development. Therefore, the GOP's must be far-reaching enough to encompass the full range of the community vision, while allowing the necessary flexibility required by the rapidly changing social, economic, and technical landscape. Balancing growth with economic sustainability will become paramount in a time of limited economic resources.

II. INTRODUCTION

Purpose

The *Historic Element* provides a plan for the protection, enhancement and preservation of those structures or lands in the area having historical, archaeological, architectural, scenic, or similar significance. Through the Growth Management Act, historically significant properties and resources are required to be addressed by the *Future Land Use* and *Housing Elements*. This new element will meet the requirements of the rules, fulfill a desire of the citizens to set in place policies that will strengthen and enforce our historical preservation efforts and preserve and protect historic and archaeological resources within the city. This historic preservation will enhance community pride and strengthen the partnerships among the

past, present, and future providing for orderly growth in the life and appearance of the community.

Relationship to the City's Comprehensive Plan

The goals, objectives and policies identified in the *Historic Element* literally relate to every other element of the City's Comprehensive Plan in the following manner:

- The *Future Land Use Element* seeks to and utilizes advanced innovative and sustainable development techniques that include, transfer of density, density bonuses, planned developments, and land use classifications that permit a mix of uses. These tools are used to advance such strategies as affordable housing, historic preservation, and protection of environmentally sensitive areas. The designation of the Historic Districts protects historic resources in and around the traditional downtown of Punta Gorda. It provides for review of proposed changes to historic buildings. It grants the City "first right of refusal" to any historic structure should a property owner submit a demolition permit. It encourages property owners to seek preservation assistance from the Historic Preservation Advisory Board (HPAB). In addition to the protected districts, the City offers limited protections to any structure listed on the Florida Master Site File.
- The *Conservation Element* provides key data and goals which identify the rich historic ecological communities of land which played an important role in the development of the City of Punta Gorda. As the community continues to grow, it is important to manage, conserve and protect the diverse wildlife and their native habitats within the city of Punta Gorda.
- The *Coastal Management Element* details Punta Gorda's traditional economy, which was primarily comprised of fishing, tourism, and rail to water transportation. The city of Punta Gorda is situated at the mouth of the Peace River on Charlotte Harbor. This area is a vital part of the Coastal and Heartland National Estuary Partnership as designated by the U.S. Environmental Protection Agency. Approximately half of the city's waterfront lies within this ecologically rich aquatic preserve. The city's downtown waterfront area contains numerous historic structures. This element provides policies that assist in maintaining the historical integrity of structures while striving toward compliance with Federal Emergency Management Agency (FEMA) building standards and local hazard mitigation strategies.
- The *Infrastructure Element* is concerned with the impacts of the existing and future facilities on existing historic and natural systems.
- The *Housing Element* identifies an adequate supply of land and housing opportunities which include a variety of housing types and costs, to meet the needs of very low, low, and moderate income households, both present and future. The conservation and rehabilitation of the current housing stock, which may include historic structures assists the City in meeting its goal to eliminate sub-standard housing conditions; allows the opportunity for the appropriate siting of group and foster care facilities in residential areas, and presents possible coordination of various housing programs with other agencies.
- The *Recreation and Open Spaces Element* details the park system identifying intensive play areas, nature oriented activity areas, extensive natural areas, special activity areas, and urban scenic and historic passive areas. By incorporating its historic districts and structures into the overall park system the City increases awareness and appreciation to its historic resources.
- The *Community Facilities Element* supports the future level of service and promotes a coherent built environment, which respects local, historical, and

regional architecture. The City directly owns and maintains two historic properties, City Hall, and the A. C. Freeman House.

- The *Transportation Element* supports the concept of future growth and promotes a coherent built environment, which respects local, historical and regional architecture. The promotion of an integrated and balanced transportation system based on pedestrian, bicycle, transit, and automobile use allows for residents and tourists to maneuver through the city to their respective destination points. Focusing on all modes of transport in a balanced manner the City seeks to preserve our downtown and waterfront areas, as well as the historical resources found there. The Comprehensive Plan seeks to outline the aesthetic, economical, historical, and philosophical goals the City feels will achieve high standards and promote the unique character and environment of Punta Gorda, while enhancing property values and advancing the quality of life. The City of Punta Gorda remains focused on improving its multi modal connection system to all communities and implementing its vision as the economic hub of Charlotte County, grounded by the strong connection to its rich history and natural environment.
- The *Public School Facilities Element*, by virtue of the overall growth management strategies, analyzes the direction and intensity of future growth and development in siting future public school facilities consistent with the Future Land Use Map (Map #5), including the Historic Overlay Districts (Map #7).
- The *Intergovernmental Coordination Element* identifies and analyzes existing mechanisms of intergovernmental coordination, identifies needs, and makes recommendations to ensure consistent implementation of the Comprehensive Plan as to the effect land use decisions have on regional and historical levels.
- Although no longer required by the state, the *Capital Improvements Element* ensures concurrency is achieved within a five-year concurrency related capital improvements schedule and capital improvements program. The capital improvements schedule and capital improvements program are tools used by the City for managing growth and maintaining and improving the level of service for all areas within the city, including the Historic Districts.

III. LEGISLATION

Federal Regulations

HISTORIC SITES ACT OF 1935 (PUBLIC LAW 74-292)

This Act is the predecessor to the National Historic Preservation Act. It required the Secretary of the Interior to identify, acquire, and restore qualifying historic sites. It also called upon federal agencies to consider preservation needs in their plans.

THE NATIONAL HISTORIC AND PRESERVATION ACT OF 1966

The National Historic Preservation Act of 1966 was written to preserve historical and archaeological sites in the United States. It established the National Register of Historic Places which identifies sites, buildings, districts, and significant objects that are important to American history, architecture, archeology, engineering, and culture. The act requires federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties (buildings, archaeological sites, etc.) through a Section 106 review process. This process requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. The Act also created the list of National Historic Landmarks and the State Historic Preservation Offices.

Transportation Act of 1966 (Public Law 89-670 23 U.S.C. 138)

Section 4(f) of the Transportation Act established the requirement for consideration of park and recreational lands, wildlife and waterfowl refuges, and historic sites in transportation project development. The law, now codified in 49 U.S.C. §303 and 23 U.S.C. §138, is implemented by the Federal Highway Administration (FHWA) through the regulation 23 CFR 774.

National Environmental Policy Act (NEPA) of 1969 (Public Law 91-140 42 U.S.C. 4321 et. seq. 1970)

The NEPA of 1969 specifically calls for the coordination of federal plans, functions, programs, and resources to the end that the Nation may preserve important historic, cultural, and natural aspects of our heritage, and maintain wherever possible, an environment that supports diversity and variety of individual choice.

Archeological Resources Protection Act of 1979

The purpose of the Archeological Resources Protection Act of 1979 is to secure, for the present and future benefit of the American people, the protection of archaeological resources and sites which are on public lands and Indian lands, and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals (Sec. 2(4)(b)).

State Regulations

Florida Statutes

Chapter 163.3177 (1) (a)

Under Florida Statutes, the Comprehensive Plan may include optional elements. The purpose of this element is to set out plans and programs for those structures or lands in the area having historical, archeological, architectural, scenic, or similar significance.

Chapter 267

Florida Historical Resources Act is Florida's primary historic preservation legislation and it grants the Division of Historical Resources title to the sites and artifacts on state-owned and state-controlled land. This statute requires a permit to conduct archaeology and provides penalties for removing or disturbing sites or objects without such permit. It applies to whether a site is recorded or not with the Division of Historical Resources.

Local Regulations

City Ordinance - Land Development Regulations Chapter 26 City of Punta Gorda Code of Ordinances

Section 3.14 - HO, Historic Overlay District

The Historic Overlay District is established to preserve and protect Punta Gorda's locally designated historic districts and landmarks, which are among the city's most valued and important assets.

Section 3.15 Establishment of Official Zoning Map

The boundaries of all districts are established as shown on the Official Map, which is considered as part of the Code. Any amendments made to the boundaries must be reflected on the Official Zoning Map by the Zoning Official or designee within 30 days following the amendment.

Section 7.3 Building Style

Buildings subject to the provisions of Article 7 are required to incorporate elements of the architectural styles outlined in the City of Punta Gorda Historic District Design Guidelines Part II.

Section 8.1 Demolition and Relocation of Historic Buildings

This section establishes minimum standards for the demolition and relocation of structures listed on the National Register of Historic Places, the Florida Master Site File, or other Local Historic Landmark.

Section 8.16 Transfer of Development Rights [TDRs]

This section allows any structures listed on the National Register of Historic Places, the Florida Master Site File, or other Local Historic Landmarks to become sending sites for the purposes of transferring development rights.

Section 10.6 Parking in the CC District

The provisions of this section permit all existing structures to be considered conforming in regard to parking even if renovations occur and/or uses on the site change.

Section 11.11 Creative Signs

The provisions of this section allow the creative application of signage beyond the restrictions otherwise encapsulated by Article 11. The Design Criteria established in this section specifically relate to the preservation and enhancement of the historic character of the city.

Section 15.4 Historic Preservation Advisory Board

This section outlines the power and duties of this board relative to the Land Development Regulations, Chapter 26 as established by City Council.

Section 16.3 Application for Certificate of Appropriateness

This section provides the requirements for a Certificate of Appropriateness for any structures listed on the National Register of Historic Places, the Florida Master Site File, or other Local Historic Landmark, establishing two levels of review; Staff level and Historic Preservation Advisory Board level: based on activities applied for on the Certificate of Appropriateness.

Land Development Regulations Chapter 7 City of Punta Gorda Code of Ordinances

Article V. Floodplain Management Code

Article V provides standards for flood hazard areas of the city. In addition, over ninety (90) percent of the land area of the city lies within the 100 year floodplain. These provisions are critical to the safe development of the city. This Section specifically recognizes the need to provide relief from these provisions for designated historic structures so as to minimize the adverse impacts of the provisions to the architectural and historic character of the structures reviewed."

IV. INVENTORY & ANALYSIS

The history of Punta Gorda and Charlotte Harbor is rich and diverse, a kaleidoscope of changing landscapes and cultures. History is etched in the land, told in our stories, and written in our books. As we piece together a more accurate picture of the past, the present is enriched, and we better understand our responsibilities to the future.

Over the past centuries, ecologists, biologists, and geologists have studied the land. From soil and rock samples, scientists have identified and described changes in Florida's landscape. Archeologists have pieced together information about the

people that lived here from the artifacts unearthed from numerous local digs.

Beginning in the 15th century with the landing of Ponce de Leon, we have written accounts of our history. Because our land was occupied by many different peoples, our history is richly diverse. A document published through the Charlotte County School System in the 1950s, republished recently by the Local History Curriculum Committee, contains an historic overview of our area within the context of the history of Florida. The information in this document is divided into historical periods from the Early Contact Period (12,000 BC) through to the Modern Era Period (ending 1959). This document is reprinted below. To this is added the General Development Period (1960 to1988), the Post-General Development Period (1989 to 2004), and the Post-Charley Period (2004 to present time) wherein we write our own pages of history.

12,000 BPE: Florida's Prehistoric People

Archeological evidence indicates that people inhabited the Florida Peninsula 12,000 years ago. Florida's land mass was more than twice the size as it is today. Large mammals, now extinct, such as the saber-toothed tiger, the mastodon, and the giant armadillo roamed the land. Florida's ecosystems supported a wide diversity of plants and animals. The people that inhabited Florida were hunter-gatherers, subsisting on small animals, plants, nuts, and shellfish, settling in areas where there was a fresh water supply, sufficient resources for tool-making, and firewood. Florida's pre-historic people developed cultivated agriculture, established trade with other groups in what is now the southeastern United States, and developed complex social organizations reflected in ancient temple mounds and village complexes. The Calusa and Tequesta Indians vied for domination of South Florida at the Charlotte Harbor Boundary.

1500 – 1521 AD: Landing of Juan Ponce de Leon

Although other Europeans may have landed on Florida's shores prior to 1513, Florida's written history begins in this year with the arrival of Juan Ponce de Leon, Spanish explorer and adventurer. Ponce de Leon first wades ashore on the northeast coast of Florida, presumably near present-day St. Augustine. He names the land Florida in honor of Pascua Florida, the feast of the flowers, Spain's Easter time celebration. Florida is identified as a desirable place for explorers, missionaries, and treasure seekers. In 1521 Spanish records indicate that Ponce de Leon accompanied by two-hundred people lands on the southwestern coast of Florida at a spot presumed to be Charlotte Harbor at Pine Island in what is now Lee County. Ponce de Leon brings with him Andalusian horses and cattle, sheep, goats, and pigs to help create a new settlement. Ponce de Leon's attempt at colonization fails due to attacks by native people. In a bloody battle between the Calusa Indians and the Spanish, Ponce de Leon is fatally wounded, and the colony is abandoned. This version of history is however widely disputed, according to American Journalist and author Michael Grunwald, in his book "The Swamp", Ponce came to Charlotte Harbor with a cadre of Native Americans from the east coast of Florida, whom he had formed an alliance with, and agreed to conduct "peace negotiations" between the warring tribes (a.k.a. agreed to intimidate Calusa into submission).

An unknown Spanish cartographer was updating a map of the New World. On the map, he sketched a meandering river in a previously uncharted region. Like all cartography, it was part accurate representation, part educated guess. He labeled it Rio de la Paz, or the "Peace River."

1539 – 1542 AD: Exploration of Hernando de Soto

According to some historian's accounts, Hernando de Soto, an explorer and adventurer, is believed to have landed in the

vicinity of Charlotte Harbor Town in 1539. De Soto headed an expedition in hopes of finding the fabled wealth of the Indian People, he brought with him, cattle, hogs, and Spanish war dogs known as "Alons". These animals, allowed to run wild in the swamps, hammocks, pine forests, and grassy plains, spread throughout the Florida peninsula. Although no great treasures were found by de Soto, his explorations might have informed Europeans about Florida and its relationship to Cuba, Mexico, and Southern and Central South America.

1559 – 1600 AD: Spanish Gain Control of Florida

While throughout the period of early exploration Spanish vessels, called plate fleets, heavily laden with gold, silver, and supplies, sail the Gulf Stream through the Florida Straits, it would not be until 1559 that Europeans would attempt to colonize Florida.

Under the leadership of Tristan de Luna Y Arellano the Spanish attempt to establish a settlement at Pensacola Bay, but a series of misfortunes thwarts this effort. Beginning with the explorations of Juan Ribault in 1562 and followed two years later by a fellow Frenchman, Rene Goulaine de Laudonniere, the French begin to colonize the area. De Laudonniere establishes Fort Caroline at the mouth of the St. John's River, near present-day Jacksonville. French explorations accelerate Spain's plans for colonization. In 1565 Pedro Menendez de Aviles hastens across the Atlantic and lands at a place he calls San Augustin (St. Augustine), the first permanent European settlement in what is now the United States. Menendez accomplishes his goal of expelling the French, attacking, and killing all settlers except for non-combatants and Frenchmen who profess belief in the Roman Catholic faith. He captures the French Fort Caroline and renames it San Mateo. Two years later the French, under the leadership of Dominique de Gourgues, retaliate against the Spanish recapturing San Mateo. The Spanish stationed at San Mateo pay with their lives. This does not halt the Spanish whose pattern of constructing forts and Roman Catholic missions among the native people continues. One such mission is established at San Antonio among the Calusa at their capital, Toampe. San Antonio is located in St. Carlos Bay, now known as Charlotte Harbor, and is believed to have been located at or near the present day Burnt Store area just south of the present day city of Punta Gorda. The mission-fort is in use for at least two years. The English, also eager to exploit the wealth of the Americas, increasingly come into conflict with Spain's expanding empire. In 1586 the English captain, Sir Francis Drake, loots and burns the tiny village of St. Augustine. Spain's control of the area continues, despite this attack. As late as 1600 Spain's power over what is now the southeastern United States is unquestioned.

1607 – 1740 AD: Spanish Control of Florida Weakens

The English establish their first colonies in North America at Jamestown and Plymouth well to the north of the seat of Spanish colonial power in Florida. Wanting to take advantage of the continent's natural resources, the English gradually push the borders of Spanish power southward into southern Georgia. English settlers in the Carolinas are particularly hostile toward the Spanish. Led by Colonel James Moore, the Carolinians and their Creek Indian allies attack Spanish Florida's eastern borders in 1702, destroying the town of St. Augustine. Their assaults continue for several years, killing many native people and enslaving many others. At the same time, French explorers are moving down the Mississippi River Valley and eastward along the Gulf Coast. The French continue to harass the Spanish, capturing Pensacola in 1719, 21 years after the town had been established. England establishes Georgia in 1733. In 1740 Georgians attack the Castilllo de San Marcos at St. Augustine for almost a month. While the attack is not successful, it does point out the growing weakness of Spanish

Florida. During this time, Florida's native population suffers many losses. Between 1702 and 1710, Florida's native population is devastated by disease, war, and slave raids by English colonists from Georgia. The Spanish control of Florida weakens as the last remaining sympatric Calusa are evacuated to Cuba. Displaced from their homelands in the southeastern United States, bands of Lower Creek Indians migrated to Florida and the Peace River Valley in the early 1700s, while it was still under Spanish rule. There they mingled with runaway slaves and adopted the colorful attire of Scottish traders, forging a unique culture and coming to be known as Seminoles, or "separatists." The Seminole Indians, who settled on the banks of the Peace River Valley located on the River Tallackchopo, "The River of Long Peas," for the wild peas that covered the river's banks. This River was previously identified on other maps as the Peace River.

1763 – 1783 AD: British Gain Control of Florida

Britain captures Havana, Cuba from Spain during the Seven Years' War (1756 to 1763). In exchange for Havana, the British gain control of Florida in 1763. The British split Florida into two parts, East Florida with its capital at St. Augustine and West Florida, with its seat at Pensacola. Britain offers land and help to white settlers to generate products for export. British surveyors map much of the land and coastline. In 1765 British surveyor George Gould finds 400 Spanish-Indian fishermen curing mullet for the Cuban market on San Carlos Bay and in 1772, Bernard Romans surveys San Carlos Bay renaming the northern estuary "Charlotte" after King George's queen. Romans' map is engraved on copper by Paul Revere of Boston. During this period, the British also try to develop relations with the Seminoles moving into the area from the north. British strategies for growth may have converted Florida into a flourishing colony, but plans are interrupted by the War for American Independence (1776 to 1783.) Throughout the War for Independence, the two Florida's remain loyal to Great Britain. Spain, participating indirectly in the war as an ally of France, captures Pensacola from the British in 1781. In 1784 Spain regains control of the rest of Florida as part of the peace treaty that ends the American Revolution.

1783 – 1821 AD: Florida Becomes a United States Territory - 2nd Spanish Period

When the British evacuate Florida, Spanish settlers, as well as settlers from the newly formed United States, come pouring into Florida. Spain offers favorable terms for acquiring property known as land grants. Others coming into Florida are escaped slaves. Instead of becoming more Spanish, east and west Florida becomes increasingly more American. During this period, the United States led several official and unofficial U.S. military expeditions into Florida. In 1818 General Andrew Jackson leads a military foray into Florida. General Jackson's battles with Florida's native people would later be known as the First Seminole War (1818 to 1827). In 1821 Spain formally cedes Florida to the United States according to the terms of the Adams-Onis Treaty. And in the same year, Andrew Jackson returns to Florida to establish a new territorial government on behalf of the United States.

1821 – 1832 AD: The Treaty of Payne's Landing

East and West Florida are merged into one entity after territorial status is granted. Tallahassee is chosen as the capital due to its location halfway between St. Augustine and Pensacola. The territory of Florida is a vast wilderness, sparsely populated with settlements of Native Americans, African Americans, and Spaniards. Prior to the railroads, immigration to south Florida is slow, yet the Red Hills area in the Panhandle is particularly attractive to people from the older southern plantations in Virginia, the Carolinas, and Georgia. The Indian population at this time consists of several groups, particularly the Seminole and Miccosukee people.

Many African-American refugees, (known as, "maroons"), from slavery in the Southern U.S. live with the Indians. In 1821 a group of maroons settle at Pine Island and establish a colony. They obtain weapons from Cuban-Spanish fisherman and make a living cutting timber and fishing, selling the wood and fish in Havana. The colony lasts for a few years after which the maroons flee to the Bahamas via fishing boats.

Indian removal becomes popular with white settlers because they want the lands occupied by the Indians and the Indian community often provides a sanctuary for runaway slaves. The federal government is pressured to remove Indian people from Florida. In 1832 the U. S. government and Seminole leaders sign the Treaty of Payne's Landing. Under this treaty the U. S. offers lands west of the Mississippi to Indians who agree to leave Florida voluntarily.

1835 – 1842 AD: The Second Seminole War

As many Indians leave the state, many decide to stay. Seminole leader Osceola refuses to leave his land. In 1835 the U. S. government sends troops to Florida to enforce the treaty. The Second Seminole War (1835 to 1842) begins with the Dade Massacre. The Seminoles kill all but one of the 110 troops sent by the U. S. Osceola becomes a legendary Seminole war leader. Under his leadership, the Seminoles win the respect of the United States soldiers for their bravery, fortitude, and ability to adapt to changing circumstances. Osceola is arrested by Brigadier General Joseph Marion Hernandez while negotiating under a white truce flag in October 1837 by order of General Thomas Jesup. Osceola dies of malaria in South Carolina less than three months after his capture. During this time, in August of 1841, a detachment of the 8th infantry, commanded by Captain T. P. Guynn, is posted on Pease Creek, previously known as "the River of Peace", twenty miles from the mouth on the river, on the southern bank, eighty miles south of Fort Brooke. The post is called Camp Ogden and is established for the dual purpose of being an advanced position towards the Big Cypress Swamp, and a convenient spot to procure suitable material for the building of canoes. The Second Seminole War Finally ends in 1842, seven years after it began. Under President Andrew Jackson the U. S. government spends over $10 million dollars and the lives of many U.S. soldiers, Indian people, and U. S. citizens to force the removal of the Seminoles. In the end, the outcomes are not as the federal government had planned. Some Indians migrate voluntarily, some are captured and sent west under military guard, while others escape into the Everglades where they make a life for themselves away from contact with white people.

1842 – 1845 AD: Florida becomes the 27th State of the United States

Despite bloody conflicts with Indian populations, white Floridians concentrate on developing the territory and gaining statehood. The population reaches close to 54,500 people with African-American slaves making up almost half the population. Steamboat navigation is well established on the Apalachicola and St. Johns Rivers and railroads are planned. During this period, Florida is divided into three areas: East Florida from the Atlantic Ocean to the Suwannee River; Middle Florida, between the Suwannee and the Apalachicola Rivers; and West Florida, between the Apalachicola River and the Perdido River. The southern area of the territory, south of present day Gainesville, is sparsely settled by whites.

In 1845 Thomas P. Kennedy opens a trading post for Seminoles on the east shore of Charlotte Harbor. On March 3, 1845 Florida becomes the 27th state of the United States with William Dunn Moseley as the first Governor.

1845 – 1858 AD: The Third Seminole War

After Osceola's death during the Second Seminole War, Billy Bowlegs becomes a rising Seminole leader. While he had signed

the Treaty at Paynes's Landing, he refuses to leave the state. He and his band of 200 warriors become some of the most prominent survivors of the war. Billy Bowlegs is brought to Washington D.C. to impress upon him the power of the country which Florida is a part. Although there is tension between the settlers and the Indians, Bowlegs and his warriors live in relative peace in southwest Florida. An Indian agent, John Casey, is assigned to the area and in 1849 Chief Bowlegs and Agent Casey meet for negotiations at the Burnt Store site. Tensions escalate and the United States Army builds Fort Ogden on the east bank of the Peace River to oppose the Seminoles. Captain John Winder builds a fort on the west bank of the Peace River near Fort Ogden as a refuge for settlers. In 1855 a group of Army engineers invades Bowlegs property and cuts down a banana tree. This action is believed to be a deliberate act to provoke Bowlegs to retaliate so that there is reason to force the relocation of the Indians. The ploy works and the Third Seminole War begins with the conflict lasting until 1858.

In 1857 a U.S Army "breastworks", named Camp Whipple, which is now known as Cleveland, and located on the south shore of Peace River, the only military Fort or Camp in the current boundaries of Charlotte County, is constructed by Company H, Fifth, U. S. Infantry. This temporary defense site is built to monitor the last of the Seminoles lingering in the area. In 1858 the last battle of the Third Seminole War is fought on the Peace River south of Fort Meade. Chief Bowlegs, defeated, agrees to relocate to Oklahoma with the remaining known Seminoles. Florida's Peace River author, Canter Brown, Jr. states that for centuries the Peace River was designated in various languages on European maps as the River of Peace and by the mid- to late-1800s, the name Peace River had become commonplace and it remains so.

1860 – 1865 AD: Florida Secedes from the Union

Slavery issues begin to dominate the affairs of the new state. Most Florida voters, white males ages 21 years or older, do not oppose slavery; yet they are concerned about the growing feeling against it in the North and view the new anti-slavery Republican Party with suspicion. In the 1860 Presidential election, no Floridians vote for Abraham Lincoln. Shortly after Lincoln's election, a special convention draws up an ordinance that allows Florida to secede from the Union on January 10, 1861. This secession action is not submitted for popular approval and there is a large minority in Florida opposed to the secession.

On April 11, 1861, Fort Sumter is captured and the Civil War begins. On April 19, 1861 Abraham Lincoln proclaims the naval blockade of the southern states including Charlotte Harbor. During the Civil War, Florida supplies the Confederacy with food and other provisions via ship captains known as blockade runners. Captain James McKay, a Scottish immigrant who had set up residence for himself and his family in Tampa, operates a shipping company running the blockades of Southwest Florida's many ports. He becomes one of Florida's most active blockade runners. In response to Union Naval raids, Captain James McKay forms the Cow Cavalry, a small group of ranchers and cowhands that protect cattle ranches, salt mills, and small Florida towns from Union raids. Members of the Cow Calvary include locals in the Myakka and Peace River area. Captain James McKay and Jacob Summerlin, reputed to be the first born on Florida territory and who amasses a fortune from cattle ranching, abandon the Burnt Store Dock and build a new one at Hickory Bluff, today's town of Charlotte Harbor, with the help of ranchers Joel Knight, Jockey Whidden, and others. McKay's side wheel steamer makes six successful runs through the blockade before the steamer "Scottish Chief" is caught and burned in the Hillsborough River near present day Tampa. In 1863 Union Rangers from Key West mount an incursion into

ranches between the Myakka and Peace Rivers to recruit converts from the Confederacy. The Union Rangers retreat without success after two desultory skirmishes near El Jobean. In 1865 shortly before the end of the Civil War, the Confederate Cow Cavalry of Peace River cattlemen attack Union forces at Fort Myers. A few cannon rounds are exchanged without effect.

1865 – 1876 AD: County Seat Moves to Pine Level

The land that is now Charlotte County is part of Manatee County. Manatee County moves the county seat to Pine Level, near Tater Hill, now Arcadia. Nathan Decoster, formerly a Union Officer at Fort Myers, locates to Hickory Bluff near Charlotte Harbor Town to operate the first sawmill south of Tampa. Decoster later plats Harbor View. In 1867 the International Ocean Telegraph Company builds a line and parallel road just west of Babcock Ranch to Punta Rassa, and then the first undersea cable to Havana. Beginning in 1869 the Federal government institutes a congressional program of reconstruction in the southern states including Florida. During this time, Republican officeholders enact sweeping changes, many of which are aimed at improving conditions for African Americans. John F. Bartholf, formerly a Union officer at Fort Myers, is named Reconstruction Clerk of Court at Pine Level and later Superintendent of Public Instruction. Around this time Federal troops are ordered to leave Florida. John Lomans, a former Union Army private from Washington D.C., the only African American in Manatee County who can read and write, is appointed 'servant of the court' to serve on all juries. In 1870 Ziba King sets up a store at Fort Ogden and begins to build the largest cattle herd in the area. His cow path to Hickory Bluff Dock along an old Indian trail is today's King's Highway. In 1873 or 1874 the Trinity Methodist Church, the oldest congregation in today's Charlotte County, is organized at Hickory Bluff. Superintendent of Public Instruction, John F. Bartholf, builds the first school there. Frederick and Jarvis Howard, brothers, homestead on the south shore of the Peace River in the early 1870s. Frederick's wife, Anna, and two nephews move to the homestead in 1874. Jarvis keeps a diary of their experiences in the area in the mid-1870s. In 1874 or 1875 Nathan Decoster is named County Judge. He sells his sawmill to Thomas Williams. In 1875 a Post Office is established at Hickory Bluff. John F. Bartholf is named postmaster and calls his post office Charlotte Harbor to describe his jurisdiction territory that included all north harbor settlements.

1877 – 1878 AD: Tourism Increases in Southwest Florida

During the final quarter of the nineteenth century, large-scale commercial agriculture in Florida, especially cattle ranching, grows in importance. Industries such as cigar manufacturing take root in the immigrant communities of the state. Additionally, investors become interested in enterprises that extract resources from the water and land. These extractive operations are as widely diverse as sponge harvesting in Tarpon Springs and phosphate mining in the southwestern part of the state. The Florida citrus industry grows rapidly despite occasional freezes and economic setbacks. During this period, many railroads are constructed throughout the state by companies owned by Henry Flagler and Henry B. Plant, who also build lavish homes near their railroad lines.

Beginning in the 1870s, the natural beauty of Charlotte Harbor and Lemon Bay, as well as our mild climate, attracts visitors from the northern states. Steamboat tours of Florida's winding rivers are a popular attraction for these visitors, some of whom settle permanently. In 1878 Captain William Goff settles at Lemon Bay, today's Englewood. Goff operates a schooner called "Nellie Bly," sparking the settlement of Vineland. One year later, in 1879, James Madison Lanier and his wife, Sarah, build the first log home in what is today's Punta Gorda. And, in 1880, John Cross founds Liverpool on the Peace River south of Fort Ogden. Cross operates an ox-drawn drayage and general store

on this site. Cross builds a wharf and warehouse at Liverpool as a deep-water port for the busy community of Fort Ogden. Service is provided to the port by two sailing vessels of 30 to 40 ton capacity, the Lilly White and the Emma White, connecting this area to Key West and Mobile, Alabama.

1878 – 1886 AD: Isaac Trabue arrives in Charlotte Harbor

Tourism brings investors and the Internal Improvement Act stimulates initial efforts to drain the southern portion of the state in order to convert it to farmland. In 1881 Hamilton Disston, a wealthy saw manufacturer, buys four million acres of swamp and overflowed lands including the shores of Charlotte Harbor for 25 cents an acre. This purchase was important in bringing the railroad into south Florida. Disston's purchase freed Florida from the debt caused by the earlier obligation of guaranteed bond payments by the trustees of the Internal Improvement Fund and enabled the state to entice the railroads to build through offering of land grants. In December, Disston sells the Charlotte Harbor area land to Sir Edward J. Reed, a member of Parliament and a wealthy financier. John Cross becomes a real estate agent for Reed. In 1883 Cross advertises cheap land at Charlotte Harbor in the northern newspapers. Colonel Isaac Trabue of Louisville, Kentucky, sees Cross' advertisement and buys thirty acres from James Lanier. In 1884 surveyor Kelley B. Harvey works to lay out streets and blocks according to instructions from Isaac Trabue. All waterfront property is designated to be parks and streets are laid to wind along the Peace River. The Town of Trabue, a subdivision, is recorded on February 24, 1885. These development projects have far-reaching effects on the agriculture, manufacturing, and extractive industries of late nineteenth century Florida. In 1883 Army Captain Francis LeBaron surveys the Peace River and discovers phosphate deposits. The citrus industry especially benefits as it is now possible to pick oranges in south Florida, put them on a train heading north, and eat them in Baltimore, Philadelphia, or New York in less than a week.

More tourism brings more people. With more people, there is a need for spiritual leadership. In 1882 the Reverend George W. Gatewood, a licensed Methodist preacher, comes to the area to minister to settlers and the Seminole Indians. In 1884 Cleveland is platted by Dr. A. T. Holleyman, who builds the Baxter House, a hunting lodge for himself, his partner, W. J. Scott, and friends. In 1885 Colonel Isaac Trabue sets aside a city block in his Town of Trabue plat for cultivation of pineapples, profits from which buy gold medals for winners of an annual chess tournament. Trabue also persuades Florida Southern Railway to extend its line from Bartow to his town. Albert W. Gilchrist arrives in the Town of Trabue as a surveyor for the Florida Southern Railway. He employs five black crew and a foreman who settle in Punta Gorda. They include Sam Kenedy, Dan C. Smith, Columbus Reese, Alex Stephens, and S.P. Andrews. In 1885 pebble phosphate is discovered on the banks of the Peace River just above Punta Gorda. Phosphate is a valuable mineral for fertilizers and many other products and is in great demand worldwide. The phosphate is barged down the Peace River to Port Boca Grande where it is loaded onto schooners for worldwide shipment.

In 1886 the Southern Railroad extends tracks into Punta Gorda making it the southernmost terminus of the U.S. rail system. In addition to providing an alternate means of exporting fish and minerals overland, the railroad brings more tourism to Southwest Florida. In July of 1886, the first train arrives at Trabue with 200 workmen who immediately begin the building of the large Hotel Punta Gorda for wealthy winter visitors. During the hotel's first season, there are 3,320 guests registered, making it a popular southern resort for northern tourists. Also in this year, a post office is established at Cleveland. The Hotel Dade, a commercial hotel, may have been opened as early as 1886 for some of the visitors during the

construction of the Hotel Punta Gorda and the Railroad Wharf, but officially opened in 1887.

1887 – 1905 AD: The City of Punta Gorda is Born

In 1887 the Town of Trabue is part of Manatee County. On May 19th, 1887, a convention is called to divide the County of Manatee. A dividing line is established and the City of Trabue becomes part of the newly established DeSoto County. On December 3rd, 1887, a group of thirty-Four (34) citizens, including four African American Surveyor crew who arrived with Albert Gilchrist, led by Kelly B. Harvey, met at the Hector House around a pool table and voted to incorporate the town. Documents are filed in December 1887 at Pine Leve, and the town of Trabue became the City of Punta Gorda.

Development continues in newly incorporated Punta Gorda. The hub of Punta Gorda's commercial activity is the Railroad Wharf at the end of King Street. A rail connection is built between the Long Dock. After the 1886 fire in Key West, many small Key West cigar firms looked at towns all over Florida for attractive opportunities to re-establish their businesses. They sought free land and free buildings, and many enterprising communities provided the financial incentives. The El Palmetto Cigar Company relocates to Punta Gorda and flourishes, housing workers in small cottages at E. Virginia and Cochran Street. One house is later donated to the Punta Gorda Historical Society to be relocated to History Park.

In 1888 classes outgrow the community hall and the first building is designated as a school at the corner of Marion and Harvey Streets. The first school for African Americans is formed. On February 17, 1893, the first issue of the Punta Gorda Herald appears.

In 1901 a decision by Henry Plant, owner of the railroad, changes the economic climate of Punta Gorda. Having a substantial financial commitment to Tampa and believing that Florida's west coast should have only one deep-water port, Plant orders rails at the Long Dock, severing Punta Gorda's railroad connection to deep water. Several industries are impacted by this decision, one of which is the cigar industry. The El Palmetto Cigar Co. folds, as the cigar industry gravitates to Tampa. Del Huckeby of Cleveland buys a number of the cottages built to house workers and moves them to Brown and Wood Streets.

The first school was a two-room schoolhouse near the corner of Marion and Cooper St. It opened around 1902, on land donated by Albert Gilchrist. Previously, there were private school classes provided by the Colored Seventh Adventist Church's school-teacher, Mrs. Sarah Giles.

Professor Benjamin Baker taught at the two-room schoolhouse until the Baker Academy was built in 1921, near the intersection of Cooper Street and Showalter Avenue.

Figure 1: Urban Design Historic Archives: Hotel Punta Gorda c. 1887-1896



In 1893, Albert Gilchrist is elected as state representative and appoints Dan Smith, one of the black surveyors, to the DeSoto County board of education. Mr. Smith meets Benjamin Baker at an educator's convention in New Orleans. Industry and

development continue, but with a different emphasis. The Punta Gorda Bank is chartered on October 10, 1893 by Fort Ogden cattleman, Ziba King. His cashier is John Farrington. The bank begins its business operations at Marion Avenue and Cross Street. In 1897, Perry "Bud" McAdow buys controlling interest in the bank and in 1899, the Punta Gorda Bank is granted a State Charter. Local merchant A. C. Freeman becomes mayor in 1900.

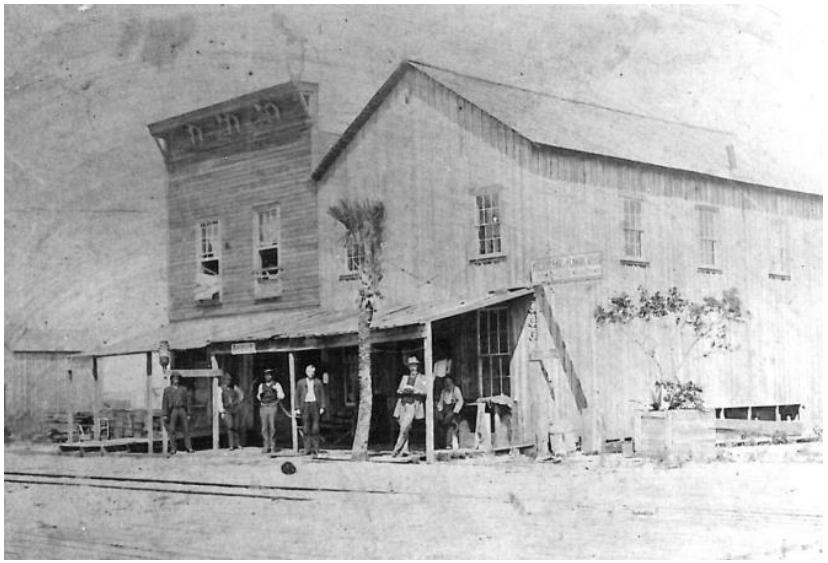
At this time, the cattle industry is thriving. In 1903 a cattle dock is built in Punta Gorda. It is thirty-one hundred feet long and extends out into Charlotte Harbor to a depth of nine feet. Most of the cattle, shipped from the Charlotte Harbor area, are sent to Cuba, but some are marketed to Key West. In 1902 the Atlantic Coast Line takes over the Plant System, which includes 2,220 miles of track including the line to Punta Gorda. In 1904 the Atlantic Coast Line extends the line south from Punta Gorda to Fort Myers. At this time, the telephone line is also extended to Fort Myers from Punta Gorda which was connected two years previously to Arcadia.

A. C. Freeman, who moved to the area in 1889, becomes a city tax collector, councilman, mayor, sheriff, and county commissioner. He builds his first home in 1903 a two story Victorian house, on Marion Avenue at a cost of less than 1,900 dollars. A steel tower is erected on the waterfront near Sullivan Street on land which is now the Charlotte Harbor Event Center. The new tower is sixty feet high with a flag staff twenty feet above the ground from which storm signals may be displayed. This tower is in use until after Hurricane Donna in 1960.

In 1902, Mr. Baker comes to Punta Gorda to teach the black students. "A two room, wood frame "colored school" is built on East Marion Ave. near the water at the end of Cooper Street.

1905 – 1920 AD: The Great Fire and the Rebuilding of Punta Gorda

Figure 2: Urban Design Historic Archives: Commercial Building on King Street c. 1890's



The great fire of 1905 destroys most of wood framed buildings in downtown Punta Gorda. As a result, City Council orders all new construction to be made of brick or concrete. Tin roofs become popular throughout the town. Also in this year, Marian McAdow plants the Banyan Tree, as well as other tropical trees on the grounds of her estate home on Retta Esplanade. The Banyan Tree remains there today.

The Punta Gorda High School is built in the 1890s. Originally a one story building, a second story is added in 1902. The enrollment at that time exceeded 200. Student overcrowding forces the construction of a new school on Taylor Street in 1911. This shipyard, owned and operated by George Brown, becomes the biggest shipyard in southwest Florida. In 1908,

Albert W. Gilchrist is elected Governor of Florida and in 1921, the City Wharf is erected at the foot of Sullivan Street. In 1909, the City of Punta Gorda begins supplying electric power to its residents.

By the turn of the century, Florida's population and per capita wealth are increasing rapidly. The potential of the "Sunshine State" appears endless. By the end of World War I, land developers descend on this virtual gold mine. With more Americans owning automobiles, it becomes commonplace to vacation in Florida. Many visitors stay on, and exotic projects spring up in southern Florida. Some people move onto land made from drained swamps. Others buy canal-crossed tracts through what had previously been dry land. The real estate developments quickly attract buyers and land in Florida is sold and resold. Profits and prices for many developers reach inflated levels.

Punta Gorda is a destination point. Tony Janus of Tampa lands the first airplane in Punta Gorda, a Benoit flying boat on the Peace River in Gilchrist Park, and lumberman Edward V. Babcock of Pittsburg buys two townships east of Punta Gorda along Telegraph-Cypress road to harvest timber. When it became clear the trees would not grow back in a profitable timeframe the land was used for ranching and hunting. He names this the Crescent B. Ranch, still a working ranch today. This same year, City Councilman, Dr. George Stone, proposes to enlarge the waterfront park land by dredging, filling and creating a retaining sea wall along the harbor. The park is squared off with a walkway, with residential lots behind them. Construction of the sea wall is completed, however, the rest of project is blocked by the residents successfully suing to prevent building on this land dedicated for parks by Colonel Isaac Trabue.

In 1914 Hotel Punta Gorda closes temporarily for ten years. In 1915 a fire on the Railroad Dock is a crippling blow to Punta Gorda's economy due to the fact that the fire occurs during the closed season and stored nets and fishing gear are lost. However, commercial fishing remains important to Punta Gorda's economy until after World War II.

The building of a road from Tampa to Miami (named the Tamiami Trail) begins in 1914. The original plan is to divert the Tamiami Trail inland to avoid Charlotte Harbor and the lower Caloosahatchee River at Fort Myers. John Hagan Sr., a resident of Charlotte Harbor Town and a commissioner of DeSoto County, persuades residents on the west coast to rush ahead and build a shell and marl road as well as a "great bridge" over Charlotte Harbor in order to bring the Tamiami Trail back into Punta Gorda. Various road-and-bridge tax districts were established for the purpose. Punta Gorda and Charlotte Harbor Town issued $200,000 worth of bonds. No state or federal money was sought. Work begins on the bridge in 1916.

Also in 1916, the largest shipyard is built in the area, the Cleveland Steam Marine Ways. It is owned and operated by black businessman George Brown. The shipyard services the largest of the ships using Charlotte Harbor and the Peace River. The Cleveland Steam Marine Ways functions as a storage facility for yachts owned by locals and winter residents in the area.

In 1920 the Baltimore Orioles arrive in Punta Gorda for spring training at a multi-use ballpark with full amenities. The facility is constructed at the crossing of Carmelita and Florida Streets. The site now holds the Charlotte County Little League Fields, a BMX track, and a Horse Show Ring.

State government begins to represent a larger proportion of its citizens. Female citizens win the right to vote in 1920 when the Nineteenth Amendment to the United States Constitution becomes law. Also in 1920, the National Prohibition of Alcoholic Beverages becomes effective. Moonshiners and rum-runners spring up in Charlotte Harbor to fill the demand for whiskey. In this same year, Punta Gorda adopts a new City Charter.

1921 – 1925 AD: The Charlotte Harbor Bridge Opens

In 1921 Charlotte, Glades, Hardy, and Highlands Counties split from DeSoto County. Punta Gorda is chosen as the county seat by public referendum for the new Charlotte County. Governor Cary A. Hardee appoints the first roster of county officers. William H. Whitten, a prominent businessman, is appointed County Commissioner. Whitten, a pineapple grower and businessman, advances his own money to complete construction of the first bridge across Charlotte Harbor. The Charlotte Harbor Bridge opens on July 7, 1921.

With the completion of the first bridge across Charlotte Harbor schools begin bussing students from rural communities to the Junior High in Port Charlotte and combine schools in Punta Gorda.

George Brown continues to prosper and buys many investment properties in Punta Gorda. In 1921 Brown donates land, located at the southwest corner of Marion and Nesbit Streets, for the black Masonic Tuscan Lodge 92.

The town continues to change. In 1922 Punta Gorda buys its first fire truck, a British-built Seagrave. Cleve Cleveland is appointed fire chief. The economy is doing well, but as the country heads toward the Great Depression, some industries decline while others prosper. When the Florida Legislature bans the leasing of convicts for private labor in turpentine camps, the turpentine industry begins to decline. The Stephens Brothers Turpentine Camp at Southland suspends operations. They sell its large acreage to Boston-Florida Realty Company for a community development named New Boston under the management of Joel Bean. In 1924, Hotel Punta Gorda is purchased by Barron Collier.

Figure 3: Urban Design Archives: 1924 Aerial Photo of Punta Gorda looking north to Charlotte Harbor



In these years, the Great Florida Land Boom occurs. Henry Chapin buys the Buchan store and pavilion at Englewood and builds the Royal Casino at the end of the pier for dancing, gambling, and illegal liquor. In 1924, because lots at New Boston are not selling so well, Joel Bean renames the town El Jobe An, an anagram of his name, to give it a “romantic” sound. He builds a hotel for prospective customers and obtains permission to rename the post office. Years later the name is shortened by the Postmaster General to El Jobean. In Punta Gorda, H. W. Smith, a local businessman and longtime County Commissioner, constructs the Arcade Building which is a vital part of the business district. Tenants include the U.S. Post Office, a drug store, grocery store, doctor’s office, real estate broker, and jewelry store.

In 1925, a home is built by Joseph Blanchard, an African-American sea captain and fisherman. Upon the death of

Blanchard's last surviving daughter, African American community historian, Bernice Russell purchases the Blanchard House. Since Russell's death, the museum has been open to the public and is operated as a museum celebrating African-American history in the area.

1926 – 1940 AD: The Great Depression Era

Florida's economic bubble bursts in 1926 when money and credit run out when banks and investors abruptly stop trusting the "paper" millionaires. Severe hurricanes sweep through the state in 1926 and 1928 further damaging Florida's economy. Despite these setbacks to the state economy, Punta Gorda continues to see development and change. In 1927, Barron Collier enlarges and remodels The Hotel Punta Gorda with modern plumbing and reopens it as Hotel Charlotte Harbor. Bussing increases Punta Gorda's enrollment to 1,000 students and the construction of Charlotte High School is necessary. In 1926 the Punta Gorda Woman's Club is constructed on Sullivan Street on land donated by Judge William Fenmore Cooper. This structure houses the Punta Gorda Public Library until 1957. The third Punta Gorda Train Depot is built in 1928 in a Mission Revival Style popular in Florida. The entire length of Tamiami Trail connecting Tampa to Miami is completed in 1928. Also in 1928 the Barron Collier Bridge is started to replace the bridge completed in 1921 which was deemed insufficient due to its narrow width. Fish wholesalers move from the King Street Dock to the Dock at Maude Street which would later become Fishermen's Village.

Figure 4: Urban Design Historic Archives: 100 block of Marion Avenue looking east c. 1930's



By the time the Great Depression begins in the rest of the nation in 1929, Floridians had already become accustomed to economic hardship. In 1929 the Mediterranean fruit fly invades the state and the citrus industry suffers. A quarantine is established and troops set up road blocks and check points to search vehicles for any contraband citrus fruit. Florida's citrus production is cut by about sixty percent. Commercial fishing nearly stops because of economic conditions from the hurricanes and the stock market crash in 1929. Fishermen are limited to three hundred (300) pounds of mullet per week, receiving only one cent per pound at times. With the stock market crash the last gasps of the Great Florida Land Boom crash as well.

Punta Gorda continues to grow and construction continues.

In 1929 the first Sacred Heart Catholic Church building was built. The first mass was celebrated Christmas Day, 1929. The Macedonia Baptist Church is organized in 1932 by the Reverend Andrew J. Warren, pastor. The Baron Collier Bridge is completed and dedicated with a free fish fry for the public on July 4, 1931.

In 1937 the requirement that voters pay a "poll tax" was repealed, allowing poor African American and white Floridians to have a greater voice in government. Also in 1937 Sallie Jones, one of the original 21 teachers assigned to Charlotte High School, is appointed as the first female superintendent of schools in the State of Florida and serves 16 years as superintendent. Mr. Baker retires in 1940 after 49 years of teaching and died in 1942. A new school for the African American Community (Baker Center) is constructed. The school remained segregated until 1964 when Charlotte County Schools were integrated. In 1944 the U. S. Supreme Court outlawed a system of all-white primary elections that had limited the right of African Americans to vote.

1941 – 1945 AD: Punta Gorda & World War II

In 1941 the United States enters World War II. The military draft begins. Joyce Hindman, later mayor of Punta Gorda, is the first inducted from Florida. Rationing begins. World War II spurs economic development in Florida. The state becomes a major training center for soldiers, sailors, and particularly for aviators of the United States military and its allies because of its year-round mild climate. Military training airfields are constructed throughout Southwest Florida. In early October 1942, the County Commission assembles acreage for a United States Army Air Corps training field completed by July 1943 near Punta Gorda. More than 750 pilots attend and graduate. This facility is deeded to Charlotte County immediately after World War II, and became the Punta Gorda Airport. Highway and airport construction accelerate so that by the war's end Florida has an up-to-date transportation network ready for use by residents and visitors who arrive in an endless stream.

During this time, six of the seven African-American Bailey Brothers, residents of Punta Gorda, serve in World War II. Charles Bailey became one of the famous Tuskegee Airmen (Red Tails) of the Army Air Corps. Flying the P-40 "Josephine" named for his mother and later the P-51 "My Buddy" named after his father, Lt. Bailey flew over 130 combat missions in North Africa and Europe earning the Distinguished Flying Cross, the Air Medal with four oak clusters, and the Presidential Unit Citation. The other brothers, Maurice (Army), Berlin (Navy), Harding (Navy), Paul (Army), and Arthur (Marines) also served in World War II. The youngest brother, Lt. Carl Bailey, too young for WWII, served in the Air Force flying the F-84 fighter jet in the Korean War.

Fred Babcock assembles 63,000 acres for Babcock-Webb Wildlife Management Area in east Charlotte County. This is part of the Edward V. Babcock land holding assembled in the 1920s. It was logged but found to be too wet for ranching and soils too poor to profitably regrow timber.

In 1942 Benjamin J. Baker, a prominent teacher for the black community, dies. The new Baker Elementary School is named in his honor. In 1944 Hotel Charlotte Harbor at Punta Gorda is sold. The new owners refurbished the old hotel and reopen it as the Charlotte Harbor Spa. In 1945 World War II ends with Charlotte County seeing fifteen of its young men killed in the line of duty.

1946 - 1960 AD: Post War Boom

One of the most significant trends of the postwar era is steady population growth resulting from large migrations into the state from the northern states and other western hemisphere countries, most notably, Cuba and Haiti. The people who make up Florida's diverse population work to make the Sunshine State a place where all citizens have equal rights under the law. Florida's public education system and public places undergo great changes in the 1950s. African American citizens join Governor LeRoy Collins and other white supporters to end discrimination in schools and other institutions. Two large residential developers (General Development Corporation and

Punta Gorda Isles Development Corporation) spur Southwest Florida growth and force the expansion of the district.

Florida's economy becomes more diverse. Tourism, cattle, citrus, and phosphate are joined by new industries like aerospace and technology that greatly expand the numbers of jobs available to residents. When the interstate highway system is built throughout the state, Florida becomes home to major international airports. Industry expands as well as the university and community college systems.

The first hospital in the county is opened in Punta Gorda in August of 1947. There are twelve beds. Also in this year, the County builds a bridge to replace the old Chadwick structure in Englewood. This bridge is named for State Representative Leo Wotitzky, a Punta Gorda resident. In 1950, properties along the Charlotte Harbor, previously platted by Trabue and improved by a seawall construction were combined and renamed to Gilchrist Park in honor of former Florida Governor Albert Gilchrist. In 1951, William H. and Alfred G. Vanderbilt purchase 35,000 acres in Charlotte County for twenty dollars per acre for use primarily as a cattle ranch. The land is later developed as Cape Haze.

Figure 5: Urban Design Historic Archives: Punta Gorda Mall



Communications become more advanced and real estate investment increases and in 1953 the telephone rotary dial system reaches Punta Gorda. The first call is made by Mayor E. J. McCann to his sister in New Jersey. In 1954 cattle baron A. C. Frizzell sells 82,000 acres of his Charlotte County range to Yellowknife Bear Mines, Ltd. and Chemical Research Corporation of Canada in partnership with the Mackle Brothers Construction Company of Miami. In 1955 the Mackle Brothers clear land and build four model homes along Tamiami Trail north of Charlotte Harbor. Investors, recognized as General Development Corporation, name the development Port Charlotte. An advertising blitz launches in northern and foreign cities offering $600 home lots for $10 down and $10 a month. Sales skyrocket.

Alfred M. Johns and Wilber H. "Bud" Cole purchase sand flats at Punta Gorda in 1958. They dredge 55 miles of canals to get the fill they need to raise ground level in order to provide waterfront properties with saltwater access, and initiate the beginnings of Punta Gorda Isles and the largest spurt of development in the area. Around this time, the Punta Gorda library moves from the Woman's Club into its own building. This first library building later converted to the Adventure Museum was destroyed by Hurricane Charley in 2004.

In 1959 the Charlotte Harbor Spa, the final incarnation of the grand hotel originally built by Florida Southern Railroad, a fixture in Punta Gorda since 1888 burns down under suspicious circumstances. The loss of this massive structure leaves a void in the heart of Punta Gorda's historic downtown. This void was temporarily filled by the Punta Gorda Mall, a strip shopping center with ample parking typical of modern suburban development of the type soon to fill Charlotte County. The Mall was purchased and demolition began in early 2004.

1960 – 1989 AD: General Development Period

With the invention of affordable home air conditioning in the 1960s more people move into the area in and around Punta Gorda. Al Johns and Bud Cole continue to plat Punta Gorda Isles and build homes along the newly dredged canals.

Figure 6: Urban Design Historic Archives: Punta Gorda Isles c. 1970's



In 1960 Hurricane Donna rips through Punta Gorda, damaging 1,220 homes and destroying eighteen. Despite this, people continue to migrate into the area. The Charlotte County Art Guild is organized in 1961. In 1963 the Charlotte County Library system is established with branches in Punta Gorda, Port Charlotte, and Englewood. In 1963 Charlotte County schools are integrated with the assistance of Mrs. Bessie Bryant, a Charlotte County native, dedicated community servant, and civil rights advocate. Mr. John Allen later assists in the founding of the NAACP (National Association for the Advancement of Colored People) chapter in Punta Gorda. The Charlotte County Memorial Auditorium is built on Retta Esplanade in 1968. Charlotte Hospital continues to thrive. Opened originally in 1947, with physical expansions in the 1950s and 1960s, the hospital receives accreditation from the Joint Commission on

Accreditation of Hospitals in 1963. In 1965 the hospital adds a 13-bed intensive care unit, a new laboratory, and a 60-bed extended care facility. It is the only one of its design and size in the United States. By 1966 the hospital name is changed to Medical Center.

Utilities and roads are built to meet the needs of the growing population. New schools are built in rapid succession beginning in 1960 and continuing over the next 30 years. In 1970 the Punta Gorda Herald publishes 6 days a week. Tamiami Trail, also known as U. S. 41, expands to four lanes. The Federal Department of Transportation approves the extension of Interstate 75 south from the Tampa Bay area to Naples after appeals from Charlotte County and other Southwest Florida civic leaders. Both the Atlantic Coast Railroad and the Charlotte Harbor & Northern Railway (CH&N) railroad service Punta Gorda. As automobile traffic increases, rail use declines. In 1971, the Atlantic Coast Railroad discontinues passenger service and in 1972 the CH&N Railroad suspended operations abandoning all right-of-ways by 1988. In 1976 the Albert W. Gilchrist Bridge is opened allowing southbound traffic across Charlotte Harbor. A weekly free-circulation "Charlotte Sun" is established in 1979 by Derek Dunn-Rankin, president of Sun Coast Media. This paper expanded to twice weekly, thrice weekly and finally to daily. The "Sun" and Punta Gorda Herald merged under Dunn-Rankin's leadership on Jan. l, 1979. (Lindsay Williams).

In 1981, to serve the growing number of permanent residents, the old Baron Collier Bridge over Charlotte Harbor is replaced with a twin of the Albert Gilchrist Bridge and traffic on U.S. 41 is split onto two one-way streets through the heart of downtown, with Cross Street becoming U.S. 41 Southbound and Tamiami Trail becoming U.S. 41Northbound. With the expansion of U. S. 41 and the building of the new bridge, commercial businesses open along the U.S. 41 corridor. The Punta Gorda Fish Company was located on the Maud Street Dock. In 1977, the City terminated Punta Gorda Fish Co. lease, which made way for the building of Fisherman's Village. By the 1980's, with growth spreading throughout the county, the Charlotte County Government relocates its administration center out of its traditional home in downtown Punta Gorda to Murdock Circle in Port Charlotte. In 1985, the Charlotte County Art Guild builds the Visual Arts Center in Punta Gorda.

In the mid-1980s with all the small and large changes occurring in the area, historic preservation efforts begin to take root in Punta Gorda. In 1985 under threat from demolition to make way for new development, the home originally built by Mayor A. C. Freeman is moved from East Marion Avenue. The Victorian-style home, built in 1903, is transported a few blocks south and east to its new location at 639 Hargreaves Street and restored by volunteers. In 1987, realizing that a great number of historic structures were under similar threat, the citizens and the City sought a $90,000 grant from the State of Florida. This grant funding was used to hire Florida Preservation Services who conducted the first historic resources survey of the city.

This effort led to the designation of the Punta Gorda Residential National Register District as well as the individual listing of several other structures on the National Register of Historic Places including the A. C. Freeman House. This report also resulted in a historic preservation plan providing major goals and recommendations for preservation in the community. With the increase in historic and place awareness, the City of Punta Gorda forms a Revitalization Committee, an advisory board of citizens. The charge of this committee is to research and suggest policies and projects that would stimulate commerce and growth in Downtown Punta Gorda. Efforts include the restoration of Punta Gorda's historic brick streets, decorative street lighting, and other streetscape improvements to historic commercial thoroughfares. City Council dedicates a funding source specifically for the preservation and economic revitalization to historic downtown and surrounding historic neighborhoods.

In 1989 trailer homes at Punta Gorda's Municipal Mobile Home Park on the waterfront are moved out. Contract for public-private development is awarded to Classic Properties of New Orleans. A recession puts the construction at this location on hold. At the end of this decade, the Charlotte Sun and the Punta Gorda Herald merge as a full daily newspaper, known as the Charlotte Sun Herald.

1990 - 2004 AD: Post General Development Period

Rapid growth continues in the state and the county. Even though the suburban-style growth in unincorporated areas of the County far outpaces it, the city continues to grow.

On December 12, 1990, Charlotte High School's main three-story building is added to the United States' National Register of Historic Places. The Punta Gorda Historic Society works with the City to create the Punta Gorda Historical Park. The History Park is established in 1994 and several historic structures are moved to this location. One is the old Cigar Factory cottages, donated to the City by owner Mike Nicholson and the other is the Trabue Land Sales Office. In 1995, City Council officially changes Cochran Street to Dr. Martin Luther King Blvd. Cochran Street, the traditional heart of the African American community, was a small business district during the height of segregation laws in Florida. The name change honoring Dr. King is due to the efforts of Bernice Andrews Russell, a long-time resident and a graduate of the Baker Academy. Mrs. Russell is an activist who works for school integration and becomes the historian of the local African American Community. In addition, Fred Babcock donates the old Atlantic Coast Line Depot to Old Punta Gorda, Inc. for restoration.

In1995, the Punta Gorda Historic Mural Society is established to create public murals that depict local history as part of the downtown revitalization effort. In 2002 to 2003, the City receives a historic preservation grant from the Florida Department of State, the Division of Historical Resources, to update the 1987 survey of historic properties located within the City's Community Redevelopment Area and to develop design guidelines for the National Historic District. The project also entails a survey of the historic structures of the city's eastside (Trabue-Woods) neighborhoods. These resources are key components in developing the city's broader historic preservation efforts. The Blanchard House Museum is established in 2002 to honor the memory of Bernice Andrews Russell. The Center is dedicated to continuing the work of documenting the contributions of the African-American community to Punta Gorda and Charlotte County.

2004 - Present AD: Post Charley Period

The 2004 to 2005 hurricane seasons held Florida tourism at bay with an unprecedented number of tropical storms and hurricanes. On August 13, 2004, the first of these storms to hit Florida, Hurricane Charley, plows up Charlotte Harbor ripping through the heart of Punta Gorda and devastates homes and businesses. In addition, commercial fishing and water-based tourist activities are threatened by severe red tide outbreaks.

After Hurricane Charley, residents and business people vow to pick up the pieces and rebuild. A group of concerned citizens come together and form Team Punta Gorda which becomes one of the most important volunteer groups in the city. TEAM PG grows to over 1,800 members, 350 financial contributors, and 200 active volunteers. The group's mission is to unite Punta Gorda residents for the purposes of collaborating with federal, state, county, and local political leaders in order to re-build and re-vitalize the city.

In 2005, the group hires Correa and Associates, an Urban Design firm with an international portfolio. The 2005 Citizens Master Plan is developed during an intensive 7- day charrette that includes workshops, educational lectures, tours, and the

input of countless citizens. The final result is a visually compelling document that provides the vision upon which to guide the development and redevelopment of Punta Gorda. This document positively influences the numerous projects in the community that are completed post Hurricane Charley.

The City is committed to moving forward and seeks out assistance from the state and federal governments for grants and redevelopment funding. The CRA focuses redevelopment efforts on projects which assist in the rebuilding of our public space. These efforts concentrate on several expansive projects which stress the importance of maintaining our public waterfront and help re-establish the critical mass of structures and economic activity within the downtown area and adjacent neighborhoods. An economic feasibility study, targeting ways to recruit, retain and restore business to the area through the arts, culture, hospitality, tourism, retail recreation and service industries, is completed in 2007. This document becomes part of the City's strategic planning.

Housing recovers slowly after the 2004 hurricane season, particularly non-luxury market rate and affordable housing. Over the next several years projects begin and partnerships form to increase the stock of various housing types. These projects include:

- Joint partnership project between Trabue Woods Economic Development and the Punta Gorda Community Redevelopment Agency to build a two-story townhouse building with eight units;
- The Bernice Russell Community Development Corporation, a group consisting of local community activists, partner with the Punta Gorda CRA/City Council to construct a mixed use development of retail space with affordable rental housing above;
- Joint partnership between the City and the Peace River Land Trust, creates three affordable single family homes;
- Redevelopment of a 184 unit publicly owned subsidized housing project. This development, Gulf Breeze Apartments, is an award winning housing project. The project includes a variety of housing types, recreational facilities, and green spaces all built upon an extension of the existing street grid. This design fully integrates the new project into the existing community.

Many other projects are completed within the area. The A. C. Freeman House, under threat again from the wrecking ball, is moved to West Retta Esplanade after being gifted to the City in 2005. The home is rehabilitated in a prominent gateway location serving as a house museum and office of the Charlotte County Chamber of Commerce. The Indian Statue, carved from the trunk of an Elephant-Ear Tree by internationally known artist Peter Toth in1974, is also saved by the City and relocated beside the A. C. Freeman House. The CRA develops plans for the public property behind the government complex on Harvey Street providing much needed parking and a plaza area. The plaza area links the City Hall Annex, Historic City Hall, and the A. C. Freeman House. The project is completed in 2007. The Historic Charlotte County Courthouse reopens February 29, 2008 after an award winning rehabilitation is completed on the 1928 Courthouse. The Charlotte Harbor Events and Conference Center opens in 2009. This project includes a promenade along the waterfront, relinking the site to the original vision embodied in the plat of the Town of Trabue of a public waterfront. This is a small portion of a Harborwalk linking the Bayfront Punta Gorda Hospital to the east through downtown to Fishermen's Village covering over two miles of the southern shore of Charlotte Harbor.

Hurricane Charley destroys six Charlotte County public schools on August 13, including four in Punta Gorda, Baker Center, East

Elementary, Punta Gorda Middle, and Charlotte High. The School Board spends the next six years rebuilding these schools including the restoration of a three-story building, the Charlotte High School national landmark.

All this reconstruction spurs other developments throughout the downtown. Hotels such as the Harbor Inn-Sheraton and the Wyvern Hotel are completed. Various beautification projects restore some of the canopy trees lost during the hurricane. Infrastructure projects continue to redevelop, restore, and improve roadways and connections from neighborhoods to the downtown business area. The completion of Martin Luther King Blvd, a five phased project, further enhances and encourages re-investment in the Trabue Woods Area, a vital community within the CRA boundaries. The development and implementation of the City's Punta Gorda Pathways, a series of multi-use recreational trails, provide bicycle and pedestrian routes around the city, and safely connects neighborhoods and businesses together. The development of a pedestrian friendly park is completed directly across from the newly renovated Courthouse. This urban park is named Hector House Plaza in honor of the former two-story structure where the incorporation papers for the City were signed in 1887. This structure is demolished in 1988. The property where the original Hector House once stood is now a sitting garden with landscaped bushes, colorful plants, public seating, and chess boards.

Figure 5: Fawley Bryant Photo of Herald Court Parking Centre 2009



Downtown Redevelopment activity also includes the construction of a 400 space municipal parking structure known as Herald Court Centre. Located in the heart of the historic business district, it is a catalyst for future development without risking further destruction of historic buildings due to parking lot construction. Herald Court Centre includes facades which blend into the pattern typically found on historic main streets. The Centre also contains 17,000 square feet of retail space on the ground floor.

City Preservation Efforts

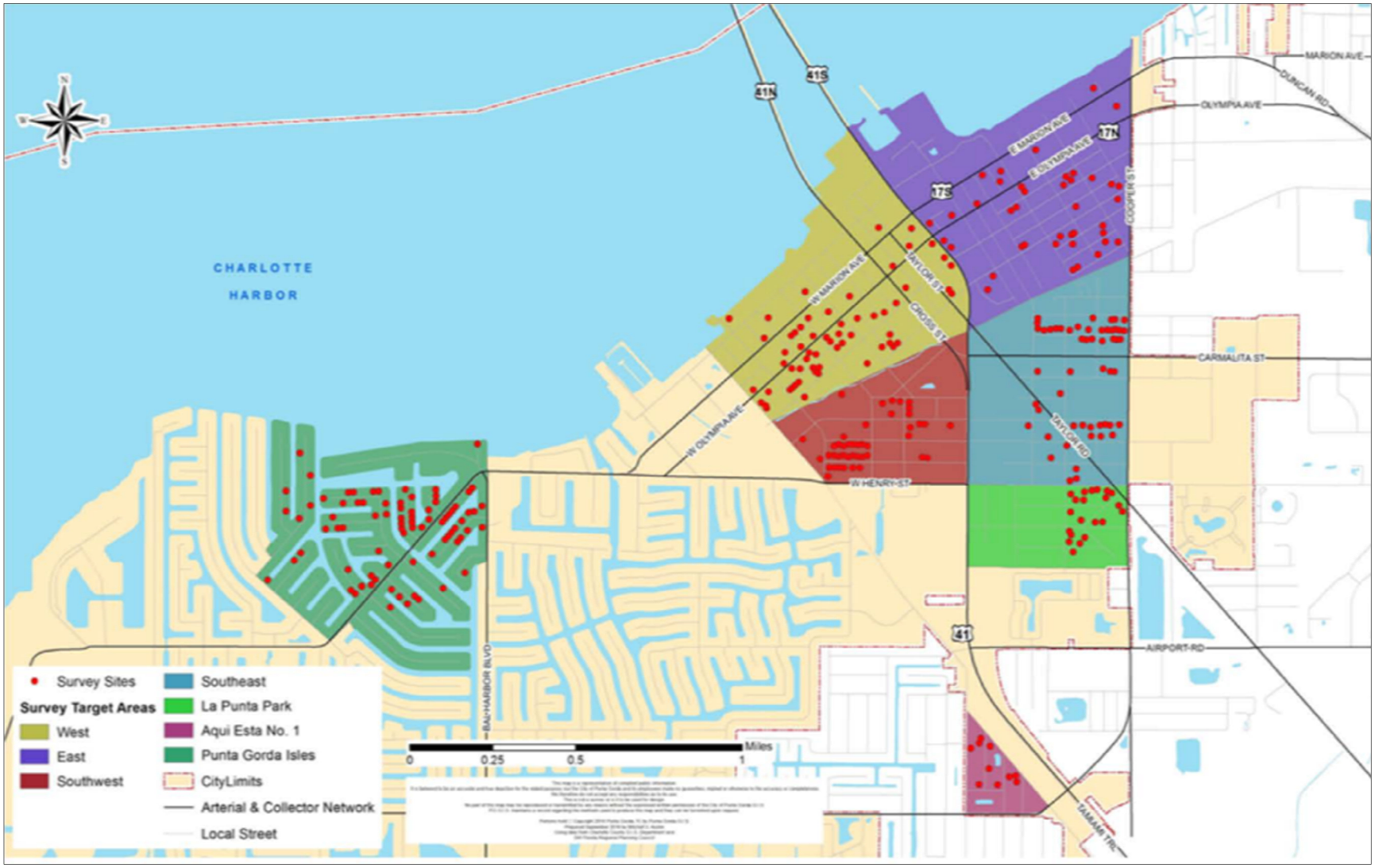
Considering the relatively short period of European habitation in the Southwest Florida region, the City of Punta Gorda contains a substantial concentration of historic structures. Evidence dates back into pre-history with area Calusa Indian settlement mounds and canals. The platting of the Trabue subdivision in 1884 first designates the period of regular European or American habitation in the 1880s. The plat

provides a traditional grid pattern with square blocks of approximately 400 feet on a side. Punta Gorda grows in the historic boom-bust cycles typical of most Florida communities with periods of substantial growth in the late 1880s to early 1910s, the 1920s and again in the post-World War II (1945 to1960) era. The majority of Punta Gorda's historic resources lie within the area of the original Trabue Plat of 1884.

Within the original Trabue Plat area, the City maintains a National Register Historic District covering an area of 52 acres and two locally designated Historic Districts; the Downtown Commercial Historic District (73 acres) and the Trabue-Woods Historic District (80 acres) (Map #7- Historic Districts & Contributing Structures within the City of Punta Gorda). In addition, two structures individually listed on the National Register of Historic Places occur outside of a Historic District as well as numerous structures listed on the Florida Master Site File, the State of Florida's list of historically significant sites. The National Register Historic District and five nationally listed structures are located within the area of the original Trabue plat. In addition to the nationally designated district and structures, the City of Punta Gorda contains over 150 structures listed on the Florida Master Site File.

In 2016, the City completed a citywide historic resources survey that expanded existing information contained in previous historic resource surveys. The survey captured all structures citywide built prior to 1966. A total of 307 sites were surveyed including 269 residential and 38 non-residential structures. The documented buildings demonstrated architectural styles prevalent in mid-century era and post-WWII building and construction. All of these properties are now incorporated into the Florida Master Site File.

Map #66 Historic Resources 2016 Survey Area



Historical Preservation Advisory Board (HPAB)

The City has in place a preservation advisory board as well as cooperative partnerships with several organizations that assist with the review and oversight of historical preservation of structures and resources.

The HPAB is an officially appointed Board of the City of Punta Gorda whose primary responsibility is to advise City Council on all matters of historical importance. One of the key roles of the HPAB is to identify for the City Council historically significant structures and sites that should be considered for the designation as a "Local Historic Landmark" or be nominated for listing on the National Register of Historic Places.

In addition, the Board promotes public awareness of historic preservation and its community benefits. The HPAB may make policy recommendations for the protection of historically significant structures and sites. The Board also carries the responsibility, under the City's Land Development Regulations, to propose recommendations to staff regarding certificates of appropriateness for any potential relocation or demolition, variance, or sign on any structure listed on the Florida Master Site File.

Major City Projects Related to Historic Preservation

- Historic Resources Survey 1987, 1999, 2002-2003, & 2012-2015
- Re-bricking of historic city streets
- Establishment of History Park in partnership with the PG Historical Society
- 2000 Downtown & Eastside Planning Study
- Rehabilitation of the A. C. Freeman House, ownership & maintenance by the City
- Restoration of City Hall after extensive damage from Hurricane Charley 2004
- Restoration of Charlotte High School after extensive damage from Hurricane Charley 2004
- Restoration of historic Charlotte County Courthouse, City funds and political capital expended to ensure county-led project proceeded
- Protected 401 Cross Street house from demolition by moving it to the 400 block of West Olympia Ave transferring ownership to private individual for rehabilitation

Historic Resources at risk from Sea Level Rise

The City of Punta Gorda's Climate Adaptation Plan states that the City of Punta Gorda is currently experiencing climate change. The City recognizes the general consensus that climate change is occurring and understands that it is vulnerable to sea level rise, and other climate change impacts. The City is also aware that these impacts will be greater when coupled with significant storm events that may include flooding, hurricanes, and storm surge. As a result of the changes in global and local conditions that are occurring, the City has made it a priority to develop additional strategies to address impacts associated with coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, saltwater intrusion, groundwater contamination and other impacts related to global climate change and sea level rise.

As part of resiliency planning efforts, in 2018, the City conducted a vulnerability analysis for city-owned critical infrastructure and historic buildings as part of the update to the 2019 Climate Adaptation Plan. The purpose of a vulnerability assessment is to help a municipality or community identify and prioritize structural and social assets that are likely to be impacted by future coastal flooding and sea level rise. A

vulnerability assessment was conducted to address public infrastructure within City limits, with an emphasis on coastal flooding impacts to critical facilities and historic properties. The study highlights the risk that sea level rise imposes on existing historic properties and identifies recommendations and adaptation strategies to address and mitigate those impacts.

Punta Gorda Historical Society (PGHS)

The Punta Gorda Historical Society (PGHS) works to educate the general public about Punta Gorda's history. For nearly 30 years, member efforts provide for the preservation, interpretation, and recounting of local history. Past efforts include preserving historic buildings, authoring books, writing, and directing plays, and creating slide presentations. They also sponsor seasonal tours of historic buildings.

The PGHS is engaged in numerous projects that strive to maintain the architectural and other tangible artifacts of Punta Gorda's past. Projects include:

- Restoration of the Punta Gorda Train Depot, the Cigar Cottage, the Trabue Land Sales Office, the Price House, and most recently the Quednau-Hindman House
- Establishment of a partnership between the Punta Gorda History Park and the City of Punta Gorda
- Fundraising for specific projects

Punta Gorda Historic Mural Society (PGHMS)

The Punta Gorda Historic Mural Society (PGHMS) is a non-profit, 501c (3) organization whose objectives include the revitalization, preservation, and economic enhancement of our community through the painting of murals that depict the history of our area. PGHMS is a volunteer-run organization that commissions locally and nationally known artists in cooperation with property owners to produce murals of lasting beauty and value to the community.

Charlotte County HistoricalSociety (CCHS)

The CCHS is a local non-profit organization whose purpose is to advocate and support local history through education, initiatives, and projects in Charlotte County. To foster public awareness of the rich historical heritage of Charlotte County, Florida and encourage preservation and bolster appreciation of its historical communities.

Punta Gorda History Center (PGHC)

In 2010 a request was made of TEAM Punta Gorda to assist a local private historical collector with a permanent solution in the preservation of his large personal collection of materials relevant to the history of Punta Gorda, Charlotte Harbor and Florida. A group was spun off from TEAM Punta Gorda to address the issue of historical preservation to ensure that future generations will be able to know their rich history. It was agreed that it would be a center for research and education and general public exploration of our unique history. The group became the Punta Gorda History Center, Inc. With the volunteer assistance of many key interested citizens the organization was incorporated and established as a 501(c) (3) corporation. Local groups also include the Punta Gorda Woman's Club, TEAM Punta Gorda, the Punta Gorda Historic Mural Society, the Punta Gorda Historical Society, the City of Punta Gorda, representatives of Charlotte County government and other local historical organizations and many local businesses. Over the course of several years several strategic planning sessions were held, and a roadmap for a center outlining its future direction was established. The Vernon Peeples collection was inventoried, discussions were held with many other local history centers, experts in historical archiving were consulted and, potential funding sources were identified.

The Center contains a wealth of primary and secondary source materials in print, manuscript, audio-visual, and digital formats. This includes books, periodicals, pamphlets, ephemera; newspapers and news clippings; maps; photographs and slides; microfilm and fiche, videos, DVDs, recordings; posters and broadsides; archives and manuscripts; scrapbooks, oral histories, and realia. The material preserved will shed light on many aspects of Punta Gorda history: its geography and ecology; its politics and government, its businesses; and most importantly the lives of its people, those that settled, those that passed through, both the ordinary and extraordinary: explorers, entrepreneurs, frontiersmen, cattle barons, artists, politicians, tourists, etc. The Center serves as a repository, educational facility, and research center for local history. The Center offers classes, research assistance, and information on local history to residents and visitors.

TEAM Punta Gorda

TEAM Punta Gorda was created in 2004 in the wake of the devastation caused by Hurricane Charley. A grass roots entity, their purpose is to bring together residents, business and property owners, and government officials to rebuild and revitalize greater Punta Gorda. Based on the vision established in the 2005 Citizens Master Plan, TEAM Punta Gorda undertakes various projects large and small which enhance and improve the city of Punta Gorda.

The Blanchard House Museum

The Blanchard House Museum, established in 2004, was the vision of Bernice Andrews Russell. Mrs. Russell was a humanitarian, social activist, and historian for the African American community. She felt it was important to document the history and contributions of African Americans in Charlotte County. The Bernice A. Russell Community development Corporation, created in her honor, is dedicated to continuing the work begun by Mrs. Russell. The Blanchard House Museum is an open access, educational institution devoted to the procurement, preservation, study, and display of artifacts and materials related to the history, culture, and contributions of African Americans in the settlement and development of Charlotte County and Southwest Florida.

V. CONCLUSION

As Florida continues to attract tourists and retirees, Punta Gorda's population is projected to increase. Water and other natural resources will play a critical role in the future of the state as well as the city.

With these impending trends, it becomes critical for the preservation of what the City has within its boundary to preserve, protect, and maintain the story of the City of Punta Gorda, as well as the rich and diverse land upon which the city rests. The historic buildings, neighborhoods, and monuments are visual reminders of this story. Each structure, site, or artifact is unique and weaves into one fascinating whole our sense of place.

The City of Punta Gorda will continue to be a leader in planning, protecting, and preserving this rich history. Understanding the importance of historic preservation, the City will embrace emerging trends in urban planning that support historic preservation. The need for this *Historic Element* in the 2045 Comprehensive Plan was identified in the previous Evaluation and Appraisal Report and is the base upon which the City will strengthen and support historic preservation efforts.

The goal of developing this *Historic Element* is to highlight the importance of Punta Gorda's rich and colorful history, provide the community with a tangible link to the past, and represent an opportunity to enhance the economic sustainability through

increased heritage tourism. This *Historic Element* will enable the City to set specific goals, objectives, and policies to ensure that Punta Gorda's past is preserved as a key to its future and continue to build a community that is respectful of the past, in sync with the present and increase its value in the future.

GOALS, OBJECTIVES, and POLICIES

Goal 11.1: Assist the efforts of individuals, organizations, and agencies that enrich our understanding of local history.

Objective 11.1.1: Strengthen communications between the City staff and Historic Preservation Advisory Board (HPAB); and individuals, organizations, and agencies that seek to protect, educate, and preserve our local history.

Policy 11.1.1.1: The City staff and HPAB, as directed by City Council, will engage in communications with those public and private individuals and organizations interested in preserving and protecting the city's significant historical resources.

Measurement: Number of communication documents between those interested in protecting the city's significant resources.

Policy 11.1.1.2: The City staff or HPAB will provide assistance to these groups as requested and as found to be technically and financially feasible.

Measurement: Number of technical and financially feasible requests for assistance.

Objective 11.1.2: Encourage individuals, organizations, and agencies to share information and communicate with the City.

Policy 11.1.2.1: Identify and maintain a list of groups and organizations involved with historic preservation, research, and education and publish this list on the City website.

Measurement: Creation of a list that identifies groups and organizations involved in historical research and publication on the city website.

Policy 11.1.2.2: Contact individuals and invite key people to public meetings and/or discussions sponsored through the City.

Measurement: Assist HPAB in inviting individuals and key persons to speak at meetings and events. Keep a tally of how many speakers attend each meeting.

Policy 11.1.2.3: Provide a venue for the various groups involved in historic preservation to communicate about possible joint projects and initiatives of mutual concern and benefit.

Measurement: Number of joint projects or initiatives produced from City-hosted engagement efforts.

Objective 11.1.3: Encourage other City departments with an interest to become involved in historic research and preservation efforts.

Policy 11.1.3.1: Identify those departments within the City system that may be of service to historic research and preservation.

Measurement: List of departments that may assist and advance historic research and preservation efforts.

Policy 11.1.3.2: Meet with City departments at staff meetings, or in general discussion groups,

to generate ideas on how their department may become involved in historic preservation.

Measurement: Number of individual meetings, staff meetings, and discussion groups performed annually.

Policy 11.1.3.3: Acknowledge the involvement of City departments and their employees in historic preservation by way of internal publications, events, and awards as well as through the press and media.

Measurement: Number of acknowledgements to the departments and employees recognized for their assistance in historic preservation.

Objective 11.1.4: Identify potential opportunities for community members to work together on projects of mutual interests.

Policy 11.1.4.1: Identify potential opportunities for community members to learn about one another's projects.

Measurement: List of opportunities developed from other City and County projects.

Policy 11.1.4.2: Publicize interests and initiatives in the City's weekly and information sharing publications.

Measurement: Number of projects included in the City's Weekly Information and Information Sharing publications.

Policy 11.1.4.3: Provide regular updates to an online publication that reports on work in progress on historic research and preservation.

Measurement: Establish a bi-annual update on historical preservation to be included in the City newsletter, weekly updates, local newspaper, and other publications.

Objective 11.1.5: Follow up on those programs and initiatives that significantly impact the preservation of historic sites and artifacts.

Policy 11.1.5.1: Identify those programs and projects that further historic preservation.

Measurement: Number of programs identified.

Policy 11.1.5.2: Communicate with those manning this project.

Measurement: Provide information to be updated at monthly HPAB meetings.

Goal 11.2: Assist in the development of a single-source repository for historical records and artifacts.

Objective 11.2.1: Strengthen City efforts to maintain a catalogue of historically significant sites and artifacts.

Policy 11.2.1.1: Review the current process used by the City to maintain historical records and information then identify areas that may be challenging to maintain, may need simplification, or may need additional work.

Measurement: Completion of a report that identifies the existing process and the resulting action plan.

Policy 11.2.1.2: Review models from other local, state, and regional organizations, identifying

those that are the most comprehensive and user-friendly.

Measurement: Inclusion of this information in the above report.

Policy 11.2.1.3: Implementation of improvements to the current system through which the City stores and disseminates historic information.

Measurement: Implementation of the data into an organized system made accessible to the public.

Objective 11.2.2: Network with local, state, and federal organizations and agencies that offer historical information and make these available to members of our community.

Policy 11.2.2.1: Identify local, state, and federal organizations and agencies that provide information and documentation relevant to the history of Punta Gorda.

Measurement: List of local, state, and federal organizations and agencies that provide local historic preservation.

Policy 11.2.2.2: Publish a list containing links to organizations and agencies with historical information or documentation relevant to the City of Punta Gorda on the City website.

Measurement: Completion of this list and its placement on the City's webpage.

Policy 11.2.2.3: Support nominations of qualified sites within city limits to the National Register of Historic Places.

Measurement: Number of nominations to the National Register of Historic Places.

Objective 11.2.3: Assist in the promotion of a viable business plan to secure a community-supported, physical location for the deposition of historic books, documents, and artifacts.

Policy 11.2.3.1: Assign a City liaison to work with a committee of those who would like to build a community-supported physical site for the deposition of historic artifacts.

Measurement: Assignment of the Urban Design personnel to act as a liaison to such a committee.

Policy 11.2.3.2: Provide information as requested to the group in the writing of a viable business plan to realize this goal.

Measurement: Provision of information and data to assist in the writing of a viable business plan.

Goal 11.3: Strengthen public understanding of the economic value of historical sites and increase the diversity of funding sources that support historic research, preservation, and promotion.

Objective 11.3.1: Pursue funding through public, private, state, or national entities that support the implementation of this element.

Policy 11.3.1.1: Seek out and apply for grants that will provide resources necessary to fully implement this element.

Measurement: Number of grant applications submitted for resource assistance.

Policy 11.3.1.2: Seek out and apply for grants that cover costs of implementation, such as those that fund comprehensive surveys of historic information.

Measurement: Number of grant applications submitted for surveys dealing with historic preservation.

Policy 11.3.1.3: Seek out and apply for grants that fund preservation of historic sites.

Measurement: Number of grant applications submitted for funding.

Objective 11.3.2: Assist those individuals, agencies, and organizations to find funding sources for programs that forward the goals, objectives, and policies of this element.

Policy 11.3.2.1: Share a list of potential funding sources, identified in Objective 11.3.1, with individuals, agencies, and organizations for programs that forward the implementation of this element.

Measurement: Provision of list of potential funding sources to groups.

Policy 11.3.2.2: Assist by providing information and support for grants written by other organizations for historic preservation activities.

Measurement: Number of grant applications supported.

Policy 11.3.2.3: Provide information to individuals and developers of the potential availability of tax credits and other financial incentives for historic preservation.

Measurement: Dissemination of the information through a pamphlet or web link.

Policy 11.3.2.4: HPAB will undertake educational activities to explain the benefits of historic preservation during their monthly meetings when possible.

Measurement: Number of educational activities undertaken by the HPAB.

Goal 11.4: Strengthen relationships with educational establishments that provide programs that offer research, graduate services, and technical assistance.

Objective 11.4.1: Encourage partnerships between the City and educational institutions including Charlotte County Schools, Florida SouthWestern State College, and the various units of the State University System.

Policy 11.4.1.1: The City will partner with research and graduate students in their projects dealing with the City's historic preservation efforts.

Measurement: Number of educational activities undertaken by Growth Management Staff.

Policy 11.4.1.2: The City, when requested, will engage in educational events or workshops with local Charlotte County Schools to promote historic preservation programs.

Measurement: Number of educational activities requested by the schools and undertaken by Growth Management staff.

Goal 11.5: The City will network with other local, state, and federal agencies that engage in historical research, preservation, and promotion.

Objective 11.5.1: Monitor state and federal legislation related to historic preservation and take positions on matters of local concern.

Policy 11.5.1.1: The City will monitor state and federal legislation related to historic preservation and as directed by City Council, will work with local legislators to initiate new legislation or regulatory changes.

Measurement: Number of new legislation or regulatory changes related to local historic preservation.

Policy 11.5.1.2: Review the impacts of legislation on historic preservation within the city and respond accordingly.

Measurement: Number of legislation bills that require City responses.

Objective 11.5.2: Encourage citizens at the grassroots level to become involved in the decisions made at the local, state, and federal level with regard to historic preservation.

Policy 11.5.2.1: In administrative meetings and/or public meetings, set agenda items that inform local officials, City employees, and citizens of changes or updates in laws, customs, or procedures.

Measurement: Annual number of agenda items/updates added to City Council and other Committee meetings updating and informing the citizenry of changes in historic preservation laws, customs, or procedures.

Policy 11.5.2.2: Participate in workshops and seminars that help citizens understand the implication and impact of local, state, or federal legislation on historic preservation.

Measurement: Number of workshops and seminars that educate the citizens on the implication and impact of local, state, or federal legislation on historic preservation.

Policy 11.5.2.3: HPAB will encourage volunteers, students, clubs, and organizations through their monthly meetings with the implementation of the objectives and policies stated in Goal 11.5.

Measurement: Number of volunteers, students, clubs, and organizations at the grassroots level to become involved in the decisions made at the local, state, and federal level with regard to historic preservation.

Policy 11.5.2.4: Acknowledge advocacy of preservation efforts through annual awards and recognition programs.

Measurement: Number of recognition awards presented to preservation advocates.

Objective 11.5.3: Strengthen network sharing of information and discussion among Florida Preservation Partners in aspects that forward historic preservation.

Policy 11.5.3.1: Participate in meetings, blogs, web-based seminars, and webinars to share

information and discuss ideas and implementation strategies with other preservation partners.

Measurement: Number of meetings, web-based seminars and webinars attended by staff or HPAB members that share information and discuss ideas and implementation strategies with other preservation partners.

Policy 11.5.3.2: Continue to work toward the education of staff and HPAB members on historic preservation through their attendance at State and/or National Conferences.

Measurement: Number of state or national conferences attended by staff and HPAB members.

Goal 11.6: Increase public awareness and engagement with the history of Punta Gorda.

Objective 11.6.1: Actively promote and brand Punta Gorda around a unified downtown historic district, and as a place that values its cultural heritage and historic preservation.

Policy 11.6.1.1: Utilize the City logo for promotional materials.

Measurement: Use of City logo, on HPAB and City historic preservation-related documents.

Policy 11.6.1.2: Encourage community-based programs, such as Gallery Walk, to celebrate Punta Gorda's rich cultural history in its events, programs, and promotions.

Measurement: Number of community-based events which celebrate Punta Gorda's history.

Policy 11.6.1.3: Work together with community organizations with goals consistent with the purpose of this *Historic Element* to expand their program and outreach efforts.

Measurement: Number of partnerships formed which help advance the goals in the Historic Element.

Policy 11.6.1.4: Encourage participation by the city's diverse ethnic communities to celebrate our common cultural heritage.

Measurement: Number of partnerships with the various communities celebrating their contributions to the city's cultural heritage.

Policy 11.6.1.5: Develop a sidewalk plaque program that identifies historic businesses that are no longer in Punta Gorda, but played an important role in its growth and development.

Measurement: Creation of a historic plaque sidewalk program.

Goal 11.7: Support community initiatives that preserve, protect, and celebrate our history.

Objective 11.7.1: Provide support to members of the community whose initiatives forward the goals of this element.

Policy 11.7.1.1: Establish a network of working volunteers, organizations, and agencies that are willing to provide education and technical assistance for historic preservation.

Measurement: Development and maintenance of a list of volunteers, organizations, and agencies that provide education and technical assistance for historic preservation.

Objective 11.7.2: Broadly disseminate via City communication channels, initiatives that may significantly impact the City's historic preservation efforts.

Policy 11.7.2.1: Establish a system where citizens may make their programs and requests known to constituents of our community.

Measurement: Development of a system for the community, through the City's existing website.

Policy 11.7.2.2: Include information on historic preservation projects in their semi-annual e-newsletter to residents and businesses.

Measurement: Inclusion of projects in the City's semi-annual newsletter.

Policy 11.7.2.3: Provide information through monthly historical preservation advisory meetings.

Measurement: Amount of monthly information provided to the HPAB monthly agenda packet.

Goal 11.8: Continually strive to develop ways in which to build a community that is mindful and appreciative of the past, its relationship to the present, and its value to the future.

Objective 11.8.1: Require the implementation of appropriate processes by the City to preserve the value of historic resources within the city.

Policy 11.8.1.1: Establish standards and processes that evaluate historic structures and sites.

Measurement: Review and update the City's Historic Preservation processes and policies every five to ten years.

Policy 11.8.1.2: Review and update local ordinances that preserve and protect historical resources.

Measurement: The review and update of the historic preservation ordinances and subsequent changes if necessary every five years to ten years.

Policy 11.8.1.3: Ensure land use designations and overlays within this comprehensive plan support historic preservation and do not impose additional development barriers to key development opportunity sites.

Measurement: Number of comprehensive plan amendments or zoning changes to preserve, enhance, and encourage historic preservation.

Policy 11.8.1.4: Update and continue to implement architectural standards that demonstrate/promote the appropriate development patterns within existing historic neighborhoods.

Measurement: Completion of architectural standard updates every five to ten years that demonstrate/promote the development patterns of existing historic neighborhoods.

Policy 11.8.1.5: Through Design Studio and Certificate of Appropriateness processes, the City shall work with individuals and developers to prevent the loss of historical sites or structures.

> *Measurement: Number of historic sites that are renovated, rehabilitated, adapted, altered, or restored.*

Policy 11.8.1.6: Review and recommend amendments to City regulations in order to remove obstacles to the rehabilitation of qualified historic sites or structures and urge their continued use or adaptive reuse.

> *Measurement: Number of land development changes to preserve, enhance, and encourage the continued use or adaptive reuse of historic sites.*

Policy 11.8.1.7: Continue to review requests for additions, alterations, rehabilitations, relocations, and demolitions of historically significant structures to ensure that requests are compatible with the continued historic viability of the structures and associated districts through the Certificate of Appropriate process.

> *Measurement: The number of Certificate of Appropriateness applications reviewed.*

Policy 11.8.1.8: Maintain standards for the review of demolitions, rehabilitations, renovations, alterations, relocations, and new construction in historic districts.

> *Measurement: Review schedule of standards every five to ten years for the demolition, rehabilitation, renovation, alteration, relocation, and new construction in historic districts.*

Policy 11.8.1.9: Incorporate historic markers and other educational and informational products or programs into the City Park System including the multi-use recreational trails.

> *Measurement: Number of historic markers or other educational products or programs deployed into the City Parks System.*

Policy 11.8.1.10: Maintain housing policies that continue to promote and protect the historic resources of the city.

> *Measurement: Review of and updates to housing policies as identified in the Housing Element which is updated every seven years.*

Policy 11.8.1.11: Through the Design Studio and the Certificate of Appropriateness processes, the City will advise individuals and developers on additions, alterations, and modifications that are appropriate and support the preservation of Punta Gorda's unique character and history.

> *Measurement: Number of Design Studio applicants requesting a Certificate of Appropriateness issued for additions, alterations, and modifications that are appropriate to historical, cultural, maritime, archeological, and environmentally significant structures.*

Policy 11.8.1.12: Advocate for the modification of project plans through the Design Studio to

minimize adverse impacts on the historical resource.

Measurement: Number of modifications and plans submitted that successfully minimize adverse impacts on the resource.

Policy 11.8.1.13: Within the parameters of the Florida Building Code the Chief Building Official shall consider alternative materials, design, or methods of construction in order to facilitate the rehabilitation, restoration, and reuse of any identified historic structure or site in the city.

Measurement: Number of alternative design or methods accepted.

Policy 11.8.1.14: Require that all land development applications that require a site plan or subdivision plat, review, address, and disclose the potential occurrence of significant historical resources.

Measurement: Number of development applications that review, address, and disclose potential occurrences of significant historical resources.

Policy 11.8.1.15: Establish a long-term relocation and adaptation strategy for historic properties in areas vulnerable to sea level rise as identified in the Punta Gorda Climate Adaptation Plan (updated February 2019).

Measurement: Completion of a long-term relocation strategy for vulnerable historic properties.

Policy 11.8.1.16: Adopt a local register of historic properties and create two new local historic districts, the Downtown Historic District and Grace Street Mid-Century Historic District (Map #7) to reflect the Punta Gorda Master Plan recommendations.

Measurement: Adoption of a local register of historic properties and new local historic districts.

Policy 11.8.1.17: Replace the Bethel-St. Mark Historic District with a new local register neighborhood conservation district (Map #7), as a part of the revisions to the City's Land Development Regulations.

Measurement: Adoption of a local neighborhood conservation district.

CITY COUNCIL
CITY OF PUNTA GORDA
04/ 7/2026

REGULAR AGENDA

Title: Establishment of a Historic Preservation Fund

Funds: Not yet identified.

Recommended Action: For discussion and direction.

Summary: Provides an opportunity for the Historic Preservation Advisory Board and City Council to discuss the potential establishment of a Historic Preservation Fund intended to support the protection, maintenance, and rehabilitation of historic properties within the City. The discussion is intended to include how the fund would be raised, the types of activities or projects that would be eligible for funding, whether the Historic Preservation Advisory Board would be granted authority to recommend or determine the use of some or all of the funds, the role of City staff in managing the fund, and whether additional policies or ordinances would be necessary to implement and govern the program.

Department/Division: Urban Design / City Manager

EXHIBITS: