HISTORIC PRESERVATION ADVISORY BOARD AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
FEBRUARY 26, 2026, 9:00 AM

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

CALL TO ORDER
Roll Call
Pledge of Allegiance
Announcements
Next Meeting

Election of Chair and Vice Chair

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

1. **APPROVAL OF MINUTES**

1.a **January 22, 2026, Meeting Minutes.**

2. CONSENT AGENDA

2.a **CA-03-2026 - 321 Harvey Street - Shed - Information Only**

2.b **CA-04-2026 - 233 E McKenzie St - Fence**

2.c **CA-05-2026 - 117-119 W Marion Ave. - Roof - Information Only**

2.d **CA-07-2026 - 760 West Marion Avenue - Replace Windows - Information Only**

2.e **CA-08-2026 - 503 Palm Ave - Sliding Door - Information Only**

2.f **CA-10-2026 - 551 West Retta Esplanade - Roof - Information Only**

3. **CERTIFICATES OF APPROPRIATENESS**

4. **GENERAL BUSINESS**

4.a **V-07-2025 - A request by Sofia Gardi, Authorized Agent on behalf of Michael T. Heiderman, Authorized Applicant as Manager of 312 Sullivan, LLC, Property Owner, for a variance pursuant to Section 16.10, Chapter 26, Land Development Regulations, Punta Gorda Code, from Chapter 26, Section 3.9(c)(7) to allow a rounded average of one to one ratio commercial area to residential area instead of the required two to one ratio, and from Chapter 26, Section 4.23(a), to allow the existing building to remain as a one-story structure instead of the required two stories for a mixed use building, for the property located at 312 Sullivan Street, Punta Gorda, Florida 33950.**

4.b **Committee Training**

4.c **Baker Academy Proposed Historical Informative Marker**

4.d **Historic Preservation Ordinance Discussion**

4.e **Historic Preservation Fund Discussion**

4.f **Duties of Decision Making Board Discussion**

STAFF COMMENTS

A.C. Freeman House

City Hall Rehabilitation

MEMBER COMMENTS

ADJOURNMENT

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

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

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

CALL TO ORDER

Title: Election of Chair and Vice Chair

Funds:

Recommended Action:

Summary: Annual election of Chair and Vice Chair.

Department/Division: City Clerk

EXHIBITS:

1. Chair Training

An Overview of Chair and Vice Chair Responsibilities

Punta Gorda

Chair and Vice Chair

- Elected each February by members of the board and serve one year.
- Can serve a maximum of 3 consecutive years if reelected.
- As host of the assembly, the Chair performs a number of duties.
- Chair runs meetings in accordance with the agenda.
  - Vice Chair runs meetings in Chair's absence.
  - Ensures proper procedure and decorum is observed.
  - Maintains order during meetings.
- Vote on all motions, unless a conflict of interest exists.
- Chair, or Vice Chair serving as Chair, must relinquish gavel to make or second motions.
- Signs approved minutes.

Required Knowledge

- Understands basic parliamentary procedure, especially for motions.
- Understands procedures for public comment.
- Understands process for legislative and quasi-judicial public hearings.
- Understands and assists staff to enforce the Sunshine Law.
- Understands the basics of the Public Records Law.
- Familiar with bylaws.
- Familiar with approval criteria for quasi-judicial/legislative public hearings.

- The Board Member Handbook covers all of these topics.
- City Clerk's Office staff will provide additional training and is available to answer any questions.

Punta Gorda

Running Meetings

- Ensure a quorum is present, and then call the meeting to order.
- Review the public comment procedures as necessary.
- Use a timer to limit public comment to 3 minutes per individual.
- Place business on the floor by reading an agenda item's title.
- Keep discussions focused.
  - Remind members of purpose of item/remaining areas to be addressed.
  - Call for a motion if no new points are made.
- End side bar conversations between members.
- Ensure proper motions are made.
  - Call for motions when necessary.
  - Ensure a motion is seconded before member discussion begins.
    - A motion dies if not seconded. This result should be announced.
  - Restate the motion.
  - Call for an "aye" vote and "nay" vote.
  - Announce the result of the vote.

Maintaining Order

- Lead by example.
- Adheres to the rules of conduct and ensures board members do too.
- Be fair and impartial in treatment of board members, staff and the public.
- Insist unruly or disorderly individuals be courteous in language and presentation.
- Request individuals who fail to comply to leave the meeting.
- Recess the meeting if order cannot be maintained so that order can be restored.
- Ensure members wait to be recognized before they speak.
- Intervene if board members debate or argue with each other to assert their opinion.
- Use the gavel.

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

APPROVAL OF MINUTES

Title: January 22, 2026, Meeting Minutes.

Funds: Not applicable

Recommended Action: For approval.

Summary: January 22, 2026, Meeting Minutes.

Department/Division: City Clerk

EXHIBITS:

1. January 22, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING MINUTES
JANUARY 22, 2026, 9:00 A.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

MEMBERS PRESENT: David Perry, Chair
Teresa Desguin, Dawn Goode

MEMBERS ABSENT: Stephen Valdes

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

CALL TO ORDER

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

PUBLIC COMMENTS

There were none.

1) APPROVAL OF MINUTES

1.a December 17, 2025, Meeting Minutes.

Exhibits:
Cover Page
December 17, 2025, Minutes

Member Goode **MOVED** to approve the December 17, 2025, minutes, **SECONDED** by Member Desguin.
AYE: Desguin, Goode, Perry
ABSENT: Valdes
MOTION CARRIED.

2) CONSENT AGENDA

Member Goode **MOVED** to approve the Consent Agenda, **SECONDED** by Member Desguin.
AYE: Desguin, Goode, Perry
ABSENT: Valdes
MOTION CARRIED.

2.a CA-74-2025 - 139 West Marion Avenue - Roof replacement - Information Only

Exhibits:
Cover Page
Memorandum
Application

3) CERTIFICATES OF APPROPRIATENESS

3.a CA-02-2025 - 302 Goldstein Street - Demolition

Exhibits:

Cover Page
Memorandum
Application
Property record
Warranty Deed
Structural Report
Street view 1
Street view 2.

Hank Flores, Urban Design Manager, presented the application, reviewing the structural engineer analysis provided with same.
Member Goode confirmed with Hank Flores that the application was CA-02-2026.
Member Desguin opined the demolition request was due to neglect.
Kurt Havel, applicant, reviewed the timeline for his purchase of the property, various meetings he had with staff, difficulties/costs of obtaining insurance, and the condition of the structure.
Member Goode and Member Desguin disclosed a site visit.
Kurt Havel noted the property was now zoned commercial due to the recent repeal of the Land Development Regulations (LDRs), briefly discussing the additional hurdles created by same.
Member Goode acknowledged the repeal of the LDRs had created hurdles for staff, residents, and advisory boards. She then provided a history of the property and previous owners.
Kurt Havel stated the property was listed for 220 days with 0 offers.
Member Goode questioned whether a new home could be built on the property if the existing one was demolished.
Rachel Barry, Zoning Official, stated Kurt Havel was seeking a Vested Rights Determination for the property.
Chair Perry passed the gavel.
Chair Perry **MOVED** to approve the application.
MOTION DIED FOR LACK OF A SECOND.
Chair Perry assumed the gavel.
The Board thanked Kurt Havel for his transparency and diligence in trying to do things the right way.
Member Desguin spoke against people buying historic homes with the intent to demolish.
Hank Flores reminded the Board they could not deny an application; however, they could provide a recommendation to delay.
Member Goode **MOVED** to not recommend approving the application, **SECONDED** by Member Desguin.
AYE: Goode, Desguin
NAY: Perry
ABSENT: Valdes
MOTION CARRIED.
Discussion ensued regarding whether it was necessary for the Board to make a recommendation for delaying the application, with Rachel Barry stating she would get confirmation on same.

Member Goode **MOVED** to recommend delaying the application for the allowed 18 months, **SECONDED** by Member Desguin.
AYE: Desguin, Goode, Perry
ABSENT: Valdes
MOTION CARRIED.

4) GENERAL BUSINESS

4.a AC Freeman House

Exhibits:
Cover Page

Danielle Berhel, Senior Project Manager, noted a new roof had been put on the AC Freeman House and the back landing was being extended.

4.b City Hall Renovation

Exhibits:
Cover Page

Danielle Berhel noted a scope of work was being finalized for the historic portion of City Hall and a design plan had been approved for the chambers.

4.c Joint Meeting with City Council to be held on February 10, 2026

Exhibits:
Cover Page

Danielle Berhel inquired as to items the Board would like on the agenda for the February 10, 2026, joint meeting with City Council.
Member Desguin requested an item regarding the the Board moving to being a decision-making board.
Member Goode requested an item regarding State statutes that pertained to historic preservation.
Member Desguin requested an item regarding assessing fines for neglecting historic structures.
Consensus of the Board was to follow up on the items discussed at the previous joint meeting.
Alexandra Friend, Board Recorder, provided clarification for distributing items between board members, requesting all materials be provided to staff for distribution.

STAFF COMMENTS

There were none.

MEMBER COMMENTS

There were none.

ADJOURNMENT

The meeting adjourned at 10:16 a.m.

_____
Chair

_____
Board Recorder

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

CONSENT AGENDA

Title:	CA-03-2026 - 321 Harvey Street - Shed - Information Only
Funds:	Not applicable
Recommended Action:	No action is required. Staff reviewed the application for the proposed shed for the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.
Summary:	
Department/Division:	Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Rachel Barry, Zoning Official

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

Date: January 20, 2026

Subject: CA-03-2026 – 321 Harvey Street – Install Shed in the Rear of Property

SUMMARY

The applicant, Ronald Everts, would like to install a small six-foot by 12-foot shed on property located at 321 Harvey Street at the rear of the property. The SFR was constructed in 1956. It is not listed on the Florida Master Site File, however, the property is located in the National Register Historic Overlay District. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

Staff reviewed the application to install the shed for the single family residence and recommends that the Zoning Official Approve the Certificate of Appropriateness.

CITY OF PUNTA GORDA

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

January 23, 2026

Ronald Everts
321 Harvey Street
Punta Gorda, Florida 33950
Via email: REINPG@GMail.com

Subject: CA-03-2026

Dear Mr. Everts,

Your application for a Certificate of Appropriateness, CA-03-2026, to place a shed on your property located at 321 Harvey Street, Punta Gorda, Florida 33950, has been approved, noting the confirmation of height via email and plans for painting the home via phone call. The signed application is enclosed for your records.

If you have any questions regarding this Certificate of Appropriateness, please call our office at the above telephone number.

Respectfully,

Rachel Barry

Rachel Barry
Zoning Official

Enclosure (1) Signed Application for Certificate of Appropriateness

cc: Urban Design Staff

Case # CA- 03-2026 Address - 321 Harvey St	Permit #

Punta Gorda

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☒ No Charge – Staff Review (3 business days) **$50.00 Application Fee for HPAB Review** (30-60 business days) ☐ Signage ☐ Variance/Special Exception ☐ Demolish or moving of any structure in whole or in part	☒ Staff Approved ☐ Staff Denied ☐ HPAB Approved ☐ HPAB Denied Comments: Appl. confirmed height via email and plans to paint house similar color via phone Approved by: Rachel Barry

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

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

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

CERTIFICATE OF APPROPRIATNESS CHECKLIST

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

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

1. Owner(s) of Record

Name	[redacted]
Address	
Phone	

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

Name							
Address		City		State		Zip	
Phone		Email address					

Address of Property
321 HARVEY ST
Current Use of Property
S/F RESIDENCE
Description of work to be performed – please be specific and include pictures when necessary
INSTALL 12'x6' SHED

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

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

[redacted] 1-12-26

Signature of Owner or Authorized Agent | Print Name | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of January 12th, 20 26, by Ronald Everts who is personally known to me or who has produced FL DL: E214-526-83-900-0 as identification.

A YSON PASTOR
MY COMMISSION # HH 621121
EXPIRES: December 12, 2028

(Signature of Notary) (Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

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

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

State of Florida
County of Charlotte

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

(Signature of Notary) (Seal)

CITY OF PUNTA GORDA PERMIT APPLICATION

CODE	DATE:	PERMIT#:
23 - FBC		26 - 196922

JOB ADDRESS:	UNIT #:	BUILDING #:	PHASE #:
321 HARVEY ST			

BLOCK:	LOT:	SECTION:	SUBDIVISION:	PROJECT/CONDO NAME
46	PARTIAL 2 & 3	07	EVERTON	

OWNER NAME [redacted]

CONTRACTOR'S BUSINESS NAME:	MAILING ADDRESS	ZIP	PHONE
OWNER BUILDER			

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

ARCHITECT:	ENGINEER:

USE OF BUILDING:

- [X] SINGLE FAMILY
- [ ] DUPLEX
- [ ] MULTI-FAMILY
- [ ] COMMERCIAL, DESCRIBE
- [ ] BUILDING – DESCRIBE BELOW
- [ ] CLEAR & FILL
- [ ] MOBILE HOME
- [ ] SPRINKLER
- [ ] WATERWAY CONSTRUCTION
- [ ] RIGHT-OF-WAY CONSTRUCTION
- [ ] UTILITIES
- [ ] SIGN
- [ ] MODEL HOME
- [ ] EVENT/SALE
- [ ] GRAND OPENING
- [X] OTHER – DESCRIBE BELOW

DESCRIPTION OF WORK – SPECIFICALLY: INSTALL 6' X 12' PRE FAB SHED

VALUATION OF WORK: $4,400

SETBACK: LEFT	RIGHT	FRONT	REAR	S.F. LIVING	S.F. TOTAL
12.4'	12.4'	92.78	31		72

TYPE OF CONSTRUCTION	NUMBER OF STORIES	ZONING DISTRICT	FLOOD ZONE	FLOOD ELEVATION	LOT TYPE
PRE FAB STEEL Shed	1	NR	AE		

NUMBER OF STORIES:	CITY IMPACT FEE ASSESSMENT	COUNTY IMPACT FEE ASSESSMENT	RADON TAX	ADDITIONAL FEES

- [ ] D.R.C. #_____
- [ ] VARIANCE #_____
- [ ] SPECIAL EXCEPTION #_____
- [X] HISTORIC

PERMIT FEE | TOTAL ALL FEES

FILE COPY

SPECIAL CONDITIONS:

NOTICE

Separate permits are required for electrical, plumbing, heating, ventilating, air conditioning, roofing, and lawn sprinklers. This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

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

CONTRACTOR/(QUALIFIER) SIGNATURE Ron Everton DATE 1.13.26

SIGNATURE OF OWNER (IF OWNER/BUILDER) DATE

ACCEPTED BY: AMP	DATE 1/13/26
PLANS CHECKED BY: BM	DATE 1-14-26
APPROVED FOR ISSUANCE BLDG: BM	DATE 1-14-26
SPECIAL APPROVALS:	DATE
APPROVED R.O.W. CONST.:	DATE
APPROVED FIRE DEPT.:	DATE
APPROVED ZONING:	DATE
APPROVED HISTORIC:	DATE

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

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

Blueprint Information for Eave/Streamline/Barn

Plan Tracking # 41435

This is a factory manufactured State approved storage building, this building is not built on site.

Product Approval #'s

Swing Doors- Elixir 17996.1

Roll Up Doors- Janus 21450.10

Windows- Pocahontas 12940.1

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS

March 8, 2024

[redacted]

RE: [redacted]
Plan # SBS EBS-180C-23

Dear Mr. Campbell,

Pursuant to the requirements of the Department of Business & Professional Regulation, the above referenced documents have been reviewed for compliance with:

2023 Florida Building Code, 8th Edition
2020 National Electrical Code (NFPA-70)

All mandatory comments have been satisfied and plans are approved for construction by a currently approved modular building manufacturer.

These documents were reviewed for only what is to be constructed in the factory. Any work performed at the site, such as the foundation, is under the authority and jurisdiction of the local Building Official.

Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved, and constructed under the State of Florida's Manufactured (Modular) Building Program to make the building, code compliant, for the intended use.

A signed and sealed set of plans are maintained on file with Top Line Engineering, LLC.

If you require my assistance in any way, please do not hesitate to contact me.

Thank you.

Respectfully,

William E. Neary, III
Plans Examiner
SMI-79, SMP-51, ICC 5185040, LSUCCC U02478
Business Partner
Top Line Engineering, LLC
BILL.TLE@yahoo.com

PLEASE NOTE:
Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.

Auburndale Factory Lot



Current Size: 6x12

Full View Center Items

Monoslope

Style

Size

Material

Color

Exterior

Need a bigger door or an additional window for your shed? A
and move positions of components on your own with the size

Door

- Left: Double MH Door 73"x80" Insulated

Windows

Vent

Interior

Upgrades

Auburndale Factory Lot



Current Size: 6x12



Current Size: 6x12

Auburndale Factory Lot



Current Size: 6x12

Full View Center Items

Monoslope

Exterior

Interior

Frame Material

- ○ 24" O.C Wood Framing
- ○ 24" O.C Metal Framing
- ● 16" O.C Metal Framing

Loft

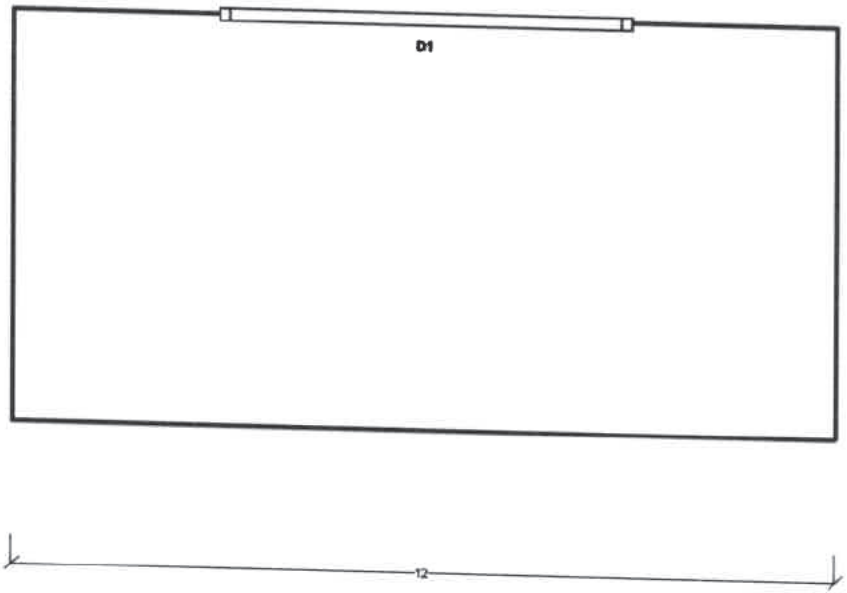
- ● None
- ○ 4' Front
- ○ 4' Back
- ○ 4' Front & Back

Electrical Package

- ● None
- ○ Electrical Package ⓘ

Upgrades

Left



Right

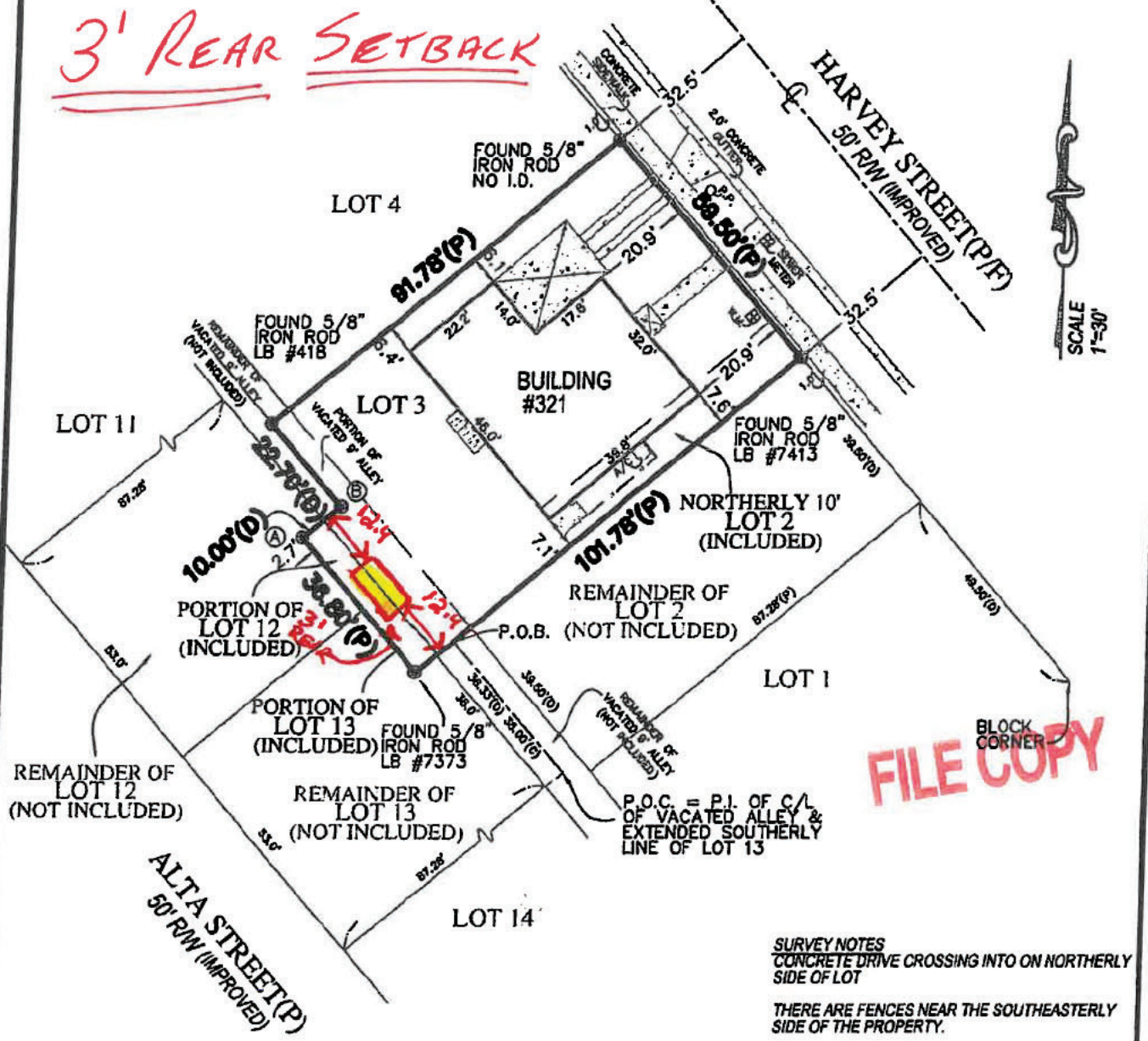
Monoslope 6x12

SYMBOL LEGEND

D1 Double MH Door 73"x80" Insulated

BOUNDARY SURVEY

3' REAR SETBACK



FILE COPY

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO ON NORTHERLY SIDE OF LOT

THERE ARE FENCES NEAR THE SOUTHEASTERLY SIDE OF THE PROPERTY.

Ⓐ= *FOUND 5/8" IRON ROD, LB #7373*

Ⓑ= *SET 1/2" IRON ROD, LB #7893*

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) Kenneth J Osborne

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth Osborne Digitally signed by Kenneth Osborne Date: 2017.10.27 15:34:27 -04'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

Florida dbpr Department of Business & Professional Regulation

[redacted]

Halsey Beshears, Secretary

Ron DeSantis, Governor

April 04, 2025

Melissa Smith

Smithbilt Industries, Inc.
1061 Highway 92 West
Auburndale, FL 33823

RE: Manufacturer Certification, ID MFT-208; Expiration Date: April 02, 2028

Dear Melissa Smith

It is my pleasure to inform you that Smithbilt Industries, Inc., located at 1061 Hwy 92 West, n/a, Auburndale, FL 33823, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, to manufacture Storage Sheds, Manufactured Buildings for installation in Florida.

Construction or modification on a manufactured building cannot begin until the Third Party Agency has approved the plans in accordance with the current Florida Building Code. Your Third Party Agency is a contractor for the Department and has statutory authority and responsibilities that must be met to maintain approved status. You may expect and demand quality plans review and inspections..

FILE COPY

Each Code change will make your plans obsolete until they have been reviewed, approved and indicated [on the cover page of the plans] for compliance with the Code by your Third Party Agency for plans review. Please ensure that your plans are in compliance and are properly posted on our website. All site-related installation issues are subject to the local authority having jurisdiction.

The Department's contractor will make unannounced monitoring visits at least once each year. You must grant complete access to your manufacturing facility and records to remain in compliance with the rules and regulations of this program.

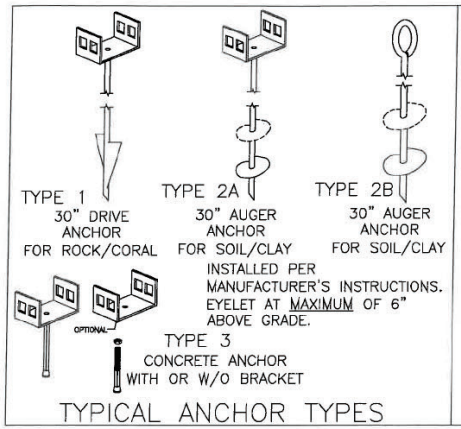
Your certification is approved for three years from this date. You will receive a renewal notice by Email generated by the BCIS (www.floridabuilding.org) for online renewal. If you have questions you may contact Robert Lorenzo at 850-717-1835 or our FAX at 850-414-8436.

Please visit our website at www.floridabuilding.org to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,

Robert Lorenzo
Manufactured Buildings Program

cc: Top Line Engineering, LLC



TYPICAL ANCHOR TYPES

TABLE 1 – 180C
ANCHORING TO CONCRETE

SHED WIDTH	MAXIMUM ANCHOR SPACING
24'–0"	4'–0"
20'–0"	6'–0"
16'–0"	6'–6"
14'–0"	7'–0"
12'–0"	8'–0"
10'–0"	9'–0"
8'–0"	10'–0"
6'–0"	12'–0"

TABLE 2 – 180C
30" AUGER ANCHOR SPACING

SHED WIDTH	MAXIMUM ANCHOR SPACING
UP TO 16'–0"	8'–0"
16'–1" TO 20'–0"	6'–0"
20'–1" TO 24'–0"	4'–0"

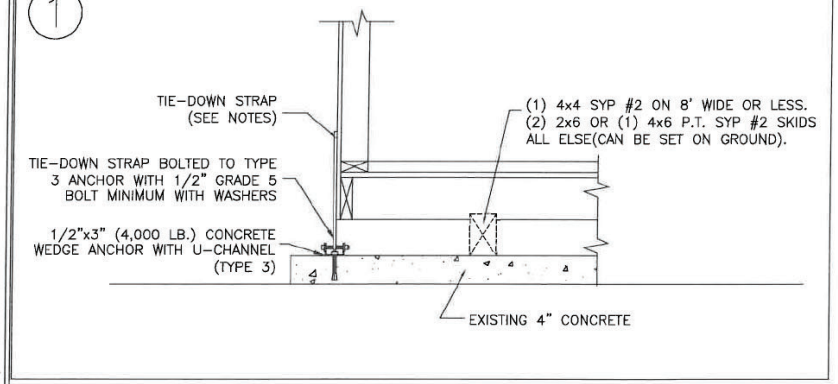
SMITHBILT INDUSTRIES, INC.

CODE INFORMATION	
CODE VERSION	FBC 2023 8th Edition ASCE-7-22
MANUFACTURER	SMITHBILT SHEDS
AGENCY	N/A
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	Vult-180mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300lb POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	75/125PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ.FT. OR LESS

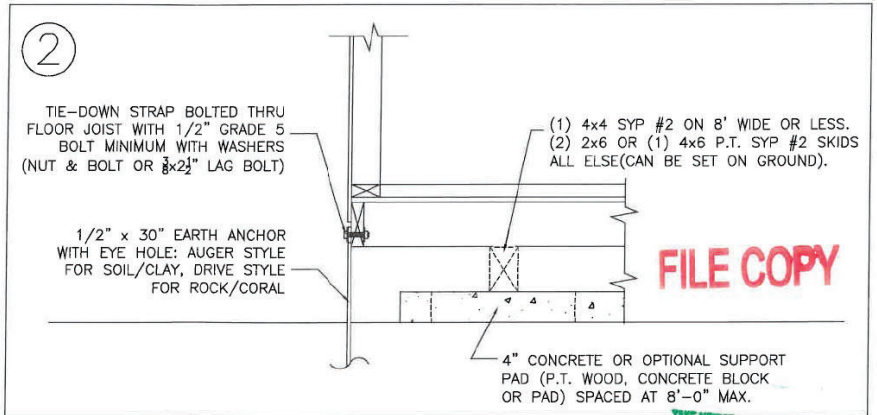
REVISIONS

REV	DESCRIPTION	DATE	BY
1	REVISED NOTES & CONCRETE ANCHOR	2/18/19	MTB
2	2020 FBC	12/29/20	MTB
3	WIDTH/LENGTH NOTE(13)	1/6/22	MTB

1



2



FILE COPY

TAKE NOTICE
FLOW THROUGH CAPABILITY REQUIRED
PROVIDE A MINIMUM OF 1 SQ. FT. OF PERMANENT OPENINGS FOR EACH 144 SQ. FT. OF FLOOR AREA TO BE LOCATED NOT MORE THAN 12 INCHES ABOVE GRADE LEVEL.

TIE–DOWN NOTES:

1. ANCHOR SPACING IS DESIGNED AS PER ASCE–7.
2. ALL MEASUREMENTS ARE CENTER–TO–CENTER.
3. TIE–DOWN STRAPS CAN BE MINIMUM: 1–1/4" x 0.035" GALVANIZED STEEL, FEDERAL SPECIFICATIONS QQS–781–H, TYPE–1, FINISH–B, GRADE–1 OR 1/4" STEEL CHAIN WITH MINIMUM 1,200 LB TENSILE STRENGTH
4. CONNECTING HARDWARE TO HAVE 4,725 LB. MINIMUM ULTIMATE CAPACITY (3,150 LB. x 1.5).
5. ALL EARTH ANCHORS SHALL HAVE A MINIMUM 4,300 LB. CAPACITY.
6. EARTH ANCHORS LOCATED AT EACH CORNER, MAXIMUM 16" FROM END (4 MINIMUM PER BUILDING), AND SPACED AS PER TABLE 2A,B,C DEPENDING ON SHED WIDTH, WIND SPEED, AND EXPOSURE. ANCHORS NOT NEEDED ON ENDS.
7. CONCRETE ANCHORS TO BE SPACED AS PER TABLE 1A,B,C DEPENDING ON SHED WIDTH, WIND SPEED, AND EXPOSURE.
8. CONCRETE ANCHORS TO HAVE A MINIMUM OF 4" COVER (DISTANCE FROM ANCHOR TO EDGE OF CONCRETE).
9. MINIMUM SOIL BEARING CAPACITY IS 2,000 PSF (TYP.)
10. EARTH ANCHORS AND CONCRETE ANCHORS MAY BE USED IN CONJUNCTION PROVIDED THAT THE SAME MAXIMUM SPACING IS FOLLOWED FOR EACH ANCHOR TYPE.
11. CONCRETE BLOCKS CAN BE OPTIONALLY CAPPED WITH APPROVED ABS CAP BOARDS (OLIVER TECHNOLGIES, INC. MODEL#OTICB1, OTICB2 OR EQUIVALENT)
12. HOLLOW OR SOLID CONCRETE BLOCKS (8"x8"x16") MAY BE STACKED ON PADS FOR HIGH SETS UP TO 48" WITHOUT REINFORCING.
13. THE SHED WIDTH IS THE TRUSS WIDTH(GABLE END). THE SHED LENGTH IS DICTATED BY THE NUMBER OF TRUSSES.

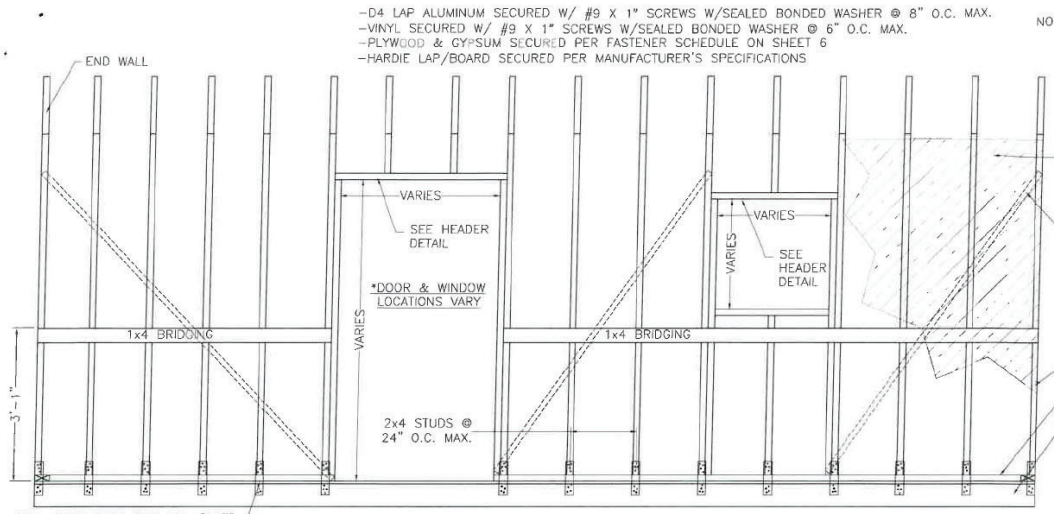
TITLE: MASTER ANCHORING PLAN

Drawn By: MTB
Date: 3/8/17
Scale: N/A
Model#: SMITHBILT SHEDS

1/30/24

Matthew T. Baldwin P.E.
Florida License #64608

Sheet: AP–1 OF 1

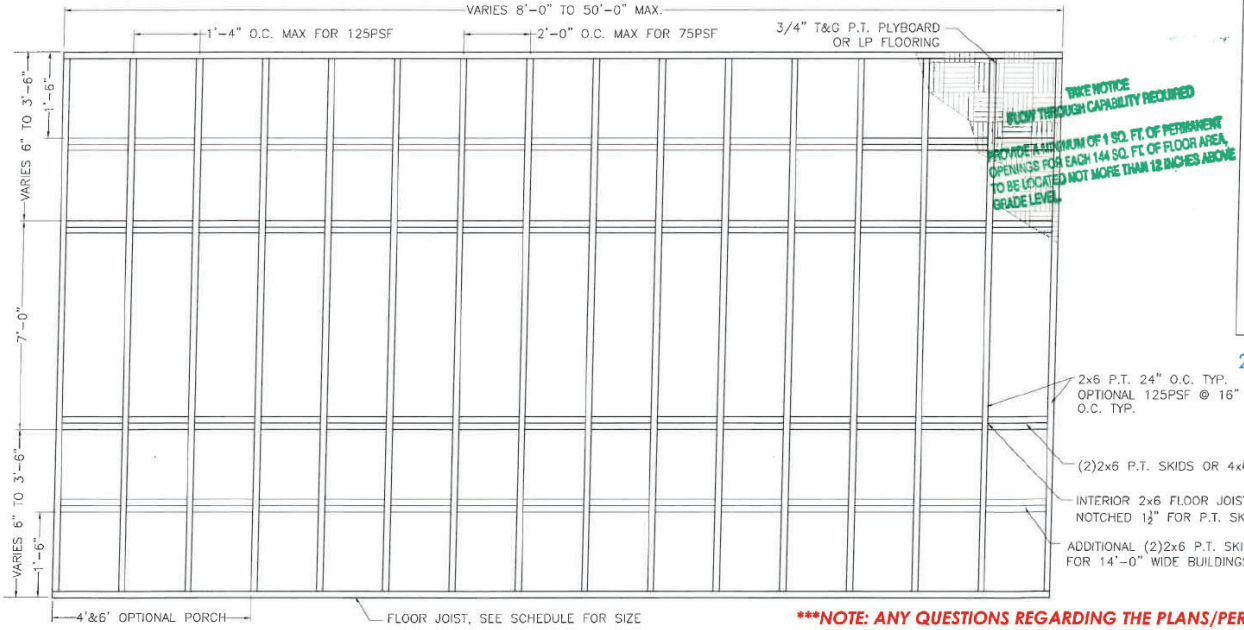


STANDARD WALL DETAIL
WITH DOOR & WINDOW OPTIONS

NOTE: WALL FRAMING MEMBERS ARE CONTINUOUS FROM FOUNDATION SILL TO ROOF AND SECURED TO ENSURE A CONTINUOUS LOAD PATH. WHERE WALL MEMBERS ARE NOT CONTINUOUS, SHEET METAL CLAMPS, TIES, OR CLIPS SHALL BE FORMED OF GALVANIZED STEEL OF NOT LESS THAN 0.040" NOMINAL THICKNESS.

PLANS ARE APPROVED FOR THE HEIGHTS OF ALL COMBINATIONS OF WALL HEIGHTS AND WIDTHS LISTED.

SIDE WALL & FLOOR LAYOUTS	1
END WALL LAYOUT	2
ROOF/TRUSS LAYOUT	3
OPTIONAL PORCH LAYOUT	4
HEADER DETAILS/DOOR	5
FASTENER SCHEDULE	6
ELECTRICAL	7



*FOR GROUND CONTACT (& FLOOD ZONES)
SKIDS: UC4B MCA 0.23
FLOOR SHEATHING: UC3B 0.06 EXTERIOR ABOVE GROUND

FLOOR FRAMING PLAN

HVHZ APPROVED

GENERAL NOTES

1. BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY.
2. IN ACCORDANCE WITH FLORIDA STATUTE 553.80 (1) D F.S., LAWN STORAGE BUILDINGS AND STORAGE SHEDS BEARING THE INSIGNIA OF APPROVAL OF THE DEPARTMENT ARE NOT SUBJECT TO S. 553.842. (FLORIDA PRODUCT APPROVALS) BUT SHALL MEET THE DESIGN WIND LOAD REQUIREMENTS OF THE 2023 FBC, 8th EDITION. COMPONENTS AND CLADDING PRODUCTS USED TO CONSTRUCT THE SHED ARE SUBJECT TO SECTION 553.8425, F.S., AND SECTIONS 1703.5-1703.5.4, OF THE FLORIDA BUILDING CODE.
3. IN ACCORDANCE WITH FBC 1609.1.2 (3), AND FBC SECTION 1626.1 EXCEPTION (F): STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF LESS THAN 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE.
4. IN ACCORDANCE WITH FBC 1010.1.1, EXCEPTION (10.) BUILDINGS THAT ARE 400 SQUARE FEET OR LESS AND THAT ARE INTENDED FOR USE IN CONJUNCTION WITH ONE-AND TWO-FAMILY RESIDENCES ARE NOT SUBJECT TO THE DOOR HEIGHT AND WIDTH REQUIREMENTS OF THIS CODE.
5. THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R101.4.2.4, R402.1, EXCEPTION 12
6. IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 61-41.009, PHOTOCOPIES OF APPROVED PLANS SHALL BE SUFFICIENT FOR LOCAL PERMIT APPLICATION DOCUMENTS OF RECORD FOR THE MODULAR BUILDING PORTION OF THE PERMITTED PROJECT.
7. IN ACCORDANCE WITH FBC 107.3, EXCEPTION (1), BUILDING PLANS APPROVED PURSUANT TO SECTION 553.77(5), FLORIDA STATUTES, AND STATE-APPROVED MANUFACTURED BUILDINGS ARE EXEMPT FROM LOCAL CODES ENFORCING AGENCY PLAN REVIEWS EXCEPT FOR PROVISIONS OF THE CODE RELATING TO ERECTION, ASSEMBLY, OR CONSTRUCTION AT THE SITE. ERECTION, ASSEMBLY, AND CONSTRUCTION AT THE SITE ARE SUBJECT TO LOCAL PERMITTING AND INSPECTIONS.
8. ALL WINDOWS AND DOORS SHALL MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE 2023 FBC, 8TH EDITION.
9. COMPONENTS/CLADDING SHALL BE IN COMPLIANCE WITH THE 2023 FBC 8TH EDITION.
10. METAL FLAT STRAPS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. FLAT METAL STRAPS CAN BE BENT AROUND STRUCTURAL MEMBERS, WALL STUDS, TRUSSES, CHORDS, ETC. TO HELP SECURE THESE MEMBERS, PROVIDED THAT THE ADDED BEND DOES NOT INTERFERE WITH ANY OF THE EXISTING BREAKS/BENDS IN THE STRAP PER THE MANUFACTURER'S SPECIFICATIONS.
11. HVHZ COMPONENTS UTILIZED FOR SHEDS REQUIRE THAT INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
12. FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
13. REFER TO TIE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
14. GUTTERS SHALL BE SITE INSTALLED AND SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
15. SHEDS LOCATED IN FLOOD HAZARD AREAS MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.
16. IF A WALL IS FRAMED FOR FUTURE HVAC UNITS, UNIT INSTALLATION SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
17. WINDOWS AND DOORS INSTALLED BY THE CUSTOMER SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
18. ALL LUMBER FOR CONSTRUCTION WILL BE #2 SYP EXCEPT AS NOTED.

2024-03-08 TOP LINE ENGINEERING, LLC APPROVAL

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

NOTE: ANY QUESTIONS REGARDING THE PLANS/PERMITTING SHOULD BE DIRECTED TO THE MANUFACTURER, WHOSE CONTACT INFORMATION IS FOUND IN THE TITLE BLOCK OF THE PLANS.

APPROVED FOR HVHZ USE
FBC 1626.1 EXCEPTION: F. STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF 720 SQUARE FEET (67 M2) OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE. THIS SHED CAN BE USED IN HVHZ AREAS AND IS EXEMPT FROM HVHZ DESIGN REQUIREMENTS; BUT STILL MEETS LOAD/PRESSURE REQUIREMENTS.

THIS ITEM HAS BEGIN DIGITALLY SIGNED AND SEALED BY MATTHEW BALDWIN, PE, ON 3/11/2024. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SMITHBILT INDUSTRIES, INC.
1061 U.S. 92
AUBURNDALE, FL 33823
PHONE NUMBER: (863) 665-376
FAX NUMBER: (863) 665-0159

CODE INFORMATION

CODE VERSION	FBC 2023 8th Edition, ASCE-7-2020 REF
MANUFACTURER	SMITHBILT SHEDS
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	Vult=180mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300lb POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	75/125PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ.FT. OR LESS

REVISIONS

REV	DESCRIPTION	DATE	B

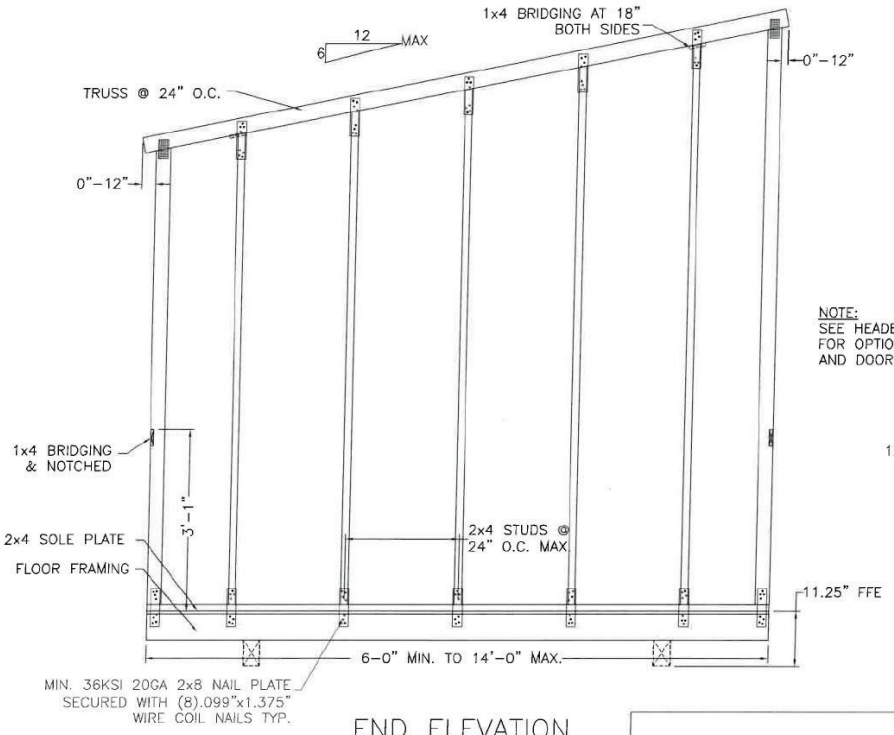
Drawn By:	MTB
Date:	2/4/2024
Scale:	NTS
Model#:	SBS-M-180C

MATTHEW T. BALDWIN LICENSE NO. 84608 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Matthew Baldwin
Date: 2024.03.11 14:04:47 -04'00'

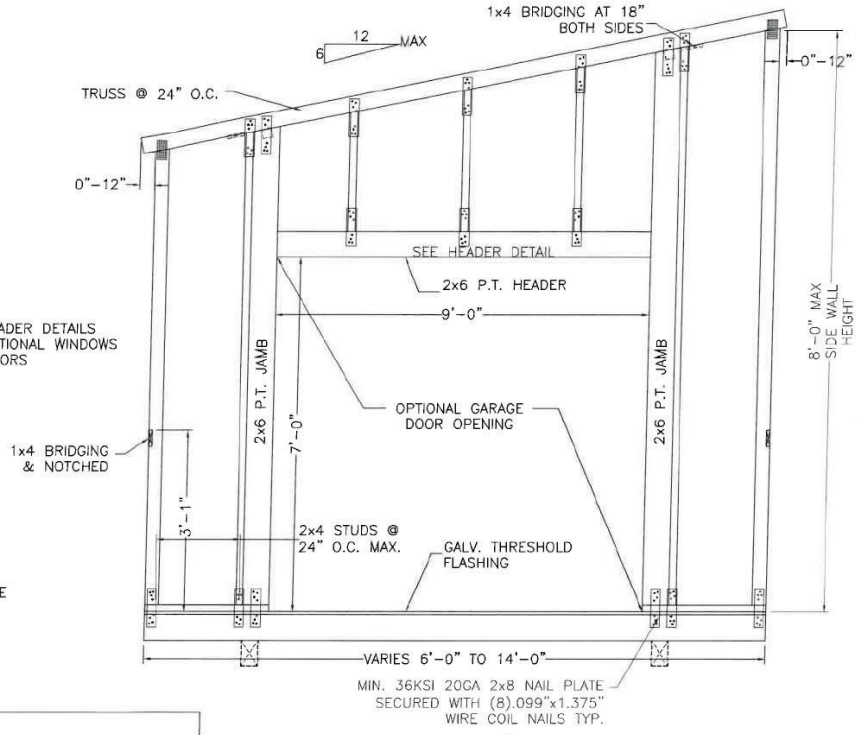
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Sheet: FRPR-1 OF 7

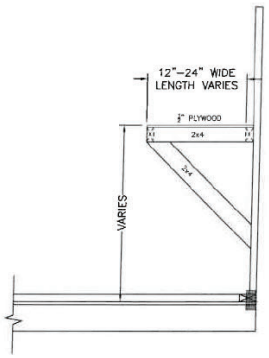


END ELEVATION
WITHOUT DOOR

NOTE:
SEE HEADER DETAILS FOR OPTIONAL WINDOWS AND DOORS



END ELEVATION W/GARAGE DOOR



OPTIONAL WALL SHELVING
LOCATION, WIDTH AND LENGTH VARY

TAKE NOTICE
FLOW THROUGH CAPABILITY REQUIRED

PROVIDE A MINIMUM OF 1 SQ. FT. OF PERMANENT OPENINGS FOR EACH 144 SQ. FT. OF FLOOR AREA, TO BE LOCATED NOT MORE THAN 12 INCHES ABOVE GRADE LEVEL.

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

2024-03-08 TOP LINE ENGINEERING, LLC APPROVAL

SMITHBILT INDUSTRIES, INC.
1061 U.S. 92
AUBURNDALE, FL 33823
PHONE NUMBER: (863) 665-376
FAX NUMBER: (863) 665-0159

CODE INFORMATION	
CODE VERSION	FBC 2023 8th Edition, ASCE-7-2020 NEC
MANUFACTURER	SMITHBILT SHEDS
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	V_{ult}=180mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300lb POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	75/125PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ.FT. OR LESS

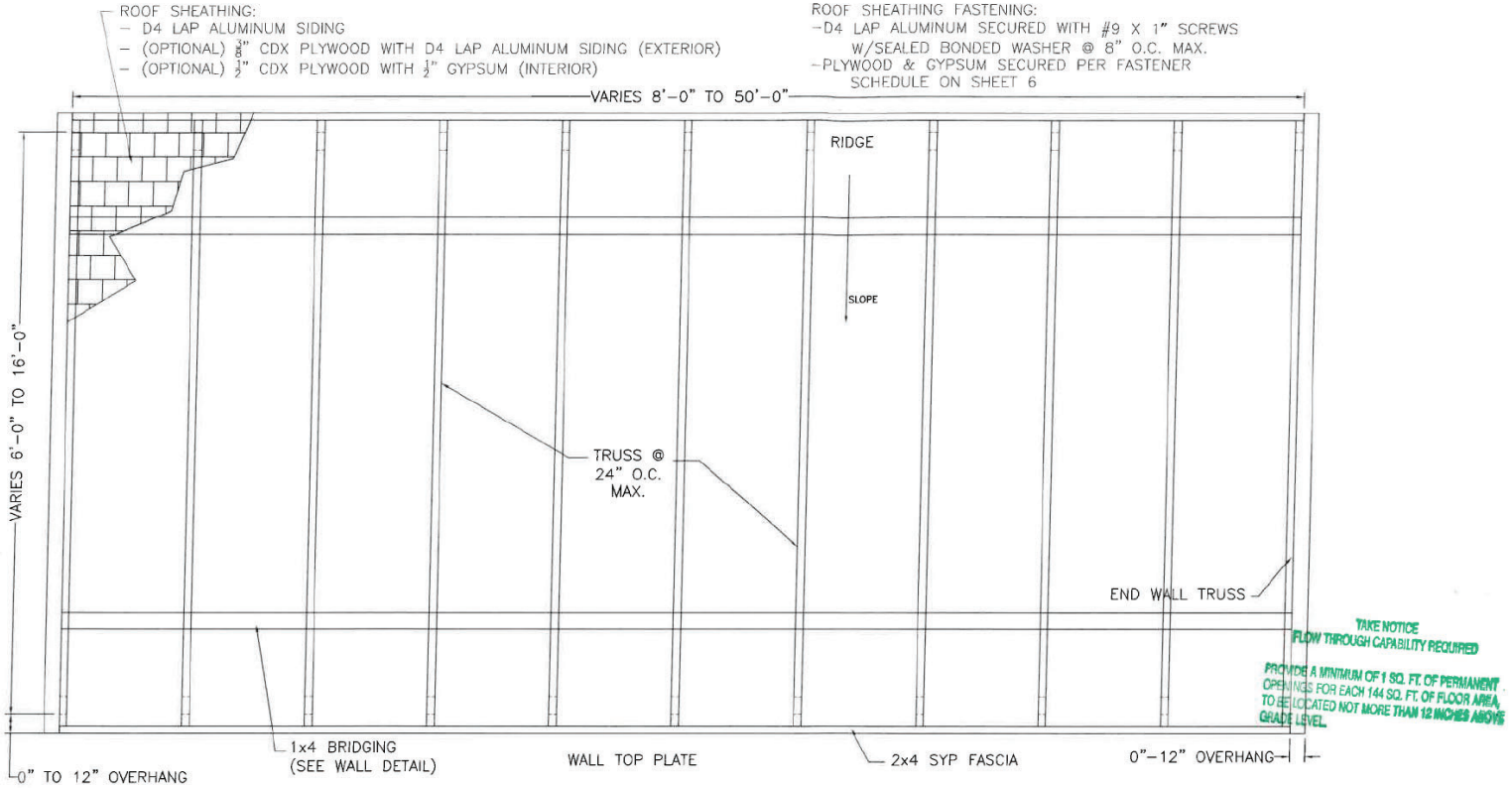
REVISIONS

REV	DESCRIPTION	DATE	B

Drawn By:	MTB
Date:	2/4/2024
Scale:	NTS
Model#:	SBS-M-180C

TLE: ND WALL LAYOUT - MONOSLOPE

Sheet: FRPR-2 OF 7

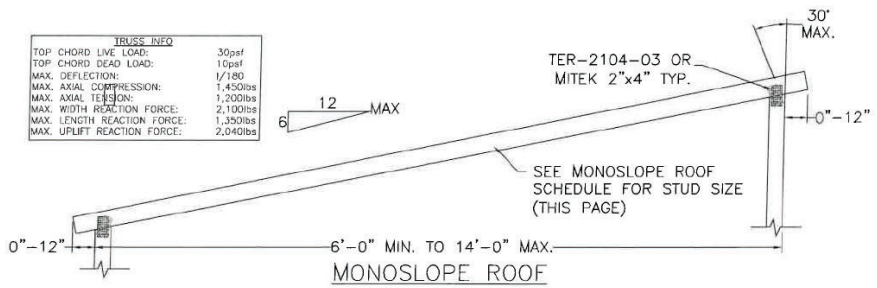


ROOF FRAMING PLAN

*ROOF SLOPE VARIES FROM ≤3:12 TO 6:12 MAXIMUM.

SINGLE SLOPE ROOF SCHEDULE – 180C		
BUILDING WIDTH		
UP TO 8'–0"	8'–1" TO 12'–0	12'–1" TO 14'–0"
2"X4"–24"O.C	2"X6"–24"O.C	2"X8"–24"O.C

TRUSS INFO	
TOP CHORD LIVE LOAD:	30psf
TOP CHORD DEAD LOAD:	10psf
MAX. DEFLECTION:	l/180
MAX. AXIAL COMPRESSION:	1,450lbs
MAX. AXIAL TENSION:	1,200lbs
MAX. WIDTH REACTION FORCE:	2,100lbs
MAX. LENGTH REACTION FORCE:	1,350lbs
MAX. UPLIFT REACTION FORCE:	2,040lbs



MONOSLOPE ROOF

Enclosed	Design Pressures		180 mph	
	Zone 'a' dim.= 3ft		V_{ult} Wind Speed	
Roof			Wall	
1	2	3	4	5
24.9	28.9	28.9	26.3	31.6
-71.6	-104.4	-124.2	-29.2	-39.8

MINIMUM COMPONENT DESIGN PRESSURES		
ZONE	4	5
WINDOWS	+26.3/–29.2	+31.6/–39.8
SWINGING DOORS	+26.3/–29.2	+31.6/–39.8
ROLL–UP DOORS	+26.3/–29.2	+31.6/–39.8

2024-03-08 TOP LINE ENGINEERING, LLC APPROVAL

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

SMITHBILT INDUSTRIES, INC.
1061 U.S. 92
AUBURNDALE, FL 33823
PHONE NUMBER: (863) 665–376
FAX NUMBER: (863) 665–0159

CODE INFORMATION	
CODE VERSION	FBC 2023 8th Edition, ASCE-7-2020 NEC
MANUFACTURER	SMITHBILT SHEDS
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V–B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	Vult=180mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/– 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300lb POINT LOAD
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"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ.FT. OR LESS

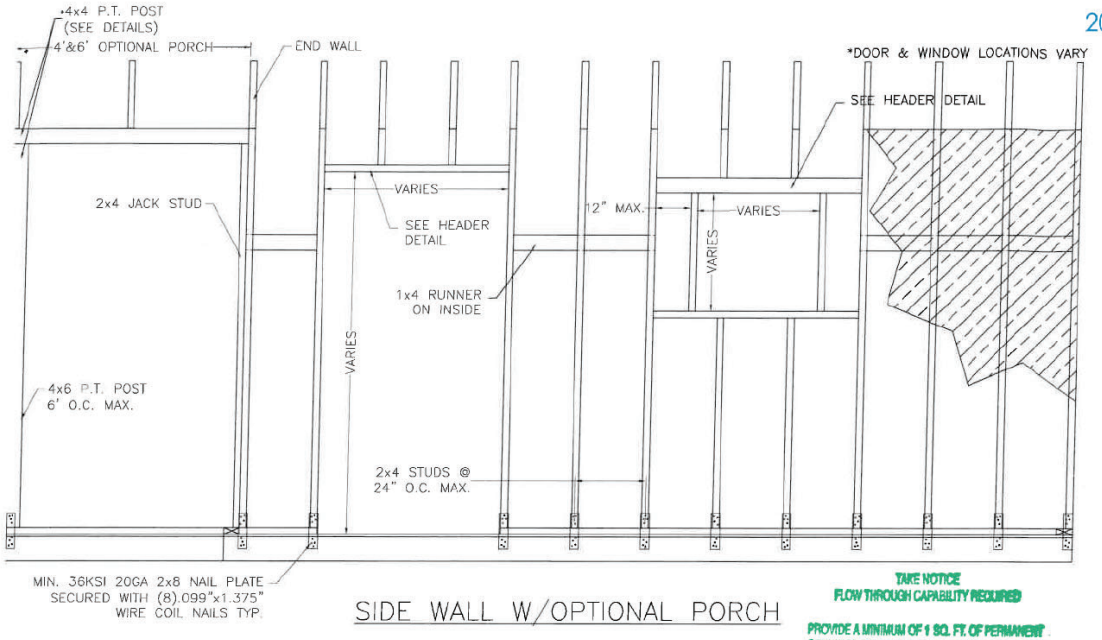
REVISIONS

REV	DESCRIPTION	DATE	B

Drawn By:	MTB
Date:	2/4/2024
Scale:	NTS
Model#:	SBS–M–180C

TLE: ROOF LAYOUT – MONOSLOPE

Sheet: FRPR–3 OF 7



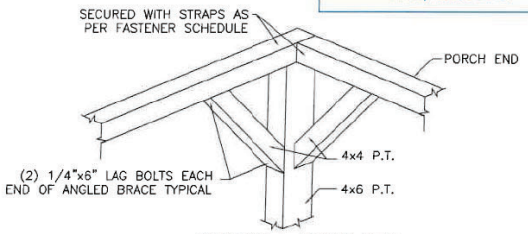
SIDE WALL W/OPTIONAL PORCH

TAKE NOTICE
FLOW THROUGH CAPABILITY REQUIRED

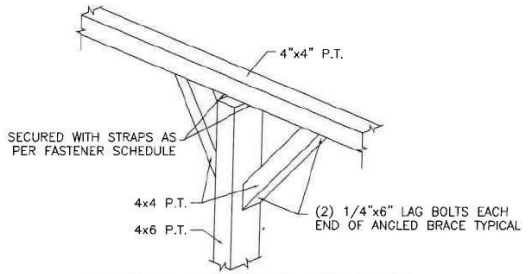
PROVIDE A MINIMUM OF 1 SQ. FT. OF PERMANENT OPENINGS FOR EACH 144 SQ. FT. OF FLOOR AREA, TO BE LOCATED NOT MORE THAN 12 INCHES ABOVE GRADE LEVEL.

2024-03-08 TOP LINE ENGINEERING, LLC APPROVAL

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734



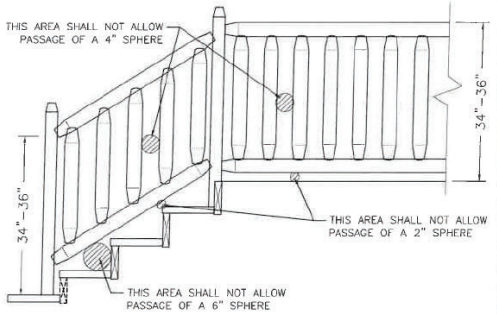
PORCH CORNER

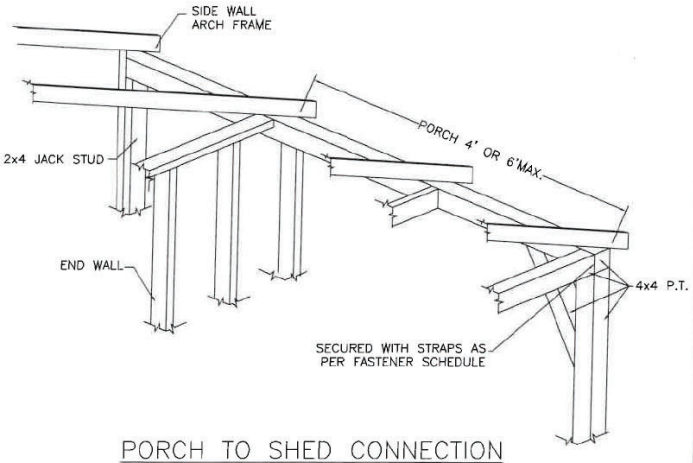


PORCH INTERIOR COLUMN

- HANDRAILS ARE DESIGNED TO RESISTS 200 POUND CONCENTRATED FORCE IN ANY DIRECTION AT ANY POINT.
- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 61/4 INCHES WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2-1/4 INCHES AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

OPTIONAL DECKING:
- ALL HARDWARE:#8x2½" SELF-DRILL INTERCHANGE #46290
- 5/4" P.T. DECKING OR TREX® COMPOSITE DECKING @ 6"OC MAX.
- RAIL/BALUSTER @ 8"OC MAX.
- DISTANCE BETWEEN BALUSTER - 6"MAX
- 4x6 POST/SHED WALL - 6"OC MAX.





PORCH TO SHED CONNECTION

SMITHBILT INDUSTRIES, INC

1061 U.S. 92
AUBURNDALE, FL 33823
PHONE NUMBER: (863) 665-376
FAX NUMBER: (863) 665-0159

CODE INFORMATION	
CODE VERSION	FBC 2023 8th Edition, ASCE-7-2020 REF.
MANUFACTURER	SMITHBILT SHEDS
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	V_{ult}-180mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300lb POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	75/125PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ.FT. OR LESS

REVISIONS

REV	DESCRIPTON	DATE	B

Drawn By:	MTB
Date:	2/4/2024
Scale:	NTS
Model#:	SBS-M-180C

OPTIONAL PORCH LAYOUT - MONOSLOPE

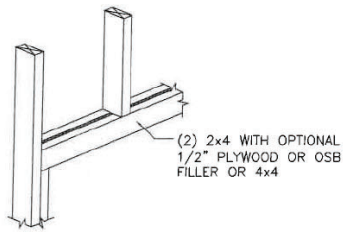
Sheet: FRPR-4 OF 7

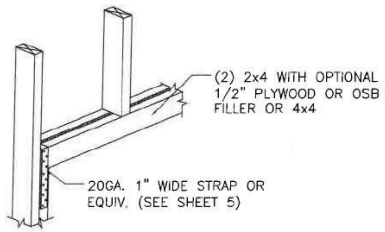
2024-03-08 TOP LINE ENGINEERING, LLC APPROVAL

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

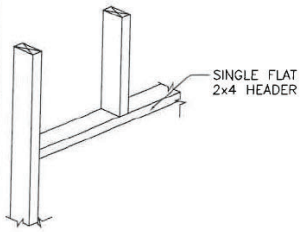
HEADER DETAILS, EQUIVALENT SIZES & MISCELLANEOUS DETAILS

*NOTES
1. THE OPTIONAL 1/2" PLYWOOD OR OSB FILLER CAN BE BETWEEN BOARDS OR ON INSIDE OF STRUCTURE.
2. SEE FASTENER SCHEDULE FOR HARDWARE REQUIREMENTS.
3. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
4. WINDOW HEADERS HAVE COMBINED 50% OR MORE WALL FRAMING ABOVE AND BELOW, OTHERWISE REFER TO DOOR HEADERS.
5. THESE ARE DESIGN MINIMUMS AND LARGER STUDS CAN BE SUBSTITUTED

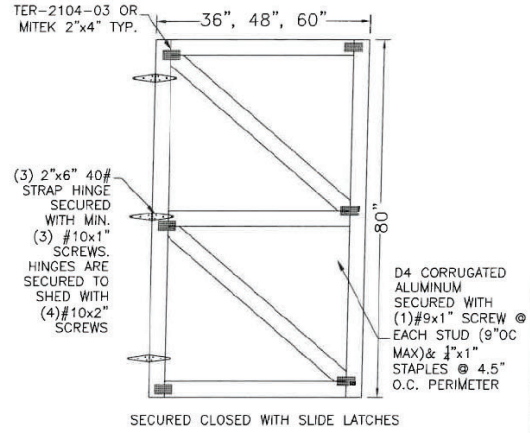




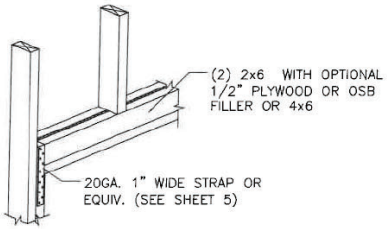
(2)2x4 OR 4x4

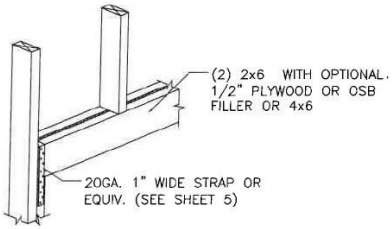


WINDOWS* 3' WIDE OR LESS

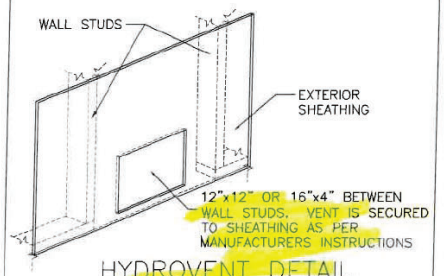


DOOR DETAILS



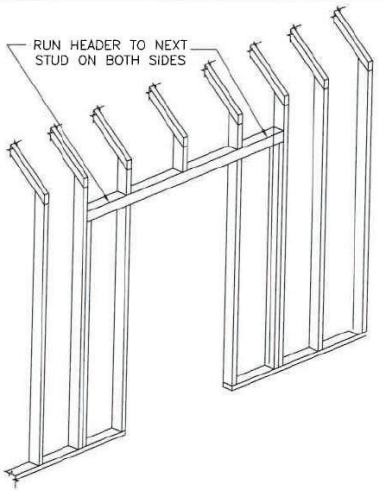


(2)2x4w/2x4, (2)2x6 OR 4x6



HYDROVENT DETAIL
(TO BE INSTALLED [illegible] BY OTHERS)
FLOW THROUGH CAPABILITY REQUIRED

PROVIDE A MINIMUM OF 1 SQ. FT. OF PERMANENT OPENINGS FOR EACH 144 SQ. FT. OF FLOOR AREA, TO BE LOCATED NOT MORE THAN 12 INCHES ABOVE GRADE LEVEL.



'NO-STRAP' HEADER DETAIL
MAX. 8' SPAN

SIDE WALL HEADER SCHEDULE (180C){D}

SIZE{C,F}	BUILDING WIDTH UP TO 14' WIDE		FASTENERS W/O STRAP (EACH END){B}
	MAX. SPAN	NJ{A}	
1-2X4{E}	3'-0"	0	3-3"x0.131" NAILS
2-2x4	6'-0"	1	6-3"x0.131" NAILS

A. NJ - NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END.
B. IF OVER 3' SPAN AND NO STRAPS ARE USED HEADER MUST RUN TO NEXT STUD.
C. THE OPTIONAL 1/2" PLYWOOD OR OSB FILLER IS NOT INCLUDED IN THE STRUCTURAL CALCULATIONS
D. SEE HEADER DETAILS FOR ALTERNATE LAYOUTS, i.e. 2-2x4 OR 4x4
E. WINDOW HEADER FOR WINDOW OPENINGS THAT HAVE MORE THAN 50% COMBINES STUD WALL ABOVE AND BELOW. OTHERWISE DOOR HEADER SCHEDULE.
F. THE HEADER CAN BE ATTACHED TO THE TOP PLATE AND THUSLY HAVE COMBINED STRENGTH EQUIVALENT AND USE THE MAXIMUM SPAN STATED. SEE HEADER DETAILS FRO EQUIVALENT SIZES.

END WALL HEADER SCHEDULE (180C){D}

SIZE{C}	MAX. SPAN	NJ{A}	FASTENERS W/O STRAP (EACH END){B}
1-2X4	6'-0"	0	3-3"x0.131" NAILS
2-2x4	9'-0"	0	6-3"x0.131" NAILS

A. NJ - NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END.
B. IF OVER 3' SPAN AND NO STRAPS ARE USED HEADER MUST RUN TO NEXT STUD.
C. THE OPTIONAL 1/2" PLYWOOD OR OSB FILLER IS NOT INCLUDED IN THE STRUCTURAL CALCULATIONS
D. SEE HEADER DETAILS FOR ALTERNATE LAYOUTS, i.e. 2-2x4 OR 4x4

SMITHBILT INDUSTRIES, INC.
1061 U.S. 92
AUBURNDALE, FL 33823
PHONE NUMBER: (863) 665-376
FAX NUMBER: (863) 665-0159

CODE INFORMATION	
CODE VERSION	FBC 2023 8th Edition, ASCE-7-2020 NEC
MANUFACTURER	SMITHBILT SHEDS
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	V$_{ult}$=180mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300lb POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	75/125PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ.FT. OR LESS

REVISIONS

REV	DESCRIPTON	DATE	B

Drawn By:	MTB
Date:	2/4/2024
Scale:	NTS
Model#:	SBS-M-180C

TLE: HEADER DETAILS - MONOSLOPE

Sheet: FRPR-5 OF 7

TABLE 2304.10.1 FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall	2-8d common (2 1/2" × 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
top plate, to rafter or truss	2-16d common (3 1/2" × 0.162") 3-3" × 0.131" nails 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3 1/2" × 0.162") @ 6" o.c. 3" × 0.131" nails @ 6" o.c. 3" × 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2301.2)	3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2301.2)	Per Section 2301.2	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples	Face nail
6. Rafter or roof truss to top plate (See Section 2301.2)	3-10 common (3" × 0.148"); or 3-16d box (3 1/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3 1/2" × 0.162"); or 3-16d box (3 1/2" × 0.135"); or or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
	3-10d common (3" × 0.148"); or 4-16d box (3 1/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
Wall		
	16d common (3 1/2" × 0.162")	24" o.c. face nail
8. Stud to stud (not at braced wall panels)	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" × 0.162")	16" o.c. face nail
	16d box (3 1/2" × 0.135"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
Floor		
22. Joist to sill, top plate, or girder	4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	4-8d box (2 1/4" × 0.113")	4" o.c., toenail
	8d common (2 1/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24. 1" × 6" subfloor or less to each joist	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 2-1 3/4" 16 gage staples 1" crown	Face nail
25. 2" subfloor to joist or girder	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	Blind and face nail
26. 2" planks (plank & beam – floor & roof)	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	Each bearing, face nail
27. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c., face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28. Ledger strip supporting joists or rafters	3-16d common (3 1/2" × 0.162"); or 4-16d box (3 1/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29. Joist to band joist or rim joist	3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, /" 7/16" crown	End nail
30. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[a]		Edges (inches)	Intermediate supports (inches)
31. 3/8" - 1/2"	6d common or deformed (2" × 0.113"); or 2 3/8" × 0.113" (subfloor and wall)	6	12
	8d common or deformed (2 1/2" × 0.131" × 0.281" head) (roof); or RSRS-01 (2 3/8" × 0.113") nail (roof)[c]	6[e]	6[e]
	1 3/4" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2 3/8" × 0.113" × 0.266" head nail (roof)	3[f]	3[f]
	1 3/4" 16 gage staple, 7/16" crown (roof)	3[f]	3[f]
32. 19/32"- 3/4"	8d common (2 1/2" × 0.131"); or deformed (2" × 0.113") (subfloor and wall)	6	12
	8d common or deformed (2 1/2" × 0.131" × 0.281" head) (roof); or RSRS-01 (2 1/2" × 0.113") nail (roof)[c]	6[e]	6[e]
	2 3/8" × 0.113" × 0.266" head nail; or 2" 16 gage staple, 7/16" crown	4	8
33. 7/8" - 1 1/4"	10d common (3" × 0.148"); or deformed (2 1/2" × 0.131" × 0.281" head)	6	12
Other exterior wall sheathing			
34. 1/2" fiberboard sheathing	1" × 0.120", galvanized roofing nail (7/16" head diameter); or 1 1/4" 16 gage staple with 7/16" or 1" crown	3	6
35. 25/32"fiberboard sheathing	1 3/4" × 0.120" galvanized roofing nail (7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
36. 3/4" and less	8d common (2 1/2" × 0.131"); or deformed (2" × 0.113"); or deformed 2" × 0.120"	6	12
37. 7/8" – 1"	8d common (2 1/2" × 0.131"); or deformed (2 1/2" × 0.131"); or deformed 2 1/2" × 0.120"	6	12
38. 1 1/8" – 1 1/4"	10d common (3" × 0.148"); or deformed (2 1/2" × 0.131"); or deformed 2 1/2" × 0.120"	6	12
Panel siding to framing			
39. 1/2" or less	6d corrosion-resistant siding (1 7/8" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
40. 5/8"	8d corrosion-resistant siding (2 3/8" × 0.128"); or 8d corrosion-resistant casing (2 1/2" × 0.113")	6	12
Interior panelling			
41. 1/4"	4d casing (1 1/2" × 0.080"); or 4d finish (1 1/2" × 0.072")	6	12
42. 3/8"	6d casing (2" × 0.099"); or 6d finish (2" × 0.092") (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (25 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.

f. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph.

g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

* #17 Not per IBC - List #'s 18 - 37 offset by 1 vs IBC

CONNECTION	FASTENING	
ALT 31–33. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS	2" X 0.092" RING SHANK NAIL –5" FROM EDGE, 10" O.C.

STRAP & SIMPSON STRONG–DRIVE® SD SCREW SCHEDULE

	PART#/DESC.	UPLIFT	WALL FASTENER	RAFTER FASTENER	PLATE FASTENER
RAFTER	H1	435	–	6–SD9X1.5"	4–SD9X1.5"
	H11Z	750	–	6–SD10X2.5"	6–SD10X2.5"
	H2A	495	5–SD9X1.5"	5–SD9X1.5"	2–SD9X1.5"
	H2.5A	540	–	5–SD9X1.5"	5–SD9X1.5"
	H2.5	410	5–SD9X1.5"	5–SD9X1.5"	–
	H2.5T	545	5–SD9X1.5"	5–SD9X1.5"	–
	H2A	495	7–SD9X1.5"	5–SD9X1.5"	–
	H3	320	4–SD9X1.5"	4–SD9X1.5"	–
	H4	280	4–SD9X1.5"	4–SD9X1.5"	–
	H5	415	4–SD9X1.5"	4–SD9X1.5"	–
	LTS–12	895	6–SD9X1.5"	6–SD9X1.5"	–
	LTS–16	1075	6–SD9X1.5"	6–SD9X1.5"	–
	LTS–18	1235	6–SD9X1.5"	6–SD9X1.5"	–
	LTS–20	1215	6–SD9X1.5"	6–SD9X1.5"	–
	MTS–12	895	7–SD9X1.5"	7–SD9X1.5"	–
	MTS–16	1075	7–SD9X1.5"	7–SD9X1.5"	–
	MTS–18	1255	7–SD9X1.5"	7–SD9X1.5"	–
	MTS–20	1255	7–SD9X1.5"	7–SD9X1.5"	–
	PART#/DESC.	UPLIFT	COLUMN FASTENER	RAFTER FASTENER	
PORCH	A21	–	2–SD9X1.5"	2–SD9X1.5"	
	A23	–	4–SD9X1.5"	4–SD9X1.5"	
	A33	–	4–SD9X1.5"	4–SD9X1.5"	
	PART#/DESC.	UPLIFT	WALL FASTENER	FLOOR FASTENER	
WALL TO FLOOR[A]	LSTA–18	1,235	7–SD9X1.5"	7–SD9X1.5"	
	PART#/DESC.	UPLIFT	WALL FASTENER	FLOOR FASTENER	
TIE–DOWNS	20GA. 1" WIDE	4,725	7–SD9X1.5"	–	
	5/8"X 30" ANCHOR	4,300	–	–	

A. ONLY NEEDED ON ALUMINUM SHEATHING WALLS.

B. HEADERS OVER 6' SPAN.

STRAP & FASTENER SCHEDULE {A}

	PART#/DESC.	UPLIFT	WALL FASTENER	RAFTER FASTENER	PLATE FASTENER
RAFTER{B}	H1	400	–	6–8DX1/5"	4–8D
	H11Z	750	–	6–16DX2.5"	6–16DX2.5"
	H2A	495	5–8DX1.5"	5–8DX1.5"	2–8DX1.5"
	H2.5A	535	–	5–8D	5–8D
	H2.5	410	5–8D	5–8D	–
	H2.5T	545	5–8D	5–8D	–
	H2A	495	7–8DX1.5"	5–8DX1.5"	–
	H3	320	4–8D	4–8D	–
	H4	235	4–8D	4–8D	–
	H5	265	4–8D	4–8D	–
	LTS–12	620	6–10DX1.5"	6–10DX1.5"	–
	LTS–16	620	6–10DX1.5"	5–10DX1.5"	–
	LTS–18	620	6–10DX1.5"	5–10DX1.5"	–
	LTS–20	620	6–10DX1.5"	6–10DX1.5"	–
	MTS–12	860	7–10DX1.5"	7–10DX1.5"	–
	MTS–16	860	7–10DX1.5"	7–10DX1.5"	–
	MTS–18	860	7–10DX1.5"	7–10DX1.5"	–
	MTS–20	860	7–10DX1.5"	7–10DX1.5"	–
	PART#/DESC.	UPLIFT	COLUMN FASTENER	RAFTER FASTENER	
PORCH	A21	245	2–10DX1.5"	2–10DX1.5"	
	A23	585	4–10DX1.5"	4–10DX1.5"	
	A33	750	4–10D	4–10D	
WALL TO FLOOR{C}	PART#/DESC.	UPLIFT	WALL FASTENER	FLOOR FASTENER	
	LSTA–18	1,110	7–10D	7–10D	
HEADER{D}	PART#/DESC.	UPLIFT	STUD FASTENER	HEADER FASTENER	
	TP–35	N/R	5–3"X 0.131"	5–3"X 0.131"	
	HP40,41,80,81	4,725	5–3"X 0.131"	5–3"X 0.131"	
TIE–DOWNS	PART#/DESC.	UPLIFT	WALL FASTENER	FLOOR FASTENER	
	20GA. 1" WIDE	4,725	7–10DX1.5"	–	
	5/8"X 30" ANCHOR	4,300	–	–	

A. ALL STRAPS CAN BE SUBSTITUTED WITH AN EQUIVALENT BRAND MEETING SAME STRENGTHS.

B. RAFTER TIES TO STUD WALL TO BE AT EVERY CONNECTION FOR 24" O.C. & CAN BE EVERY OTHER FOR 16" O.C. BUT IS REQUIRED ON CORNERS AND STUDS ADJACENT TO CORNERS.

C. ONLY NEEDED ON ALUMINUM & VINYL SHEATHING WALLS.

D. HEADERS OVER 6' SPAN.

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS

William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

2024-03-08 TOP LINE ENGINEERING, LLC APPROVAL

SMITHBILT
INDUSTRIES, INC.
1061 U.S. 92
AUBURNDALE, FL 33823
PHONE NUMBER: (863) 665-376
FAX NUMBER: (863) 665-0159

CODE INFORMATION	
CODE VERSION	FBC 2023 8th Edition, ASCE-7-2020 NEC
MANUFACTURER	SMITHBILT SHEDS
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V–B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	V_{ult}–180mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/– 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300lb POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	75/125PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ.FT. OR LESS

REVISIONS

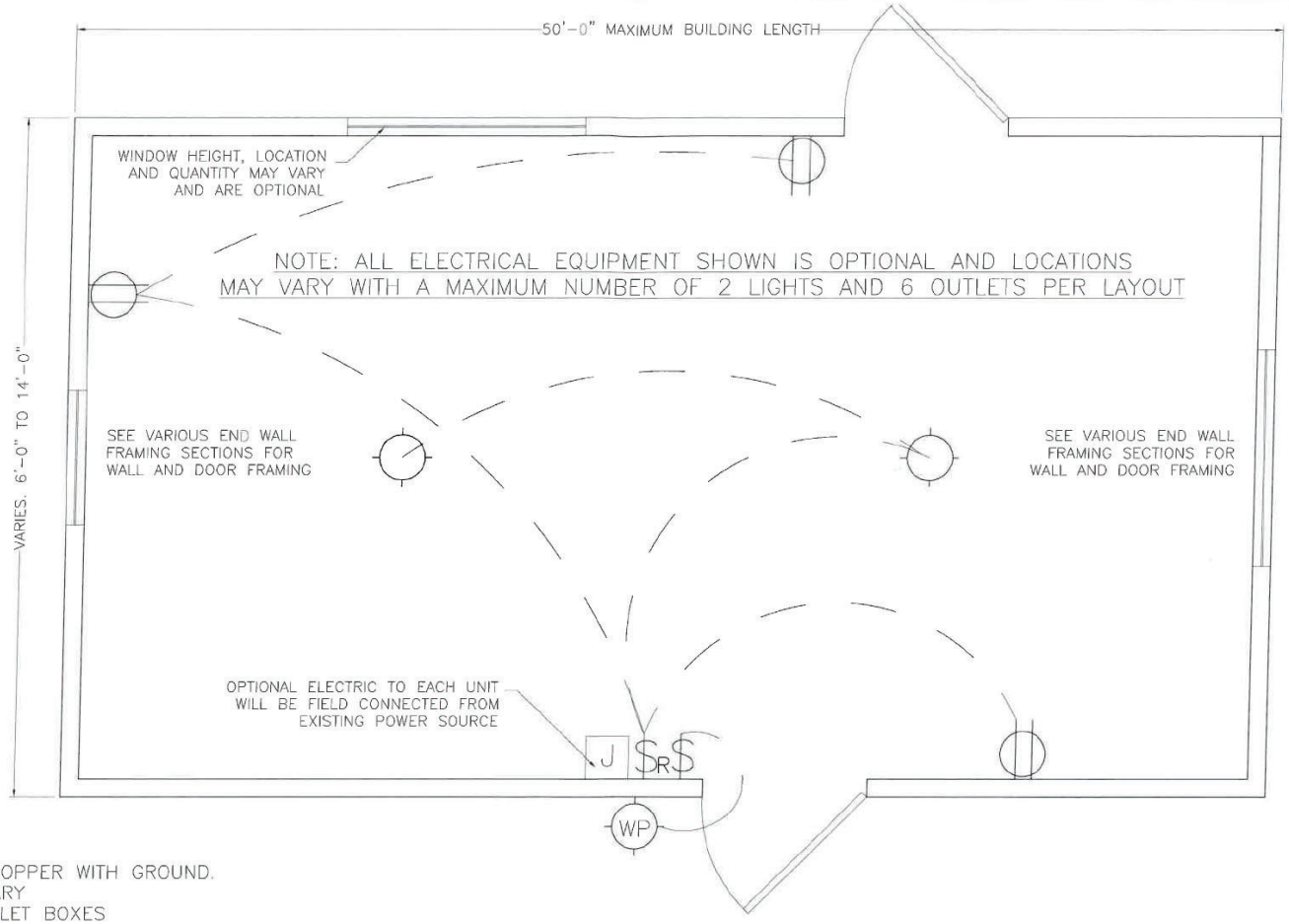
REV	DESCRIPTON	DATE	B

Drawn By:	MTB
Date:	2/4/2024
Scale:	NTS
Model#:	SBS–M–180C

F.E: ASTENING SCHEDULES – MONOSLOPE

Sheet: FRPR–6 OF 7

ELECTRICAL SYMBOL KEY	
	RECEPTACLE
240	240V RECEPTACLE
$	SINGLE POLE SWITCH
$R	THREE WAY SWITCH
	CEILING MOUNT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
J	JUNCTION BOX



ELECTRICAL NOTES:

1. ALL WIRE TO BE #12 THHN SOLID COPPER WITH GROUND.
2. FIXTURE LOCATION AND TYPE MAY VARY
3. PLASTIC OR METAL "NEW WORK" OUTLET BOXES
4. 20A GFCI OUTLETS
5. ALL RECEPTACLES TO BE AT 12"–16" A.F.F.; MAXIMUM 8 RECEPTACLES.
6. ALL SWITCHES TO BE AT 48"–52" A.F.F.
7. FLUORESCENT & LED LIGHTS MAY SUBSTITUTE FOR INCANDESCENT LIGHTING
8. ALL OUTLETS TO BE GFCI
9. THE MAIN ELECTRICAL PANEL, FEEDERS, POWER HOOKUP TO UNIT (INCLUDING ALL DISCONNECTS, OVER CURRENT DEVICES, PANELS, GROUNDING, ETC.) IS DESIGNED BY OTHERS, SITE INSTALLED, AND SUBJECT TO LOCAL APPROVAL.

RMT– RIGID METALLIC TUBING
358.30 SECURING AND SUPPORTING. EMT SHALL BE INSTALLED AS A COMPLETE SYSTEM IN ACCORDANCE WITH 300.18 AND SHALL BE SECURELY FASTENED IN PLACE AND SUPPORTED IN ACCORDANCE WITH 358.30 (A) AND (B).
(A) SECURELY FASTENED. EMT SHALL BE SECURELY FASTENED IN PLACE AT LEAST EVERY (10FT). IN ADDITION, EACH EMT RUN BETWEEN TERMINATION POINTS SHALL BE SECURELY FASTENED WITHIN (3 FT) OF EACH OUTLET BOX, JUNCTION BOX, DEVICE BOX, CABINET, CONDUIT BODY, OR OTHER TUBING TERMINATION.
EXCEPTION NO. 1: FASTENING OF UNBROKEN LENGTHS SHALL BE PERMITTED TO BE INCREASED TO A DISTANCE OF (5 FT.) WHERE STRUCTURAL MEMBERS DO NOT READILY PERMIT FASTENING WITHIN (3 FT).

2024-03-08 TOP LINE ENGINEERING, LLC APPROVAL

TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

SMITHBILT INDUSTRIES, INC.
1061 U.S. 92
AUBURNDALE, FL 33823
PHONE NUMBER: (863) 665-376
FAX NUMBER: (863) 665-0159

CODE INFORMATION	
CODE VERSION	FBC 2023 8th Edition, ASCE-7-2020 NEC
MANUFACTURER	SMITHBILT SHEDS
BUILDING TYPE	MANUFACTURED BUILDING RESIDENTIAL LAWN STORAGE
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	Vult=180mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300lb POINT LOAD
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	75/125PSF
"R" RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	719 SQ.FT. OR LESS

REVISIONS

REV	DESCRIPTON	DATE	E

Drawn By:	MTB
Date:	2/4/2024
Scale:	NTS
Model#:	SBS-M-180C

FILE: YP. ELECTRICAL LAYOUT – MONOSLOPE

Sheet: FRPR-7 OF 7

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

CONSENT AGENDA

Title: CA-04-2026 - 233 E McKenzie St - Fence

Funds:

Recommended Action: For informational purposes only. The Zoning Official has reviewed the application and approved the Certificate of Appropriateness.

Summary: The applicant, Angela Melvin of Valerie's House, would like to install a four (4) foot high white vinyl picket fence with two (2) gates on the property located at 233 East McKenzie Street. The single-family residence was constructed in 1935 in the Craftsman style. The property is not located in a historic district, however, it is listed on the Florida Master Site File (CH00219 and CH00613). Pursuant to Section 16.3(a) of Chapter 26, Punta Gorda Code, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official. The attached documents provide further details

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

From: Adrianna Gehrke

Date: February 13, 2026

Subject: CA-04-2026 – 233 East McKenzie Street – Fence

SUMMARY

The applicant, Angela Melvin of Valerie's House, would like to install a four (4) foot high white vinyl picket fence with two (2) gates on property located at 233 East McKenzie Street. The SFR was constructed in 1935 in the Craftsman style. The property is not located in a historic district. However, it is listed on the Florida Master Site File (CH00219 and CH00613). A large storage structure was placed on the property in 1997. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RESULTS

The Zoning Official has reviewed the application for the proposed fence at the mixed-use residential office property located at 233 East McKenzie, and approved the Certificate of Appropriateness.

Case # CA-04-2026 Address - 233 E. Mckenzie St.	Permit #26-196895

Punta Gorda

CITY OF PUNTA GORDA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

CERTIFICATE OF APPROPRIATNESS CHECKLIST

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

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

1. Owner(s) of Record

Name	VALERIES HOUSE INC
Address	[redacted]
Phone	

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

Name	Angela Melvin
Address	[redacted]
Phone	

Address of Property	
233 E McKenzie St Punta Gorda, FL 33950	
Current Use of Property	
RESIDENTIAL WITH OFFICE	
Description of work to be performed – please be specific and include pictures when necessary	
4'H Vinyl Picket Fence (Flat Top, 3" Pickets) w/2 Gates	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ **Window Signage** ☐ **Wall Sign** ☐ **Projecting Sign**
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent	Angela Melvin Print Name	1/19/2026 Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 19 day of January, 20 26, by Angela Melvin, who is personally known to me or who has produced _____ as identification.

HEATHER A. THARPE
Commission # HH 228075
Expires February 17, 2026

(Signature of Notary) (Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

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

Signature of Property Owner	Print Name of Property Owner	Date

State of Florida
County of Charlotte

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

(Signature of Notary) (Seal)

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

"

Property Record Information for 412307256007

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

Owner:

VALERIES HOUSE INC
PO BOX 1955
FORT MYERS, FL 33902

Ownership current through: 1/20/2026

Property Location:

Property Address: 233 E MCKENZIE ST
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	RESIDENTIAL WITH OFFICE
Future Land Use (Comp. Plan):	City
Zoning Code:	SP
Market Area / Neighborhood / Subneighborhood:	03/80/00
Map Number:	5B07N
Section/Township/Range:	07-41-23
SOH Base Year:	0
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale cod
9/11/2023	0/0	3314097	$429,000	IMPRO
7/21/2021	4809/896	2975042	$302,500	IMPRO
3/12/2020	4550/1901	2795063	$100	IMPRO
7/7/2016	4101/20	2451021	$100	IMPR MULT
9/21/2015	4013/76	2383590	$100	IMPRO
1/1/2003	2163/778	998728	$65,000	IMPR MULT
1/1/1989	1015/1338	1989101501338	$124,000	IMPRO

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

FEMA Flood Zone (Effective 12/15/2022)

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

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

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

Approach	County	City	School	Other
Certified Just Value (Just Value reflects 193.011 adjustment.):	$299,352	$299,352	$299,352	$299,352
Certified Assessed Value:	$299,352	$299,352	$299,352	$299,352
Certified Exemption - 33 Charitable	$299,352	$299,352	$299,352	$299,352
Certified Taxable Value:	$0	$0	$0	$0

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0119 0008 & 9	0105	SP	SQUARE FOOT	15000	0	$150,000

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

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

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0460	Screen Cage, 8 - Aluminum Frame - 3 Walls (sq. Ft.)	982	2006	2006
0510	Pool - Gunite (sq. Ft.)	420	1968	1968
1315	Paving - Conc Pavers on Sand (sf)	1050	1997	1997
1315	Paving - Conc Pavers on Sand (sf)	562	2006	2006
1320	Paving - Concrete (sf)	1614	1968	1968
1770	Lights - Vapor, Avg (#)	1	2006	2006

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	SINGLE FAMILY RES	3	0100	1953	2001	2	5	2	8	1536	1536	1900
3	STORAGE		1170	1935	1997	1	0	0	0	338	338	494

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	907	Enclosed Porch (SF), Screened Walls	Porch/Deck	220	100	1953	2001	Appendage Component
1	909	Enclosed Porch (SF), Solid Walls	Porch/Deck	144	100	1953	2001	Appendage Component
1	107	Frame, Siding, Vinyl	Exterior Walls	0	100	1953	2001	Construction Component
1	214	Metal, Preformed	Roofing	0	100	1953	2001	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1953	2001	Construction Component

1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1953	2001	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1953	2001	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1953	2001	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	270	100	1953	2001	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	1266	100	1953	2001	Construction Component
1	631	Add for Plaster Interior (% or SF)	Miscellaneous	0	100	1953	2001	Construction Component
1	641	Single 1-Story Fireplace (#)	Miscellaneous	0	100	1953	2001	Construction Component
1	40102	Piers Per Sq Foot Of base	Segregated Costs	0	100	1953	2001	Construction Component
1	40270	Additional Floor	Segregated Costs	270	100	1953	2001	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1953	2001	Construction Component
3	9211	Commercial Canopy (SF)	Porch/Deck	156	100	1935	1997	Appendage Component

Legal Description:

Short Legal:	**Long Legal:**
PUG 000 0119 0008	PUNTA GORDA BLK 119 LTS 8 9 THAT PORTION OF THE 15FT ALLEY ADJ THERETO AKA P-1 273/662 2163/788 4013/76 PR15-2192-SBS LOA4043/215 UNREC DC-SBS NT4087/443-SBS 4101/18 4101/20 4550/1901 UNREC DC-LSS 4809/896 3314097

Data Last Updated: 1/29/2026- Printed On: 1/29/2026.

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

CODE	DATE:	PERMIT#:
		26-196895

JOB ADDRESS:	UNIT #:	BUILDING #:	PHASE #:
233 E MCKENZIE ST PUNTA GORDA 33950			

BLOCK:	LOT:	SECTION:	SUBDIVISION:	PROJECT/CONDO NAME
119	8,9			

OWNER NAME:	MAILING ADDRESS	ZIP	PHONE
VALERIES HOUSE INC	PO BOX 1955	FORT MYERS, FL 33902	

CONTRACTOR'S BUSINESS NAME:	MAILING ADDRESS	ZIP	PHONE
TRUE FENCE LLC	1021 MCCRORY ST NORTH PORT FL 34286		9412370795

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

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

ZONING DISTRICT	FLOOD ZONE	FLOOD ELEVATION	LOT TYPE
TPG-MV	10AE	10 NAVD88	RESIDENTIAL WITH OFFICE

FENCE TYPE (MATERIAL): CIRCLE ONE ONLY			FENCE HEIGHT (MEASURED FROM NATURAL GRADE):
CHAIN LINK	X VINYL/PVC	WOOD	4'H

DESCRIPTION OF WORK – SPECIFICALLY:

250LF 4'H CLOSET TOP VINYL PICKET FENCE W/2 GATES

VALUATION OF WORK: 6700

PERMIT FEES:

NOTICE

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

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

01/08/26

CONTRACTOR (QUALIFIER) SIGNATURE DATE

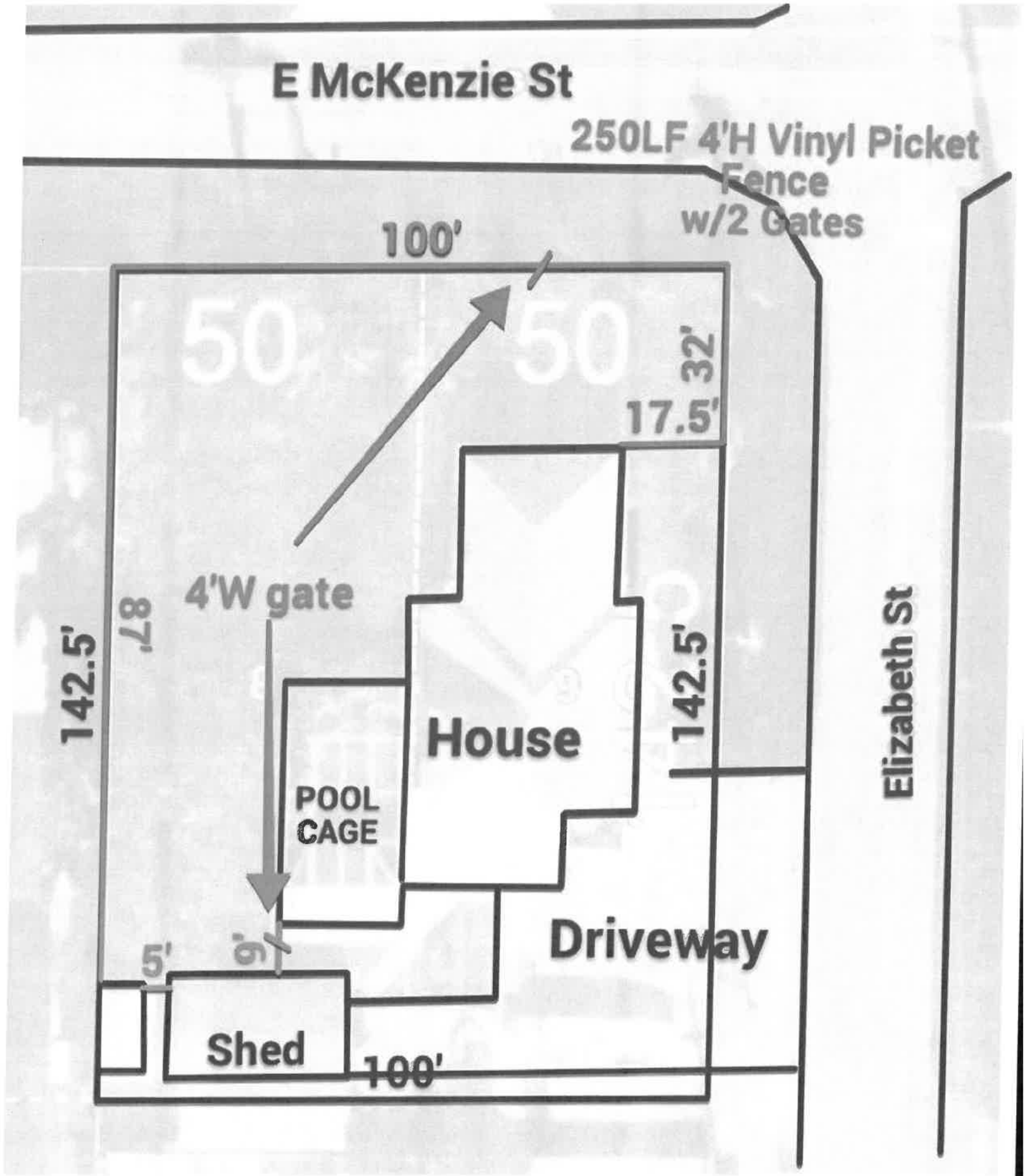
SIGNATURE OF OWNER (IF OWNER/BUILDER) DATE

ACCEPTED BY:	DATE
APPROVED HISTORIC:	DATE
APPROVED ZONING-OK TO ISSUE:	DATE

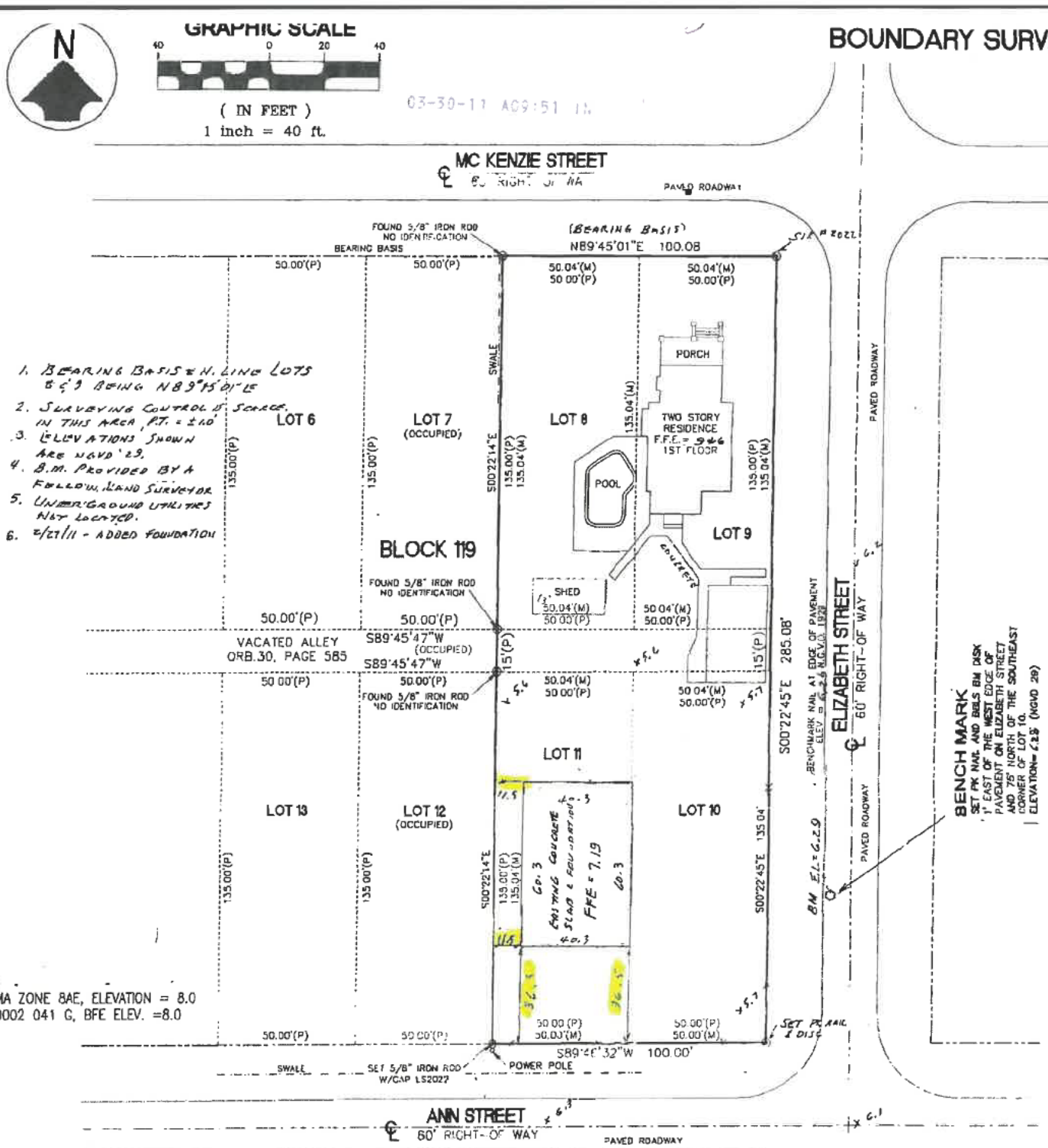
COMPLETE BACK SECTION OF THIS APPLICATION AND SUBMIT WITH TWO COPIES OF SITE PLAN SHOWING THE LOCATION OF FENCE

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

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


E McKenzie St
250LF 4'H Vinyl Picket Fence w/2 Gates
100'
50
50
32'
17.5'
4'W gate
87'
142.5'
142.5'
House
POOL CAGE
Driveway
Elizabeth St
5'
9'
Shed
100'

BOUNDARY SURVEY



1. BEARING BASIS = N. LINE LOTS 6 & 7 BEING N89°45'01"E
2. SURVEYING CONTROL IS SCARCE IN THIS AREA, P.T. = ±1.0'
3. ELEVATIONS SHOWN ARE NGVD '29.
4. B.M. PROVIDED BY A FELLOW LAND SURVEYOR
5. UNDERGROUND UTILITIES NOT LOCATED.
6. 2/27/11 - ADDED FOUNDATION

FEMA ZONE 8AE, ELEVATION = 8.0
120002 041 G, BFE ELEV. =8.0

DESCRIPTION:

ALL OF LOTS 8, 9, 10, 11, BLOCK 119, CITY OF PUNTA GORDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 51, TOGETHER WITH THAT PORTION OF THE 15 FOOT ALLEY LYING BETWEEN AND CONTIGUOUS TO SAID LOTS, WHICH HAS BEEN VACATED BY RESOLUTION RECORDED IN O.R. BOOK 30, PAGE 587, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CERTIFIED TO:
STANLEY B. SWAST

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE

REVISIONS
A .... CHANGED S.E. COR. LOT 10 TO ; SET PK NAIL & DISC 10/12/10
B .... ADDED BUILDING SLAB 2/27/11
C .... ADJUSTED BM 2/25/11

LEGEND :

POB .... POINT OF BEGINNING	FN/W .. FOUND NAIL W/WASHER	(P) ..... PLAT
POC .... POINT OF COMMENCEMENT	FN/T.... FOUND NAIL W/TIN TAB	PP ..... POWER POLE
SIR ..... SET 5/8" IRON ROD W/CAP #2022	FDH .... FOUND DRILL HOLE IN CONCRETE	WM ..... WATER METER
SCM ..... SET CONC. MONUMENT W/CAP #2022	LFLL ... LOWEST FLOOR ELEVATION LIVING	(P) ..... PLAT
SN/D .. SET NAIL W/DISK #2022	(WC) ... WITNESS CORNER	(F) ..... FIELD
SDH ... SET DRILL HOLE IN CONCRETE	ATOS .. AT TIME OF SURVEY	FL ..... FLOW LINE
FPCP .. FOUND PERMANENT CONTROL POINT	E/P .....EDGE OF PAVEMENT	O/S .... OFFSET
FN ..... FOUND NAIL	TA .....TOP OF ASPHALT	B.M ... BENCHMARK
FIP ..... FOUND IRON PIPE	EOW ... EDGE OF WATER	AC ±.....ACREAGE
FIR ..... FOUND IRON ROD	(RP) ....REFERENCE POINT	GB ..... GRADE BREAK
FN/D .. FOUND NAIL W/DISK	(C) .....CALCULATED	TOB .... TOP OF BANK
	(M) .....MEASURED	TOS ... TOE OF SLOPE

I, ROBERT S. YATES, A SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, CERTIFY THAT THE SURVEY SHOWN HEREON

SECTION

NOTES: THE UNDERSIGNED AND ROBERT YATES & ASSOC., INC., MAKES NO GUARANTEE OR ASSUMES ANY LIABILITY FOR ANY EASEMENTS, RIGHTS – OF – WAY, SETBACKS, RESERVATIONS, RESTRICTIONS, AGREEMENTS OR SIMILAR MATTERS OF RECORD OR NOT OF RECORD OR ANY SUBSURFACE STRUCTURE OR UTILITY NOT PHYSICALLY VISIBLE ON SITE OR SHOWN ON THE RECORD PLAT OF WHICH THIS SURVEY / SKETCH IS DESCRIBED AS A PART AND RECORDED IN THE PUBLIC RECORDS OF THE GOVERNING ORGANIZATION / COUNTY, GOVERNMENTAL JURISDICTION LANDS / WETLANDS, IF ANY, HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN. THIS SURVEY / SKETCH AS SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND ALL SUCH MATTERS OF TITLE SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION / ATTORNEY AT LAW. THE DATE SIGNED ONLY REFLECTS THE DATE OF THE SIGNATURE AND NOT THE DATE OF THE SURVEY / SKETCH. NO LIABILITY WILL BE TAKEN FOR USAGE OF THIS SURVEY / SKETCH BY ANY PARTY NOT SPECIFICALLY NAMED HEREON OR THE USE OF THIS SURVEY / SKETCH FOR ANY PURPOSE OTHER THAN ORIGINALLY REQUESTED –

ROBERT YATES & ASSOCIATES,
SURVEYOR AND MAPPER
2800 Camellia Terrace
Punta Gorda, Florida 33950
(941)457-5727

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 1
INSTR #: 3603215 Doc Type: NOC, Recorded: 01/09/2026 at 02:17 PM
RECORDING $10.00 ERECORDED

NOTICE OF COMMENCEMENT

State of Florida **Permit Number:** _____

County of Charlotte **Tax Folio or Parcel Number:** 412307256007

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of Property** (a complete legal description **or** parcel number; **and** a complete street address with city/state/zip code, if available):
   233 E. McKenzie St Punta Gorda FL 33950
2. **General Description of Improvement:** Fence
3. **Owner Information:**
   a. **Name:** Valeries House INC
   b. **Address:** 233 E. McKenzie St **City/State/Zip Code:** Punta Gorda33950
   c. **Interest in Property:** Owner
   d. **Name and Address of Fee Simple Title Holder** (if different from the Owner listed above): _____
4. **Contractor Information:**
   a. **Name:** True Fence LLC **Phone Number:** 941-237-0795
   b. **Address:** 1021 McCrory St **City/State/Zip Code:** North Port FL 34286
5. **Surety Information:**
   a. **Name:** _____ **Phone Number:** _____
   b. **Address:** _____ **City/State/Zip Code:** _____
   c. **Bond Amount: $** _____
6. **Lender Information:**
   a. **Name:** _____ **Phone Number:** _____
   b. **Address:** _____ **City/State/Zip Code:** _____
7. **Persons within the State of Florida Designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:**
   Name/Address/Phone Number: _____
8. **In addition to himself/herself, Owner designates the following to receive a copy of Lienor's Notice as provided in Section 713.13(1)(b) Florida Statutes:**
   Name/Address/Phone Number: _____
9. **Expiration Date of Notice of Commencement** (the expiration date is one year from the recording date unless a different date is specified here):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

A Melvin
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

Angela Melvin
Printed Name

Valerie's House, Inc. FOUNDER & CEO
Company Name and Title

State of Florida, County of Charlotte Sworn to (or affirmed) and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 5 day of January, 20 26 by Angela Melvin (name of person making statement),

☒ personally known, or ☐ produced identification with type of identification _____.

Signature of Notary Public

HEATHER A. THARPE
Commission # HH 228075
Printed or Stamped Com Expires February 17, 2026 ry Public

Notice of Commencement (Updated Dec 2021 | DJ: NoticeOfCommencement)

New Document

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

CONSENT AGENDA

Title: CA-05-2026 - 117-119 W Marion Ave. - Roof - Information Only

Funds:

Recommended Action: For informational purposes only. The Zoning Official has reviewed the application for the proposed improvements to the commercial building and approved the Certificate of Appropriateness.

Summary: The applicant proposes to remove and replace existing asphalt shingle roof to metal roof, for a small outdoor patio located at 117 and 119 West Marion Avenue. The proposed improvements are consistent with the historic character of the building. The commercial building was constructed in 1920 and is in the Commercial Vernacular architectural style. This property is listed on the Florida Master Site File (CH00232), and located in the Downtown Historic District. Pursuant to Section 16.3(a), applications for Certificates of Appropriateness on designated property may be approved or denied by the Zoning Official without HPAB review and recommendation. The attached documents provided by the applicant provide further details regarding the existing roof that is being replaced.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

From: Adrianna Gehrke, Planner 1

Date: February 13, 2026

Subject: CA-05-2026 – 117-119 West Marion Avenue – Replace existing roof with metal roof

SUMMARY

The applicant proposes to remove and replace existing asphalt shingle roof to metal roof, for a small outdoor patio located at 117 and 119 West Marion Avenue. The proposed improvements are consistent with the historic character of the building.

The commercial building was constructed in 1920 and is in the Commercial Vernacular architectural style. This property is listed on the Florida Master Site File (CH00232), and located in the Downtown Historic District. Pursuant to Section 16.3(a), applications for Certificates of Appropriateness on designated property may be approved or denied by the Zoning Official without HPAB review and recommendation.

The attached documents provided by the applicant provide further details regarding the existing roof that is being replaced.

RESULTS

The Zoning Official has reviewed the application for the proposed improvements to the commercial building and recommends approval of the Certificate of Appropriateness for the property located at 117 and 119 West Marion Avenue.

Case # CA- 05-2026 Address - 117-119 W Marion Avenue	Permit # 26-197071

Punta Gorda

Dean
954-648-4348
for any questions

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

CERTIFICATE OF APPROPRIATNESS CHECKLIST

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

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

1. Owner(s) of Record

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

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

Name	Norman Cardinale						
Address	[redacted]	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]		Email address	[redacted]			

Address of Property	
117 / 119 W Marion AVE. Punta Gorda, FL 33950	
Current Use of Property	
Pergola, Outdoor seating area downtown Punta Gorda.	
Description of work to be performed – please be specific and include pictures when necessary	
Re-roof 6sq. small outdoor patio, IKO asphalt shingle to standing seam aluminum roof system.	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ Window Signage ☐ Wall Sign ☐ Projecting Sign
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent

Norman Cardinale
Print Name

1-27-2026
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of January 27th, 20 26, by Norman Cardinale, who is personally known to me or who has produced Florida DL as identification.

Notary Public - State of Florida
Commission # HH 475924
My Comm. Expires Dec 26, 2027
Bonded through National Notary Assn.

(Signature of Notary)

(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

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

Signature of Property Owner

Print Name of Property Owner

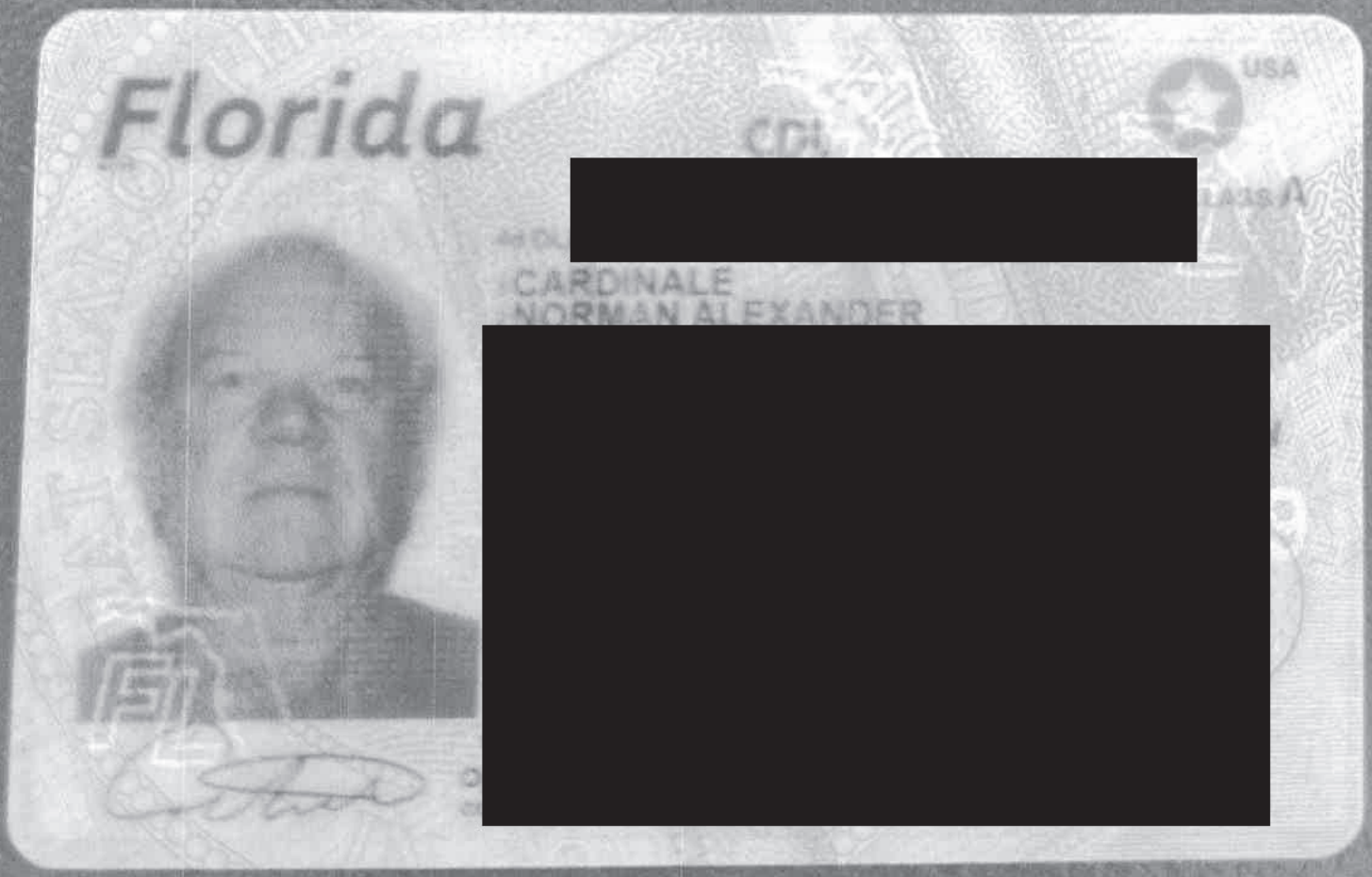
Date

State of Florida
County of Charlotte

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

(Signature of Notary)

(Seal)


Florida
USA
CARDINALE

INSTR # 1967206 Doc Type D, Recorded 09/27/2010 at 04:06 PM Deed Doc: $2572.50
Rec. Fee: $27.00 Cashier By: VICKIC

$2572.50
DS

Prepared by and return to:
Edward L. Wotitzky
Attorney at Law
WOTITZKY, WOTITZKY, ROSS & McKINLEY
223 Taylor Street
Punta Gorda, FL 33950
941-639-2171
File Number: **20022.106.3**
Consideration: $367,500.00
L Grahagan
Parcel Identification No. **0091681-000000-5**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27 day of **September, 2010** between **CNLBANK, a Florida Banking corporation** whose post office address is **450 South Orange Avenue, Suite 400, Orlando, FL 32801** of the County of **Orange**, State of **Florida**, grantor*, and **HANSON HOLDINGS LLC, a Florida limited liability company** whose post office address is **4767 New Broad Street, Orlando, FL 32814** of the County of **Orange**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Charlotte County, Florida**, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence:

CNLBANK, a Florida banking corporation

Witness Name: DAWN KEOSH

By: _____
THOMAS LYTTON, Senior Vice President

Witness Name: Joel E. Whitehead

(Corporate Seal)

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 23 day of September, 2010 by THOMAS LYTTON, Sr. Vice President of CNLBANK, a Florida banking corporation, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

DAWN KEOGH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0933795
Expires 10/19/2013

Notary Public

Printed Name: DAWN KEOGH

My Commission Expires: 10.19.2013

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, CITY OF PUNTA GORDA, LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING A PORTION OF LOTS 1 AND 2 OF BLOCK 33, OF THE PLAT OF THE CITY OF PUNTA GORDA, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 33, CITY OF PUNTA GORDA, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;

THENCE S.24°55'02"E., ALONG THE EASTERLY LINE OF SAID LOT 1, FOR 118.48 FEET;
THENCE S.65°13'44"W., FOR 19.79 FEET;
THENCE S.24°55'02"E., ALONG A LINE LYING 19.79 FEET SOUTHWESTERLY OF AND PARALLEL TO SAID EASTERLY LINE, FOR 16.18 FEET;
THENCE S.65°13'44"W., FOR 1.00 FEET;
THENCE S.24°55'02"E., ALONG A LINE LYING 20.79 FEET SOUTHWESTERLY OF AND PARALLEL TO SAID EASTERLY LINE, FOR 47.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;
THENCE S.65°13'44"W., ALONG SAID SOUTH LINE, FOR 20.04 FEET;
THENCE N.24°55'02"W., ALONG A LINE LYING 0.50 FEET SOUTHWESTERLY OF AND PARALLEL TO THE EASTERLY LINE OF LOT 2 OF SAID BLOCK 33, FOR 182.01 FEET TO THE NORTH LINE OF SAID LOT 2;
THENCE N.64°59'09"E., ALONG THE NORTH LINE OF SAID LOTS 2 AND 1, FOR 40.83 FEET TO THE POINT OF BEGINNING.

METAL MANIACS
METAL ROOF FABRICATION & ACCESSORIES

150SL
FL46635.07 – R0



Metal Maniacs: 16150 Lee Rd, Unit 120, Ft Myers FL 33912

Product Description: Nailstrip, snaplock style panel with a 15" maximum panel width and a nominal rib height of 1.5"

Product Material: Nominally 0.032" aluminum or thicker.

Fastener: #10 1-inch pancake style fastener. *Compliant with FBC 1506.6 where required.*

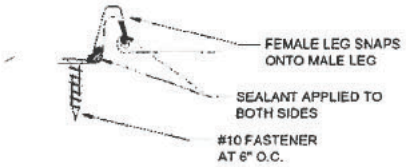
Substrate/Deck: 15/32" (min) plywood or 3/4" (min) thick wood plank (min S.G. of 0.42)

Maximum Allowable Loads & Installation Requirements:

Method	Fastener Pattern	Fastener Spacing	Other Requirements	Allowable Pressure
Method A	#10 x 1" fastener	6" o.c.	Sealant applied to both sides of the male leg	-168.5 PSF

A factor of safety of 2 has been applied.
Fasteners are installed through the metal flange, NOT through the pre-punched slots.

METHOD A



EVALUATED BY:

David Eng, PE
Timberlake Cove, LLC
FL PE 81377 • FL CA 37675
1317 Edgewater Dr Ste 2339
Orlando FL
timberlakecove.com

Digitally signed by David E Eng
Date: 2024.04.05 13:07:15-04'00'

This item has been digitally signed and sealed by David Eng, PE on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DAVID E. ENG
LICENSE
No. 81377
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Underlayment: Comply with local building code or FBC 1507.1.1 where required.

Slope: Comply with local building code or FBC 1507.4.2 where required. FBC 1507.4.2 minimum slope is 1/4:12.

Re-Roofing: This panel may be installed over a single layer of existing shingles as permitted by local building code or FBC 1511, provided the existing roof meets the conditions required by the applicable code.

Technical Documentation: : This product has been tested to the UL 580 standard by Intertek Testing (TST-1527), report J6368.13-450-44 R0. Tests used with permission.

Compliance Statement: This product as described has demonstrated compliance with Florida Building Code 2023, 1504.3.2 (non-HVHZ), as required by FL Rule 61G20-3, method 1D.

This product as described has been tested and demonstrated compliance with:

- UL580 – Test for Uplift Resistance of Roof Assemblies
- UL 1897 – Uplift test for roof covering systems

Design Process: Compare the maximum allowable loads on page 1 to the ASD uplift pressures for the project to determine sufficiency and installation requirements. Alternatively, as an option, the load tables in this report provides one prescriptive option for the fastening requirement for the applicable wind loads for roofs within the parameters described.

For roofs outside of the listed parameters, design wind loads shall be determined as required by FBC 1609, ASCE 7, or other design code in force, using allowable stress. These load tables are based on ASCE 7-22. Use of these tables assumes that the structure is: Enclosed and conforms to wind-borne debris provisions and is a regular shaped building and is not subject to across-wind loading, vortex shedding, or instability; nor does it have a site location for which channeling or buffeting warrant consideration

Engineering analysis may be completed by other licensed engineers for project specific approval by local authorities having jurisdiction.

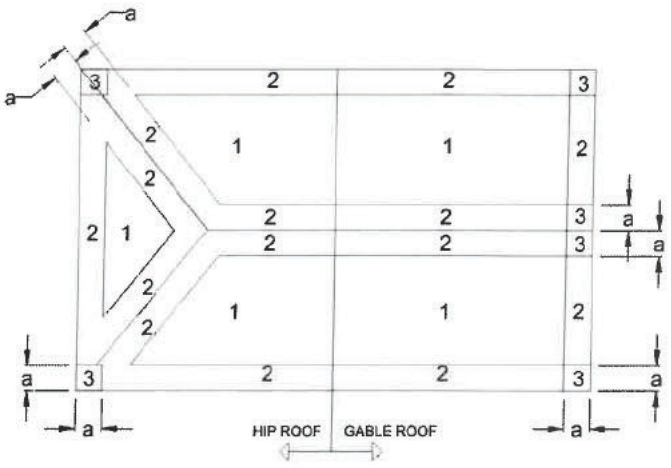
Exclusions and Limitations: Design of deck and roof structure (to include attachment of plywood or wood plank) shall be completed by others. Fire classification and shear diaphragm design are outside the scope of this evaluation. Accelerated weathering/salt spray is outside the scope of this evaluation.

This report is limited to compliance with structural wind load requirements of FBC 1504.3.2, as required by Rule 61G20-3. Neither Timberlake Cove nor the manufacturer shall be responsible for any conclusions, interpretations, or designs made by others based on this evaluation report. This report is limited solely to documenting compliance with Rule 61G20-3, and makes no express or implied warranty regarding performance of this product. Installation shall be subject to the local building code and authority having jurisdiction; this report shall not be construed to supersede local codes in force.

Use of Load Tables: These load tables are provided as a courtesy to provide one possible prescriptive option for a generic, typical structure without calculating the design pressures.

For structures outside the parameters of these load tables (e.g. height above 30 feet), calculate the required allowable design pressure and compare to the maximum allowable loads shown on page 2. These load tables shall not be construed to in any way limit the installation of this product to the cases shown.

Instructions: Select the appropriate load table that applies to the structure in question. Determine the design wind speed for the project location. Use the attachment method indicated for that windspeed within each roof zone.



a: 10% OF LEAST HOIZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL DIMENSION OR 3FT (0.9M). OR AS DETERMINED BY DESIGN OR OTHER APPLICABLE CODE

ROOF ZONES FOR GENERIC BUILDING

Use this load table for structures which meet the following criteria:
Are located in **Exposure B** area
Have either a **flat roof, or gable/hip roof** with **max slope of 45°**
Have a mean Roof Height of **30 feet or less**

FL46635.07: 032Al 1.5" nail strip on 15/32" plywood

Wind	105	110	120	130	140	150	160	170	180	190	200
Zone 1:	A	A	A	A	A	A	A	A	A	A	A
Zone 2:	A	A	A	A	A	A	A	A	A	A	A
Zone 3:	A	A	A	A	A	A	A	A	A	A	A

Use this load table for structures which meet the following criteria:
Are located in **B, C, or D exposure** area
Have either **a flat roof, or gable/hip roof** with **max slope of 45°**
Have a mean Roof Height of **30 feet or less**

FL46635.07: 032Al 1.5" nail strip on 15/32" plywood

Wind	105	110	120	130	140	150	160	170	180	190	200
Zone 1:	A	A	A	A	A	A	A	A	A	A	A
Zone 2:	A	A	A	A	A	A	A	A	A	A	NR
Zone 3:	A	A	A	A	A	A	A	A	NR	NR	NR

Use this load table for structures which meet the following criteria:
Are located in **Exposure B** area
Have either a **flat roof less than 7°, hip roof** with
max slope of 45°, or gable roof with slope between 20° and 45°
Have a mean Roof Height of **30 feet or less**

FL46635.07: 032Al 1.5" nail strip on 15/32" plywood

Wind	105	110	120	130	140	150	160	170	180	190	200
Zone 1:	A	A	A	A	A	A	A	A	A	A	A
Zone 2:	A	A	A	A	A	A	A	A	A	A	A
Zone 3:	A	A	A	A	A	A	A	A	A	A	A

Use this load table for structures which meet the following criteria:
Are located in **B, C, or D exposure** area
Have either a **flat roof less than 7°, hip roof** with
max slope of 45°, or gable roof with slope between 20° and 45°
Have a mean Roof Height of **30 feet or less**

FL46635.07: 032Al 1.5" nail strip on 15/32" plywood

Wind	105	110	120	130	140	150	160	170	180	190	200
Zone 1:	A	A	A	A	A	A	A	A	A	A	A
Zone 2:	A	A	A	A	A	A	A	A	A	A	A
Zone 3:	A	A	A	A	A	A	A	A	A	NR	NR

Florida dbpr

Product Approval
USER: Public User

FL #	FL46635
Application Type	New
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	The Metal Maniacs
Address/Phone/Email	16150 Lee Rd Unit 120 FORT MYERS, FL 33912 (239) 989-8932 KEITH@THEMETALMANIACS.COM
Authorized Signature	Keith Ryan KEITH@THEMETALMANIACS.COM
Technical Representative Address/Phone/Email	Keith Ryan 16150 Lee Rd Unit 120 FORT MYERS, FL 33912 (239) 989-8932 keith@themetalmaniacs.com
Quality Assurance Representative Address/Phone/Email	Keith Ryan 16150 Lee Rd Unit 120 FORT MYERS, FL 33912 (239) 989-8932 keith@themetalmaniacs.com
Category	Roofing
Subcategory	Metal Roofing
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	David Eng
Florida License	PE-81377
Quality Assurance Entity	Keystone Certifications, Inc.
Quality Assurance Contract Expiration Date	04/05/2034
Validated By	James R Wally, PE ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL46635_R0_COI_26ga_100SL_plywood.pdf

Referenced Standard and Year (of Standard)

Standard	Year
TAS 100	2023
TAS 125	2003
UL 580	2006

Equivalence of Product Standards Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	04/05/2024
Date Validated	04/26/2024
Date Pending FBC Approval	05/04/2024
Date Approved	06/18/2024

Summary of Products

FL #	Model, Number or Name	Description
46635.1	01: 26ga 1" Nailstrip on plywood	26ga (min) nominally 1" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-176 **Other:** See evaluation report.		**Installation Instructions** FL46635_R0_II_26ga_100SL_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL46635_R0_AE_26ga_100SL_plywood.pdf Created by Independent Third Party: Yes
46635.2	02: 24ga 1" Nailstrip on plywood	24ga (min) nominally 1" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-206 **Other:** See evaluation report.		**Installation Instructions** FL46635_R0_II_24ga_100SL_plywood_nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL46635_R0_AE_24ga_100SL_plywood_nonHVHZ.pdf Created by Independent Third Party: Yes
46635.3	03: 032 Aluminum 1" Nailstrip on plywood	Nominally 0.032" aluminum or thicker nominally 1" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-175 **Other:** See evaluation report.		**Installation Instructions** FL46635_R0_II_032Al_100SL_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL46635_R0_AE_032Al_100SL_plywood.pdf Created by Independent Third Party: Yes
46635.4	04: 26ga 1" Nailstrip on plywood	26ga (min) nominally 1" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-108.5 **Other:** See evaluation report.		**Installation Instructions** FL46635_R0_II_26ga_100SL_plywood_nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL46635_R0_AE_26ga_100SL_plywood_nonHVHZ.pdf Created by Independent Third Party: Yes
46635.5	05: 032 Aluminum 1" Nailstrip on plywood	Nominally 0.032" aluminum or thicker nominally 1" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-153.5 **Other:** See evaluation report.		**Installation Instructions** FL46635_R0_II_032Al_100SL_plywood_nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL46635_R0_AE_032Al_100SL_plywood_nonHVHZ.pdf Created by Independent Third Party: Yes
46635.6	06: 24ga 1.5" Nailstrip on plywood	24ga (min) nominally 1.5" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A		**Installation Instructions** FL46635_R0_II_24ga_150SL_plywood_nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes

Design Pressure: +N/A/-153.5 **Other:** See evaluation report.		**Evaluation Reports** FL46635_R0_AE_24ga_150SL_plywood_nonHVHZ.pdf Created by Independent Third Party: Yes
46635.7	07: 032 Aluminum 1.5" Nailstrip on plywood	Nominally 0.032" aluminum or thicker nominally 1.5" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-168.5 **Other:** See evaluation report.		**Installation Instructions** FL46635_R0_II_032Al_150SL_plywood_nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL46635_R0_AE_032Al_150SL_plywood_nonHVHZ.pdf Created by Independent Third Party: Yes
46635.8	08: 24ga 1.5" Nailstrip on plywood	24ga (min) nominally 1.5" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-112.5 **Other:** See evaluation report.		**Installation Instructions** FL46635_R0_II_24ga_150SL_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL46635_R0_AE_24ga_150SL_plywood.pdf Created by Independent Third Party: Yes
46635.9	09: 032 Aluminum 1.5" Nailstrip on plywood	Nominally 0.032" aluminum or thicker nominally 1.5" tall nailstrip panel on 15/32" (min) plywood or 3/4" wood plank.
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-179.5 **Other:** See evaluation report.		**Installation Instructions** FL46635_R0_II_032Al_150SL_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL46635_R0_AE_032Al_150SL_plywood.pdf Created by Independent Third Party: Yes

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:

Credit Card Safe

SECURITYMETRICS


74°
AQI 45
Al Morgan
Gallery of
Fine Jewelry
HipNotique
117 W Marion Ave
Iron Roo
2D


74°
AQI 45
RION AVE
River City Grill
Toula's
117 W Marion Ave
Iron Roots
N
3D
HERALD CT

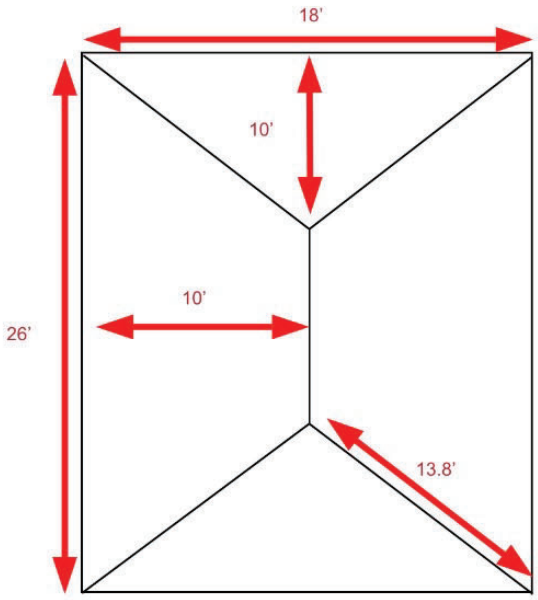
119 W Marion Ave
Punta Gorda, FL
33950

Pitch = 7/12

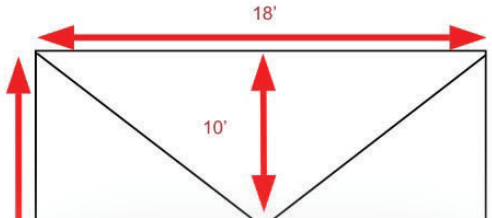
Material = Standing Seam 1.5" ns Galv Painted 24 or 26 awg

Color = White or Copper

Square = 5.5sq



119 W Marion Ave
Punta Gorda, FL
33950










26 FT
.1
.2
.3
.4


ENGINEER'S
.8
SCALE
.9
18 FT
.1
.2
.3
.4

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

CONSENT AGENDA

Title: CA-07-2026 - 760 West Marion Avenue - Replace Windows - Information Only

Funds: Not applicable

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

Summary:

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Rachel Barry, Zoning Official

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

Date: February 10, 2026

Subject: CA-07-2026 – 760 West Marion Avenue – Replacement Windows

SUMMARY

The applicant, Thornberry Custom Builders, would like to replace windows on property located at 760 West Marion Avenue. The SFR was constructed in 1930 in the Craftsman style. The property is located in the National Register Historic District, as well as the . However, it is listed on the Florida Master Site File (CH00265). Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required and may be reviewed and administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

Staff reviewed the application to replace the windows for the single family residence and recommends that the Zoning Official Approve the Certificate of Appropriateness.

Case # CA- 07-2026 Address - 760 W Marion Ave	Permit # 25-196462

Punta Gorda

CITY OF PUNTA GORDA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

CERTIFICATE OF APPROPRIATNESS CHECKLIST

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

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

1. Owner(s) of Record

Name	[redacted]
Address	
Phone	

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

Name	[redacted]
Address	
Phone	

Address of Property	
760 W. Marion Avenue, Punta Gorda, FL 33950	
Current Use of Property	
Single family residence	
Description of work to be performed – please be specific and include pictures when necessary	
Replace 25 windows	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ **Window Signage** ☐ **Wall Sign** ☐ **Projecting Sign**
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent

Thomas J. Thornberry
Print Name

1/21/26
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 21 day of January, 20 26, by Thomas J. Thornberry, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

DIANE M. RICCIARDI
MY COMMISSION # HH 311238
EXPIRES: January 1, 2027
(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We Ryan Benson, Manager of Cobblestone Cottage LLC, property owner(s), hereby authorize Thomas J. Thornberry to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as 760 W. Marion Avenue in Punta Gorda, Florida.

Signature of Property Owner

Ryan Benson, Manager of Cobblestone Cottage LLC
Print Name of Property Owner

1/20/26
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 20 day of January, 20 26, by Ryan Benson, Manager of Cobblestone Cottage, LLC, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

MELISSA HEDBERG
Notary Public-State of Florida
Commission # HH 253283
My Commission Expires
April 15, 2026
(Seal)

NEW WINDOWS:









In Witness Whereof, *the said grantors have signed and sealed these presents, the day and year first above written.*

Signed, sealed and delivered in the presence of:

TWO DIFFERENT DISINTERESTED WITNESSES

REQUIRED WITH ADDRESSES

Kayla Huffman

1ST Witness Signature

Kayla Huffman 5245 Walnut rd

Printed Name Buckeye Lake, Oh 43008

Allie Howe

2ND Witness Signature

Allie Howe 5245 walnut Rd Buckeye lake

Printed Name oh 43008

Nancy Sandusky Sharp Trustee

Nancy Sandusky Sharp L.S.

Nancy Sandusky Sharp Individually and as Trustee

Address: 4700 Begin Rd.

Millersport OH 43046

Judith Sandusky Azeltine Trustee

Judith Sandusky Azeltine L.S.

Judith Sandusky Azeltine, Individually and as Trustee

Address: 11930 Dogcat Rd

Millersport OH 43046

STATE OF OHIO
COUNTY OF Licking

The foregoing instrument was acknowledged before me by means of X *physical presence or* _____ *online notarization this* 22nd *day of* February, *2024, by* ***NANCY SANDUSKY SHARP and JUDITH SANDUSKY AZELTINE, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEES OF THE RITA J. SANDUSKY TRUST DATED APRIL 19, 2004 AND AMENDMENT DATED MARCH 7, 2022***

Personally known _____ ***OR Produced Identification.*** X

Type of Identification Produced Driver License

JANICE SUE DIGIETO
Notary Public
State of Ohio
My Comm. Expires
November 17, 2026

NOTARY SEAL

Signature of Notary

My commission expires November 17, 2026



Certification Type: MIAMI
Frame Type: .5FLANGE
Window Style: STD
Size Ref: TTT
Height: 46.0000
Rough Masonry: 36 3/4 X 46
Egress Opening: 30 15/16 X 16 13/16 (3.5962 SQFT)
Glass Family: LM - Laminated
Glass Makeup: LMA209A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Grid Type: NONE - NO Grid
Vent Latch: N
Hi-Rise Sill: N
Stainless Steel Package: Y
Lock Quantity: 1.0000
Vent Ht: 23.4640
PositiveDesignPressure: 65.0000
PANumber: FL239
CondensationResistance: 14.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.5700

NOA Selection: 23-0707.10
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 36.0000
Actual Size: 36 X 46
Wood Frame Opening: 35 1/4 X 45 1/4
Frame Color: W - White
Interlayer Type: PVB090
Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
Glass Color: CL - CLEAR
Privacy Glass: NONE - NONE
Screen Type: 1816K - 1816 Charcoal
WOCD: N
Lmtd Sash Stop: N
Lock Type: SWEEP - Sweep Latch
Boxing Options: BS - Box Screen
CAR#: 23-0707.10
NegativeDesignPressure: 80.0000
EnergyStar: NONE
UF: 1.0400
VT: 0.4600
CPD: PGT-A-239-00436-00067

Location: LAUNDRY **Notes:**

0003 **SH7700A** SINGLE HUNG SERIES 7700A **Ordered:** **Sell Price** **Ext Price**
(3.00) 1.00

Configuration: 34.25X68.5X.,STD,1/2" FL,W,EQUAL,G/G 5/16,CL,ES Max,NO GRID,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL



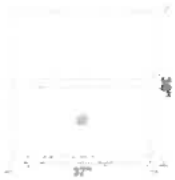
Certification Type: MIAMI
Frame Type: .5FLANGE
Window Style: STD
Size Ref: TTT
Height: 68 1/2
Rough Masonry: 35 X 68 1/2
Egress Opening: 29 3/16 X 28 1/16 (5.6682 SQFT)
Glass Family: LM - Laminated
Glass Makeup: LMA209A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Grid Type: NONE - NO Grid
Vent Latch: N
Hi-Rise Sill: N
Stainless Steel Package: Y
Lock Quantity: 1.0000
Vent Ht: 34.7140
PositiveDesignPressure: 65.0000
PANumber: FL239
CondensationResistance: 14.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.5700

NOA Selection: 23-0707.10
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 34 1/4
Actual Size: 34 1/4 X 68 1/2
Wood Frame Opening: 33 1/2 X 67 3/4
Frame Color: W - White
Interlayer Type: PVB090
Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
Glass Color: CL - CLEAR
Privacy Glass: NONE - NONE
Screen Type: 1816K - 1816 Charcoal
WOCD: N
Lmtd Sash Stop: N
Lock Type: SWEEP - Sweep Latch
Boxing Options: BS - Box Screen
CAR#: 23-0707.10
NegativeDesignPressure: 80.0000
EnergyStar: NONE
UF: 1.0400
VT: 0.4600
CPD: PGT-A-239-00436-00067

Location: REAR **Notes:**

0004 **SH7700A** SINGLE HUNG SERIES 7700A **Ordered:** **Sell Price** **Ext Price**
(4.00) 2.00

Configuration: 33.75X61.5X.,STD,1/2" FL,W,EQUAL,G/G 5/16,CL,ES Max,NO GRID,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL



Certification Type: MIAMI
Frame Type: .5FLANGE
Window Style: STD
Size Ref: TTT
Height: 38.0000
Rough Masonry: 37 3/4 X 38
Egress Opening: 31 15/16 X 12 13/16 (2.8271 SQFT)
Glass Family: LM - Laminated
Glass Makeup: LMA209A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Grid Type: NONE - NO Grid
Vent Latch: N
Hi-Rise Sill: N
Stainless Steel Package: Y
Lock Quantity: 1.0000
Vent Ht: 19.4640
PositiveDesignPressure: 65.0000
PANumber: FL239
CondensationResistance: 14.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.5700

NOA Selection: 23-0707.10
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 37.0000
Actual Size: 37 X 38
Wood Frame Opening: 36 1/4 X 37 1/4
Frame Color: W - White
Interlayer Type: PVB090
Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
Glass Color: CL - CLEAR
Privacy Glass: NONE - NONE
Screen Type: 1816K - 1816 Charcoal
WOCD: N
Lmtd Sash Stop: N
Lock Type: SWEEP - Sweep Latch
Boxing Options: BS - Box Screen
CAR#: 23-0707.10
NegativeDesignPressure: 80.0000
EnergyStar: NONE
UF: 1.0400
VT: 0.4600
CPD: PGT-A-239-00436-00067

Location: KITCHEN **Notes:**

0007 **SH7700A** SINGLE HUNG SERIES 7700A **Ordered:** **Sell Price** **Ext Price**
(7.00) 2.00

Configuration: 34.25X68.5X.,STD,1/2" FL,W,EQUAL,G/G 5/16,CL,ES Max,NO GRID,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL



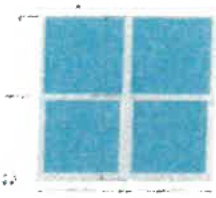
Certification Type: MIAMI
Frame Type: .5FLANGE
Window Style: STD
Size Ref: TTT
Height: 68 1/2
Rough Masonry: 35 X 68 1/2
Egress Opening: 29 3/16 X 28 1/16 (5.6682 SQFT)
Glass Family: LM - Laminated
Glass Makeup: LMA209A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Grid Type: NONE - NO Grid
Vent Latch: N
Hi-Rise Sill: N
Stainless Steel Package: Y
Lock Quantity: 1.0000
Vent Ht: 34.7140
PositiveDesignPressure: 65.0000
PANumber: FL239
CondensationResistance: 14.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.5700

NOA Selection: 23-0707.10
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 34 1/4
Actual Size: 34 1/4 X 68 1/2
Wood Frame Opening: 33 1/2 X 67 3/4
Frame Color: W - White
Interlayer Type: PVB090
Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
Glass Color: CL - CLEAR
Privacy Glass: NONE - NONE
Screen Type: 1816K - 1816 Charcoal
WOCD: N
Lmtd Sash Stop: N
Lock Type: SWEEP - Sweep Latch
Boxing Options: BS - Box Screen
CAR#: 23-0707.10
NegativeDesignPressure: 80.0000
EnergyStar: NONE
UF: 1.0400
VT: 0.4600
CPD: PGT-A-239-00436-00067

Location: RIGHT GREAT ROOM **Notes:**

0008 **SH7700A** SINGLE HUNG SERIES 7700A **Ordered:** **Sell Price** **Ext Price**
(8.00) 1.00

Configuration: 32.X46.X.,STD,1/2" FL,W,EQUAL,G/G 5/16,CL,ES Max,NO GRID,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL



BEGIN MODEL SET 010: ::::::::::::::::::::::::::::
Combo Config: TW - Twin
Unit 2: SH7700A
Assembly Options: MTCHCOL
Send Mull(s): Y
Size Selection: ACTUAL
Height: 63.0000
Frame Color: W - White
Boxing Options: BS - Box Screen

Series: 7700A
Unit 1 (Bottom Left Unit): SH7700A
Frame Type: .5FLANGE
Width Equal or Width: EQUAL
Mull Part Selection: MULL/CLPS
Width: 68.0000
Vertical Mull: 1X2.750X0.375
Glass Color: CL - Clear

Location: FRONT PORCH BOTH SID **Notes:**

0010 **SH7700A** SINGLE HUNG SERIES 7700A **Ordered:** **Sell Price** **Ext Price**
(11.00) 2.00

Configuration: 34.X63.X.,STD,1/2" FL,W,EQUAL,G/G 5/16,CL,ES Max,NO GRID,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL

Certification Type: MIAMI
Frame Type: .5FLANGE
Window Style: STD
Size Ref: TTT
Rough Masonry: 34 3/4 X 63
Egress Opening: 28 15/16 X 26 1/16 (5.2182 SQFT)
Glass Family: LM - Laminated
Glass Makeup: LMA209A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Grid Type: NONE - NO Grid
Vent Latch: N
Hi-Rise Sill: N
Stainless Steel Package: Y
Lock Quantity: 1.0000
Vent Ht: 31.9640
PositiveDesignPressure: 65.0000
PANumber: FL239
CondensationResistance: 14.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.5700

NOA Selection: 23-0707.10
Vent Configuration: EQUAL
Size Selection: CUSTOM
Actual Size: 34 X 63
Wood Frame Opening: 33 1/4 X 62 1/4
Frame Color: W - White
Interlayer Type: PVB090
Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
Glass Color: CL - CLEAR
Privacy Glass: NONE - NONE
Screen Type: 1816K - 1816 Charcoal
WOCD: N
Lmtd Sash Stop: N
Lock Type: SWEEP - Sweep Latch
Boxing Options: BS - Box Screen
CAR#: 23-0707.10
NegativeDesignPressure: 80.0000
EnergyStar: NONE
UF: 1.0400
VT: 0.4600
CPD: PGT-A-239-00436-00067

Location: FRONT PORCH BOTH SID **Notes:**

0010 **SH7700A** SINGLE HUNG SERIES 7700A **Ordered:** **Sell Price** **Ext Price**
(12.00) 2.00

Configuration: 34.X63.X.,STD,1/2" FL,W,EQUAL,G/G 5/16,CL,ES Max,NO GRID,SS PACKAGE,SGL,SWEEP,1816K-BOXED,LSILL

Certification Type: MIAMI
Frame Type: .5FLANGE
Window Style: STD
Size Ref: TTT
Rough Masonry: 34 3/4 X 63
Egress Opening: 28 15/16 X 26 1/16 (5.2182 SQFT)
Glass Family: LM - Laminated
Glass Makeup: LMA209A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Grid Type: NONE - NO Grid
Vent Latch: N
Hi-Rise Sill: N
Stainless Steel Package: Y
Lock Quantity: 1.0000
Vent Ht: 31.9640
PositiveDesignPressure: 65.0000
PANumber: FL239
CondensationResistance: 14.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.5700

NOA Selection: 23-0707.10
Vent Configuration: EQUAL
Size Selection: CUSTOM
Actual Size: 34 X 63
Wood Frame Opening: 33 1/4 X 62 1/4
Frame Color: W - White
Interlayer Type: PVB090
Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
Glass Color: CL - CLEAR
Privacy Glass: NONE - NONE
Screen Type: 1816K - 1816 Charcoal
WOCD: N
Lmtd Sash Stop: N
Lock Type: SWEEP - Sweep Latch
Boxing Options: BS - Box Screen
CAR#: 23-0707.10
NegativeDesignPressure: 80.0000
EnergyStar: NONE
UF: 1.0400
VT: 0.4600
CPD: PGT-A-239-00436-00067

Location: FRONT PORCH BOTH SID **Notes:**

Certification Type: MIAMI
Frame Type: .5FLANGE
Window Style: STD
Size Ref: TTT
Rough Masonry: 37 1/4 X 63
Egress Opening: 31 7/16 X 26 1/16 (5.6699 SQFT)
Glass Family: LM - Laminated
Glass Makeup: LMA209A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Grid Type: NONE - NO Grid
Vent Latch: N
Hi-Rise Sill: N
Stainless Steel Package: Y
Lock Quantity: 1.0000
Vent Ht: 31.9640
PositiveDesignPressure: 65.0000
PANumber: FL239
CondensationResistance: 14.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.5700

NOA Selection: 23-0707.10
Vent Configuration: EQUAL
Size Selection: CUSTOM
Actual Size: 36 1/2 X 63
Wood Frame Opening: 35 3/4 X 62 1/4
Frame Color: W - White
Interlayer Type: PVB090
Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
Glass Color: CL - CLEAR
Privacy Glass: NONE - NONE
Screen Type: 1816K - 1816 Charcoal
WOCD: N
Lmtd Sash Stop: N
Lock Type: SWEEP - Sweep Latch
Boxing Options: BS - Box Screen
CAR#: 23-0707.10
NegativeDesignPressure: 80.0000
EnergyStar: NONE
UF: 1.0400
VT: 0.4600
CPD: PGT-A-239-00436-00067

Location: FRONT PORCH L & R

Notes:

0011 **MULL** MULL BARS **Ordered:** 2.00 **Sell Price** **Ext Price**
(17.00)

Configuration: ,62.,W,.5FLANGE,MTCHCOL,MULL/CLPS,1 X 2.750 X .375

Product Family Series: 7700A
NOA Selection: 23-0913.05
Frame Type: .5FLANGE
Mull Clip Type: STDCLP/STDCLP
Frame Color: W - White
Boxing Options: BS - Box Screen

Certification Type: MIAMI
Part Selection: MULL/CLPS - Mull & Clips set
Mull Bar Type: 1X2.750X0.375
Size Selection: CUSTOM
Assembly Options: MTCHCOL
END MODEL SET 014: ::::::::::::::::::::::::::::::::

Location: FRONT PORCH L & R

Notes:

Products Ordered	Total Quantity
SH7700A	21
MULTI-PART	4
MULL	4

TOTAL SALE AMT:

TOTAL CUSTOMER TAX:

NET SALE AMOUNT:

UPON FINAL APPROVAL CUSTOMER WILL BE RESPONSIBLE FOR ANY ERRORS. NO MATERIALS SHALL BE ORDERED WITH VERBAL APPROVAL. MATERIALS NOT DELIVERED WITHIN 2 WEEKS OF ORIGINAL SCHEDULED DATE WILL BE INVOICED.
*****ALL QUOTES ARE VALID FOR 14 DAYS. ALL ORDERS ARE SUBJECT TO SURCHARGE AT TIME OF INVOICING.

APPROVED BY:_____ DATE:_____

DELIVERY ADDRESS: _____

CONTACT FOR DELIVERY: _____ PH. NUMBER: _____

REQUESTED DELIVERY DATE:_____

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

CONSENT AGENDA

Title:	CA-08-2026 - 503 Palm Ave - Sliding Door - Information Only
Funds:	Not applicable
Recommended Action:	No action is required. Staff reviewed the application for the proposed Replacement of a sliding door for the single family residence and recommended that the Zoning Official Approve the Certificate of Appropriateness.
Summary:	
Department/Division:	Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

From: Adrianna Gehrke, Planner 1

Date: February 5, 2026

Subject: CA-08-2026 – 503 Palm Avenue – Sliding Glass Door Replacement for a Single Family Residence

SUMMARY

The applicant proposes to replace existing sliding glass door for the single-family residence (SFR) located at 503 Palm Avenue. The proposed improvements are consistent with the historic character of the home.

The SFR was constructed in 1963 and is in the Ranch architectural style. This property is listed on the Florida Master Site File (CH02714), and located in the designated historic district. Pursuant to Section 16.3(a), applications for Certificates of Appropriateness on designated property may be approved or denied by the Zoning Official without HPAB review and recommendation.

The attached documents provided by the applicant provide further details regarding the existing sliding door that is being replaced.

RESULTS

Staff has reviewed the application for the proposed improvements to the single-family residence and recommends approval of the Certificate of Appropriateness for the property located at 503 Palm Avenue. A final determination from the Zoning Official is pending.

Case # CA-08-2026	Permit # 25-00193758
Address - 503 Palm Ave. Punta Gorda, FL 33950	

Punta Gorda

RECEIVED
By agehrke at 9:54 am, Feb 05, 2026

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

CERTIFICATE OF APPROPRIATNESS CHECKLIST

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

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

1. Owner(s) of Record

Name	Joel Desguin						
Address	93426 Colony Ct.	City	Punta Gorda	State	FL	Zip	33950
Phone	9493757335	Email address	Joel@homematchmakingrealty.com				

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

Name							
Address		City		State		Zip	
Phone		Email address					

Address of Property	
503 Palm Ave. Punta Gorda, FL	
Current Use of Property	
Residence	
Description of work to be performed – please be specific and include pictures when necessary	
Replace exsisting sliding glass door.	
For Signage Only – MUST INCLUDE PHOTO OF PROPOSED SIGNAGE	
Type of Sign	☐ **Window Signage** ☐ **Wall Sign** ☐ **Projecting Sign**
Measurements of Window(s)/Door	
Measurements of Signage - Square footage of Signage – must not exceed 33% of window(s)/door(s)	
Proposed Materials for Signage	

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Joel N | Joel L. Desguin | 2-3-2026

Signature of Owner or Authorized Agent | Print Name | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 3rd day of February, 20 26, by Joel L. Desguin, ~~who is personally known to me or~~ who has produced FL DL as identification.

G. Danielle Berhel
(Signature of Notary)

NOTARY PUBLIC STATE OF FLORIDA
G. DANIELLE BERHEL
MY COMMISSION # HH 414120
EXPIRES: September 18, 2027
(Seal)

N/A **AGENT AFFIDAVIT** (Property Owner to complete ONLY if applicable)

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

_____ | _____ | _____

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

State of Florida
County of Charlotte

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

_____
(Signature of Notary) (Seal)





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

"

Property Record Information for 412307105005

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

Owner:

DESGUIN LOUIS & JD & VFD & MD & LD
426 TAYLOR ST UNIT 4
PUNTA GORDA, FL 33950

Ownership current through: 1/30/2026

Property Location:

Property Address: 503 PALM AVE
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY DETERMINED DAMAGED
Future Land Use (Comp. Plan):	City
Zoning Code:	NR-10
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	5B07N
Section/Township/Range:	07-41-23
SOH Base Year:	2010
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale cod
12/15/2017	4268/285	2575798	$100	IMPRO
12/2/2017	4261/1299	2570568	$100	IMPRO
2/9/2017	4170/698	2501736	$23,600	IMPRO
2/8/2017	4170/696	2501735	$23,600	IMPRO
7/13/2009	3401/1271	1863529	$100	IMPRO
11/1/1982	713/1202	1982071301202	$100	VACA

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

FEMA Flood Zone (Effective 12/15/2022)

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

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

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

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

Approach	County	City	School	Other
Certified Just Value (Just Value reflects 193.011 adjustment.):	$239,066	$239,066	$239,066	$239,066
Certified Assessed Value:	$147,160	$147,160	$147,160	$147,160
Certified Exemption - 01 Homestead	$25,000	$25,000	$25,000	$25,000
Certified Exemption - 17 Additional Homestead	$25,722	$25,722	$0	$25,722
Certified Taxable Value:	$96,438	$96,438	$122,160	$96,438

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0047 0023	0101	NR-10	FRONT FOOT	106	0	$280,476

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

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

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0392	Driveway - Asphalt (sq. Ft.)	1480	1963	1963

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Single Family Determined Damaged	2.5	0101	1963	1963	1	0	2	8	2002	1972	2892

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	721	Carport, Flat Roof (SF)	Garage/Carport	584	100	1963	1963	Appendage Component
1	904	Slab Porch (SF) with Roof	Porch/Deck	21	100	1963	1963	Appendage Component
1	908	Enclosed Porch (SF), Knee Walls w/ Glass	Porch/Deck	30	100	1963	1963	Appendage Component
1	909	Enclosed Porch (SF), Solid Walls	Porch/Deck	255	100	1963	1963	Appendage Component
1	105	Frame, Siding	Exterior Walls	0	100	1963	1963	Construction Component
1	208	Composition Shingle	Roofing	0	100	1963	1963	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1963	1963	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1963	1963	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1963	1963	Construction Component

1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1963	1963	Construction Component
1	621	Slab on Grade (% or SF)	Miscellaneous	1	100	1963	1963	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1963	1963	Construction Component

Legal Description:

Short Legal:	**Long Legal:**
PUG 000 0047 0023	PUNTA GORDA BLK 47 LT 23 & 24 102/738 L/E713/1202 DC1699/1859 DC3121/529-LR PR08-1254 LOA3319/1588 AFF3376/1824 3401/1271 4170/696 4170/698 4261/1299 4268/285

Data Last Updated: 2/5/2026- Printed On: 2/5/2026.

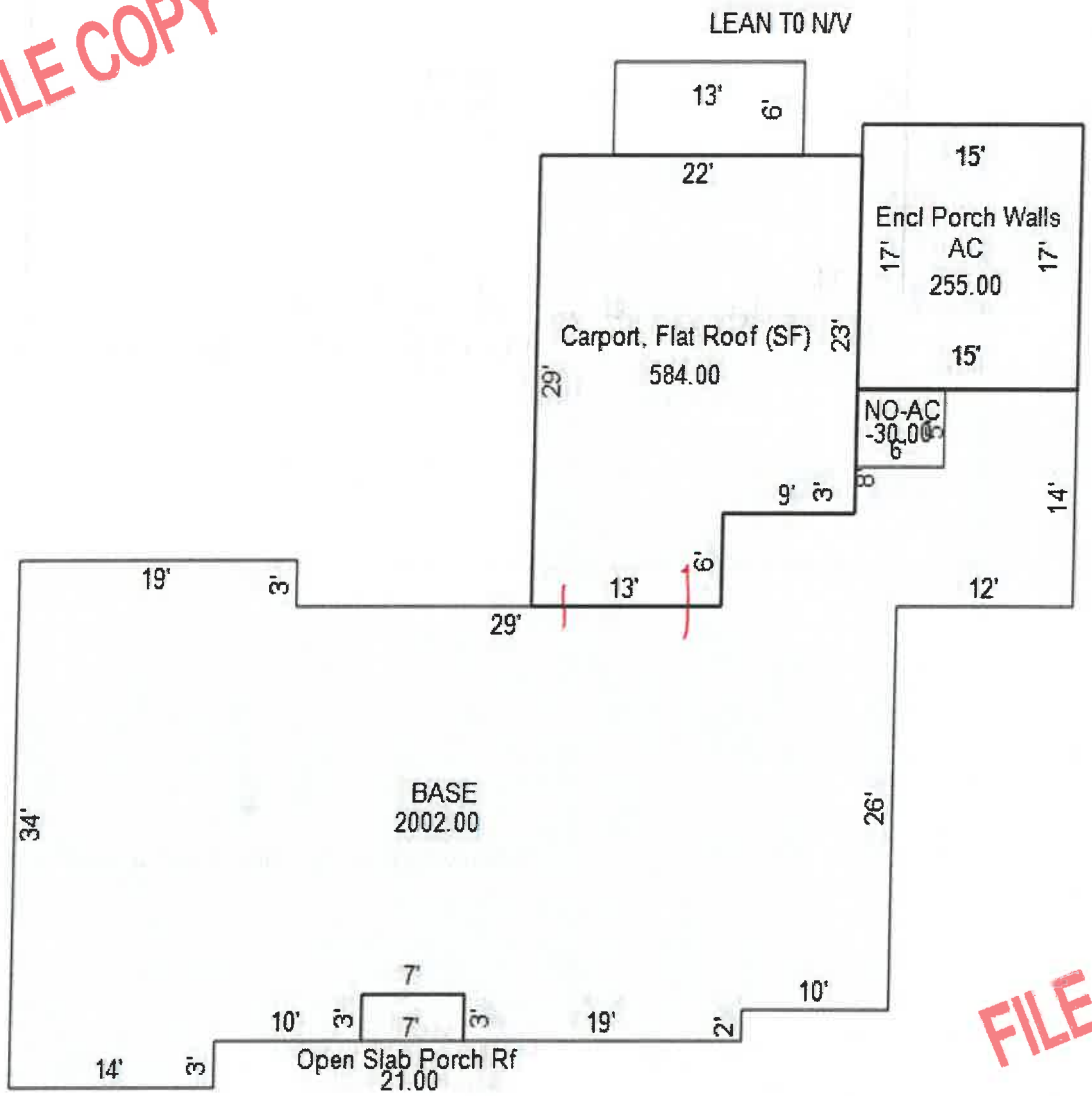
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CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

503 Palm Ave PG 33450

Building Sketch for 412307105005

FILE COPY

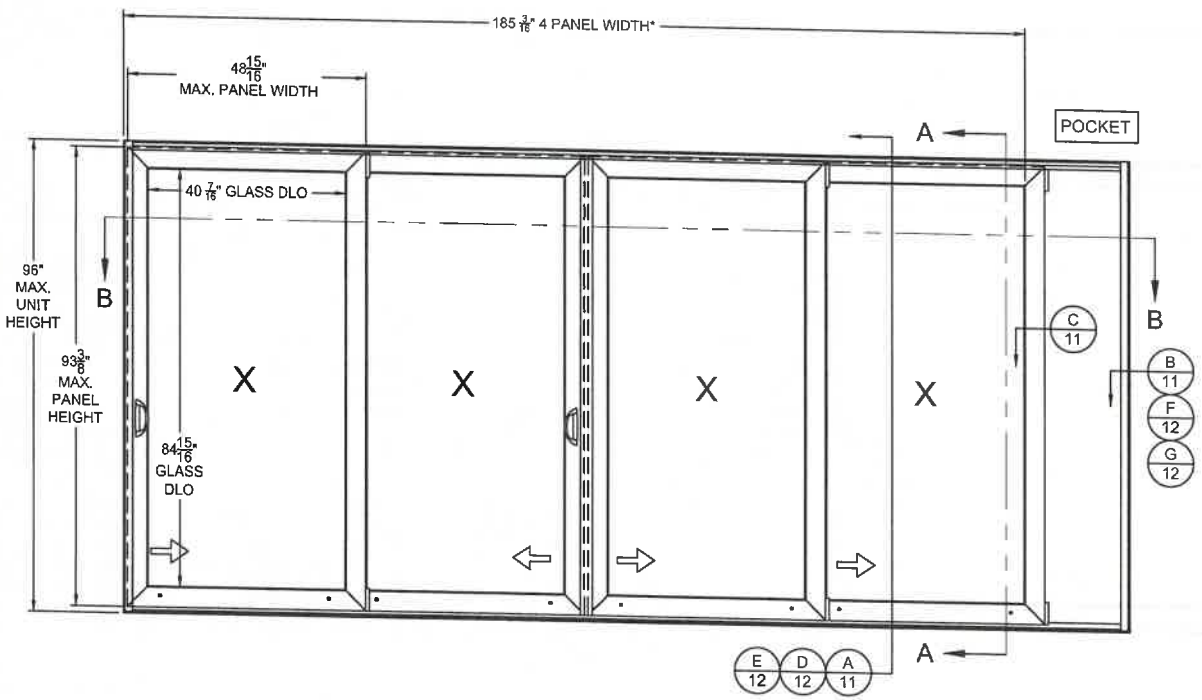


FILE COPY

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CWS 8800 Impact Sliding Glass Door
106 1/4 X 79 5/8

SLIDING GLASS DOOR - LARGE MISSILE IMPACT



GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE FLORIDA BUILDING CODE (FBC), CURRENT EDITION AND IS RATED FOR USE IN THE HIGH VELOCITY HURRICANE ZONE (HVHZ) AND IS RATED FOR WIND ZONE 4 MISSILE LEVEL D IMPACT USE AS DEFINED IN ASTM E 1996 PER THE FBC.
2. GLAZING OPTIONS: (SEE SHEET 3)
3. APPROVED CONFIGURATIONS INCLUDE BUT ARE NOT LIMITED TO:
   "XO", "OX", "XX", "OXO", "XXX", "OXXO", "XXXX", "PX", "PXX", "PXXX", "PXXXX", "PXXP", "PXXXXP", "PXXXXXXP", "PXXXXXXXXP"
   2 TRACK, 3 TRACK, 4 TRACK
4. DESIGN PRESSURE RATING:
   -NEGATIVE DESIGN LOADS BASED ON, TESTED PRESSURE AND GLASS TABLES ASTM E-1300-04e01/09.
   -POSITIVE DESIGN LOADS BASED ON, TESTED PRESSURE, WATER INFILTRATION TEST PRESSURE AND GLASS TABLES ASTM E-1300-04e01/09.
5. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. SEE SHEETS 10-11 FOR ANCHOR DETAILS. WINDLOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
6. PRODUCT APPROVED FOR IMPACT USE. SHUTTERS ARE NOT REQUIRED.
7. ALL FRAMES ARE PROCESSED AND SCREWED TOGETHER. VENTS ARE PROCESSED AND THERMAL WELDED TOGETHER.
8. SERIES / MODEL DESIGNATION SGD-8800.
9. THE DESIGNATION X AND O STAND FOR THE FOLLOWING: X = OPERABLE SASH, O = FIXED SASH, P = POCKET/HOOKSTRIP
10. SECTION CALLOUTS APPLY TO ALL CONFIGURATIONS IN A SIMILAR LOCATION.
11. WEEP SLOTS = 1/2" x 1" LOCATED @ BOTH ENDS.

Lucas Turner
2020.08.10
12:02:21
-05'00'

TABLE OF CONTENTS

GENERAL NOTES & ELEVATIONS....1
SECTION VIEWS....2
BOM & GLAZING DETAIL....3
EXTRUSIONS....4-5
TRACK WIDTHS....6
ANCHOR SCHEDULE & NOTES....7
ANCHOR PATTERNS....8-9
INSTALLATION DETAILS....10-11

MAX. PANEL SIZE	DESIGN PRESSURE RATING	GLASS TYPE (SEE SHT 4)	IMPACT RATING
48-15/16" x 93-3/8"	+/-50 PSF	A	LARGE MISSILE IMPACT
	+/-65 PSF	B	

*(4) PANELS SHOWN; HVHZ LIMITED TO MAX. (9) PANELS. OUTSIDE HVHZ, UNLIMITED NUMBER OF PANELS IS ALLOWABLE AS LONG AS INDIVIDUAL PANELS DO NOT EXCEED PANEL SIZE AS SHOWN.

Custom Window Systems
1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8800 PVC SLIDING GLASS DOOR - IMPACT

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF CUSTOM WINDOW SYSTEMS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF CUSTOM WINDOW SYSTEMS, INC IS PROHIBITED.

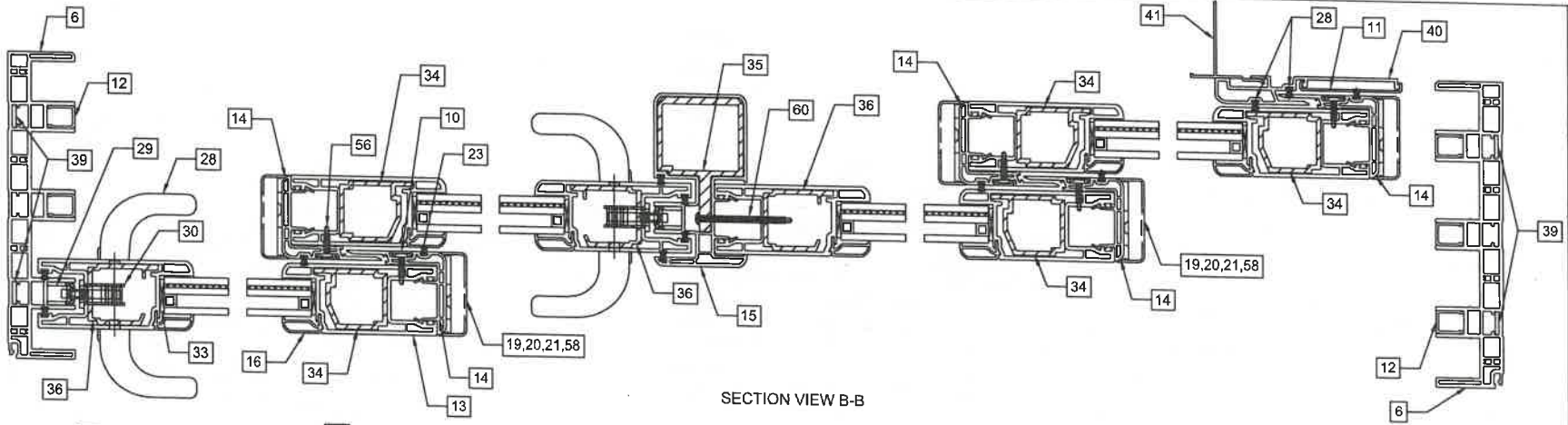
LUCAS A. TURNER LICENSE No. 58201 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/6/2020

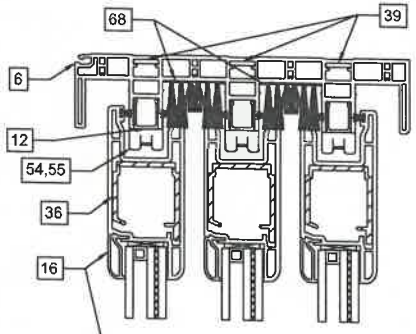
LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION: GENERAL NOTES AND ELEVATIONS

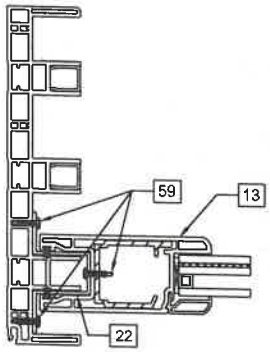
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BLZ	05/06/16
DWG #: CWS-1150	REV.: B
SCALE: 1:30	SHEET 1 OF 11



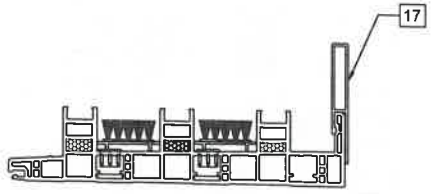
SECTION VIEW B-B



SECTION VIEW A-A
NO SILL RISER



FIXED PANEL
ATTACHMENT



ALTERNATE SILL RISER VIEW
LIMITED TO +65

ITEMS NOT SHOWN FOR CLARITY:
20, 24-26, 31, 55-58, 61-62, 64-66

NOTES:
1) INSTALLATION W/NO SILL RISER ALLOWED TO THE FULL DP'S INDICATED ABOVE, IN LOCATIONS WHERE WATER INFILTRATION RESISTANCE IS NOT REQUIRED, SUCH AS BUT NOT LIMITED TO LOCATIONS WHERE AN OVER HANG IS PRESENT THAT IS AS WIDE AS THE WALL IS TALL.

Custom WINDOW SYSTEMS
1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8800 PVC SLIDING GLASS DOOR - IMPACT

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LUCAS A. TURNER
LICENSE
No. 58201
STATE OF FLORIDA
PROFESSIONAL ENGINEER

8/6/2020

LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

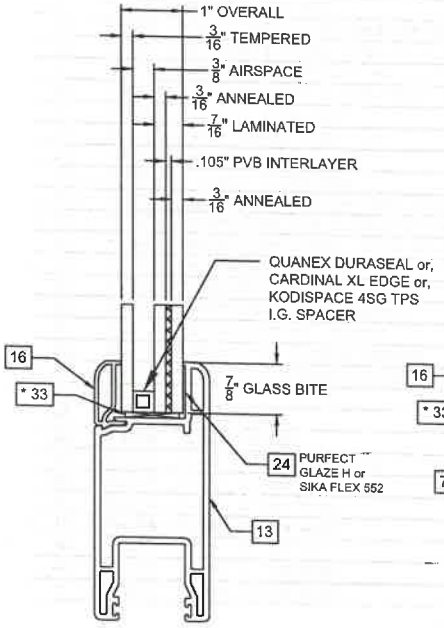
SHEET DESCRIPTION:
SECTION VIEWS

DRAWN BY:	DATE:
BLZ	05/06/16
DWG #:	REV.:
CWS-1150	B
SCALE:	SHEET
1:3	2 OF 11

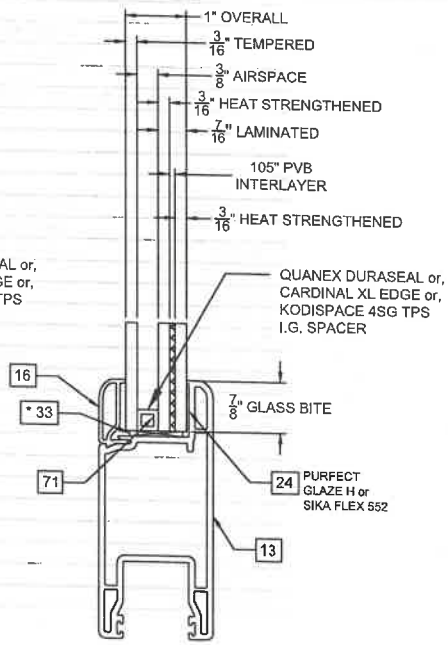
PARTS LIST

ITEM	PART #	DESCRIPTION	MATERIAL
1	GLASS	SEE THIS SHEET	
2	H-6161	2-Track Sill	PVC
3	H-6163	3-Track Sill	PVC
4	H-6165	4-Track Sill	PVC
5	H-6160	2-Track Head/Jamb	PVC
6	H-6162	3-Track Head/Jamb	PVC
7	H-6164	4-Track Head/Jamb	PVC
8	S-2064	Roller Track Insert	Aluminum
9	S-6171	Cover, Sill Track	PVC
10	S-6169	Cover, Interlock	PVC
11	S-6172	Cover, External Reinforcement/P-Hook	PVC
12	S-6175	Track Filler, Frame	PVC
13	H-6166	Panel Stile/Rail	PVC
14	H-6168	Interlock, Snap-On	PVC
15	H-6167	Astragal	PVC
16	H-6170	Glazing Bead, I.G., 1"	PVC
17	H-2060	Sill Riser, 2.875"	Aluminum
18	H-2062	Sill Riser, 4.062"	Aluminum
19	P-5517	Panel Guide, Interlock	Aluminum
20	P-5558	Support Channel, Bot Rail, Interlock	Aluminum
21	P-5511	Cover, Panel Guide, Interlock	Nylon
22	P-5516	Bracket, Fixed Panel	Aluminum
23	P-3300	Wtsp., 0.280" x 0.187" Back, Fin, Black	
24	P-3438	Backbedding, Purfect Glaze "H" Hot Melt	Silicone
25	P-3514	Screw, #10 x 2" Ph Comb Hd	Steel
26	P-3587	Screw, #8 x 1" PH FL TEK - Roller Asm/Mortise Lock	Steel
27	P-5588	Hole Plug, 0.500" Dia.	Nylon
28	P-5536	Handle Set with Thumb Turn	
29	P-3792	Keeper	
30	P-3793	Multi-Point Mortise Lock	
31	P-4250	Screw, #10 x 2.5" PH PN SMS - Keeper	Steel
32	P-5287	Tandem Roller Assy, 2.125" Dia Wheel	
33	P-5438	Setting Blocks, 0.090" x 0.875" x 1.5"	Rubber
34	H-1769	Reinforcement, Interlock	Aluminum
35	H-2068	Reinforcement, Astragal	Aluminum
36	S-1775	Reinforcement, Lock Stile/Rails	Aluminum
37	H-2111	Reinforcement, HD, Interlock	Aluminum
38	S-2071	Reinforcement, External, Interlock	Aluminum
39	S-2069	Frame Insert, Installation Anchors	Aluminum
40	H-2063	P-Hook	Aluminum
41	S-2065	P-Hook Adaptor	Aluminum
42	S-2136	Screen, Astragal	Aluminum
43	H-2135	Screen, 1-Track Head/Jamb	Aluminum
45	S-2134	Screen, 1-Track Sill	Aluminum
46	S-2053	Screen, 2-Track Head	Aluminum
47	S-2054	Screen, 2-Track Jamb	Aluminum
48	S-2055	Screen, 2-Track Sill	Aluminum
49	S-2056	Screen, 3-Track Head	Aluminum
50	S-2057	Screen, 3-Track Jamb	Aluminum

ITEM	PART #	DESCRIPTION	MATERIAL
51	S-2058	Screen, 3-Track Sill	Aluminum
52	S-2059	Screen, Snap Cover	Aluminum
53	S-2070	Screen, Interlock	Aluminum
54	P-5477	Block, Anti-Lift	Nylon
55	P-5559	Screw, #14 x 4" PH PN SMS	Steel
56	P-4269	Screw, #8 x 1" PH PN Tek	Steel
57	P-3556	Screw, #8 x 2.5" PH FL Tek	Steel
58	P-4962	Screw, #8 x 3" PH FL Tek	Steel
59		Screw, #12 x 1 1/2" PH PN SMS	Steel
60	P-3609	Bumper, Panel Stop	Rubber
61	P-4291	Panel Stop Housing	Nylon
62	P-5479	Foam Block, Open Cell, 0.844" x 0.531" x 1"	
63	P-5492	Gasket, Frame Assembly, 2-Track	Butyl
64	P-5493	Gasket, Frame Assembly, 3-Track	Butyl
65	P-5494	Gasket, Frame Assembly, 4-Track	Butyl
66	P-4659	Dust Plug, 1-1/4" x 3" x 0.5"	
67	P-4366	Dust Plug, 1" x 3" x 1"	
68		Screen, Spline	Rubber
69		Screen, Cloth	



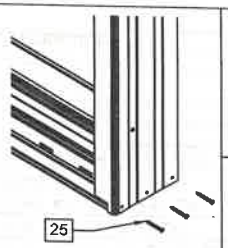
GLASS TYPE A



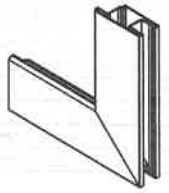
GLASS TYPE B

* SETTING BLOCKS PER FBC 2411.3.3.1

GLASS TYPE	DESIGN PRESSURE RATING
A	+/-50 PSF
B	+/-65 PSF



FRAME CORNERS MECHANICALLY FASTENED
1:8



PANEL CORNERS THERMAL WELD
1:8

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8800 PVC SLIDING GLASS DOOR - IMPACT

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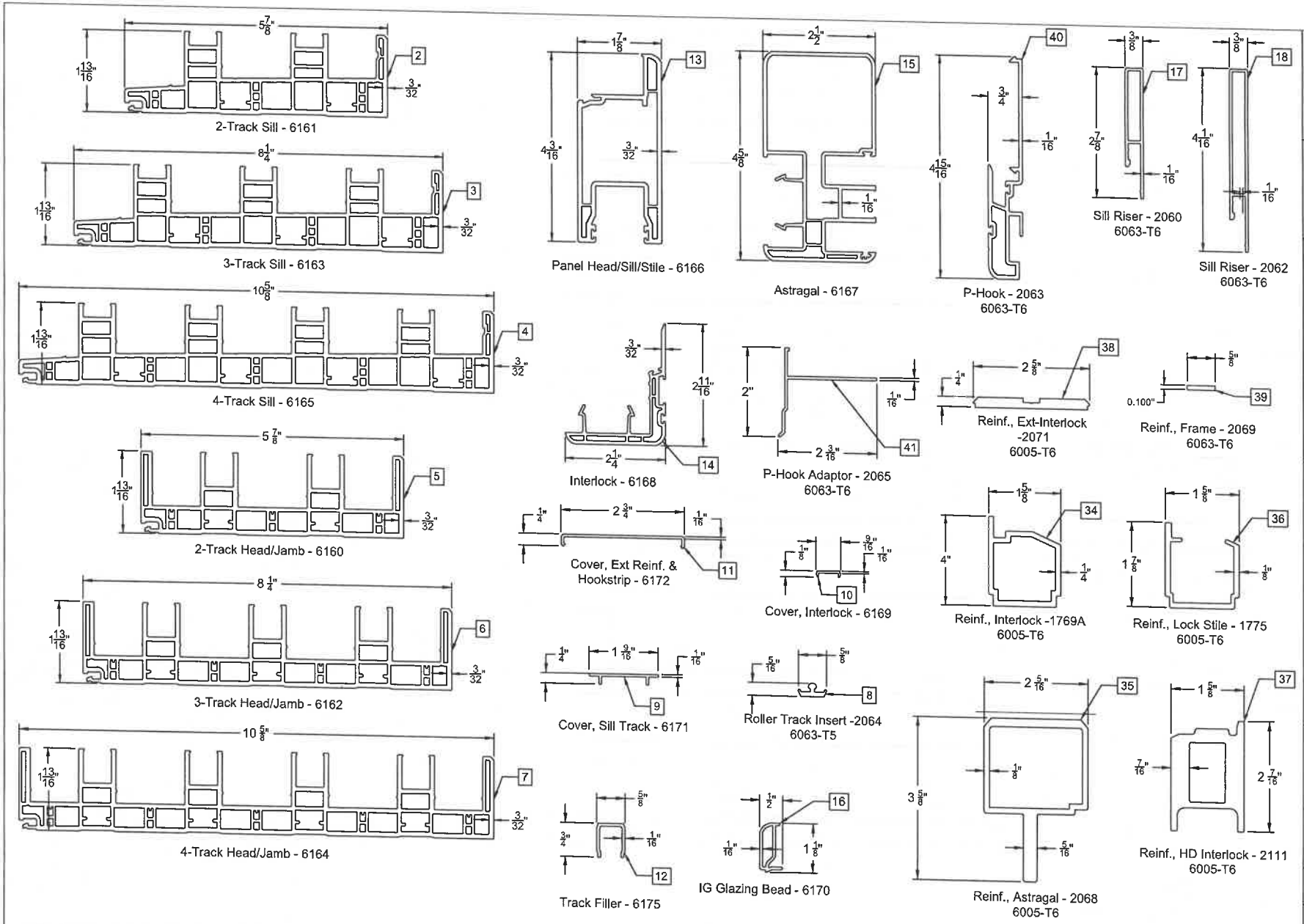
LUCAS A. TURNER LICENSE No. 58201 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/6/2020

LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION: BOM AND GLAZING DETAIL

DRAWN BY:	DATE:
BLZ	05/06/2016
DWG #: CWS-1150	REV.: B
SCALE: 1:2	SHEET 3 OF 11



NOTE: ALL EXTRUSIONS ARE RIGID PVC UNLESS OTHERWISE NOTED.

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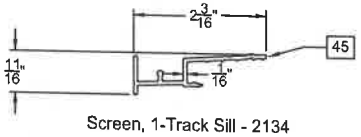
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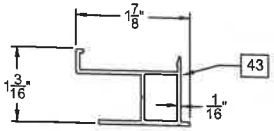
LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION: EXTRUSIONS

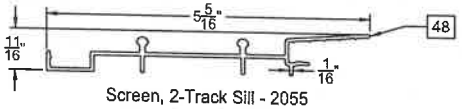
DRAWN BY:	DATE:
BLZ	05/06/16
DWG #: CWS-1150	REV.: B
SCALE: 1:2	SHEET 4 OF 11



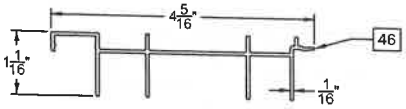
Screen, 1-Track Sill - 2134



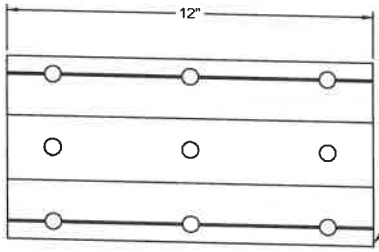
Screen, 1-Track Head/Jamb - 2135

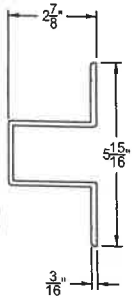


Screen, 2-Track Sill - 2055

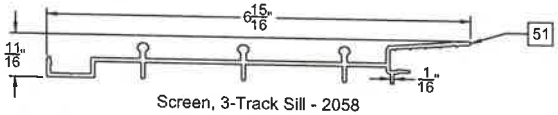


Screen, 2-Track Head - 2053

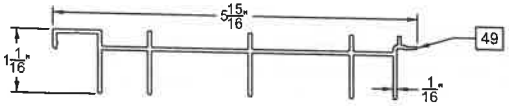




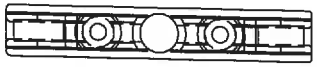
Bracket, Fixed Panel
P-5516

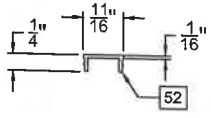


Screen, 3-Track Sill - 2058

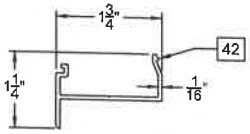


Screen, 3-Track Head - 2056

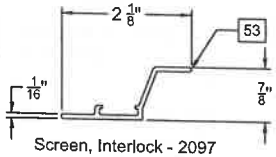




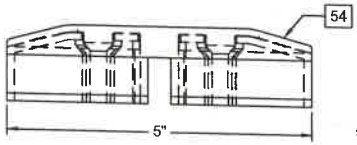
Screen, Snap Cover - 2059

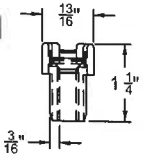


Screen, Astragal - 2136

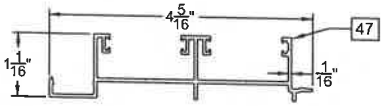


Screen, Interlock - 2097

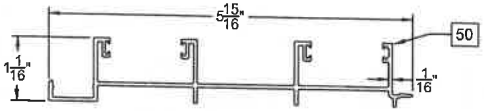




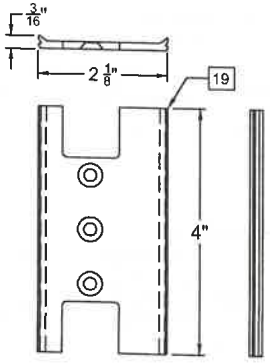
Block, Anti-Lift
P-5477, Nylon



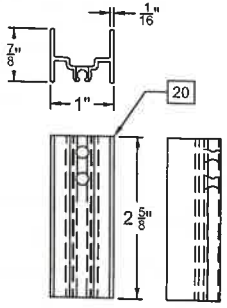
Screen, 2-Track Jamb - 2054



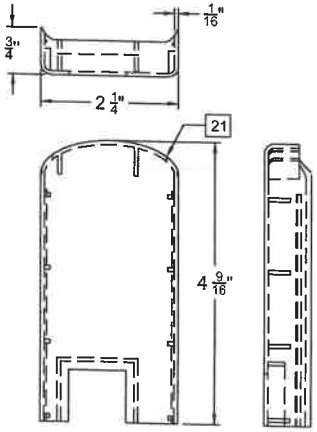
Screen, 3-Track Jamb - 2057



Panel Guide, Interlock - P-5517



Support Channel, Bot
Rail - Interlock - P-5558



Cover, Interlock - Reinf.
P-5511, Nylon

NOTE: ALL ALUMINUM EXTRUSIONS ARE 6063-T6 UNLESS OTHERWISE NOTED.

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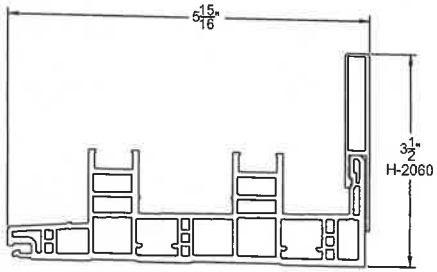
LUCAS A. TURNER
LICENSE
No. 58201
STATE OF FLORIDA
PROFESSIONAL ENGINEER

8/6/2020

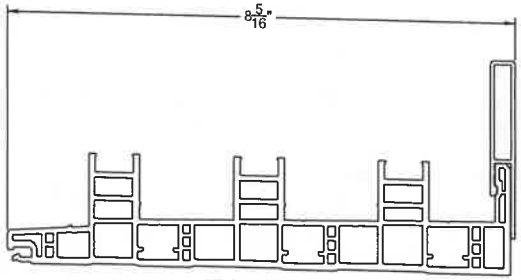
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FL PE # 58201
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PH. 941-380-1574

SHEET DESCRIPTION:
EXTRUSIONS

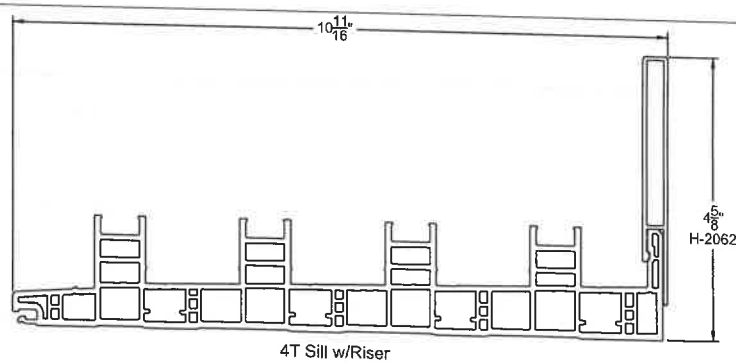
DRAWN BY:	DATE:
BLZ	05/06/2016
DWG #: CWS-1150	REV.: B
SCALE: 1:2	SHEET 5 OF 11



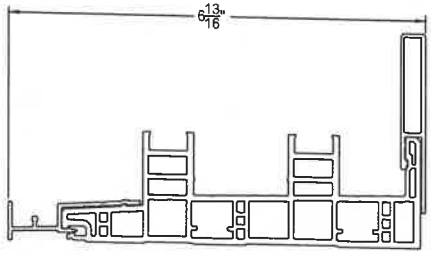
2T Sill w/Riser



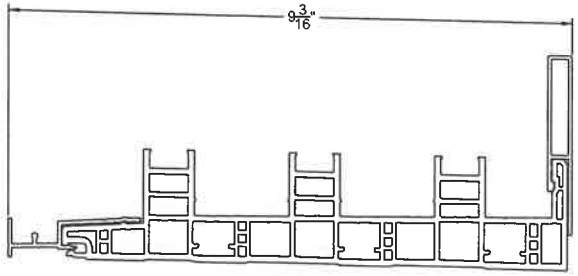
3T Sill w/Riser



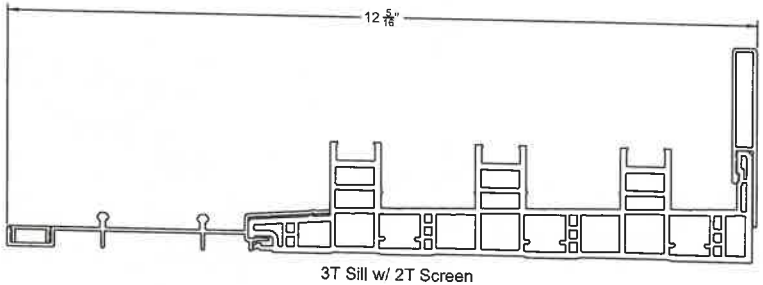
4T Sill w/Riser



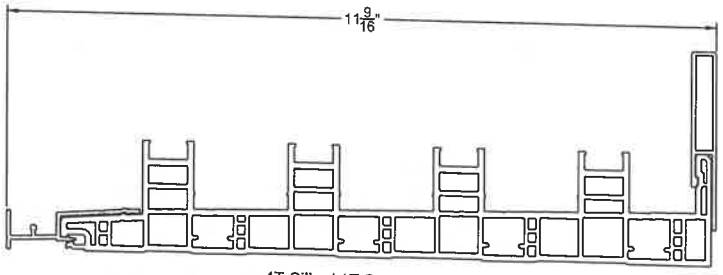
2T Sill w/ 1T Screen



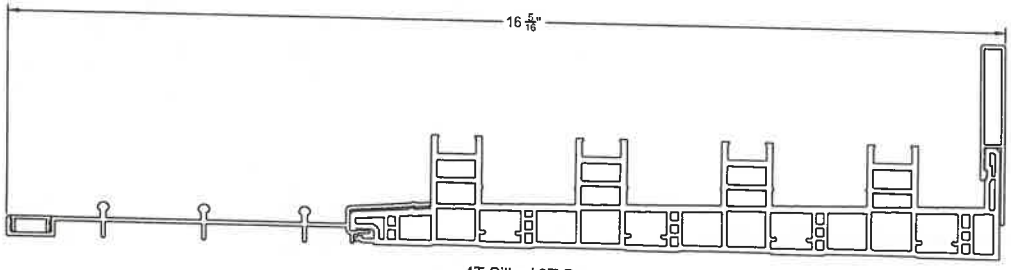
3T Sill w/ 1T Screen



3T Sill w/ 2T Screen



4T Sill w/ 1T Screen



4T Sill w/ 3T Screen

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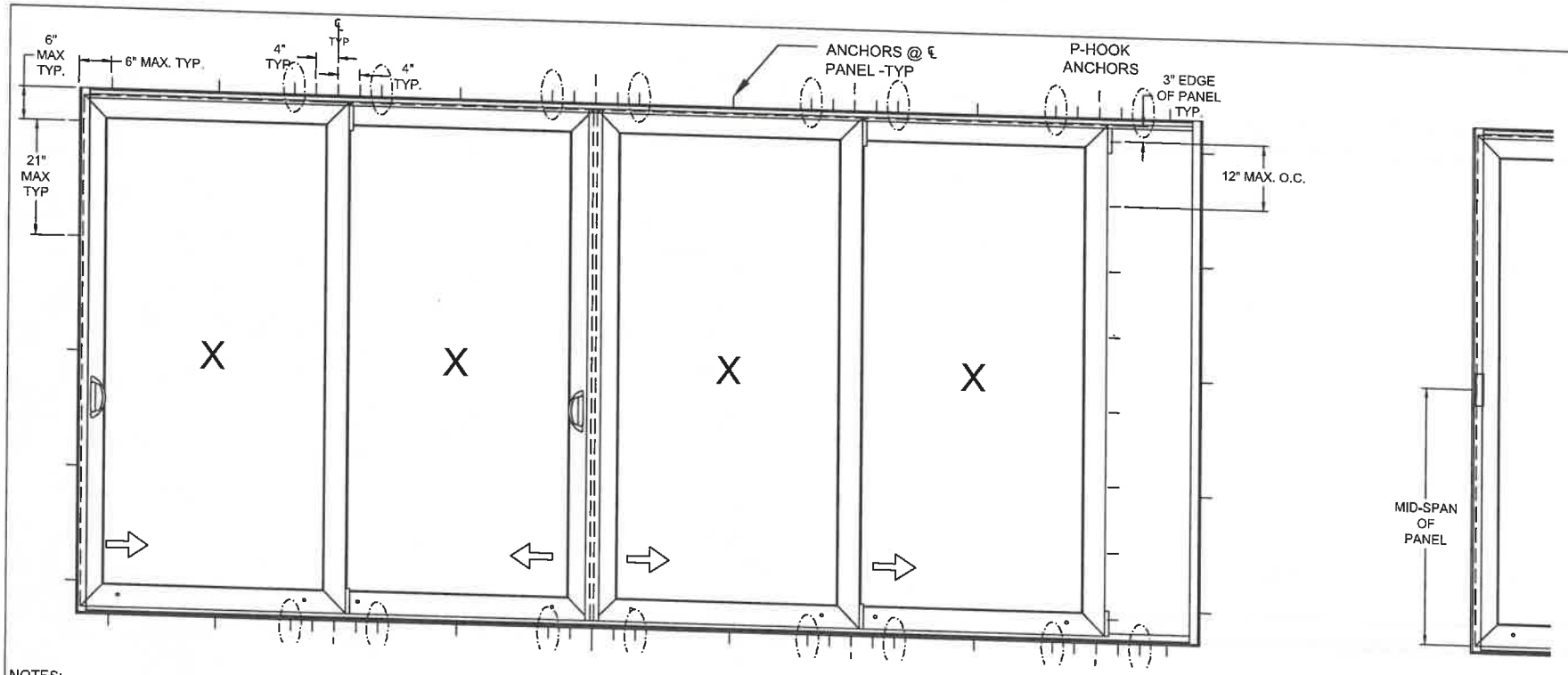
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FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:
TRACK WIDTHS

DRAWN BY:	DATE:
BLZ	05/06/16
DWG #: CWS-1150	REV.: B
SCALE: 1:2	SHEET 6 OF 11



FIXED PANEL CLIPS

NOTES:

* CIRCLED ANCHOR LOCATIONS REQ'D ONLY IN WOOD INSTALLATIONS. (SEE NEXT SHEET FOR DETAIL)

1. INSTALL TWO ANCHORS AT EACH INSTALLATION LOCATION (SEE LAYOUT DETAILS ON SHEETS 8 & 9) EXCEPT FOR 2T SILL & WOOD INSTALLATION LOCATIONS. SEE SPECIAL LOCATIONS AND SPACING FOR 2T SILL (SHEET 8). INSTALL ONE ANCHOR AT EACH WOOD INSTALLATION LOCATION (CIRCLED). SILL ANCHOR SPACING SAME AS HEAD FOR 3T AND 4T. INSTALL ONE ANCHOR AT EACH LOCATION IN HOOKSTRIP.
2. SHIM AS REQ AT EACH INSTALLATION ANCHOR USING LOAD BEARING SHIMS. MAX. ALLOWABLE SHIM STACK TO BE 1/4". USE SHIMS WHERE SPACE GREATER THAN 1/16" IS PRESENT. LOAD BEARING SHIMS SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER. WOOD SHIMS ARE NOT ALLOWED.
3. ANCHOR TYPE, SIZE, SPACING AND EMBEDMENT SHALL BE AS SPECIFIED IN THESE DRAWINGS, SEE TABLE 1, SHEET 10.
4. ALL INSTALLATION ANCHORS MUST BE MADE OF OR PROTECTED WITH A CORROSION RESISTANT MATERIAL OR COATING. DISSIMILAR METALS OR MATERIALS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE PROTECTED TO PREVENT REACTION.
5. INSTALLATION ANCHORS SHALL BE IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM SPECIFIED IN TABLE 1, SHEET 10.
6. ANCHOR EMBEDMENT TO SUBSTRATE SHALL BE BEYOND WALL DRESSING OR STUCCO. FOR CONCRETE/CMU OPENINGS, EMBEDMENT SHALL BE BEYOND WOOD BUCKS, IF USED, INTO SUBSTRATE. INSTALLATIONS TO SOLID CONCRETE OR GROUT-FILLED CMU MAY INCLUDE BUT DO NOT REQUIRE 1X WOOD BUCKS BETWEEN THE PRODUCT AND SUBSTRATE. INSTALLATIONS TO HOLLOW CMU REQUIRE THE USE OF 1X BUCKS BETWEEN THE PRODUCT AND SUBSTRATE.
7. A MINIMUM CENTER-TO-CENTER SPACING SHALL BE MAINTAINED BETWEEN ALL FASTENERS: 3" FOR SOLID CONCRETE, 6" FOR CMU MASONRY, 1" FOR WOOD AND METAL.
8. WOOD OR MASONRY OPENINGS, BUCKS AND BUCK FASTENERS SHALL BE PROPERLY DESIGNED BY THE ARCHITECT OR ENGINEER OF RECORD AND INSTALLED TO TRANSFER WIND LOADS TO THE STRUCTURE. SUBSTRATES SHALL MEET THE MINIMUM STRENGTH REQUIREMENTS AS SHOWN IN TABLE1, SHEET 10. CONCRETE AND MASONRY SUBSTRATES MAY NOT BE CRACKED.
9. SEALING AND FLASHING STRATEGIES FOR OVERALL WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS FOLLOWING THE CURRENT VERSION OF THE REFERENCE DOCUMENTS: FMA/AAMA 100(FIN WINDOWS), FMA/AAMA 200(FLANGE WINDOWS), FMA/WDMA 250(BOX WINDOWS), FMA/AAMA/WDMA 300(EXTERIOR DOORS)

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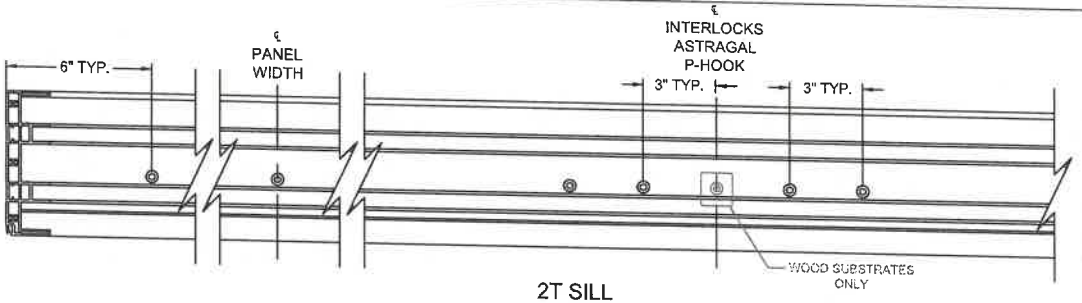
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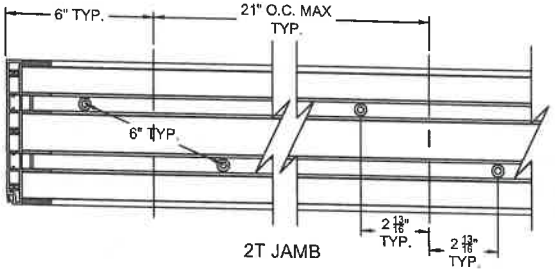
LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION: ANCHOR SCHEDULE AND NOTES

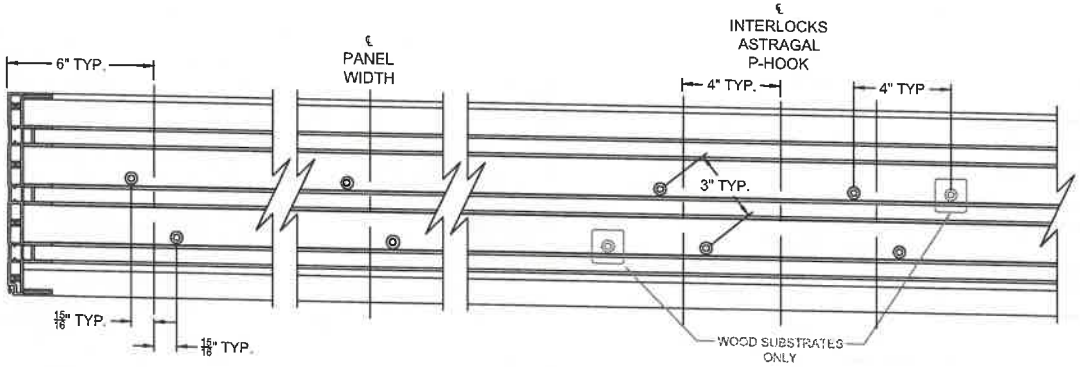
DRAWN BY:	DATE:
BLZ	05/06/16
DWG #:	REV.:
CWS-1150	B
SCALE:	SHEET
1:20	7 OF 11



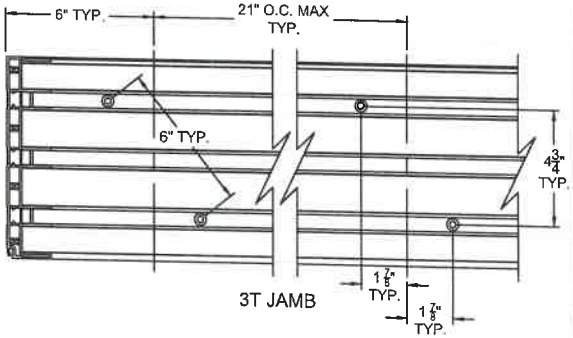
2T SILL



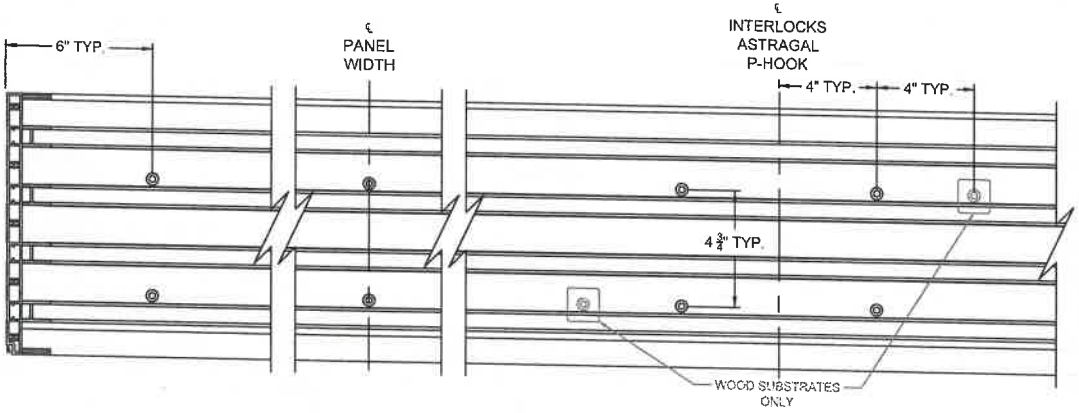
2T JAMB



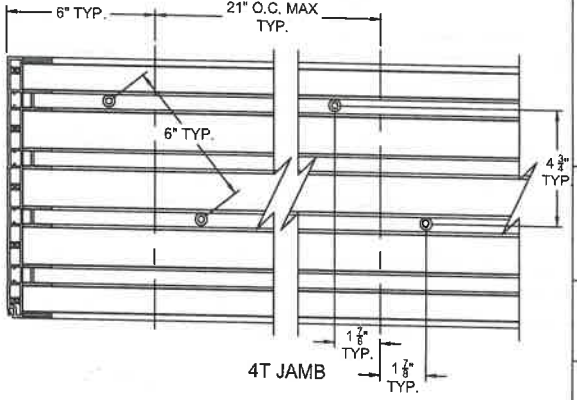
3T SILL



3T JAMB



4T SILL



4T JAMB

* CIRCLED ANCHOR LOCATIONS REQ'D ONLY IN WOOD INSTALLATIONS.

NOTE: ℄ = CENTERLINE OF INTERLOCK OR ASTRAGAL

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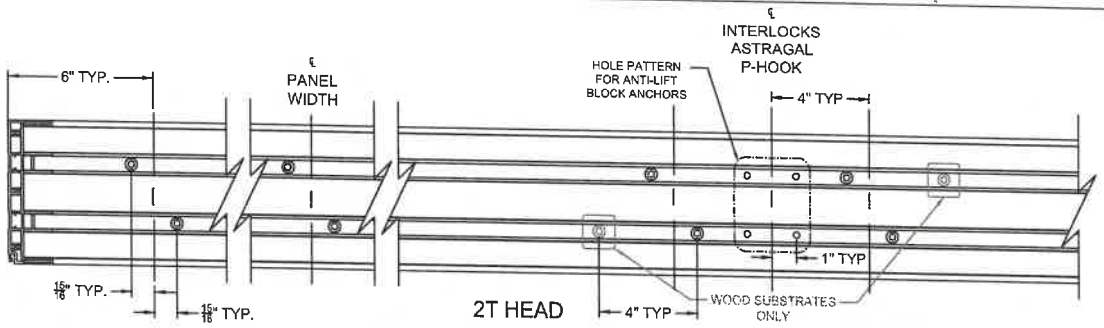
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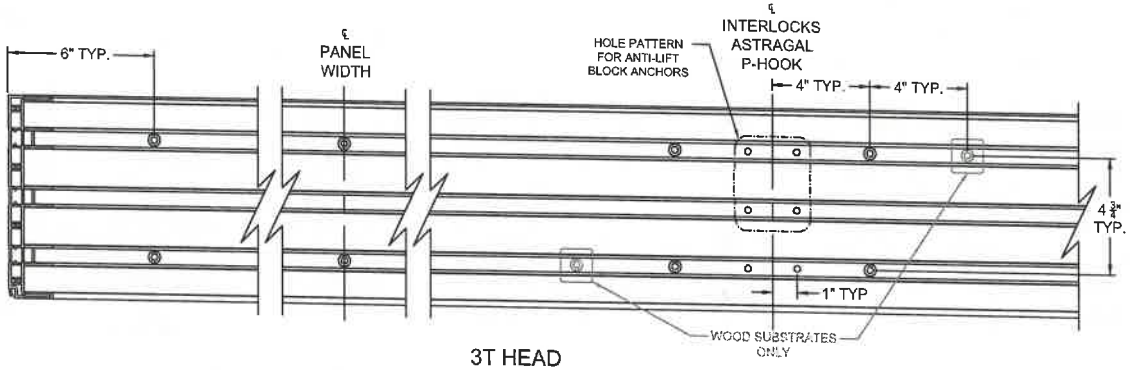
LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:
ANCHOR PATTERNS
(JAMB & SILL)

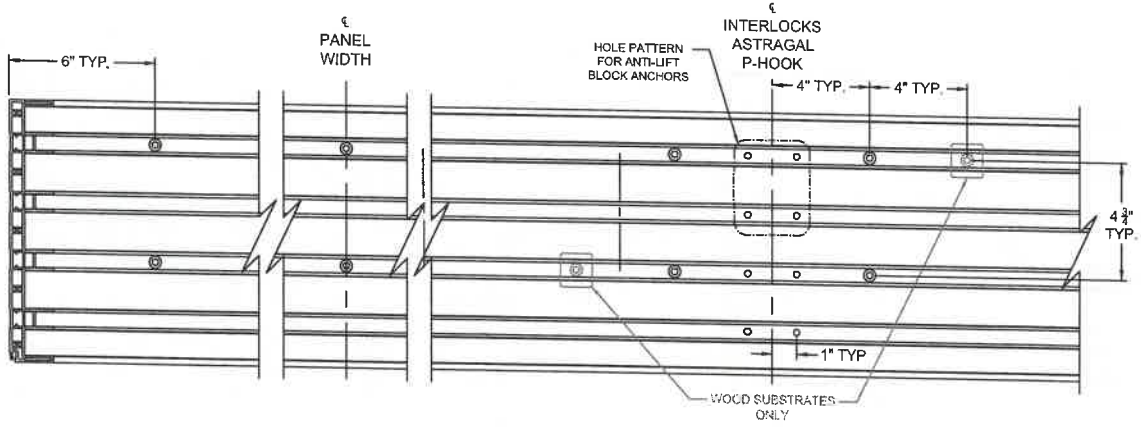
DRAWN BY:	DATE:
BLZ	05/06/16
DWG #: CWS-1150	REV.: B
SCALE: 1:5	SHEET 8 OF 11



2T HEAD



3T HEAD



4T HEAD

* CIRCLED ANCHOR LOCATIONS REQ'D ONLY IN WOOD INSTALLATIONS.

NOTE: ℄ = CENTERLINE OF INTERLOCK OR ASTRAGAL

Custom Window Systems
1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8800 PVC SLIDING GLASS DOOR - IMPACT

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF CUSTOM WINDOW SYSTEMS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF CUSTOM WINDOW SYSTEMS, INC IS PROHIBITED.

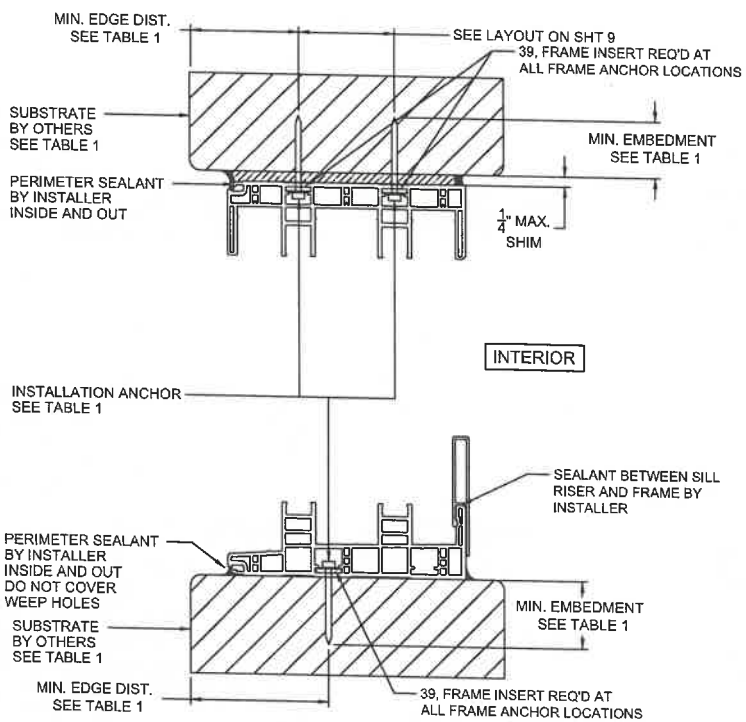
LUCAS A. TURNER
LICENSE
No. 58201
STATE OF FLORIDA
PROFESSIONAL ENGINEER

8/6/2020

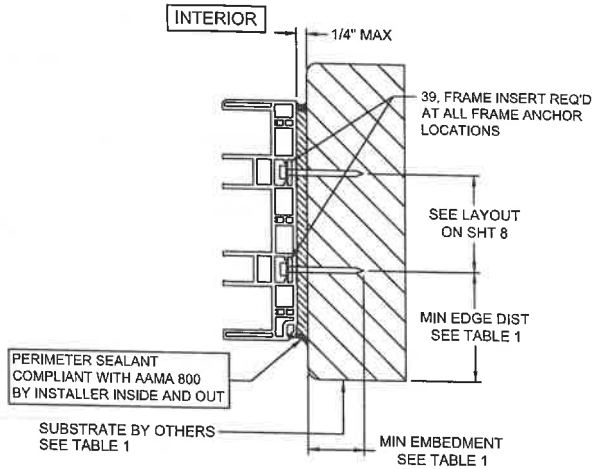
LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:	ANCHOR PATTERNS (HEAD)
DRAWN BY: BLZ	DATE: 05/06/16
DWG #: CWS-1150	REV.: B
SCALE: 1:5	SHEET 9 OF 11

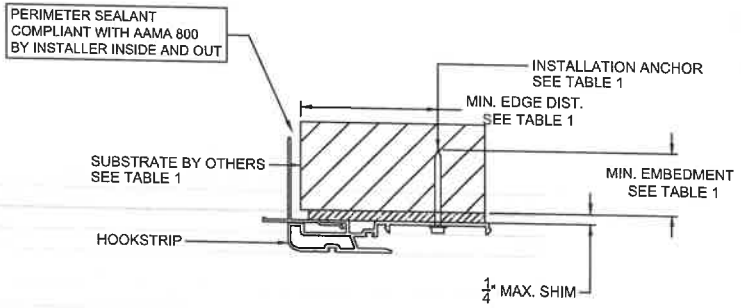
2 TRACK HEAD ANCHORAGE



A/9 VERTICAL SECTION
2 TRACK SILL ANCHORAGE



B/9 HORIZONTAL SECTION
2 TRACK JAMB ANCHORAGE



C/9 HORIZONTAL SECTION
HOOK STRIP

TABLE 1: APPROVED INSTALLATION FASTENERS

SUBSTRATE TYPE	ANCHOR TYPE	MIN. EMBEDMENT	MIN. EDGE DIST.
CONCRETE (2.0 KSI MIN.)	1/4" ITW TAPCON	1-1/2"	4"
CONCRETE (2.85 KSI MIN.)	1/4" ELCO ULTRACON	1-3/4"	2-1/2"
2X MIN. SOUTHERN PINE (G=0.55)	1/4" ITW TAPCON OR ELCO ULTRACON	1-3/8"	7/8"
2X MIN. SOUTHERN PINE (G=0.55)	#12 WOOD SCREW	1-3/8"	7/8"
16 GAUGE (0.060") MIN. STEEL STUD (33 KSI YIELD MIN)	#12-14 HILTI KWIK-FLEX OR ITW TEKS SELF-DRILLING SCREW	FULL THREAD THRU 0.060"	1/2"
1/8" ALUM. (6063-T5 MIN.) OR 1/8" STEEL (33 KSI MIN.)	#12 GRADE 5 SELF-TAPPING / DRILLING SCREW	FULL THREAD THRU 0.125"	1/2"
HOOKSTRIP OR JAMB FRAME ONLY: HOLLOW OR GROUT-FILLED CMU (ASTM C-90)	1/4" ELCO ULTRACON	1-3/4"	2-1/2"

Custom C WINDOW SYSTEMS
1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8800 PVC SLIDING GLASS DOOR - IMPACT

PROPRIETARY AND CONFIDENTIAL
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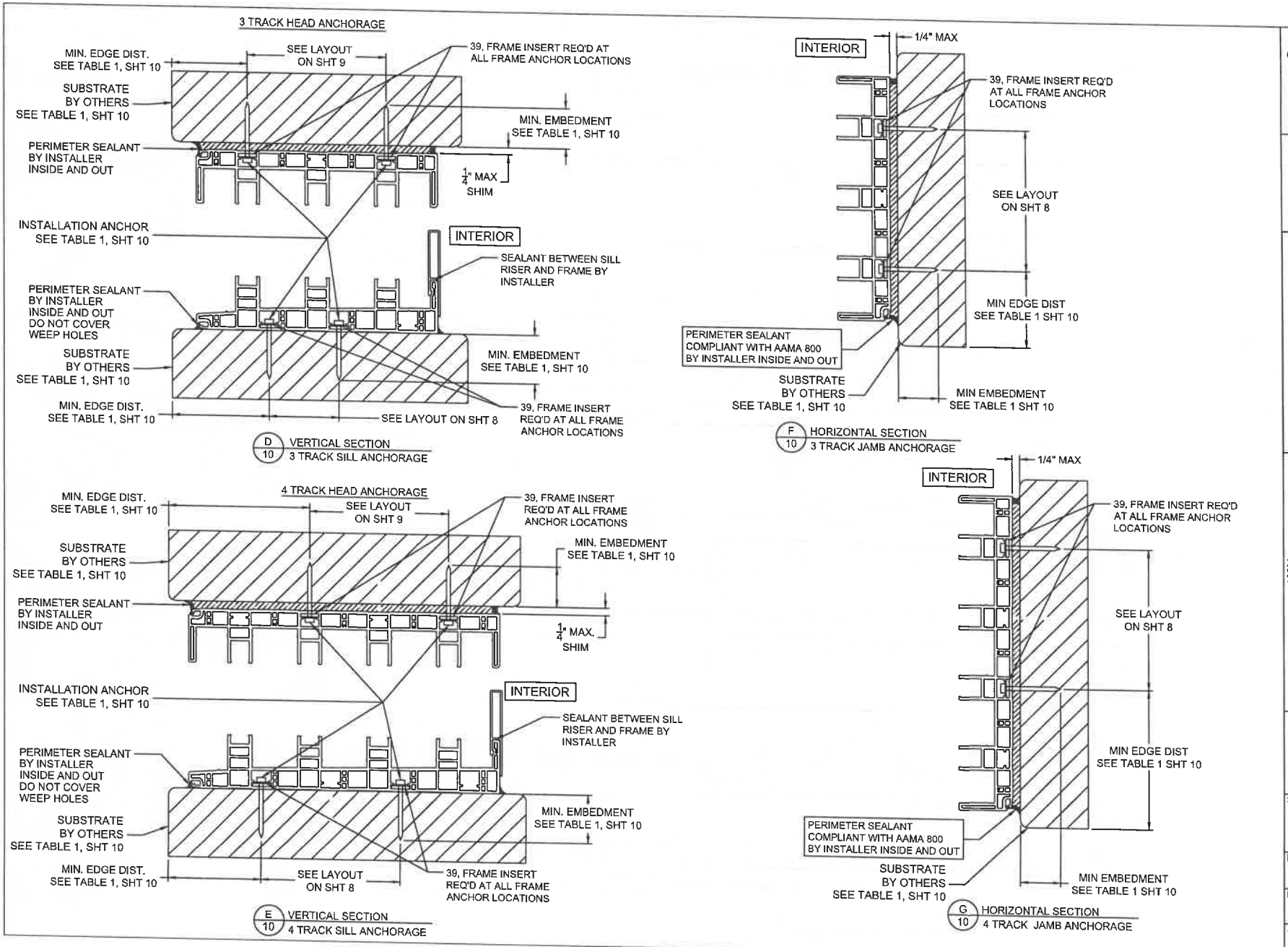
LUCAS A. TURNER LICENSE No. 58201 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/6/2020

LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:
INSTALLATION DETAILS
2 TRACK

DRAWN BY:	DATE:
BLZ	05/06/16
DWG #: CWS-1150	REV.: B
SCALE: 1:3	SHEET 10 OF 11



Custom Window Systems
1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8800 PVC SLIDING GLASS DOOR - IMPACT

PROPRIETARY AND CONFIDENTIAL
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LUCAS A. TURNER LICENSE No. 58201 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/6/2020

LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:
INSTALLATION DETAILS 3 & 4 TRACK

DRAWN BY:	DATE:
BLZ	05/06/16
DWG #:	REV.:
CWS-1150	B
SCALE:	SHEET
1:3	11 OF 11

TURNER
ENGINEERING &
CONSULTING, INC.

2428 Old Natchez Trace Trail
Camden, TN 38320
Ph. 941-380-1574
FBPE C.O.A. #29779

Evaluation Report 1150B
August 06, 2020

Product Description: Series 8800 Vinyl Sliding Glass Door, Large Missile Impact Resistant, 4' nominal panel widths, 96" door heights, with design pressures of +/-50 psf (annealed laminated glass) and +/-65 psf (heat strengthened laminated glass), with panel reinforcement required as shown in CWS-1150B

Manufacturer: Custom Window Systems, Inc. 1900 SW 44th Ave, Ocala, FL 34474

Statement of Compliance: This report evaluates the above-listed product per the requirements of FAC Product Approval Rule Chapter 61G20-3.005 (4). This product complies with the requirements of the 7th Edition (2020) Florida Building Code including the High Velocity Hurricane Zone. The product testing standards performed are outlined below.

Technical Documentation:

1) This report, prepared by Lucas A. Turner, PE, at 2428 Old Natchez Trc Trl, Camden, TN
2) Approval drawing CWS-1150B, signed and sealed by Lucas A. Turner, P.E.
3) Keystone Certifications CAR documents 138-569, 570, 1394.0, 1395.0, 1397.0, and 1398.0
4) Test Reports F1575.05/06/07/08/09/10/11/12/13-401-18/44, from Intertek/ATI, Tampa, FL (TAS testing signed/sealed by Justin P. McDonald), and CWS-010-02-01/02, by PRI Construction Materials Technologies, Tampa, FL (TAS testing signed/sealed by Zachary R. Priest), with testing performed: TAS 201/202/203-94, AAMA/WDMA/CSA 101/I.S.2/A440-11, ASTM E 1886-05, ASTM E 1996-09
5) Supplemental Calcs. to support CWS-1150B, signed and sealed by Lucas A. Turner, P.E.

Installation: Units must be installed according to approval document CWS-1150B.

Limitations of Use: This product:

- May be used in sizes, design pressures, and with max. glass DLO sizes as shown in CWS-1150B
- Is large missile (9lb 2x4, 50 ft/s) impact resistant and does not require the use of shutters
- May be used in the High Velocity Hurricane Zone and ASTM Wind Zone 4 areas
- Requires laminated glazing as shown in CWS-1150B, with Kuraray Butacite PVB Interlayer per Miami-Dade NOA 19-0305.02†
- Requires Vision Extrusions PVC frames in accordance with NOA 18-1108.10†

† I have evaluated the interlayer and framing materials in these Kuraray and Vision NOAs and find that they comply with the requirements of the 7th Ed. (2020) Florida Building Code for use in this product.

Certification of Independence: I do not have, nor do I intend to acquire, nor will I acquire, a financial interest in Custom Window Systems or in any company manufacturing or distributing products for which this report is being issued. I do not have, nor do I intend to acquire, nor will I acquire, a financial interest in any other entity involved in the testing or approval process of this product.

Lucas Turner
2020.08.10
11:58:38
-05'00'

LUCAS A. TURNER
LICENSE
No. 58201
STATE OF FLORIDA
PROFESSIONAL ENGINEER

08/06/2020
Lucas A. Turner, P.E.
FL PE #58201

CITY OF PUNTA GORDA PERMIT APPLICATION

CODE	DATE:	PERMIT#:
23-FBC	5/2/2025	25-193758

JOB ADDRESS:	UNIT #:	BUILDING #:	PHASE #:
503 Palm Ave PG. FL 33950			

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

OWNER NAME:	MAILING ADDRESS	ZIP	PHONE
Joel Desguin	3426 Colony Ct.	33950	949-375-7335

CONTRACTOR'S BUSINESS NAME:	MAILING ADDRESS	ZIP	PHONE
Owner Builder			

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

ARCHITECT:	ENGINEER:

FILE COPY

USE OF BUILDING:

- [x] SINGLE FAMILY
- [ ] DUPLEX
- [ ] MULTI-FAMILY
- [ ] COMMERCIAL, DESCRIBE
- [ ] BUILDING – DESCRIBE BELOW
- [ ] CLEAR & FILL
- [ ] MOBILE HOME
- [ ] SPRINKLER
- [ ] WATERWAY CONSTRUCTION
- [ ] RIGHT-OF-WAY CONSTRUCTION
- [ ] UTILITIES
- [ ] SIGN
- [ ] MODEL HOME
- [ ] EVENT/SALE
- [ ] GRAND OPENING
- [ ] OTHER – DESCRIBE BELOW

DESCRIPTION OF WORK – SPECIFICALLY: Plumbing – Underground w/ 5' head test, slab permit (termite certification, re-bar certification) & rough in for waste/vent system.

Electric – replace breaker Box.

Drywall – replace 3' of drywall throughout base.

VALUATION OF WORK: $2,400

SETBACK: LEFT	RIGHT	FRONT	REAR	S.F. LIVING	S.F. TOTAL

TYPE OF CONSTRUCTION	NUMBER OF STORIES	ZONING DISTRICT	FLOOD ZONE	FLOOD ELEVATION	LOT TYPE
	1				

NUMBER OF STORIES:	CITY IMPACT FEE ASSESSMENT	COUNTY IMPACT FEE ASSESSMENT	RADON TAX	ADDITIONAL FEES
1				

- [ ] D.R.C. #_____
- [ ] VARIANCE #_____
- [ ] SPECIAL EXCEPTION #_____
- [ ] HISTORIC

PERMIT FEE $200.00

TOTAL ALL FEES $205.00

SPECIAL CONDITIONS:

NOTICE

Separate permits are required for electrical, plumbing, heating, ventilating, air conditioning, roofing, and lawn sprinklers. This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

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

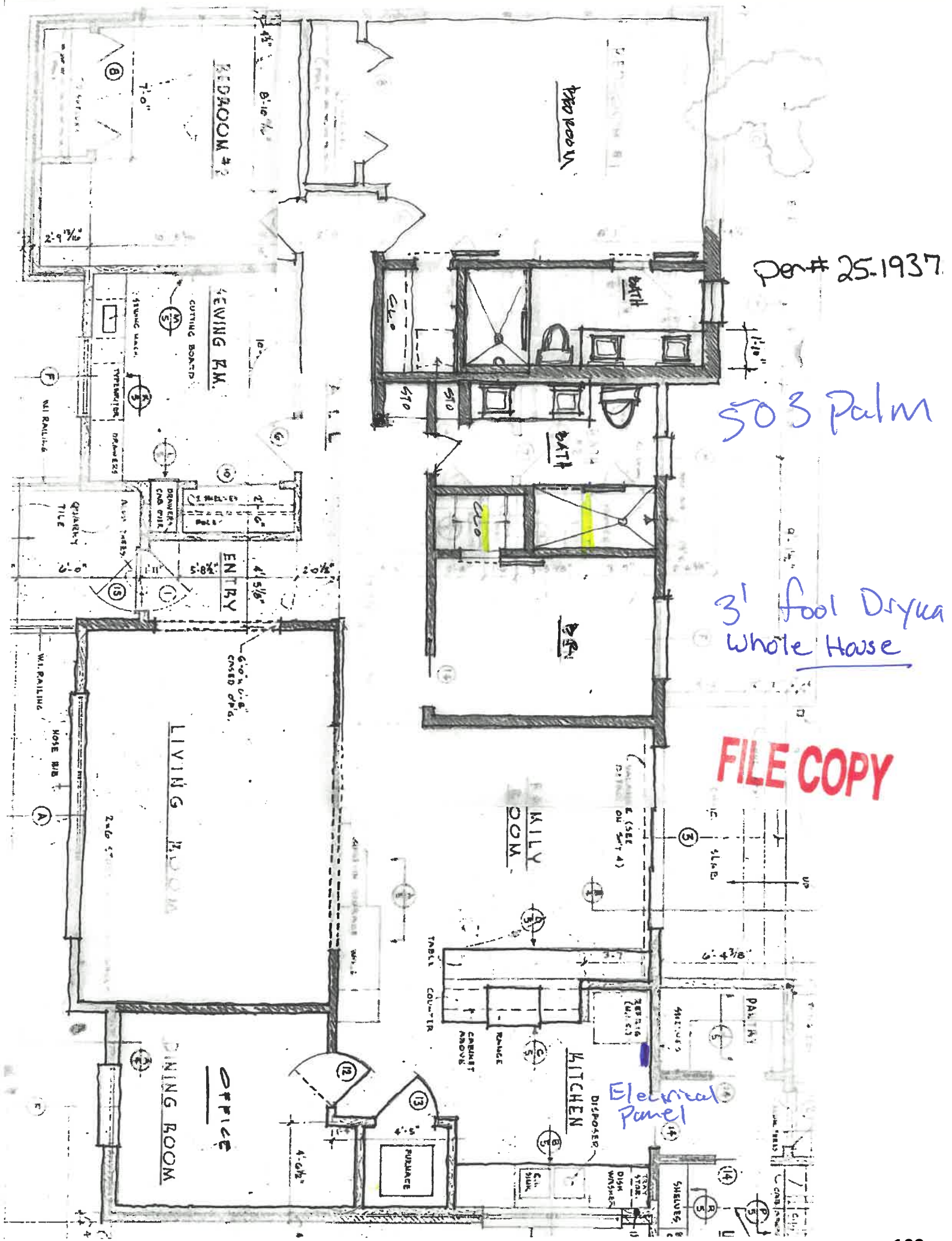
CONTRACTOR (QUALIFIER) SIGNATURE — DATE 5-2-2025

SIGNATURE OF OWNER (IF OWNER/BUILDER) — DATE

ACCEPTED BY:	DATE 5/2/25
PLANS CHECKED BY: BM	DATE 5-21-25
APPROVED FOR ISSUANCE BLDG: BM	DATE 5-21-25
SPECIAL APPROVALS:	DATE
APPROVED R.O.W. CONST.:	DATE
APPROVED FIRE DEPT.:	DATE
APPROVED ZONING:	DATE
APPROVED HISTORIC:	DATE

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

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


Per# 25-1937
503 Palm
3' fool Dryw
Whole House
FILE COPY
Electrical Panel
BEDROOM #2
SEWING R.M.
ENTRY
LIVING R.M.
DINING ROOM
OFFICE
FAMILY ROOM
KITCHEN
BATH
PANTRY
FURNACE

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

CONSENT AGENDA

Title: CA-10-2026 - 551 West Retta Esplanade - Roof - Information Only

Funds: Not applicable

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

Summary:

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

From: Adrianna Gehrke, Planner 1

Date: February 10, 2026

Subject: CA-10-2026 – 551 West Retta Esplanade – Replacement of a metal roof for a Single Family Residence

SUMMARY

The applicant proposes to remove and replace existing metal roof for the single-family residence (SFR) located at 551 West Retta Esplanade. The proposed improvements are consistent with the historic character of the home.

The SFR was constructed in 2016 and is in the Frame Vernacular architectural style. This property is listed on the Florida Master Site File (CH00301), and listed as a National Register District Contributing Structure. Pursuant to Section 16.3(a), applications for Certificates of Appropriateness on designated property may be approved or denied by the Zoning Official without HPAB review and recommendation.

The attached documents provided by the applicant provide further details regarding the existing roof that is being replaced.

RESULTS

The Zoning Official has approved the Certificate of Appropriateness for the proposed improvements to the single-family residence for the property located at 551 West Retta Esplanade.

Case # CA- 10 - 2026	Permit #
Address - 551 W Retta Esplanade	26 - 196975

Punta Gorda

CITY OF PUNTA GORDA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

AG

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

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

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

CERTIFICATE OF APPROPRIATNESS CHECKLIST

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

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

1. Owner(s) of Record

Name	Laishley C Barbara Trustee						
Address	551 W Retta Esplanade	City	Punta Gorda	State	FL	Zip	33950
Phone	[redacted]						

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

Name							
Address		City		State		Zip	
Phone		Email address					

Address of Property
551 W Retta Esplanade Punta Gorda FL 33950
Current Use of Property
residential
Description of work to be performed – please be specific and include pictures when necessary
Tear off existing metal roof to deck, renail to code, apply self adhered underlayment and install new 1.5" standing seam aluminum. Remove and replace existing MOD BIT roof.

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

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

C Barbara Laishley — C Barbara Laishley — 2-5-26

Signature of Owner or Authorized Agent | Print Name | Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ✓ physical presence or [ ] online notarization this 5th day of February, 20 26, by Barbara Laishley, who is personally known to me or who has produced _____ as identification.

R Wuchte
(Signature of Notary)

FLORIDA NOTARY ASSOCIATION SINCE 1978 (Seal)

RONALD WUCHTE
Notary Public
State of Florida
Comm# HH463093
Expires 11/12/2027

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

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

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

State of Florida
County of Charlotte

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

_____
(Signature of Notary) (Seal)

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

Property Record Information for 412201478007

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

Owner:

LAISHLEY C BARBARA TRUSTEE
551 W RETTA ESPLANADE
PUNTA GORDA, FL 33950

Ownership current through: 1/30/2026

Property Location:

Property Address: 551 W RETTA ESPLANADE
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY
Future Land Use (Comp. Plan):	City
Zoning Code:	NR-10
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	4B01S
Section/Township/Range:	01-41-22
SOH Base Year:	2017
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code	Qualification/Disqualification Code
4/4/2023	0/0	3245893	$100	IMPROVED	11
6/11/2020	4586/952	2819700	$100	IMPROVED	11
4/14/2015	3962/810	2343850	$230,000	VACANT	03
1/6/2012	3625/1327	2068405	$100	IMPROVED	11
11/11/2011	3611/1720	2056048	$285,000	IMPROVED	01
6/19/2006	2999/625	1564455	$500,000	IMPROVED	00
4/1/1999	1694/1607	637971	$100	IMPROVED	
5/1/1991	1158/1393	1991115801393	$100	IMPROVED	
4/1/1987	915/389	1987081500389	$100	IMPROVED	

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

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0241G	OUT	IN	10AE	12015C	Outside of CBRA Zone	120062	10 NAVD88	
0241G	OUT	IN	11AE	12015C	Outside of CBRA Zone	120062	11 NAVD88	
0241G	OUT	IN	11VE	12015C	Outside of CBRA Zone	120062	11 NAVD88	
0241G	OUT	IN	Coastal A	12015C	Outside of CBRA Zone	120062	See FIS	

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

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

Approach	County	City	School	Other
Certified Just Value (Just Value reflects 193.011 adjustment.):	$1,322,401	$1,322,401	$1,322,401	$1,322,401
Certified Assessed Value:	$1,025,907	$1,025,907	$1,025,907	$1,025,907
Certified Exemption - 01 Homestead	$25,000	$25,000	$25,000	$25,000
Certified Exemption - 17 Additional Homestead	$25,722	$25,722	$0	$25,722
Certified Taxable Value:	$975,185	$975,185	$1,000,907	$975,185

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0009 000A B&NE23FT	0100	NR-10	FRONT FOOT	97	0	$320,100
2	PUG 000 0009 000K	0000	NR-10	FRONT FOOT	80	0	$209,520

*Land Value does not include 193.011 adjustment.
Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0005	Deck, Wood, Raised-Avg (sq. Ft.)	112	2016	2016
0315	Paving - Conc Pavers On Sand (sq. Ft.)	266	2016	2016
0320	Paving - Concrete (sq. Ft.)	156	1954	1954
0372	Driveway - Concrete Pavers On Sand (sq. Ft.)	1043	2016	2016
0620	Lawn Sprinkler, Avg. (fv)	1	2016	2016

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	SINGLE FAMILY RES	3.5	0100	2016	2016	2	10	5	18	4895	4895	9596

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	711	Built-in Garage (SF)	Garage/Carport	3628	100	2016	2016	Appendage Component
1	771	Garage Interior Stairs (# Flights)	Garage/Carport	2	100	2016	2016	Appendage Component
1	903	Wood Deck (SF)	Porch/Deck	24	100	2016	2016	Appendage Component
1	906	Wood Deck (SF) with Roof	Porch/Deck	102	100	2016	2016	Appendage Component
1	906	Wood Deck (SF) with Roof	Porch/Deck	943	100	2016	2016	Appendage Component
1	1021	Wood Stairway (FLT)	Balcony/Stairway	1	100	2016	2016	Appendage Component
1	1021	Wood Stairway (FLT)	Balcony/Stairway	1	100	2016	2016	Appendage Component
1	104	Frame, Plywood or Hardboard	Exterior Walls	0	100	2016	2016	Construction Component
1	214	Metal, Preformed	Roofing	0	100	2016	2016	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	2016	2016	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	2016	2016	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	2016	2016	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	2016	2016	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	1193	100	2016	2016	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	3702	100	2016	2016	Construction Component
1	642	Single 2-Story Fireplace (#)	Miscellaneous	2	100	2016	2016	Construction Component
1	40049	High Impact Glass (%)	Segregated Costs	0	100	2016	2016	Construction Component
1	40050	Automatic Roll Down Shutters Electric (%)	Segregated Costs	0	40	2016	2016	Construction Component
1	40123	10 Foot Col on Cem Pad	Segregated Costs	0	100	2016	2016	Construction Component
1	40270	Additional Floor	Segregated Costs	1193	100	2016	2016	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	2016	2016	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0009 000AB	PUNTA GORDA BLK 9 LTS A B & NE/LY 23 FT LT C SUB LTS 1 2 7 8 221/631 581/882 915/389 1158/1393 1694/1607 UNREC DC-LMH 2969/625 3611/1720 3625/1327 FJ4520/22 4586/952 3245993 PUG 000 0009 000K PUNTA GORDA BLK 9 LTS K & L RE-SUB OF LOTS 1 2 7 & 8 3962/810 FJ4520/22 4586/952 3245993

Data Last Updated: 2/4/2026- Printed On: 2/4/2026.

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Material List:

8D ringshank nails for decking (if needed)

For metal portion of home:

Owens Corning PSU30

1.5" standing seam metal panels

#10 x 1" fasteners for panels

For flat roof portion of home:

Mule Hide – modified bitumen system

base sheet

1 5/8" diameter tin caps

Cap sheet

PLUSMAX

1-1/2" SNAP-LOCK CLIP STANDING SEAM









Classic Lines & Strength Plus Installation Ease and Value

The strength and beauty of a classic standing seam panel combine with ease of installation to make our PLUSMAX 1-1/2-inch snap-lock clip panel system a superior value. Concealed fasteners and an interlocking clip application provide sharp clean lines and exceptional wind resistance while also allowing for maximum thermal expansion and contraction. An ideal choice for residential or commercial projects, PLUSMAX offers all you expect from a standing seam metal roofing system and then some.

Product Features

- Residential and commercial
- 1-1/2" snap-lock clip standing seam
- Narrow 5/32-inch thick seam width
- Proven durability in light or heavy gauge options
- Concealed clips require no mechanical seaming
- Optional clip relief available
- Striated, pencil bead, ribbon bead or traditional flat seam available
- 40+ colors, custom available
- Custom lengths
- Free onsite production
- Warranties on materials and finishes up to 50 years

Product Specifications

- **Material:** 22-, 24-, 26-gauge steel, .032, .040 aluminum
- **Slope:** 2:12 or greater, site-specific available
- **Support:** 15/32-inch thickness or greater plywood or 3/4-inch minimum solid wood plank
- **Coverage:** 15-1/2 inches
- **Finish:** 70% PVDF (Kynar 500®), Tedlar® PVF film, mill-finished MaxAlúme
- **Sustainability:** LEED eligible†
- **Quality Assurance:** Keystone Quality Assurance Program

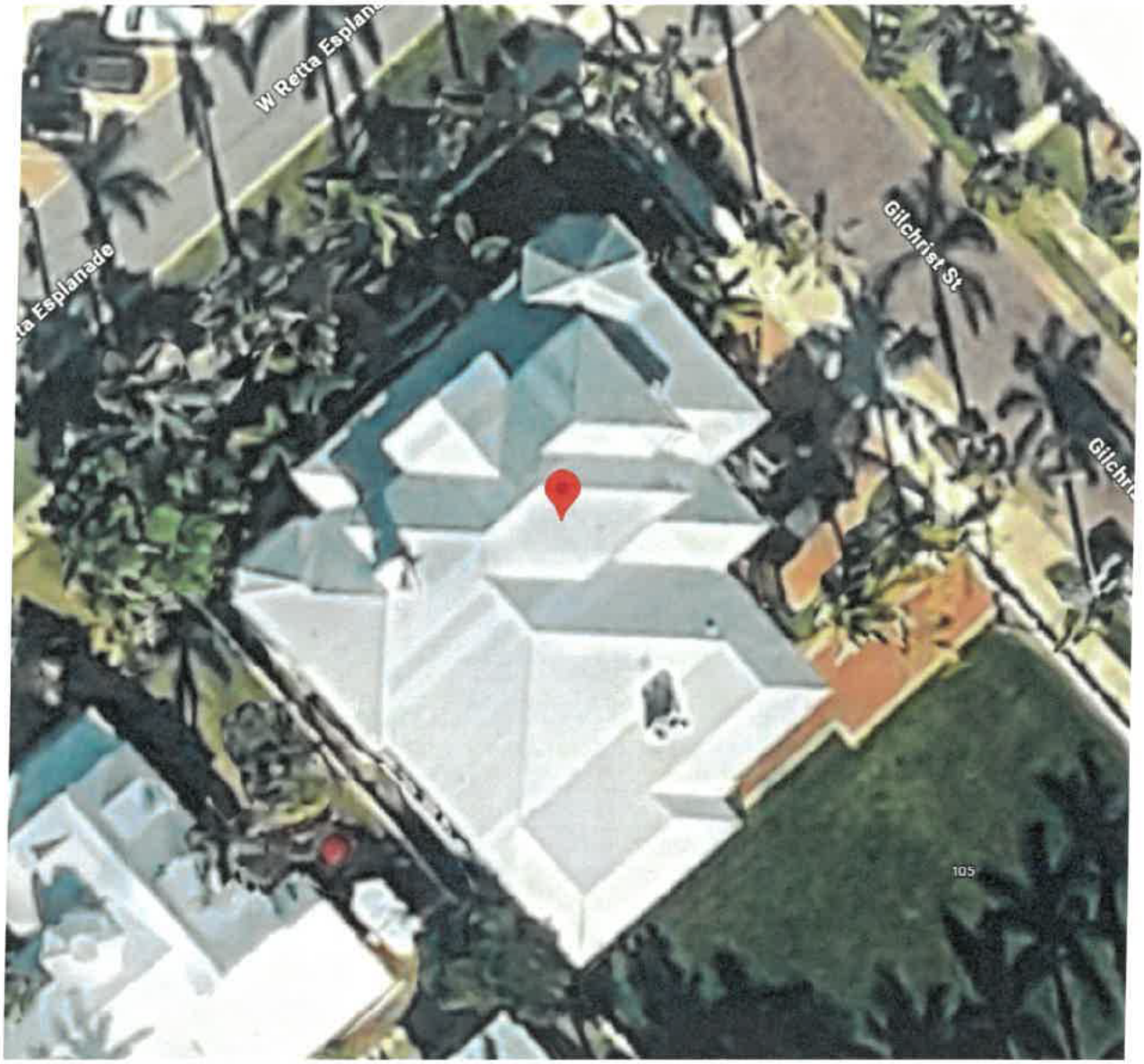
†LEED credit eligibility based on SRI of color selection

Product Testing

- **Uplift Resistance:** UL 580, UL 1897, TAS 110, TAS 125
- **Wind-Driven Rain:** TAS 100
- **Tensil Strength:** ASTM E8
- **Fire Rating:** UL 790
- **Accelerated Coating:** ASTM G152
- **Salt Spray Coating:** ASTM B117
- **Florida Building Code:** Approved HVHZ/Non-HVHZ

PLUSMAX Profile Card - Download pdf
PLUSMAX Installation Guide - Download pdf
PLUSMAX Product Approval

Kynar 500® is a registered trademark of Arkema, Inc. Tedlar® is a registered trademark of affiliates of DuPont de Nemours, Inc and is used under license by Titan Steel Corporation and its affiliates.


W Retta Esplanade
Gilchrist St
105



HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

GENERAL BUSINESS

Title: V-07-2025 - A request by Sofia Gardi, Authorized Agent on behalf of Michael T. Heiderman, Authorized Applicant as Manager of 312 Sullivan, LLC, Property Owner, for a variance pursuant to Section 16.10, Chapter 26, Land Development Regulations, Punta Gorda Code, from Chapter 26, Section 3.9(c)(7) to allow a rounded average of one to one ratio commercial area to residential area instead of the required two to one ratio, and from Chapter 26, Section 4.23(a), to allow the existing building to remain as a one-story structure instead of the required two stories for a mixed use building, for the property located at 312 Sullivan Street, Punta Gorda, Florida 33950.

Funds: Not applicable

Recommended Action: All variance applications within historic districts shall be reviewed by the Historic Preservation Advisory Board, who shall forward its comments and recommendations to the Punta Gorda Board of Zoning Appeals. Comments and recommendations from both boards will then be forwarded to City Council for final action.

Summary: The applicant is proposing an interior remodel to the existing historic structure located at 312 Sullivan Street. The structure was originally built in 1900 in the Folk Victorian style and over time has been converted to office space. The building is listed on the Florida Master Site File (CH00317), and is a contributing structure within the National Register District. While historic regulations typically do not apply to the interior of a structure, Section 3.14(i) of the Land Development Regulations, Chapter 26, Punta Gorda Code, requires all variance applications within a historic district to come before the Historic Preservation Advisory Board. Additional information is also included with the application to show that the proposed interior configuration was permitted when the applicant purchased the property, but is no longer permitted without a variance due to the change of the Land Development Regulations.

Department/Division: Urban Design

EXHIBITS:

1. 312 Sullivan St Variance Application
2. Letter of Intent
3. Copy of Repealed LDR (Apr 2024)

4. Copy of Current LDR (Jul 2025)

PAID
DEC 04 2025

PAID
DEC 04 2025

PAID
DEC 04 2025

Punta Gorda

CITY OF PUNTA GORDA
URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
FAX: (941) 575-3310
Zoning@CityofPuntaGordaFL.com
UrbanDesign@CityofPuntaGordaFL.com

VARIANCE APPLICATION

Date Received: 12-4-25 **File #:** V- 07-2025
Application Fee: $750.00

Office use only:							
Ad Date		DRC		BZA		City Council	

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

- ☑ ORIGINAL application with Signed & Notarized Variance Application and/or Affidavit Authorization for Agent (if applicable)
- ☑ A copy of the deed or other evidence of ownership
- ☑ Plot Plan: If building exists, should show all existing structures with dimensions, spacing, set-backs and off-street parking. **if new construction is proposed as part of this request, a plot plan is required and must show any existing structures on the land and any proposed structures, including setbacks, spacing and dimensions & total impervious area calculations
- ☑ Signed and sealed boundary survey, completed no more than 12 months prior to the application that accurately shows the current condition of the property to include all existing streets, watercourses, natural feature, vegetation and topography and exact location of all buildings and structures.
- ☑ Survey MUST show ALL Easements, Dedications & Improvements
- ☑ Survey must have a metes and bounds description of the property showing water and sewer main locations and fire hydrant locations
- ☑ Date of Survey: 6/6/2025
- ☑ Total Acreage of Property 0.143
- ☑ Square Footage 6254
- ☑ Certificate of Appropriateness application and application fee if property is located within the National Register Historic Overlay District, listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resource Florida Master Site File No. _____ Contributing Structure ☐ Yes ☐ No

In addition to the original application ANY documents greater than 11x17 MUST ALSO be submitted on a CD/DVD

In order that this application be processed in a timely fashion, the correct and complete information is necessary. It is suggested that the applicant bring the application to the Zoning & Code Compliance Division, 126 Harvey St., Punta Gorda, Florida 33950, where it can be reviewed by the staff prior to filing.

The Zoning & Code Compliance Division accepts no responsibility for the completeness or accuracy of the application. Errors in the filed application may result in delays with respect to required public hearings. All data and exhibits submitted in connection with the filing of this application become a permanent part of the public record

IMPORTANT: The applicant or his representative MUST be present at the hearing. There will be a fee of $500.00 for a Voluntary Continuance (a request by the applicant to continue a petition before the appropriate board or council, or by the failure of the applicant to attend or be represented at the appropriate meeting).

1. Applicant

Name	Michael T. Heiderman						
Address	100 10th St N, Unit 100	City	Naples	State	FL	Zip	34102
Phone	(239) 331-8405	Email	permitting@jvmbuilds.com				

2. Owner(s) of Record

Name	312 Sullivan LLC ; Michael T. Heiderman ; Fred Benoit						
Address	100 10th St N, Unit 100	City	Naples	State	FL	Zip	34102
Phone	(239) 331-8405	Email	permitting@jvmbuilds.com				

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

Name	Sofia Gardi						
Address	100 10th St N, Unit 100	City	Naples	State	FL	Zip	34102
Phone	(239) 331-8405	Email	permitting@jvmbuilds.com				

4. Property Address

Address: 312 Sullivan St Punta Gorda FL 33950

Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412306381004	Lot 14 & N 15 of Lot 13	44	15	6254	0.143

5. Legal Description of Property (Attach separate sheet if necessary)

PUNTA GORDA BLK 44 NW 15 FT LT 13 & ALL LT 14 195/203 214/358 645/1086 756/1686 770/1438 899/227
962-1646 1146/1298 NT1338/498(JC) 1401/1404 E1732/864 2682/521 3121/706 3243/151 4484/782 3511340

6. Is this variance request for new construction? N/A ☐ Yes ■ No

A. If yes, what is the total impervious area calculation? N/A

7. Existing Zoning Classification City Center district

8. Is this request the result of a Violation? ☐ Yes ■ No **When?**

9. Are there any existing structures on the property? Stand-alone, wood frame commercial building ■ Yes ☐ No

If "yes" what type of construction are they, and what is the current use of the structures. In addition include a site plan showing location of structures on property.

10. Reason Variance is being requested

Due to the City's July 2025 residence of the previously accepted Land Development Regulations previously effective as of April 2024, we are no longer able to utilize this as a live-work property. Consequently, we would lose both the time and funds our company has invested since February of 2024. See attached letter and exhibit list for more detailed explanation.

11. Burden of Persuasion.

The burden of showing that a variance should be granted to alleviate undue hardship shall be on the applicant. The applicant shall be required to demonstrate that the granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant or that strict application of the ordinance would effectively prohibit or unreasonably restrict reasonable use of the property by reason of any one of the following:

(1) Exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of enactment of this ordinance; (2) Exceptional topographic conditions or other extraordinary and exceptional situation or condition of such property; (3) The condition situation or development of property immediately adjacent to the subject property.

Explanation: Please refer to attached letter and exhibits.

12. Approval Criteria No variance shall be approved unless all of the following statements are true with respect to the subject property. Please state your position for each of the following approval criteria:

(1) That special conditions or circumstances exist which are particular to the size and characteristics of the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Please refer to attached letter and Exhibits for further details.

(2) The strict and literal enforcement of the zoning regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.

Section 4.23 of the LDR effective July 2025 states "All mixed-use building shall have at least two occupied stories with a minimum of fifty percent of the street level floor area dedicated to retail use. Office uses are permitting ed the street level and/or on upper levels in combination with retail and residential use. Residential use shall be placed on upper floors." The proposed work does not fall in line with aforementioned regulations, thus to comply, we face having to tear down and rebuild. That would result in the loss of a historic structure, and the time and money already spent, plus the additional investment of re-working to puruse our business plan under new regulations.

(3) That such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

Please refer to attached letter and Exhibits for further details.

(4) The granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood or otherwise detrimental to the public welfare.

Please refer to attached letter and Exhibits for further details.

(5) That the variance requested is the minimum modification of the regulation at issue that will afford relief.

Please refer to attached letter and Exhibits for further details.

(6) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and/or the conditions cannot reasonably be corrected or avoided by the applicant.

Please refer to attached letter and Exhibits for further details.

(7) The variance requested does not involve any use which is prohibited in the district where the property is located.

Please refer to attached letter and Exhibits for further details.

(8) Please explain in detail how this variance request is consistent with the City of Punta Gorda Comprehensive Plan

Please refer to attached letter and Exhibits for further details.

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

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property relative to this application.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent

Michael T. Heiderman; Owner
Print Name & Title

10/15/25
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this day of 15th October, 20 25, by Michael T. Heiderman, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

JHAMBEL TORRES
Notary Public
State of Florida
Comm# HH726619
Expires 10/5/2029
(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We Michael T. Heiderman, property owner(s), hereby authorize Sofia Gardi to act as ***Agent*** on our behalf regarding a VARIANCE APPLICATION on the property commonly known as 312 Sullivan St in Punta Gorda, Florida.

Signature of Property Owner

Michael T. Heiderman
Print Name of Property Owner

10/15/25
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this day of 15th October, 20 25, by Michael T. Heiderman, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

JHAMBEL TORRES
Notary Public
State of Florida
Comm# HH726619
Expires 10/5/2029
(Seal)

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 2
INSTR #: 3384962 Doc Type: D, Recorded: 03/26/2024 at 09:01 AM
RECORDING $18.50 DOCTAX PD $3955.00 ERECORDED

Prepared by and return to:
John S. Sarrett, Esq.
Sarrett Price PA
999 Vanderbilt Beach Road
Suite 200
Naples, FL 34108
(239) 325-3350
File No 107.01570

Parcel Identification No 412306381003
Consideration: $565,000.00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **26th day of February, 2024** between **308 Sullivan LLC, a Florida Limited Liability Company**, whose post office address is **8107 Stirling Falls Circle, Sarasota, FL 34243**, Grantor, to **308 Sullivan Street LLC, a Florida Limited Liability Company**, whose post office address is **2180 Immokalee Road, Suite 110, Naples, FL 34110,** Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte, Florida, to-wit:

Lot 15, Block 44, Plat of Subdivision of Blocks 3, 35, 41, 66, 70 83, 73, 63, 44, 32 in City of Punta Gorda, according to plat thereof as recorded in Plat Book 1, Page 8, of the Public Records of Charlotte County, Florida; less and except the following parcel of land: Begin at the Northwesterly corner of Lot 15, Block 44 of said Plat; Thence run S 43° 52' 31" E with the Northeasterly line of said Lot 15 a distance of 7.00 feet to a point; Thence run S 45° 33' 05" W a distance of 42.95 feet to a point; Thence run N 44° 26' 55" W a distance of 7.06 feet to a point on the Northwesterly line of said Lot 15; Thence run N 45° 38' 17" E with said Northwesterly line a distance of 43.02 feet to the Point of Beginning for this description.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Steve Fuss
Address: 8413 Tuttle Ave
Sarasota, FL. 34243

WITNESS
PRINT NAME: Doug Wren
Address: 8437 Tuttle Ave
Sarasota, FL. 34243

308 Sullivan LLC, a Florida Limited Liability Company

By: _____
Toby Lynn, as sole and authorized Member

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this ___ day of February, 2024 by Toby Lynn, as sole and authorized Member of 308 Sullivan LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: L 500-800-57-609-0

Type of Identification Produced: FL DL

Notary Public State of Florida
Barry W Daigle
My Commission HH 331489
Expires 11/14/2026

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 2
INSTR #: 3511340 Doc Type: D, Recorded: 04/01/2025 at 02:51 PM
RECORDING $18.50 DOCTAX PD $3325.00

Prepared by and return to:
EDWARD L. WOTITZKY
Attorney at Law
WOTITZKY, WOTITZKY & YOUNG, P.A.
1107 W. Marion Avenue Suite 111
Punta Gorda, FL 33950
941-639-2171
File Number: **27266.13-3**
Consideration: $475,000.00

Parcel Identification No. **412306381004**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of **March, 2025** between **DENNIS J. GILSTAD and TIMOTHY SHAWN GILSTAD, a married couple** whose post office address is **9940 SW Peace River Street, Arcadia, FL 34269** of the County of **DeSoto**, State of **Florida**, grantor*, and **312 SULLIVAN LLC, a Florida limited liability company** whose post office address is **100 10th Street N., Unit 100, Naples, FL 34102** of the County of **Collier**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Charlotte County, Florida**, to-wit:

Lot 14 and the North 15 feet of Lot 13, Block 44, CITY OF PUNTA GORDA, according to the plat thereof, as recorded in Plat Book 1, Page 8, of the Public Records of Charlotte County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Witness Name: Autumn Baker
Witness Address : 412 Eagles Nest Dr
Clarkesville, GA 30523

DENNIS J. GILSTAD

Witness Name: Edward Wolfgang Fox
Witness Address : 366 Barker Trail Rd
Cleveland GA 30528

TIMOTHY SHAWN GILSTAD

State of Georgia
County of White

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 27 day of March, 2025 by DENNIS J. GILSTAD and TIMOTHY SHAWN GILSTAD, who [ ] are personally known or [X] have produced Driver License as identification.

[Notary Seal]

Stacy T. Cross
Notary Public, State of Georgia
White County
My Commission Expires
December 9, 2025

Notary Public

Printed Name: Stacy T. Cross

My Commission Expires: 12/9/25

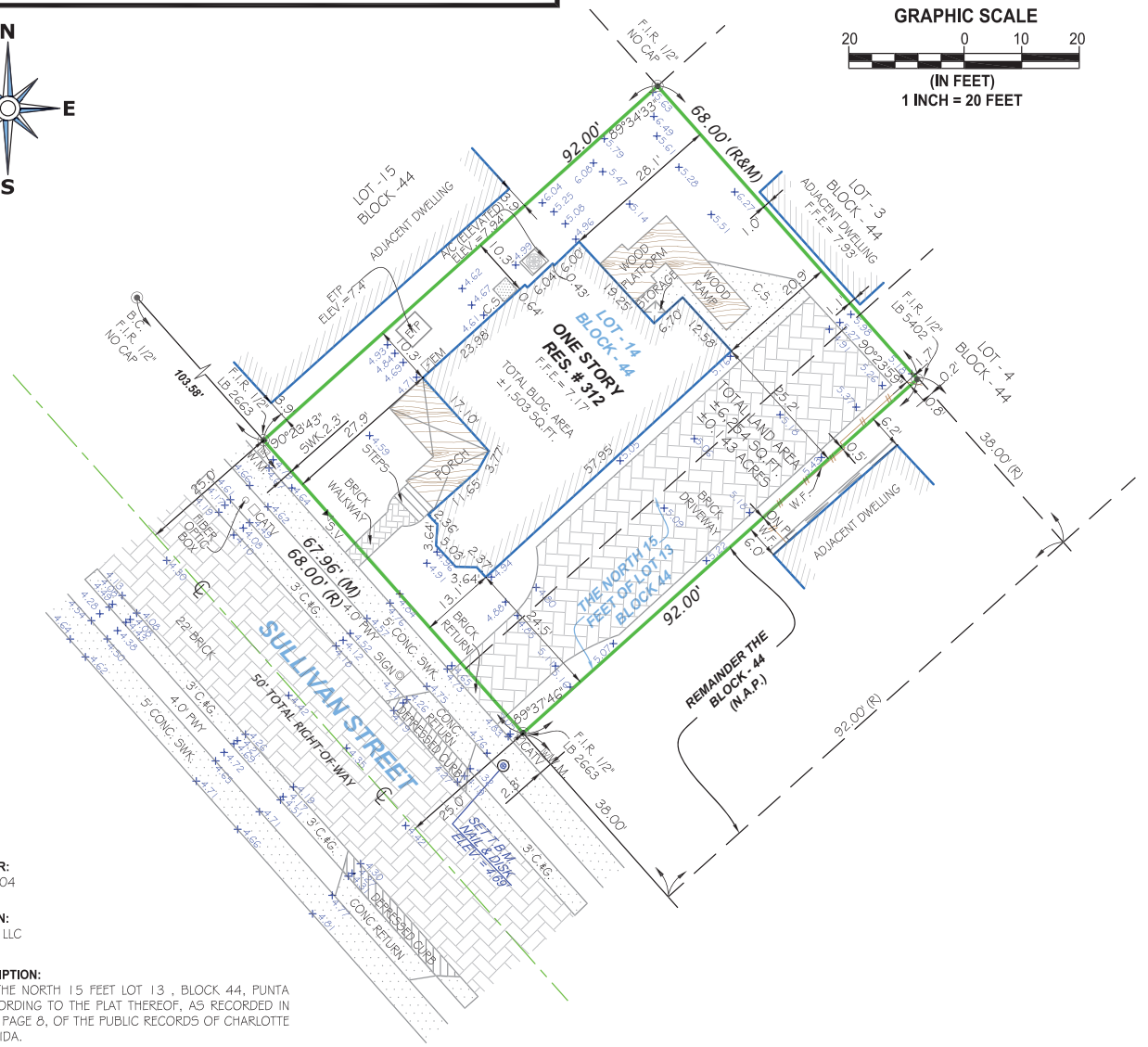
JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PHONE : (239) 540-2660

MAP OF BOUNDARY AND

312 SULLIVAN STREET, PUNTA GORDA, FLORIDA 33950





LOCATION MAP
SCALE = N.T.S.

FOLIO NUMBER:
412306381004

CERTIFICATION:
312 SULLIVAN LLC

LEGAL DESCRIPTION:
LOT 14 AND THE NORTH 15 FEET LOT 13 , BLOCK 44, PUNTA GORDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 8, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ABBREVIATIONS

A/C	AIR CONDITIONER PAD
A.E.	ANCHOR EASEMENT
A/R	ALUMINUM ROOF
A/S	ALUMINUM SHED
ASPH.	ASPHALT
B.C.	BLOCK CORNER
B.M.	BENCHMARK
BLDG.	BUILDING
B.O.B.	BASIS OF BEARINGS
B.S.L.	BUILDING SETBACK LINE
(C)	CALCULATED
C.B	CATCH BASIN
C.B.S	CONCRETE BLOCK STRUCTURE
CBW	CONCRETE BLOCK WALL
CH.	CHORD
CHB	CHORD BEARING
CL	CLEAR
C.L.F.	CHAIN LINK FENCE
C.M.E.	CANAL MAINTENANCE EASEMENTS
CONC.	CONCRETE
C.P.	CONCRETE PORCH
C.S.	CONCRETE SLAB
C.U.P.	CONCRETE UTILITY POLE
C.O.	CLEANOUT
C.W.	CONCRETE WALK
D.E.	DRAINAGE EASEMENT
D.M.H.	DRAINAGE MANHOLE
E	EAST
EB	ELECTRIC BOX
EM	ELECTRIC METER
E.T.P.	ELECTRIC TRANSFORMER PAD
ELEV. OR EL.	ELEVATION
ENCR.	ENCROACHMENT
F.D.H.	FOUND DRILL HOLE
F.H.	FIRE HYDRANT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.F.E.	FINISHED FLOOR ELEVATION
F.N.D.	FOUND NAIL & DISK
F.N.	FOUND NAIL
FT.	FEET
I.C.V.	IRRIGATION CONTROL VALVE
I.F.	IRON FENCE
L	LENGTH OF CURVE
LB	LICENSE BUSINESS
L.P.	LIGHT POLE
L.F.E.	LOWEST FLOOR ELEVATION
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED DISTANCE
MB	MAIL BOX
MH	MANHOLE
M.F.	METAL FENCE
N.A.P.	NOT A PART OF
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.H.	OVERHEAD UTILITY
O.R.B.	OFFICIAL RECORDS BOOK
OVH	OVERHANG
PVMT.	PAVEMENT
PLT.	PLANTER
PL	PROPERTY LINE
P.B.	PLAT BOOK
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.A.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PG.	PAGE
PWY.	PARKWAY
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
(R)	RECORDED DISTANCE
RAD	RADIAL
R.R.	RAIL ROAD
RES.	RESIDENCE
R/W	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
STY.	STORY
SWK.	SIDEWALK
S.I.R	SET IRON REBAR
S.I.P	SET IRON PIPE
S.P.	SCREENED PORCH
S.M.H.	SANITARY SEWER MANHOLE
S.V.	SEWER VALVE
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
T.B.M.	TEMPORARY BENCHMARK
TWP.	TOWNSHIP
UTIL.	UTILITY
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
W.F.	WOOD FENCE
Δ	DELTA

LEGEND

- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- x 0.00 EXISTING ELEVATION

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

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

FLOOD ZONE INFORMATION:

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

FLOOD ZONE:	" AE "
BASE FLOOD ELEVATION:	10 FEET
COMMUNITY:	120062
PANEL:	0241
SUFFIX:	G
DATE OF FIRM:	12/15/2022

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; NATIONAL GEODETIC SURVEY BENCHMARK PID: AG1623, DESIGNATION: PUNTA GORDA ASTRO RESET @ 26 56 10.42783 (N) # 082 03 08.50756 (W); ELEVATION IS 5.16 FEET OF N.A.V.D. OF 1988.

SURVEYOR'S CERTIFICATION:

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

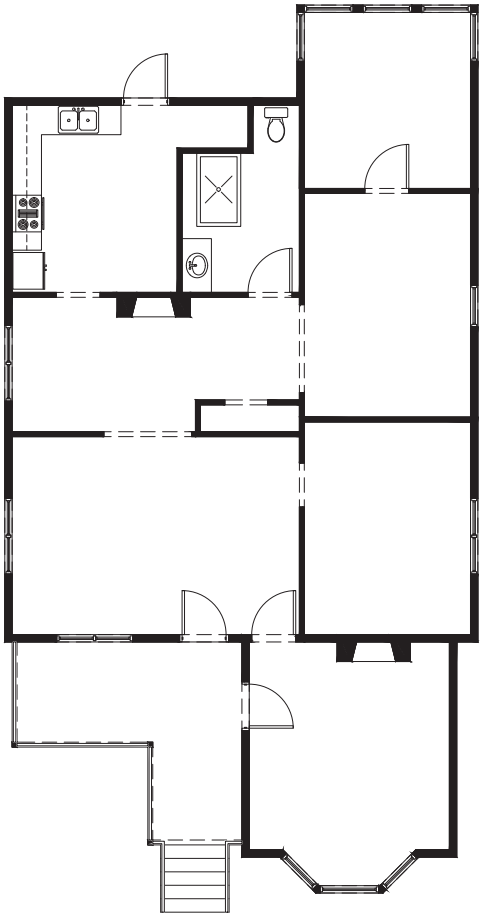
BY: _____ 06/06/2025
CARLOS IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

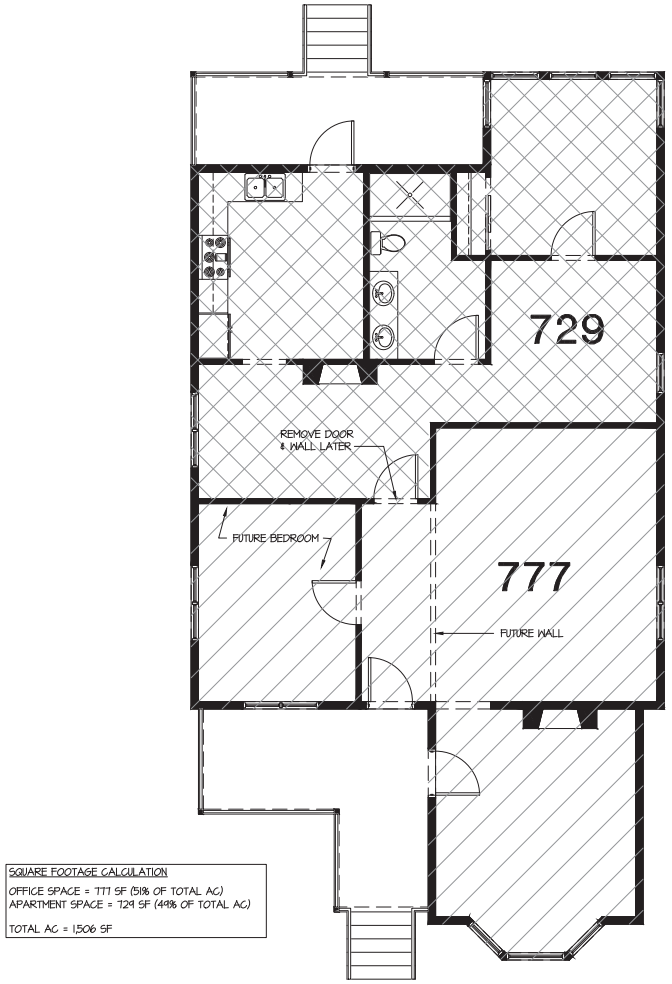
DRAWN BY:	LP
SURVEY DATE:	06/06/2025
SURVEY NO:	25-000719-1
SHEET:	1 OF 1

LB 7806 SEAL



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE CALCULATION

OFFICE SPACE = 777 SF (51% OF TOTAL AC)
APARTMENT SPACE = 729 SF (49% OF TOTAL AC)

TOTAL AC = 1,506 SF

CONCEPTUAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAFTING:
CADD SERVICES
2930 HAWTHORNE COURT
NAPLES FL 34014
EMAIL: chris3vets@gmail.com

BUILDER:
JVM CONSTRUCTION
100 10TH ST N, UNIT 100
NAPLES, FL 34102
(239) 331-8405

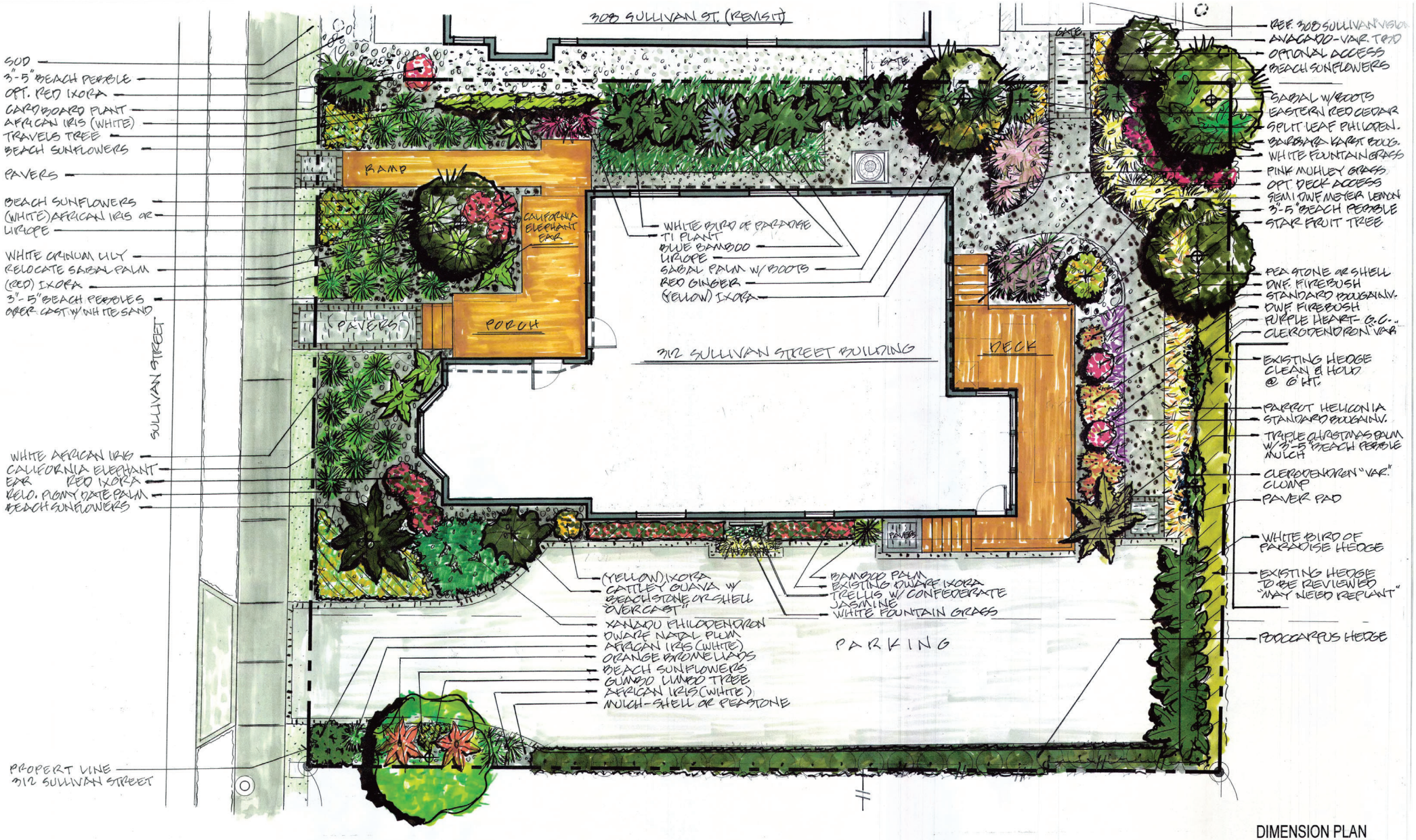
CONTENTS:
EXISTING & CONCEPTUAL FLOOR PLAN

DATE: 2/27/2025

REVISION: -

KANOPY HOMES
312 SULLIVAN ST., PUNTA GORDA FL

A-01

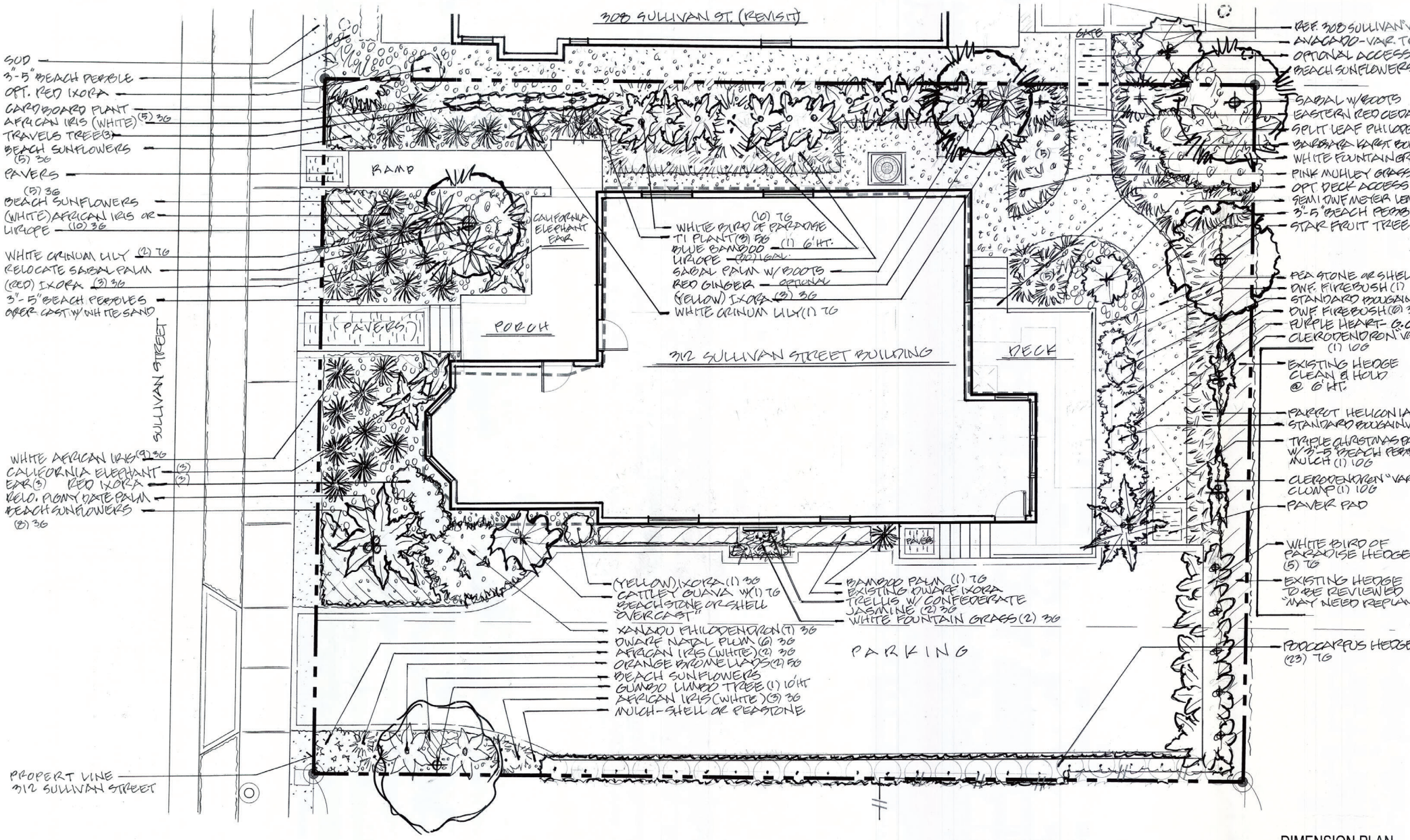


DIMENSION PLAN

SCALE: 1/4" = 1'-0"

A-01	JVM - PUNTA GORDA 312 SULLIVAN ST	DATE: 06/26/25 REVISION: REVISION:	CONCEPTUAL LANDSCAPE VISION

ALAN VIETS
Landscape Architect
University of Oregon
School of Landscape Architecture BLA
1069 Kings Way
Naples, FL 34104
Phone: (239) 241-1114
E-Mail: alanviets@yahoo.com



DIMENSION PLAN

SCALE: 1/4" = 1'-0"

A-01

JVM - PUNTA GORDA
312 SULLIVAN ST

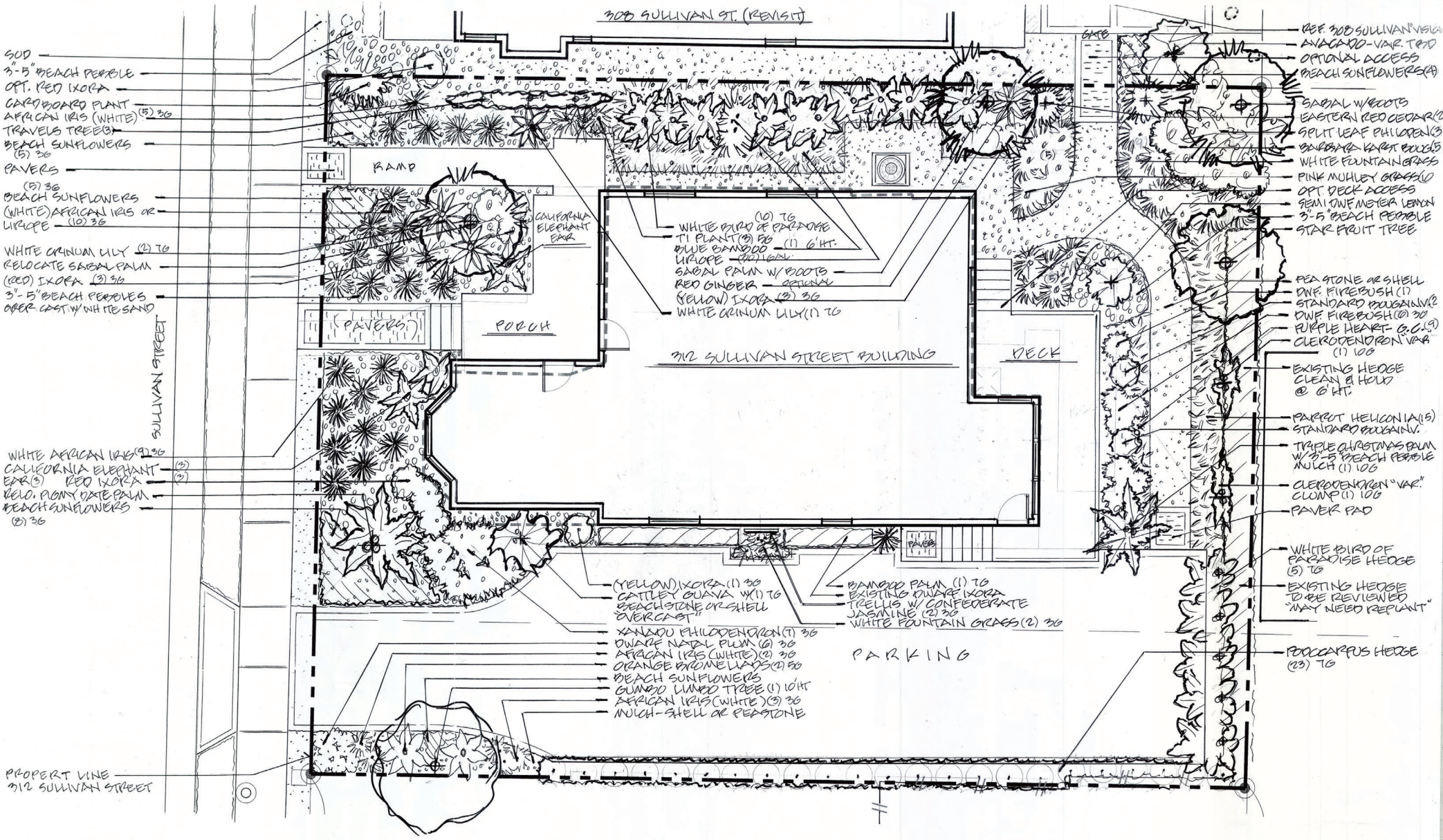
DATE:
06/26/25

REVISION:
REVISION:

PLANT NUMBERS, SCHEDULES & COMMENTS - REVIEW - LANDSCAPE LIST 6.26.25

CONCEPTUAL LANDSCAPE VISION

ALAN VIETS
Landscape Architect
University of Oregon
School of Landscape Architecture BLA
1099 Kings Way
Naples, FL 34104
Phone: (239) 241-1114
E-Mail: alanviets@yahoo.com

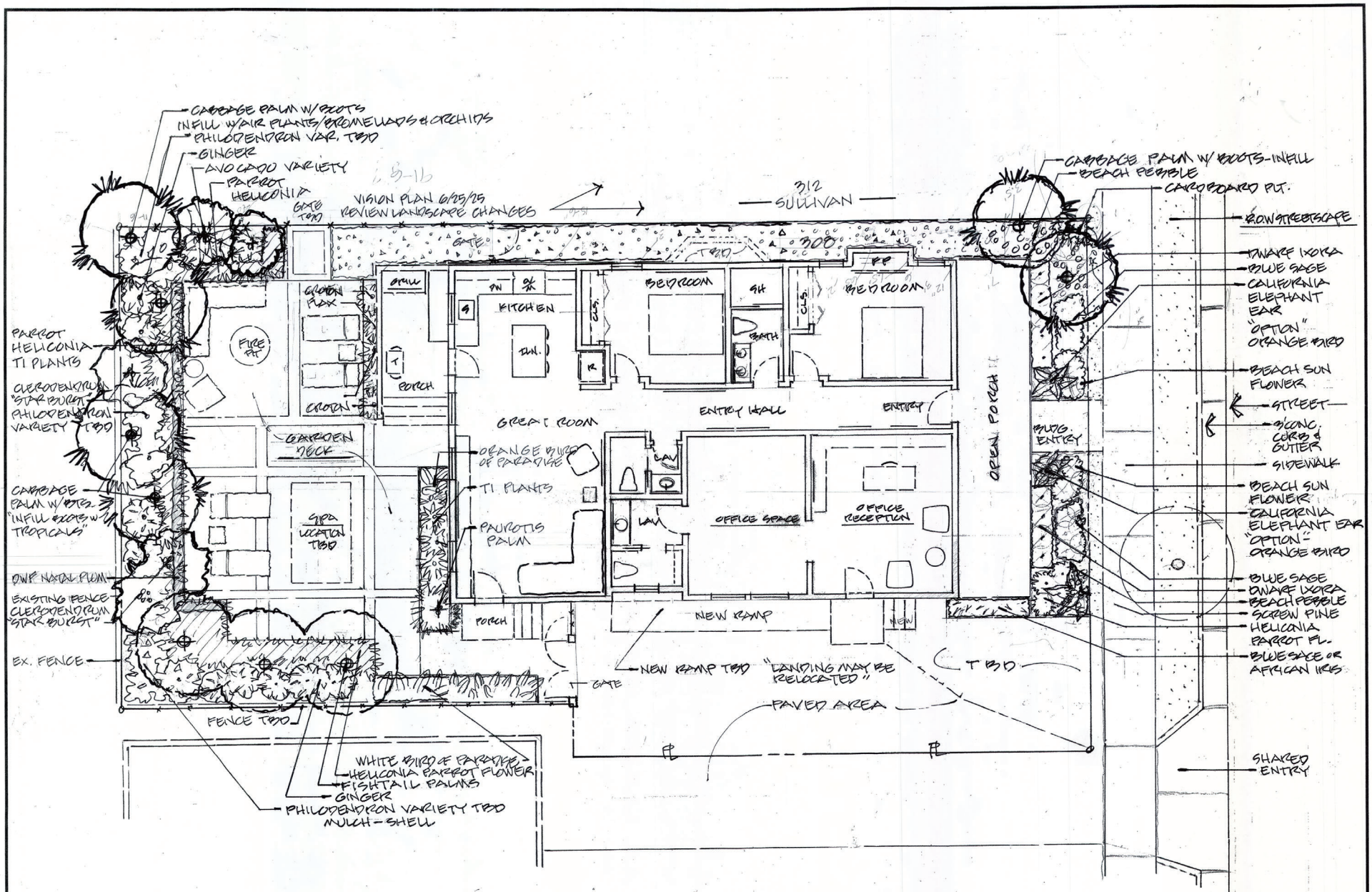


DIMENSION PLAN

SCALE: 1/4" = 1'-0"

A-01	JVM - PUNTA GORDA 312 SULLIVAN ST	DATE: 06/26/25 REVISION: REVISION:	PLANT • NUMBERS, SCHEDULES & COMMENTS - REVIEW - LANDSCAPE LIST 6.26.25 CONCEPTUAL LANDSCAPE VISION

ALAN VIETS
Landscape Architect
University of Oregon
School of Landscape Architecture BLA
1089 Kings Way
Naples, FL 34104
Phone: (239) 241-1114
E-Mail: alanviets@yahoo.com



CONCEPTUAL VISION 2

SCALE: 1/4" = 1'-0"

ALAN VIETS
LANDSCAPE ARCHITECT
1069 KINGS WAY
NAPLES, FL 34104
PHONE: (239) 241-1114

BUILDER: - - -

CONTENTS: CONCEPTUAL VISION

DATE: 1/24/2024

REVISION: 3/19/25 6/19/25

JVM - PUNTA GORDA
308 SULLIVAN ST

A-01

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3372
FAX: (941) 575-3356
UrbanDesign@CityofPuntaGordaFL.com

August 14, 2025

312 Sullivan, LLC
Michael T. Heiderman
100 10th Street North, Unit 100
Naples, FL 34102
Via email: permitting@jvmbuilds.com

Subject: CA-46-2025

Mr. Heiderman,

Your application for a Certificate of Appropriateness, CA-46-2025, to add an ADA accessible ramp to the front of the structure and to replace doors and windows on the rear of the structure located at 312 Sullivan Street, Punta Gorda, Florida 33950, has been approved. Additional notes regarding other portions of the application will be listed below. The signed application is enclosed for your records; please include this letter when you submit a building permit application for the proposed work.

The interior renovation plans submitted with the application for a CA indicate a portion of the structure being converted to two residential units. The subject property is zoned City Center, which allows mixed-use buildings with certain conditions. Section 4.23 of Chapter 26, Land Development Regulations, of the Punta Gorda Code requires:

> "(a) All mixed use buildings shall have at least two occupiable stories with a minimum of fifty percent of the street level floor area dedicated to retail use. Office uses are permitted at the street level and/or on upper levels in combination with retail and residential use. Residential uses shall be placed on upper floors.
>
> (b) The building shall be architecturally compatible with buildings within 100 linear feet and shall be located on a right-of-way a minimum of 60 feet in width with marked on-street parking."

To obtain zoning approval for the interior remodel as shown on the plans submitted with the CA, a variance would be required. The Urban Design Department offers Design Studio appointments twice per month at no charge. These meetings offer applicants a one-on-one opportunity with representatives from all city departments involved in the permitting and

development process. Please feel free to contact our office and schedule an appointment to walk through the requirements and timelines associated with a variance.

If you have any questions regarding this Certificate of Appropriateness or other information contained within this letter, please call our office at the above telephone number.

Respectfully,

Rachel Barry

Rachel Barry
Zoning Official
Urban Design Department

Enclosure (1) Signed Application for Certificate of Appropriateness
cc: Urban Design Staff

JVM Construction LLC
100 10th St N, Unit 100
Naples, FL 34110
www.jvmbuilds.com
(239) 331 – 8405

November 14, 2025

City of Punta Gorda
Urban Design
326 West Marion Ave
Punta Gorda, FL 33950
(941) 575-3372

Re: 312 Sullivan St – Variance

Dear Sir or Madam,

We write to you with the intention of obtaining a variance for our property located at 312 Sullivan St. Due to this property's historic status, our office moved forward with an official submittal of a Certificate of Appropriateness (CA) on July 11, 2025. The work proposed includes renovations to the interior of the structure to accommodate two residential units behind a single commercial unit that will encompass 50% of the structure's front elevation, to satisfy Section 3.2(d)(10) of the Land Development Regulations previously effective April 2024. The wheelchair ramp will be relocated from the back to the front, to promote accessibility within ADA standards. Completion of the CA review took place September 3, 2025, where we had been advised via email that as of July 2025, the City of Punta Gorda rescinded the Land Development Regulations (LDR) that were once effective April of 2024 and had been used to prepare necessary plans and documents for permitting.

As such, the proposed work submitted is deemed noncompliant with Section 4.23 of the newly effective LDR given that the existing footprint of the property lies on a single-story, meaning both the residential and commercial portions cannot be separated to a first and second story as the code implies. To accurately depict the hardships incurred and to come by this rejection, below is a comprehensive timeline of our acquisition, permit preparation, and additional supporting evidence:

- Discussion of purchasing 312 Sullivan Street began at our purchase of 308 Sullivan St (under entity name 308 Sullivan St LLC) in February of 2024. Purchase of 312 Sullivan Street commenced on February 26, 2025, and ownership was officially transferred via Warranty Deed on March 31st, 2025 (Exhibits A, B, and C);

JVM Construction LLC
100 10th St N, Unit 100
Naples, FL 34110
www.jvmbuilds.com
(239) 331 – 8405

- The first preliminary conceptual architectural plan was completed by our draftsman on February 21, 2025 (Exhibit D). Since then, this plan set has gone through several revisions up until the completed set submitted for the Certificate of Appropriateness, as shown by our draftsman's time report (Exhibit E);
- Our office reached out to the City's Urban Design department throughout February of 2025 via phone and email to confirm live-work requirements needed for a structure, which coincided with work proposed (Exhibit F);
- In June of 2025, our office reached out to the Urban Design department confirming that documents were being compiled for submittal (Exhibit G);
- As of April 2024, the City's Land Ordinance Regulations identified a live-work building type as a mixed-use "small attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for office, service, or retail uses" (Section 3.2 (d)(10)). In July of 2025, these LDRs referenced were repealed, which now states "All mixed-use building shall have at least two occupiable stories with a minimum of fifty percent of the street level floor area dedicated to retail use. Office uses are permitting ed the street level and/or on upper levels in combination with retail and residential use. Residential use shall be placed on upper floors" (Section 4.23)(Exhibit H).
- On July 9, 2025, we made an initial attempt to formally submit our Certificate of Appropriateness, then again on July 11 (Exhibit I);
- Communication regarding document review between our office and the Urban Design department continued from August 12 to September 2, 2025 (Exhibit J);
- September 3, 2025, our team received a formal rejection advising we would need to apply for a variance due to the LDR repeal (Exhibit K);
- Since the beginning of this project, our business has incurred $7,974.64 and owes an estimated additional $10,000 in preparation of plans and materials needed for permitting, excluding around $9,0000 worth of billable time that our team has invested (Exhibit L).

Given the history outlined above, we've been offered the opportunity to pursue a variance to the following two criteria:

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(1) Section 4.23 of LDR: Identifies that all mixed use buildings have at least two occupiable stories, in which at least 50% of the street level floor be dedicated to retail use, while residential units be allocated to upper floors. We request both the retail unit and residential units proposed remain on the existing ground floor.

(2) Section 3.9(c)(7) of LDR: Identifies that mixed use building comprises of 2 residential units, or a 2 to 1 ratio of non-residential floor are to residential floor area. We request 2 residential units and 1 commercial unit to be allowed, with the residential units' floor area exceeding that of the commercial unit by 81% (2 Residential 1,226 sqft, 1 commercial 508 sqft = 1,506 sqft total).

Variance Criteria

1. **That special conditions or circumstances exist which are particular to the size and characteristics of the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.**

Due to this property's historic status, there are limited avenues which we can take as investors. Maintaining the appearance of the existing building's exterior is crucial in maintaining its historical integrity. To comply with the relevant LDRs, a second floor would need to be added where the proposed residential units would lie. Adding another story to accommodate a second floor would diminish the structure's historic appearance. Moreover, it isn't guaranteed that the building's structural integrity would allow this. As a result, we would face an additional thousands of dollars in engineering and labor to make this possible, or to demolish and start over to pursue the original business plan. According to LDR Section 8.1, another application for Certificate of Appropriateness would need to be submitted to authorize either avenue, or under the circumstances we are to have to demo, we encounter a period of delay up to 18 months, unless hardships to the Owner are identified by the Historic Preservation Advisory Board.

2. **The strict and literal enforcement of the zoning regulations would create undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.**

According to the Charlotte County Property Appraiser website, this is a historic structure located in the Traditional Punta Gorda, Downtown Core zoning district (now City Center District), where live-work/mixed use buildings are permitted. As stated previously, the regulations referenced in the

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preparation of our permitting documents were those of the LDR effective April 2024. Due to the rescindment of Section 3.2(d)(10)(a) from those regulations, that permits both residential and non-residential units to coexist on a single ground floor (see Exhibit H), the alterations we proposed are no longer attainable. Thus, we face the possibility of having to tear down and rebuild. That would result in the loss of a historic structure, and the time and money already spent, plus the additional investment of re-working to pursue our business plan under new regulations.

3. **That such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.**

   In addition to responses above, we own a property of a similar scope and intended purpose (308 Sullivan St) that was granted both a Certificate of Appropriateness and a building permit. No other properties in the same zoning district share such hardship.

4. **The granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood or otherwise detrimental to the public welfare.**

   By granting our variance request, it would not be injurious or incompatible with contiguous uses or surrounding neighborhoods. The property lies in the City Center District (CC), which permits buildings with an array of uses. Adjacent to the City Center district, and closest to 312 Sullivan St, is the Neighborhood Residential-15 zoning district. Alterations to the property would affect the interior, which would tailor to attracting business, much like those already existing on Sullivan St, while the two rental units in the heart of Punta Gorda's downtown cater to the increasing tourist population coming to the Charlotte County area. Moreover, the incorporation of a ramp at the front of the property promotes handicap accessibility. Utilizing the structure for a live-work units wouldn't pose a hindrance to parking in the downtown area, as the property has its own existing private parking to accommodate business owners, visitors, and tenants. Overall, the coupling of both residential and commercial units aim to contribute positively to overall public welfare.

5. **That the variance requested is the minimum modification of the regulation at issue that will afford relief.**

   By granting this variance, it would be the minimum modification of the regulation at issue that would afford relief. As mentioned, this is property listed on the historic registry. Altering our plan to build in compliance with the updated LDR criteria would result in its overall demise. Not to mention that a significant financial investment has been made by undertaking this project (Exhibit L). Besides

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100 10th St N, Unit 100
Naples, FL 34110
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engaging engineers and designers, we have also hired a retired University of Oregon educated landscape architect / land planner who has lived in Southwest Florida since the 90s to help beautify and enhance the site's historic charm (Exhibit M). Deviating from its intended purpose would incur additional hardship for our company. Accepting this variance would mean our company avoids incurring an unexpected and additional $400,000+ in building a new, code and LDR compliant structure, coupled with the already nearly $20,000 invested to prepare the originally planned interior renovation of the existing structure.

6. **The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and/or the conditions cannot reasonably be corrected or avoided by the applicant.**

   The condition giving rise to the requested variance was not created by us as the applicant. The LDR criteria used to prepare our plans was repealed by the City, and the new LDRs in place renders our plans out of compliance with the current live-work/mixed use building criteria.

7. **The variance requested does not involve any use which is prohibited in the district where the property is located.**

   This variance request does not involve prohibited use in the district in which it is located. Please refer to response #2.

8. **Please explain in detail how this variance request is consistent with the City of Punta Gorda Comprehensive Plan.**

   This variance request would coincide with Future Land Use Element Goal 1.1, in which the City's intent is to continue to create a lively, economically viable, pedestrian oriented town with a publicly accessible waterfront, healthy neighborhoods, and a high quality of community character. More specifically, Objective 1.1.6, in which the City of Punta Gorda will protect historic resources through historic district designation and historically sensitive land development regulations. The intended use of this property includes two attractive residential units in the heart of Punta Gorda's downtown, catering to tourists looking for an authentic historic stay. This also goes for business owners looking to rent a commercial unit. Ultimately, contributing to the City's all-encompassing goal to enhance economic and public welfare.

   This request also coincides with Historic Element Objective 11.7.1, which states the City shall support members of the community whose initiatives forward the goals of Goal 11.7 to support

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100 10th St N, Unit 100
Naples, FL 34110
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community initiatives to preserve, protect, and celebrate its history. Fulfilling the anticipated plans for this property falls in line with the purpose of Goal 11.7 by ensuring that the historic appearance of 312 Sullivan Street is preserved and celebrates its ornate qualities. We are thoughtfully hand selecting the finishes we use on the inside of 308 Sullivan St and have even taken the time and effort to salvage existing materials to repurpose on the inside, such as old growth board and batten pine, and we intend to carry out the same procedure at 312 Sullivan St.

Acceptance of this variance is also complimentary to the objectives of Historic Element Goal 11.8. This Goal states the City shall 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. As mentioned above, we remain committed to preserving and enhancing the historical significance throughout our business venture on Sullivan St. The intent of this interior alteration is to create a versatile hub that caters to tourists, residents and business owners alike, where all can be guaranteed a true Punta Gorda experience for years to come.

Please feel free to contact our office with any questions.

Thank you,

Michael T. Heiderman

Manager

JVM Construction, LLC

(10). **Live / Work**



a. Summary	
Description	**Key Characteristics**
The Live/Work Building Type is a small attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for office, service, or retail uses. Both the ground floor flex space and the residential unit are owned by one entity.	Integrated, Attached or Detached Units Mixed Use 1 to 2.5 stories Orients to Street

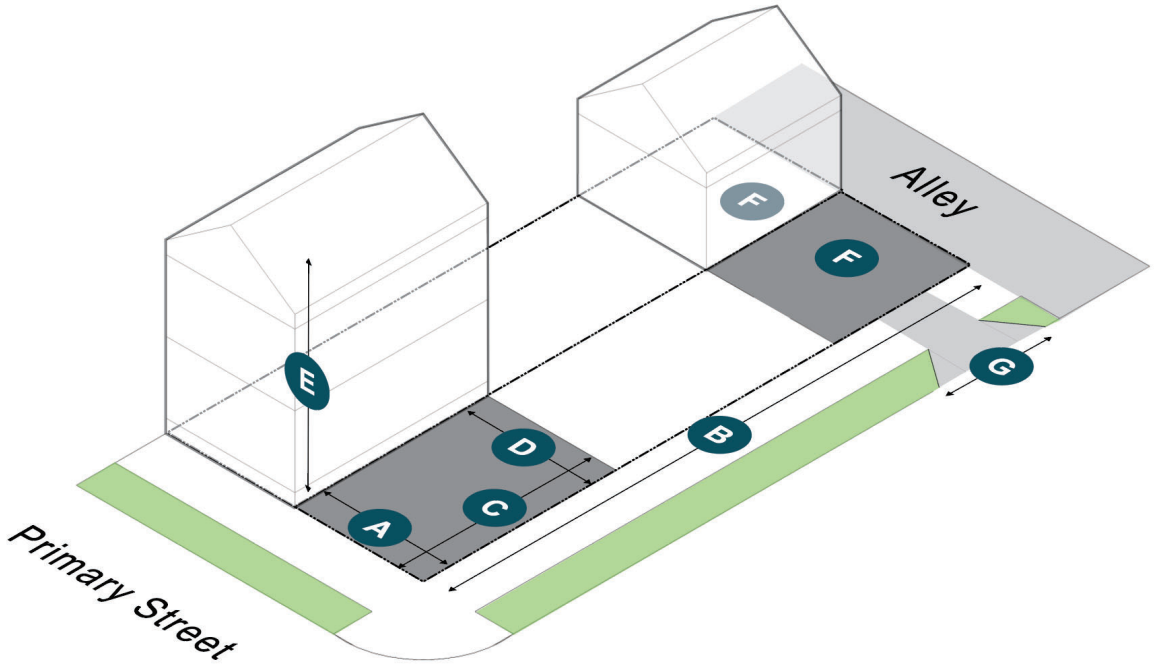
Examples and Variations



Attached Live/Work Unit in Beaufort, SC



Detached Live/Work Unit

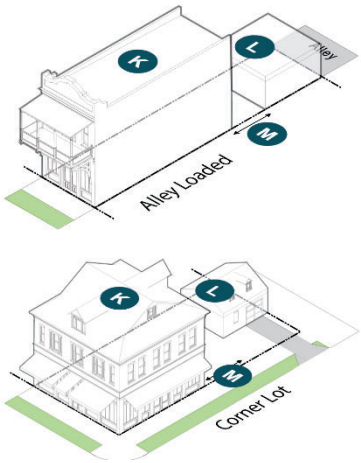


b. Lot & Building Standards		
Lot Dimensions		
Width	18' min 53' max	A
Depth	86' min	B
Lot Size	1,550 SF min	
Building Footprint and Placement		
Lot Coverage	90% max	
Frontage Buildout	Must comply with the standards defined in the Regulating Districts, Subsection 3.2©	
Setbacks		
Building Depth	30' min	C
Building Width	18' min	D
Intensity		
No. of units	1 unit	
Density (Individual Lot)	30 du/a max	
Building Height	35' max. (2.5 stories)	

c. Parking and Access		
Location		
Parking must be located behind the primary building, accessible by a rear access lane, alley, or an easement that serves as a rear access lane or alley.		F
Garage Door / Carport Setback		
Attached	Park under units are permitted at the rear of the lot and must be accessed from a rear lane/alley	
Detached[1]	Accessed from side street or rear lane/alley	
Parking Access		
Number of Driveways/Curb Cuts		
Primary Street	1	
Secondary Street	1	
Driveway Width	8' min 12' max	G
Pedestrian Access		
Must provide pedestrian access from the primary street sidewalk. For corner lots, secondary access may be provided from the side street sidewalk as well.		

[1] Detached garages and carports are subject to all accessory building setbacks defined in the Regulating Districts, Subsection 3.2(c)





d. Building Composition		
Front Façade Fenestration[1]		
Ground Floor	40% min 80% max	H
Upper Story	30% min 50% max	I
Habitable Half Story/Attic	10% min 30% max	J
Roof Type[2]		
Flat, Gable, Hip, and Mansard Permitted	7.2 (j)	
Permitted Building Elements[2]		
Balconies	7.2 (l)(4)	
Bay Windows	7.2 (l)(6)	
Dormers	7.2 (l)(7)	
Permitted Frontage Types[2]		
Gallery	7.4 (b)	
Arcade	7.4 (c)	
Storefront	7.4 (d)	
Lobby Entrance	7.4 (e)	
Awning	7.4 (f)	
Entry Canopy: Large	7.4 (g)	
Overhead Balcony: Large	7.4 (h)	
Portico	7.4 (k)	
Stoop	7.4 (l)	
Porch: Projecting	7.4 (m)	
Porch: Engaged	7.4 (n)	
Porch: Integral	7.4 (o)	
Entry Canopy: Small	7.4 (p)	
Overhead Balcony: Small	7.4 (q)	

[1] See Section 7.2 (h) for the min transparency requirements.

[2] Additional standards or limitations may apply for specific Architectural Styles, see Section 7.5

e. Site Configuration		
Number of Buildings		
Primary	1	K
Accessory	1	L
Additional		
Distance Between Primary and Secondary Building	10' min.	

(1) Accessory dwelling.
(2) Day care home for 3 or fewer persons.
(3) Drive through windows, excluding those associated with restaurants.
(4) Limited home occupation.
(5) Outdoor dining area.
(6) Stalls or merchandise stands for outdoor sale of goods at street front [Encroachment onto sidewalk may be permitted by agreement with City Council. Items for outdoor sales are returned to building at end of each business day; goods not brought in at close of business day are considered outdoor storage and are prohibited.]
(7) Uses and structures which are customarily incidental and subordinate to permitted uses.

(c) Uses Permitted with Conditions.

(1) Bed and breakfast inns.
(2) Sidewalk cafes.
(3) Essential services 1 and 2.
(4) Neighborhood commercial fueling stations, excluding major service and repair of motor vehicles.
(5) Parking lot as a principal use .
(6) Temporary outdoor sales of seasonal agricultural products and customary accessory products.
(7) Mixed use buildings; up to 2 residential units; or with a 2 to 1 ratio of non-residential floor area to residential floor area.
(8) Parking structure.
(9) Bars and nightclubs more than 200 feet from a NR District boundary.
(10) Group home.
(11) Permanent non-seating public food service establishments located within 200 feet from a Neighborhood Residential Zoning District boundary.
(12) Convenience stores with limited food service located within 200 feet from a Neighborhood Residential Zoning District boundary.
(13) Convenience stores with significant food service located within 200 feet from a Neighborhood Residential Zoning District boundary.
(14) Food outlets with limited food service located within 200 feet from a Neighborhood Residential Zoning District boundary.
(15) Civic, such as governmental offices, post offices and non-profit or charitable clubs and organizations and similar uses.
(16) Permanent canopy shade structures associated with recreational facilities or school playgrounds.
(17) Mobile food dispensing vehicles on developed property with the permission of the property owner and subject to the applicable provisions of Article 4 of this Chapter.

(d) Prohibited Uses and Structures. Any use or structure not specifically, provisionally or by reasonable implication permitted herein.

(e) General Requirements. Buildings shall comply with the following architectural

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

GENERAL BUSINESS

Title:	Committee Training
Funds:	Not applicable.
Recommended Action:	No action required.
Summary:	The City Clerk's Office will provide a presentation on important policies, procedures and information for members.
Department/Division:	City Clerk

EXHIBITS:

1. Annual Member Training - Historic Preservation Advisory Board (2025)

Board Member Annual Training

Historic Preservation Advisory Board

Punta Gorda

Overview

- Expectations of Chair and Board members
- Role of City Staff in Board Operations
- Quorum Requirements & Absence Policy
- Meeting Procedures & Agenda Sections
- Sunshine Law
- Public Records Law
- Ethics

Expectations of Chair

- Maintain order during meetings
- Run the meetings in accordance with the published agenda
- Ensure comments and discussions remain focused and within purview of the Board
- Ensure proper motions procedures are followed
- Relinquish the gavel to make or second a motion
- Be familiar with Board Bylaws, Board Member Handbook policies and procedures, City Facility Rules, and City Codes applicable to Historic Preservation Advisory Board
- **Assist staff with enforcement of Sunshine Laws and Board member policies & procedures**
- Sign approved meeting minutes

Expectations of Board Members

- Notify City staff of any absences
- Come prepared – read agenda materials in advance and submit questions to City staff
- Listen respectfully to fellow members, staff, applicants and the public
- Focus comments and discussions on item at hand
- **Speak clearly and audibly into the microphone**
- Make or second motions to take action on an agenda item
- Vote on all motions unless abstaining due to conflict of interest or prejudice/bias in quasi-judicial proceedings
- **Refrain from engaging in sidebar conversations**
- Follow all rules and procedures set forth in the City's Rules of Conduct, Facility Rules, Board Member Handbook, and Board Bylaws
- Abide by Florida Sunshine Laws, Public Records Laws, and Code of Ethics for Public Officers

City Staff

City Clerk's Office

- Tracks appointments and attendance
- Administers oath of office
- Provides an orientation and educational materials
- Assists board with meeting procedures
- Provides staff who prepares minutes and recordings
  - **Alexandra Friend, Board Recorder**
    Ph: (941) 575-3309
    Email: afriend@cityofpuntagordafl.com

Urban Design Department

- Provides a Board Secretary who creates, issues, and distributes the agenda
  - **Shelly Carlson, Administrative Assistant**
    Ph: (941) 575-3397
    Email: scarlson@cityofpuntagordafl.com
- Provides staff who:
  - Present agenda items and/or reports
  - Can answer board member questions in advance of meetings

Quorum & Absence Policy

Quorum

- Physical presence of majority of appointed members
  - For HPAB, quorum is four (4) members
- Required to call a meeting to order and **must** be maintained throughout the meeting
- Without a quorum, the board is limited to taking these procedural actions:
  - Recess
  - Take measures to obtain a quorum
  - Adjourn

Absence Policy

- Notify City staff of any absence in advance of each Board meeting
- Members who fail to attend **three (3) meetings in a 12-month period** shall automatically forfeit appointment
  - Members may appeal forfeiture by request to City Council

Meeting Procedures & Agenda Sections

General Procedure Reminders

- Chair places business on the floor by reading an agenda item's title
  - An agenda item must be resolved before the next item is introduced
- Chair or Board member may call for a motion
  - Motions must be seconded before proceeding to discussion and vote
  - Motions die without a second and Chair should announce this result
  - Chair should restate the motion before calling for a vote
  - "Aye" and "nay" votes should be called separately
  - Chair should announce the result of the vote
- Chair adjourns meeting after all agenda items have been addressed
  - A motion is **NOT** required to adjourn the meeting

Meeting Procedures & Agenda Sections

Call to Order

- Chair calls the meeting order
- Board Recorder calls roll and establishes quorum
- Chair announces date of next Board meeting

Public Comments

- Chair calls for public comment and reviews public comment procedures if necessary
- Timer should be used to limit comments to 3 minutes per speaker

Certificates of Appropriateness (CAs)

- 2 types: Informational and Action Required
  - **Informational**: applicant's request falls within purview of administrative staff approval
  - **Action Required**: Board makes recommendation on applicant's request
    - City staff presents summary of request and staff's recommendation
    - Board makes recommendation for Zoning Official to approve/deny CA

Meeting Procedures & Agenda Sections

Approval of Minutes

- Chair introduces the agenda item and asks for Board member questions
- Board member makes motion to approve, revise, etc.
- Chair ensures motion is seconded and there is no further discussion before calling a vote

General Business

- Chair introduces the agenda item
- Can be used for administrative or community presentations, etc.
- Can be used for discussion items previously approved by consensus of Board

Staff Comments

- Chair introduces agenda item
- Can be used for administrative reminders or general updates from City staff

Member Comments

- Chair introduces agenda item
- Can be used to request consensus on future agenda items

Meeting Procedures & Agenda Sections

Adjournment

- Chair confirms all agenda items have been resolved and Board business has been addressed
- Chair adjourns meeting
  - Adjournment does **NOT** require motion

Sunshine Law

- Applies to any of two or more members of the same elected or appointed board
- **Two or more members of a board may not discuss Board business outside of a properly noticed public meeting which a) has been called to order, b) has a quorum, and c) at which minutes are taken**
  - Best practices for Sunshine Law compliance include:
  - NO discussion of Board business before the meeting is called to order
  - NO discussion of Committee business after the meeting is adjourned
  - NO sidebar conversations during meetings
- Telephone participation by an absent member is only permissible when there is a quorum of the board physically present and the absence is due to extraordinary circumstances, such as illness, and the board approves such participation
- Non-disruptive or silent videotaping of a public meeting cannot be banned
- Consequences for violation of the Sunshine Law include criminal penalties, removal from office, non-criminal charges, fines and attorney fees

Public Records Law

- Each person involved in the business conducted by the City, including board members, has the responsibility to protect, preserve, store, transfer, destroy or otherwise dispose of, use and manage public records only in accordance with the applicable Federal, State and local law, and such rules as may be promulgated or approved by the City
- Public records are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, computer records, e-mail or other material, regardless of physical form, characteristics or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency
  - The Florida Supreme Court interpreted this to encompass all materials made or received by an agency/board in connection with official business which are used to perpetuate, communicate or formalize knowledge
- **Content determines if a record is a public record, not the format**
- Public records include social media posts regarding official business
- Records to or from board members regarding City business are public records

Public Records Law

- Public records must be retained and disposed of in accordance with the State's General Records Schedules
- At the end of a member's term of appointment, records should be provided to a member's successor or the City Clerk's Office
- Records must not be destroyed or otherwise disposed of prior to meeting the required retention period established per the appropriate State General Records Schedule
- Members' agenda packets need not be retained as the City Clerk's Office maintains the record copy of all such material
- Forward/copy any emails you receive or send regarding City business to retention@cityofpuntagordafl.com other than those sent to or from City staff utilizing a City email account

Ethics

- Florida Statutes Chapter 112, Part Three, provides for the Code of Ethics for Public Officers and Employees
  - A Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees is published annually by the Florida Commission on Ethics and details:
    - Prohibited actions and conduct;
    - Voting conflicts of interest; and
    - Financial disclosures
- Article II, Section 5, of the Florida Constitution prohibits any person from serving on more than one decision-making board

Ethics

- Florida Statutes 286.012 requires members abstain from voting in certain situations:

Voting requirement at meetings of governmental bodies. A member of a state, county, or municipal governmental board, commission, or agency who is present at a meeting of any such body at which an official decision, ruling, or other official act is to be taken or adopted may not abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such member present, unless, with respect to any such member, there is, or appears to be, a possible conflict of interest under s. 112.311, s. 112.313, s. 112.3143, or additional or more stringent standards of conduct, if any, adopted pursuant to s. 112.326. If there is, or appears to be, a possible conflict under s. 112.311, s. 112.313, or s. 112.3143, the member shall comply with the disclosure requirements of s. 112.3143. If the only conflict or possible conflict is one arising from the additional or more stringent standards adopted pursuant to s. 112.326, the member shall comply with any disclosure requirements adopted pursuant to s. 112.326.

Ethics

- Florida Statute 112.3143 defines conflicts of interest:

Individuals **must abstain from voting** on a measure which would inure to his/her special private gain or loss or inure to the special private gain or loss of a relative, business associate or principal (other than the government agency) by whom he/she is retained, including the parent, subsidiary or sibling organization of a principal by which he/she is retained. “Relative” means the elected or appointed individual’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law ordaughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venture, co-owner of property or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

Ethics

- Board members are required to file Financial Form 1 disclosures with the Florida Commission on Ethics via the online portal https://disclosure.floridaethics.gov/Account/Login

  WHEN TO FILE: ***Initially***, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

  Candidates must file at the same time they file their qualifying papers. **Thereafter**, file by July 1 following each calendar year in which they hold their positions.

  Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

GENERAL BUSINESS

Title:	Baker Academy Proposed Historical Informative Marker
Funds:	Not applicable.
Recommended Action:	Approval of proposed marker.
Summary:	Kelly Gaylord, Punta Gorda Historic Mural Society, would like approval to place a Historical Informative Marker (sign) at the historic location of the Baker Academy (currently Cooper Street Rec Center). Kelly is unable to be at our meeting today; her proposal will be presented by Urban Design staff.
Department/Division:	Urban Design

EXHIBITS:

1. Baker Academy Informative Plaque - HPAB presentation - 2-26-2026

Requesting Approval for:

Donation of the Baker Academy Historical Informative Marker

PUNTA GORDA HISTORIC

Mural Society

WWW.PUNTAGORDAMURALS.ORG

Historical Preservation Advisory Board Meeting
February 26, 2026

Who is Making the Donation

Punta Gorda Historic Mural Society

Background:

- Non-profit established in 1995
- Mission is to:

Preserve the rich history of Punta Gorda through art and education

- Currently have a total of 31 murals throughout Punta Gorda that feature the area's local history
- Works in conjunction with other history-based non-profits to promote history education through tours, classes, presentations, murals, informative markers, etc.

Proposed Historical Informative Marker

Goal of the Marker: to capture, preserve, and present the history of Baker Academy for the community and future generations

Type of Marker:

- Informative marker (contains photos & text)
- 45º plaque – consistent with other informative markers in town (examples below are from Gilchrist Park)



Ponce de Leon Marker



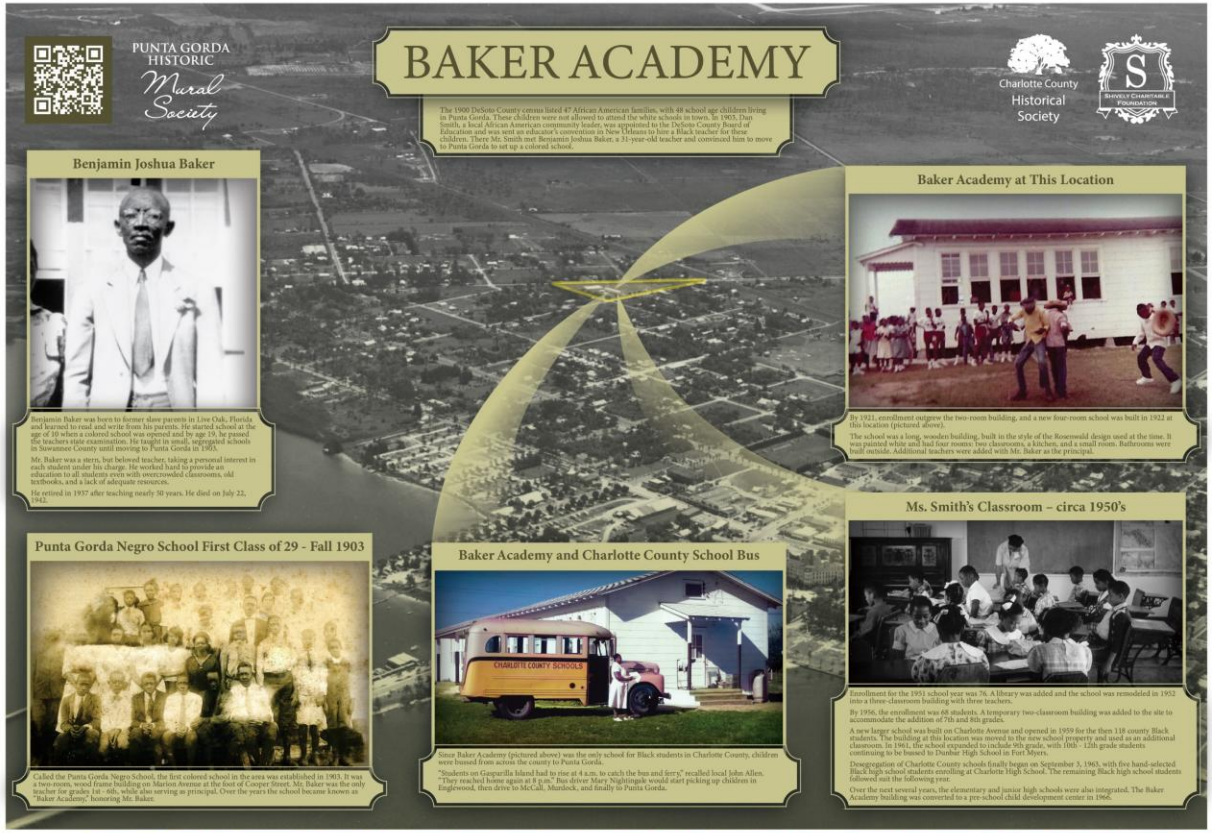
Fertilizer Plant Marker

Proposed Historical Informative Marker

VISUAL RENDERING | MECHANICAL | GIS MAP / LOCATION

YOUR REMARKABLE OUTCOME PRODUCED BY THE COMMERCIAL SIGN PROFESSIONALS AT MONARCH DIRECT

PG HISTORIC MURAL SOCIETY - PEDESTAL & PLAQUE



ij180 / 8519 ALM
1st Surface Vinyl

Please review final artwork / proof carefully. Your approval will indicate acceptance of materials including responsibility for errors, omissions and details. If we are printing this project and if a rerun is necessary due to overlooked error(s) in this final document, customer assumes responsibility and charges.

02-03-26
DATE

PUNTA GORDA HISTORIC MURAL SOCIETY
CLIENT INFORMATION

PUNTA GORDA
PROJECT LOCATION

PEDESTAL & PLAQUE
PROJECT SCOPE

329170_v5
SALES ORDER NUMBER

Greg W.
DESIGNER

MonarchDIRECT
MANUFACTURE INFORMATION

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ELECTRICAL CONTRACTORS LICENSING BOARD
THIS SPECIALTY ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES AS A
SIGN ELECTRICAL SPECIALIST
MICHAEL BLADORN
LICENSE NUMBER: ES12001763
EXPIRATION DATE:AUGUST 31, 2026

Certified & Safety - Electric Signs - E220689

MONARCH DIRECT
1264 MARKET CIRCLE UNIT 6
PORT CHARLOTTE, FLORIDA 33953
(941) 627-0014

LEASING OPTIONS AVAILABLE:
MONARCHDIRECT.DIRECTCAPITAL.COM

MonarchDIRECT's permit requirements stipulate that all electrical connections must be made within 60 inches or less of the specified UL-compliant sign. Any electrical work or scope beyond this requirement is the responsibility of the client.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

THIS RENDERING IS FOR VISUAL PURPOSES ONLY. NOT TO EXACT SCALE AND MAY NEED TO BE ALTERED FOR PERMITTING AND / OR BUILDING OWNER SPECIFICATIONS.

All sign graphics are the sole exclusive property of MonarchDIRECT until signs are paid in full by the client and are not to be shared without written consent of MonarchDIRECT. All signage will be installed per the client's instructions at the desired location. Building owner's written approval may be required for permitting. All work comes with a 1 year parts and labor warranty except for light bulb replacements. The final investment quote does not include additional labor and electrical components, including, but not limited to, bulbs, ballasts, and wiring, photo cells/timers, unless specified.

ISA MEMBER

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Proposed Historical Informative Marker

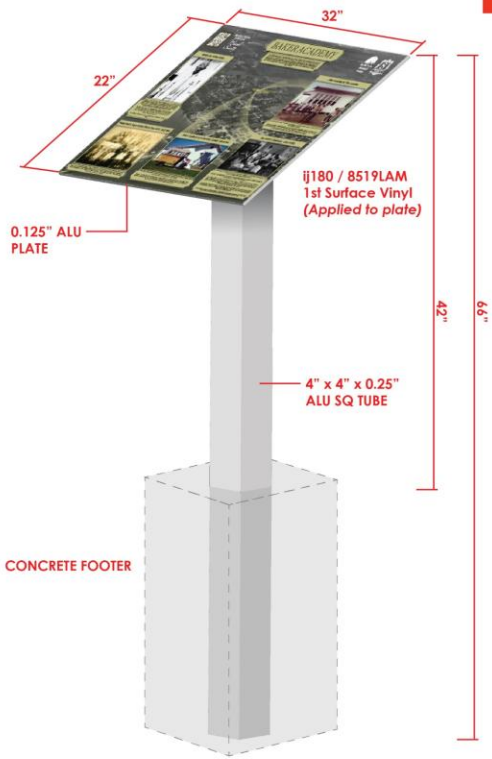
VISUAL RENDERING | MECHANICAL | GIS MAP / LOCATION

YOUR REMARKABLE OUTCOME PRODUCED BY THE COMMERCIAL SIGN PROFESSIONALS AT

MONARCH DIRECT

PG HISTORIC MURAL SOCIETY - PEDESTAL & PLAQUE





01-20-26
DATE

PUNTA GORDA HISTORIC MURAL SOCIETY
CLIENT INFORMATION

PUNTA GORDA
PROJECT LOCATION

PEDESTAL & PLAQUE
PROJECT SCOPE

329170
SALES ORDER NUMBER

Greg W.
DESIGNER

MonarchDIRECT
MANUFACTURE INFORMATION

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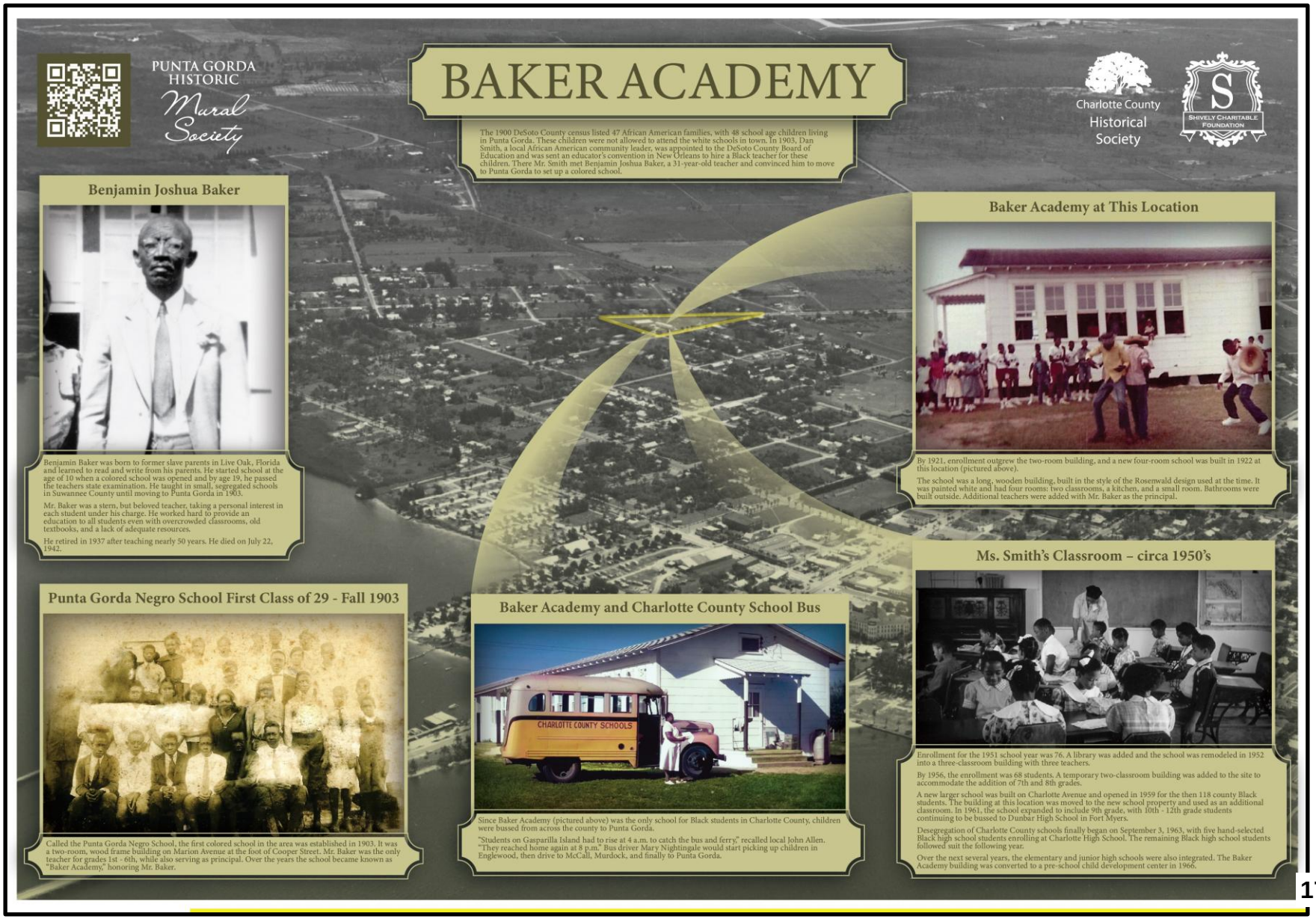
ISA MEMBER

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The History of Baker Academy

- The Punta Gorda Negro School was established as the first colored school in the area in 1903 on Marion Avenue at the foot of Cooper Street.
- Benjamin Baker was recruited as the first teacher and taught grades 1-6.
- The school became known as Baker Academy.
- A new 4-room school built on Mary Street (at the marker location) in 1922.
- Black children from across the county were bussed there every day.
- The school was expanded to include 7th and 8th grades in 1956.
- After 37 years, a new larger school was finally built in 1959 on Charlotte Avenue and expanded to include 9th grade in 1961.
- Desegregation finally began on September 3, 1963, with Charlotte High School.
- Over the next several years, the remaining county schools were integrated.
- The Baker Academy school building was converted to a pre-school child development center in 1966.

Proposed Baker Academy Historical Informative Marker



Proposed Baker Academy Historical Informative Marker

Marker Content:

- Background photo highlights the location and building
- Featured Photos:
  - Benjamin Joshua Baker – first teacher and principal
  - First Class of 1903
  - Several photos of the building (only photos we have today)
  - The inside one of the classrooms
- The text tells the story of the school from 1903 - 1966
- Marker includes a QR Code that points to the Baker Academy panel in Local Black History Mural, providing more detailed information to the viewer

Proposed Baker Academy Historical Informative Marker



Proposed Location:

- Mary Street where the school once stood (now Cooper Street Recreation Center tennis courts)
- Inside the Center fencing since fencing abuts the sidewalk
- Location is City owned property

Making It Happen

- The marker creation & installation will be funded by:
  - Punta Gorda Historic Mural Society
  - Charlotte County Historical Society
  - Shively Charitable Foundation
- Use same supplier & manufacturing as previously donated informative markers like Fertilizer Plant marker (Monarch Direct)
- Historical research was done by Scot Shively (Blanchard House Historian) & Kelly Gaylord (PG Historic Mural Society)
- Text, photos, and marker design has been reviewed & approved by local community leaders:
  - Rev. Ellison Haddock (attended Baker Academy)
  - Grace Nurse-Carthy & Anna Callwood (CUSI)
- PG Historic Mural Society will provide ongoing maintenance (reprinting & installation of vinyl when fading occurs)
- Looking for HPAB approval

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

GENERAL BUSINESS

Title: Historic Preservation Ordinance Discussion

Funds:

Recommended Action: For board member discussion.

Summary: The City of Punta Gorda City Council and Historic Preservation Advisory Board held a joint meeting on on Tuesday, February 10, 2026, during there was discussion regarding the implementation of an ordinance to further the city's efforts in preserving historic structures and properties. The purpose of this agenda item it to have consensus from the Historic Preservation Advisory Board members of what content is to be included in the ordinance.

Department/Division: Urban Design

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

GENERAL BUSINESS

Title: Historic Preservation Fund Discussion

Funds:

Recommended Action: For board member discussion.

Summary: The City of Punta Gorda City Council and Historic Preservation Advisory Board held a joint meeting on on Tuesday, February 10, 2026, during there was discussion regarding funding for assisting repair and preserve historic properties and structures. The purpose of this agenda item it to continue the discussion and generate ideas and suggestions on potential funding sources and how the funding would be utilized.

Department/Division: Urban Design

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

GENERAL BUSINESS

Title: Duties of Decision Making Board Discussion

Funds:

Recommended Action: For board member discussion.

Summary: The City of Punta Gorda City Council and Historic Preservation Advisory Board held a joint meeting on on Tuesday, February 10, 2026, during there was discussion regarding the transition of the Historic Preservation Advisory Board (HPAB) from and advisory board to a decision making board. General consensus was reached regarding interest in the transition, and for the HPAB members to draft a list of duties for further discussion.

Department/Division: Urban Design

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

STAFF COMMENTS

Title: A.C. Freeman House

Funds:

Recommended Action: Progress update presented by staff.

Summary:

Department/Division: Urban Design

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
02/26/2026

STAFF COMMENTS

Title: City Hall Rehabilitation

Funds:

Recommended Action: Progress update by staff.

Summary:

Department/Division: Urban Design

EXHIBITS: