HISTORIC PRESERVATION ADVISORY BOARD AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
JULY 23, 2026, 9:00 AM

David L Perry, Chair
Dawn D Goode, Vice Chair
Teresa L Desguin, Board Member
Samantha M Motich, Alternate
Charles R Noble, Board Member
Terry L Zeigler, Board Member

CALL TO ORDER
Roll Call
Pledge of Allegiance
Announcements
Next Meeting- August 13, 2026

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 **June 11, 2026, Special Meeting Minutes.**

   1.b **June 25, 2026, Meeting Minutes.**

2. **CONSENT AGENDA**

   2.a **CA-30-2026 - 123 Gill Street - Roof - Admin**

   2.b **CA-31-2026 - 145 East Marion Avenue - Roof - Admin**

   2.c **CA-32-2026 - 213 Durrance St - Windows - Admin**

3. **GENERAL BUSINESS**

   3.a **ZA-08-2026 - Proposed amendments to Chapter 26, Land Development Regulations, to update the historic preservation regulations and overlay districts,**

require disclosure of historic property designation, re-establish the Local Register of Historic Places, review procedures, and amend Historic Preservation Board authority.

STAFF COMMENTS

City Hall Rehabilitation

A.C. Freeman House

Certified Local Government

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
07/23/2026

APPROVAL OF MINUTES

Title: June 11, 2026, Special Meeting Minutes.

Funds: Not applicable

Recommended Action: For approval.

Summary: June 11, 2026, Special Meeting Minutes.

Department/Division: City Clerk

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
07/23/2026

APPROVAL OF MINUTES

Title: June 25, 2026, Meeting Minutes.

Funds: Not applicable

Recommended Action: For approval.

Summary: June 25, 2026, Special Meeting Minutes.

Department/Division: City Clerk

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
07/23/2026

CONSENT AGENDA

Title: CA-30-2026 - 123 Gill Street - Roof - Admin

Funds: Not applicable

Recommended Action: No action is required. The Zoning Official has approved the Certificate of Appropriateness for the proposed roof at 123 Gill Street.

Summary: The applicant proposes to remove the existing shingle roof and replace it with a metal roof. The proposed improvement is compatible with and maintains the historic character of the residence.
The structure, located at 123 Gill Street, was constructed in 1893 as a single-family residence in the Frame Vernacular architectural style. It is listed on the Florida Master Site File (CH00159) and is identified as a contributing structure within the National Register Historic District.
Pursuant to Section 16.3(a) of the City Code, applications for Certificates of Appropriateness involving designated properties may be administratively approved or denied by the Zoning Official without review or recommendation by the Historic Preservation Advisory Board (HPAB).

Department/Division: Urban Design

EXHIBITS:

1. Admin. Memo to HPAB
2. CA-30-2026 - Approval Packet

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

From: Adrianna Gehrke, Planner 1

Date: June 21, 2026

Subject: CA-30-2026 – 123 Gill Street – Roof

SUMMARY

The applicant proposes to remove the existing shingle roof and replace it with a metal roof. The proposed improvement is compatible with and maintains the historic character of the residence. The structure, located at 123 Gill Street, was constructed in 1893 as a single-family residence in the Frame Vernacular architectural style. It is listed on the Florida Master Site File (CH00159) and is identified as a contributing structure within the National Register Historic District. Pursuant to Section 16.3(a) of the City Code, applications for Certificates of Appropriateness involving designated properties may be administratively approved or denied by the Zoning Official without review or recommendation by the Historic Preservation Advisory Board (HPAB).

RESULTS

The Zoning Official has reviewed the application for the proposed improvements to the residential building and approved the Certificate of Appropriateness for the property located at 123 Gill Street.

CITY OF PUNTA GORDA

ZONING & CODE COMPLIANCE
326 WEST MARION AVENUE
PUNTA GORDA, FLORIDA 33950
(941) 575-3372
ZONING@PUNTAGORDAFL.GOV

June 22, 2026

Alex & Megan Flores
[redacted]

Whiteney Payne, Kuykendall Roofing
[redacted]

Via email: [redacted]

Subject: CA-30-2026 – 123 Gill Street

Dear Applicant and Agent,

Your application for a Certificate of Appropriateness, CA-30-2026, to remove existing shingle roof and replace it with metal on your property located at 123 Gill Street, Punta Gorda, Florida 33950, has been approved. 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,

p.p. *Rachel Barry*

Rachel Barry
Zoning Official
Urban Design Division

Adrianna Gehrke

Adrianna Gehrke
Planner I
Urban Design Division

Enclosure (1) Signed Application for Certificate of Appropriateness
cc: Building

Case # CA-30-2026 Address - 123 Gill Street	Permit # 26-198787

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: ***APPROVED*** ***By Rachel Barry at 1:38 pm, Jun 21, 2026***

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 CH00159 AG

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	Alex & Megan Flores
Address	[redacted]
Phone	

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

Name	Whitney Payne - Kuykendall Roofing
Address	[redacted]
Phone	

Address of Property
123 Gill St Punta Gorda, FL 33950
Current Use of Property
Single Family
Description of work to be performed – please be specific and include pictures when necessary
Remove shingle roof and replace with metal

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 | Alex Flores (Print Name) | 6/5/26 (Date)

State of Florida
County of Charlotte

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

(Signature of Notary)

JEREMY KUYKENDALL
MY COMMISSION # HH 461179
EXPIRES: November 2, 2027
(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We Alex Flores, property owner(s), hereby authorize Whitney Payne Kuykendall Roofing to act as ***Agent*** on our behalf regarding a CERTIFICATE OF APPROPRIATENESS APPLICATION on the property commonly known as 123 Gill St in Punta Gorda, Florida.

Signature of Property Owner | Alex Flores (Print Name of Property Owner) | 6/5/26 (Date)

State of Florida
County of Charlotte

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

(Signature of Notary)

JEREMY KUYKENDALL
MY COMMISSION # HH 461179
EXPIRES: November 2, 2027
(Seal)



Example of material

AG



STRUCTURAL ENGINEER'S REPORT CHECKLIST

STRUCTURAL ENGINEER'S CHECKLIST	
☐ Signed and sealed cover page prepared by a Florida-licensed Professional Engineer	☐ Results from applicable non-destructive evaluation (NDE) methods, where necessary to support conclusions
☐ Executive summary of findings, including conclusions regarding structural integrity and reparability	☐ Conceptual description of feasible stabilization or shoring measures, where applicable
☐ Construction history identifying original construction and distinguishing historic elements from non-historic additions or alterations	☐ Categorization of defects as critical, serious, or minor, with explanation of structural impact
☐ Description of primary structural systems (foundation, load-bearing walls, framing, and roofing)	☐ Comparison of rehabilitation costs versus equivalent-quality new construction (excluding budget-grade or non-comparable alternatives)
☐ Material-specific analysis, as applicable (e.g., masonry condition, wood decay or moisture content, corrosion of embedded metals)	☐ Signed and sealed determination regarding the structure's suitability for rehabilitation, supported by engineering analysis
☐ Comprehensive distress maps identifying the location, type, and severity of structural damage	☐ Technical assessment of structural feasibility for relocation, where applicable
☐ Identification of inaccessible areas, assumptions due to concealed conditions, and limitations of investigation or testing methods	

DEFINITIONS	
Deficiency Category	**Impact on structure**
Critical	Immediate threat of partial or total collapse.
Serious	Significant compromise to load paths or life safety.
Minor	Cosmetic damage or localized deterioration.
Non-Historic	Failure in later, non-contributing additions.

ATTENTION!

The City of Punta Gorda has been made aware of a fraudulent email scheme targeting customers of the Planning and Zoning Divisions. The scam involves the email or mailing of fake invoices with the names of Punta Gorda City staff instructing recipients to wire money to a fraudulent account.

*Applicants are urged to be cautious and not respond to these specific emails or send any payments. Please be vigilant and thoroughly check email addresses that include Punta Gorda in the email domain. The City of Punta Gorda collects application fees at time of submission and **DOES NOT** request payments for permits or review fees through wire transfers.*

If you receive any suspicious communication, are uncertain about the legitimacy of an email claiming to be from the City, or if you have received an invoice from the City of Punta Gorda and would like to verify its authenticity, we encourage you to contact us directly via email at urbandesign@puntagordafl.gov or call us at (941) 575-3372.

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

Property Record Information for 412201479008

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:

FLORES ALEX M & MEGAN R MCGILL
123 GILL ST
PUNTA GORDA, FL 33950
Online Address Change

Ownership current through: 5/11/2026

Property Location:

Property Address: 123 GILL ST
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY
Future Land Use (Comp. Plan):	City
Zoning Code:	NR-10
Market Area / Neighborhood / Subneighborhood:	03/02/00
Map Number:	4B01S
Section/Township/Range:	01-41-22
SOH Base Year:	1994
Waterfront:	NO

Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sales code
5/28/2026	0/0	3649419	$495,000	IMPROVED
7/1/1989	1050/1043	1989105001043	$66,000	IMPROVED
4/1/1982	697/44	1982069700044	$42,500	IMPR-MULTI

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

FEMA Flood Zone (Effective 12/15/2022)

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

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

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.):	$281,719	$281,719	$281,719	$281,719
Certified Assessed Value:	$110,566	$110,566	$110,566	$110,566
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:	$59,844	$59,844	$85,566	$59,844

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0009 0004 LTS F G H	0100	NR-10	FRONT FOOT	120	0	$327,240

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

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

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0007	Deck, Recycled Plastic (sq. Ft.)	528	1994	1994
0311	Paving - Brick (sq. Ft.)	125	1994	1994
0315	Paving - Conc Pavers On Sand (sq. Ft.)	368	1994	1994
0371	11X47	517	1994	1994

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	3	0100	1912	1989	2	5	3	5	1960	1960	2390

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	903	Wood Deck (SF)	Porch/Deck	140	100	1912	1989	Appendage Component
1	906	Wood Deck (SF) with Roof	Porch/Deck	290	100	1912	1989	Appendage Component
1	40070	Screen Walls (SF)	Segregated Costs	290	100	1912	1989	Appendage Component
1	40070	Screen Walls (SF)	Segregated Costs	140	100	1912	1989	Appendage Component
1	110	Frame, Stucco or Siding	Exterior Walls	0	100	1912	1989	Construction Component
1	208	Composition Shingle	Roofing	0	100	1912	1989	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1912	1989	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1912	1989	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1912	1989	Construction Component

1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1912	1989	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	678	100	1912	1989	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	1282	100	1912	1989	Construction Component
1	631	Add for Plaster Interior (% or SF)	Miscellaneous	0	100	1912	1989	Construction Component
1	641	Single 1-Story Fireplace (#)	Miscellaneous	0	100	1912	1989	Construction Component
1	40102	Piers Per Sq Foot Of base	Segregated Costs	0	100	1912	1989	Construction Component
1	40270	Additional Floor	Segregated Costs	678	100	1912	1989	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1912	1989	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0009 000F	PUNTA GORDA BLK9 LTS F G H SUB LTS 4 & 5 PR78-99 571/1763 DC613/2040 697/44 1050/1043 AFF1333/1425 3649419

Data Last Updated: 6/8/2026- Printed On: 6/8/2026.

Copyright 2026 Charlotte County Property Appraiser. All rights reserved.

RoofScope®

123 Gill St, Punta Gorda, FL 33950, USA

Project Totals

Total Roof Area	-	**25.74 SQ**
Standard Slope (4:12-6:12)	-	9.40 SQ
Flat Slope (0:12-1:12)	-	0.17 SQ
Low Slope (2:12-3:12)	-	1.90 SQ
Steep Slope (7:12 or greater)	-	14.27 SQ
High Roof (over 1 story)	-	9.86 SQ
Roof Planes	-	25
Structures	-	3
Structure 1	-	23.42 SQ
Eave	-	202.5 LF
Rake Edge	-	115.8 LF
Total Perimeter	-	318.3 LF
Flat Drip Edge	-	24.5 LF
Ridge	-	84.5 LF
Hip	-	30.5 LF
Valley	-	23.8 LF
Slope Change	-	19.5 LF
Step Flashing	-	78.0 LF
Headwall Flashing	-	49.6 LF
Auxiliary Structure(s)	-	2.32 SQ
Eave	-	56.5 LF
Rake Edge	-	41.2 LF
Total Perimeter	-	97.7 LF
Ridge	-	22.5 LF
Headwall Flashing	-	11.5 LF



Waste Factor (Total Roof Area)

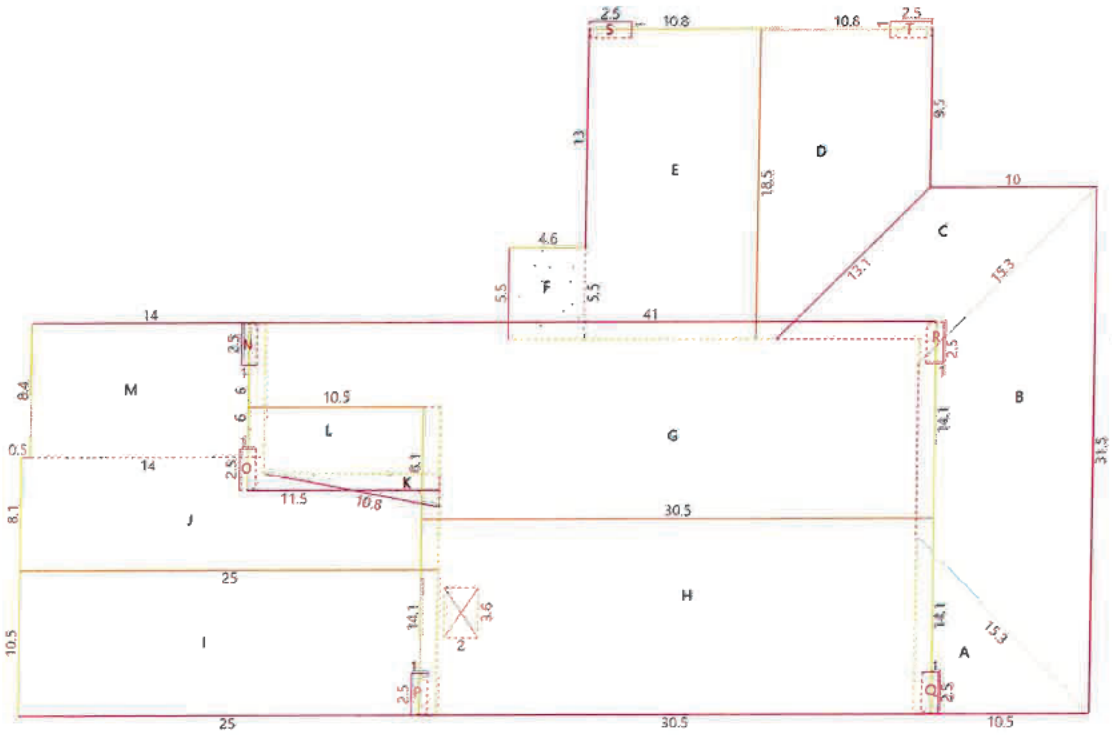
4%	-	26.77 SQ	7%	-	27.54 SQ	10%	-	28.31 SQ	13%	-	29.08 SQ
5%	-	27.03 SQ	8%	-	27.80 SQ	11%	-	28.57 SQ	14%	-	29.34 SQ
6%	-	27.28 SQ	9%	-	28.05 SQ	12%	-	28.83 SQ	15%	-	29.60 SQ

THIS REPORT IS FOR ESTIMATION PURPOSES ONLY. VERIFY ALL DIMENSIONS AND TOTALS BEFORE PURCHASING MATERIALS.
THIS REPORT IS THE PROPERTY OF SCOPE TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

ScopeTechnologies

Roof Area Analysis - Structure 1

123 Gill St, Punta Gorda, FL 33950, USA



Plane	Area(sf)	Pitch	Slope	High
A	58	4:12		
B	232	4:12		
C	96	4:12		
D	157	4:12		
E	200	4:12		
F	26	3:12	L	
G	494	8:12	S	H
H	424	8:12	S	H
I	263	8:12	S	
J	178	8:12	S	
K	10	2:12	L	
L	69	8:12	S	H
M	118	4:12		
N	2	1:12	F	
O	2	1:12	F	
P	2	1:12	F	
Q	2	1:12	F	
R	2	1:12	F	
S	2	1:12	F	
T	2	1:12	F	

Slope: (S)teep - (L)ow - (F)lat

Totals (SQ)		
1:12	-	0.17
2:12	-	0.10
3:12	-	0.26
4:12	-	8.62
8:12	-	14.27
Flat	-	0.17
Low	-	0.36
Steep	-	14.27
High	-	9.86

Drawing Key

Eave	Hip	Ridge	Parapet	Clerestory	Headwall Flashing	Ice & Water Areas
Rake Edge	Valley	Flat Drip Edge	Coping	Slope Change	Step Flashing	Flat Slope Area

Force Engineering & Testing

[redacted]

Product Evaluation Report

SUNSHINE METAL SUPPLY, INC.

1 1/2" Snap Lock, 24 Ga. Roof Panel over Plywood

Florida Product Approval # 18386.3 R4

Florida Building Code 2023
Per Rule 61G20-3
Method: 1 –D

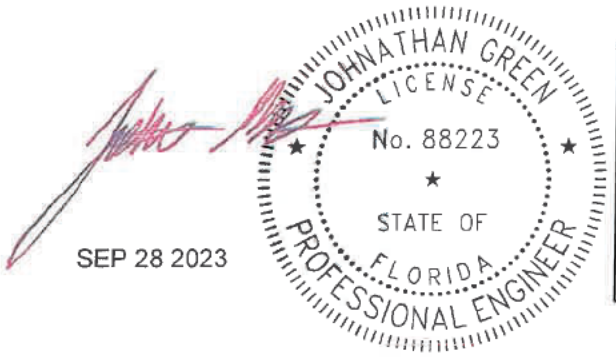
Category: Roofing
Subcategory: Metal Roofing
Compliance Method: 61G20-3.005(1)(d)
HVHZ

Product Manufacturer:
Sunshine Metal Supply, Inc.
719 Cattleman Road
Sarasota, Florida 34232

Engineer Evaluator:
Johnathan Green, P.E. #88223
Florida Evaluation ANE ID: 12901

Contents:

Evaluation Report: Page 1 - 4
Installation Detail: Page 5 - 11



SEP 28 2023

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHNATHAN GREEN ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Force Engineering & Testing

[redacted]

Code Compliance:

The product described herein has demonstrated compliance with The Florida Building Code 2023, Section 1504.3.2, 1518.9, 1523.6.5.2.4.

Evaluation Report Scope:

The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2023, as relates to Rule 61G20-3.

Performance Standards:

The product described herein has demonstrated compliance with:

- TAS 125-03
- UL 580-06 - Test for Uplift Resistance of Roof Assemblies
- UL 1897-2015 - Uplift Test for Roof Covering Systems
- TAS 100-23 - Test Procedure for Wind and Wind Driven Rain Resistance of Discontinuous Roof Systems
- TAS 110-00 - Accel. Weathering ASTM G 155 / Salt Spray ASTM B 117

Reference Data:

1. TAS 125-03: UL 580-94 / 1897-98 Uplift Test
   Force Engineering & Testing, Inc. (FBC Organization # TST-5328)
   Report No. 72-0108T-07*
2. TAS 100-95
   Farabaugh Engineering & Testing, Inc. (FBC Organization # TST-1654)
   Report No. T107-07*
3. TAS 110-00: Valspar Fluropon coated metal panel testing
   A) ASTM G 155
   B) ASTM B 117
4. Certificate of Independence
   By Johnathan Green, P.E. (No. 88223) @ Force Engineering & Testing
   (FBC Organization # ANE ID: 12901)

Test Standard Equivalency:

1. The UL 580-94 test standard is equivalent to the UL 580-06 test standard.
2. The UL 1897-98 test standard is equivalent to the UL 1897-2015 test standard.
3. The TAS-100-95 test standard is equivalent to the TAS 100-23 test standard.

Quality Assurance Entity:

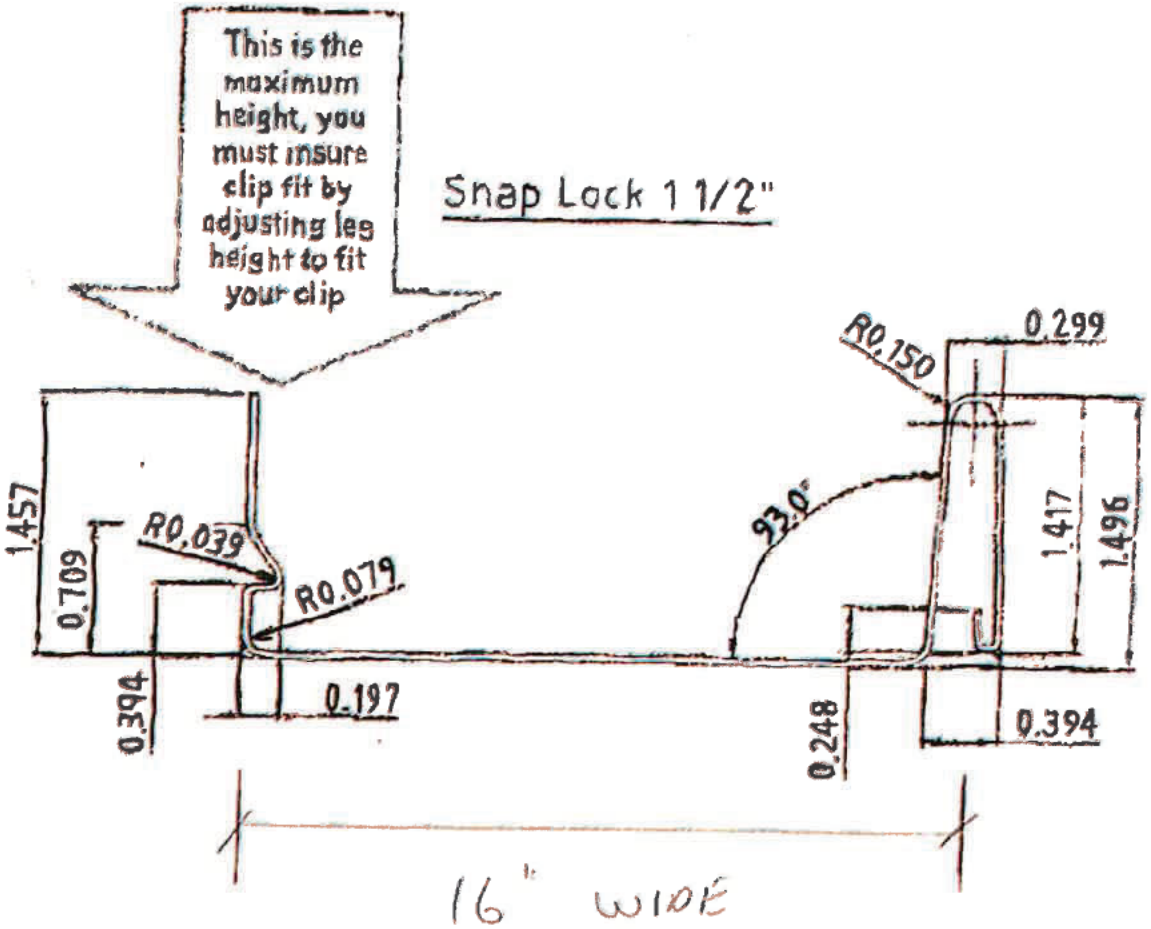
The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.

Minimum Slope Range:

2:12. Minimum Slope shall comply with Florida Building Code 2023, including Sections 1515.2.2 and in accordance with Manufacturers recommendations.

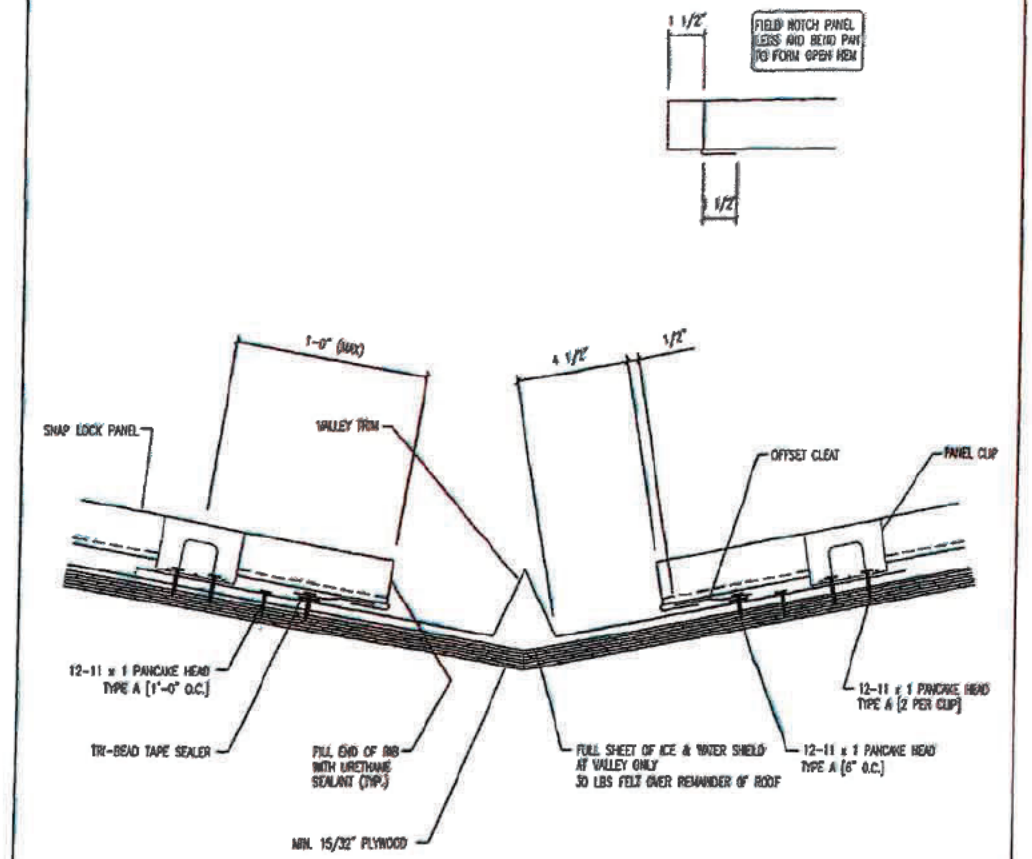
Force Engineering & Testing

[redacted]



Force Engineering & Testing

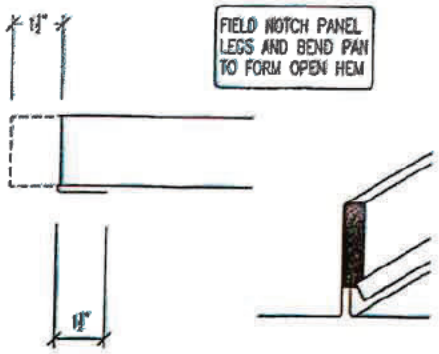
[redacted]

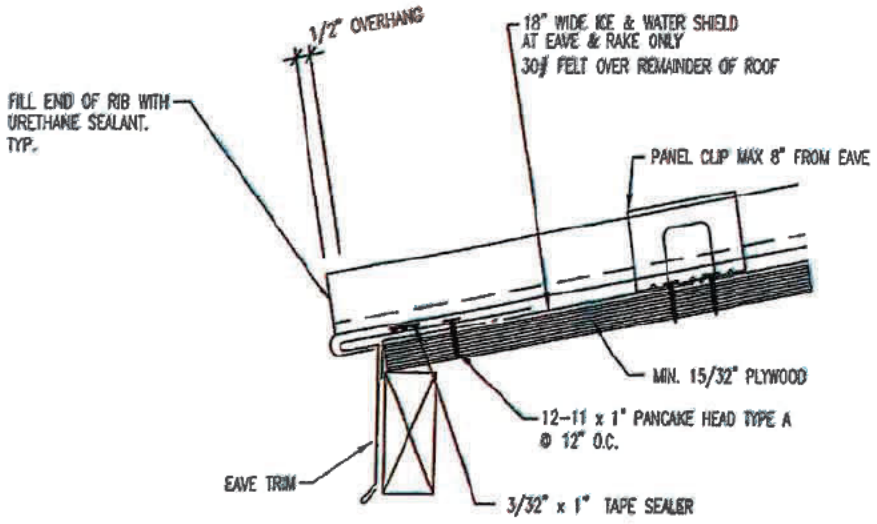


FLOATING VALLEY

1.5" SNAP LOCK

[redacted]



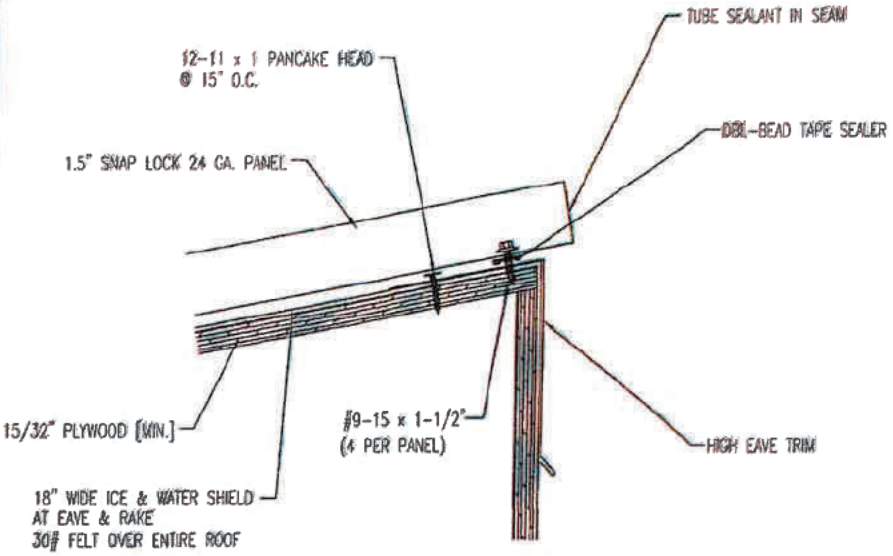


FLOATING EAVE

1.5" SNAP LOCK

Force Engineering & Testing

[redacted]



	HIGH EAVE DETAIL	
	1.5" SNAP LOCK	

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
07/23/2026

CONSENT AGENDA

Title: CA-31-2026 - 145 East Marion Avenue - Roof - Admin

Funds: Not applicable

Recommended Action: No action is required. The Zoning Official has approved the Certificate of Appropriateness for the proposed roof at 145 East Marion Avenue.

Summary:

The applicant proposes to replace a small portion of the existing asphalt shingle roof with matching materials and color. The proposed work is considered a repair and is consistent with the historic character of the structure. The building was constructed in 1914 in the Commercial Style and is listed on the Florida Master Site File (CH00216). Pursuant to Section 16.3(a), applications for Certificates of Appropriateness involving designated properties may be approved or denied administratively by the Zoning Official without review and recommendation by the Historic Preservation Advisory Board (HPAB).

Department/Division: Urban Design

EXHIBITS:

1. Admin. Memo to HPAB
2. CA-31-2026 - Approval Packet

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

From: Adrianna Gehrke, Planner 1

Date: June 16, 2026

Subject: CA-31-2026 – 145 East Marion Avenue – Roof - Admin

SUMMARY

The applicant proposes to replace a small portion of the existing asphalt shingle roof with matching materials and color. The proposed work is considered a repair and is consistent with the historic character of the structure.

The building was constructed in 1914 in the Commercial Style and is listed on the Florida Master Site File (CH00216). Pursuant to Section 16.3(a), applications for Certificates of Appropriateness involving designated properties may be approved or denied administratively by the Zoning Official without review and recommendation by the Historic Preservation Advisory Board (HPAB).

RESULTS

The Zoning Official has reviewed the application for the proposed improvements to the commercial building and approved the Certificate of Appropriateness for the property located at 145 East Marion Avenue.

CITY OF PUNTA GORDA

ZONING & CODE COMPLIANCE
326 WEST MARION AVENUE
PUNTA GORDA, FLORIDA 33950
(941) 575-3372
ZONING@PUNTAGORDAFL.GOV

June 16, 2026

Doyle Pubs II Inc.
[redacted]

Andoran Roofing
[redacted]

Via email: [redacted]

Subject: CA-31-2026 – 145 East Marion Avenue

Dear Applicant,

Your application for a Certificate of Appropriateness, CA-31-2026, to replace the small portion of the roof on your property located at 145 East Marion Avenue, Punta Gorda, Florida 33950, has been approved. 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,

p.p. *Rachel Barry*
Rachel Barry
Zoning Official
Urban Design Division

Adrianna Gehrke
Adrianna Gehrke
Planner I
Urban Design Division

Enclosure (1) Signed Application for Certificate of Appropriateness

cc: Building

Case # CA-31-2026 Address - 145 East Marion Avenue	Permit #

Punta Gorda

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

Confirmed with contractor that materials were correct 06/15/2026 AG

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: ***APPROVED*** ***By Rachel Barry at 11:25 am, Jun 16, 2026***

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 CH00216 AG

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	Doyle Pubs II inc.
Address	[redacted]
Phone	

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

Name	AUDORAN ROOFING
Address	[redacted]
Phone	

Address of Property
145 E. Marion Ave, Punta Gorda, FL 33950
Current Use of Property
Bar / Pub
Description of work to be performed – please be specific and include pictures when necessary
Remove very small portion of the shingle roof system over the old original bar part of the building. The roof area is only 300 sf and we will be re-installing the same color and style of shingles back over the roof area. 30yr architectural asphalt shingle. The project is very small and will not change building appearance in any way.
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 | KEVIN P DOYLE Print Name | 06/09/26 Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence ~~or [ ] online notarization~~ this day of 9TH JUNE, 2026, by KEVIN DOYLE, who is personally known to me ~~or who has produced _____ as identification.~~

GRAHAM TYLER
MY COMMISSION # HH318328
EXPIRES: November 05, 2026

(Signature ~~of Notary~~)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

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

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

State of Florida
County of Charlotte

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

(Signature of Notary) (Seal)

STRUCTURAL ENGINEER'S REPORT CHECKLIST

STRUCTURAL ENGINEER'S CHECKLIST	
☐ Signed and sealed cover page prepared by a Florida-licensed Professional Engineer	☐ Results from applicable non-destructive evaluation (NDE) methods, where necessary to support conclusions
☐ Executive summary of findings, including conclusions regarding structural integrity and reparability	☐ Conceptual description of feasible stabilization or shoring measures, where applicable
☐ Construction history identifying original construction and distinguishing historic elements from non-historic additions or alterations	☐ Categorization of defects as critical, serious, or minor, with explanation of structural impact
☐ Description of primary structural systems (foundation, load-bearing walls, framing, and roofing)	☐ Comparison of rehabilitation costs versus equivalent-quality new construction (excluding budget-grade or non-comparable alternatives)
☐ Material-specific analysis, as applicable (e.g., masonry condition, wood decay or moisture content, corrosion of embedded metals)	☐ Signed and sealed determination regarding the structure's suitability for rehabilitation, supported by engineering analysis
☐ Comprehensive distress maps identifying the location, type, and severity of structural damage	☐ Technical assessment of structural feasibility for relocation, where applicable
☐ Identification of inaccessible areas, assumptions due to concealed conditions, and limitations of investigation or testing methods	

DEFINITIONS	
Deficiency Category	**Impact on structure**
Critical	Immediate threat of partial or total collapse.
Serious	Significant compromise to load paths or life safety.
Minor	Cosmetic damage or localized deterioration.
Non-Historic	Failure in later, non-contributing additions.

ATTENTION!

The City of Punta Gorda has been made aware of a fraudulent email scheme targeting customers of the Planning and Zoning Divisions. The scam involves the email or mailing of fake invoices with the names of Punta Gorda City staff instructing recipients to wire money to a fraudulent account.

*Applicants are urged to be cautious and not respond to these specific emails or send any payments. Please be vigilant and thoroughly check email addresses that include Punta Gorda in the email domain. The City of Punta Gorda collects application fees at time of submission and **DOES NOT** request payments for permits or review fees through wire transfers.*

If you receive any suspicious communication, are uncertain about the legitimacy of an email claiming to be from the City, or if you have received an invoice from the City of Punta Gorda and would like to verify its authenticity, we encourage you to contact us directly via email at urbandesign@puntagordafl.gov or call us at (941) 575-3372.

CITY OF PUNTA GORDA
ROOF PERMIT APPLICATION

EMAIL TO: pgpermittech@cityofpuntagordafl.com

LOCATION ID:	CODE:	DATE:	PERMIT#:

JOB ADDRESS: 145 E. Marion Ave Punta Gorda, FL	UNIT #:	BLDG #:	PHASE#

BLOCK: 34	LOT: 31 + 32	SECTION: No Data	SUBDIVISION: City	PROJECT/CONDO NAME: Celtic Bay Pub

OWNER NAME: Doyle Pubs II inc. [redacted]

OWNER EMAIL ADDRESS: _____

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

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

CONTRACTORS BUSINESS NAME: Andoran Roofing

MAILING ADDRESS: [redacted] ZIP: PHONE: [redacted]

CONTRACTOR'S STATE REGISTRATION NO.: CCC1328238

CITY CERTIFICATE NO.: _____

EMAIL ADDRESS: [redacted]

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

COMMERCIAL, DESCRIBE: Bar / Pub

NOA's, F.L.#/ PRODUCT APPROVALS:

UNDERLAYMENT/ VENTS	ROOF COVERING/ SKYLIGHTS	OTHER
NOA# / FL#: FL26482-R12	NOA# / FL#: FL 10124-R36	NOA# / FL#: _____
EXPIRATION DATE: 08/28	EXPIRATION DATE: 01/28	EXPIRATION DATE: _____
NOA# / FL#: _____	NOA# / FL#: _____	NOA# / FL#: _____
EXPIRATION DATE: _____	EXPIRATION DATE: _____	EXPIRATION DATE: _____

*MUST BE IN COMPLIANCE WITH CURRENT FBC

DESCRIPTION (SCOPE) OF WORK—SPECIFICALLY:

Replace small 300 sf shingle roof with same style material over the old lower section original part of the bar. The original small building. Tear off old shingles and install new.

HURRICANE DAMAGE: ☐ YES ☒ NO

VALUATION OF WORK $ 5,800 ⁰⁰

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

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

CONTRACTOR/QUALIFIER SIGNATURE _____ DATE 6/8/26

SIGNATURE OF OWNER (IF OWNER/BUILDER) _____ DATE _____

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

CITY OF PUNTA GORDA
ROOF PERMIT APPLICATION

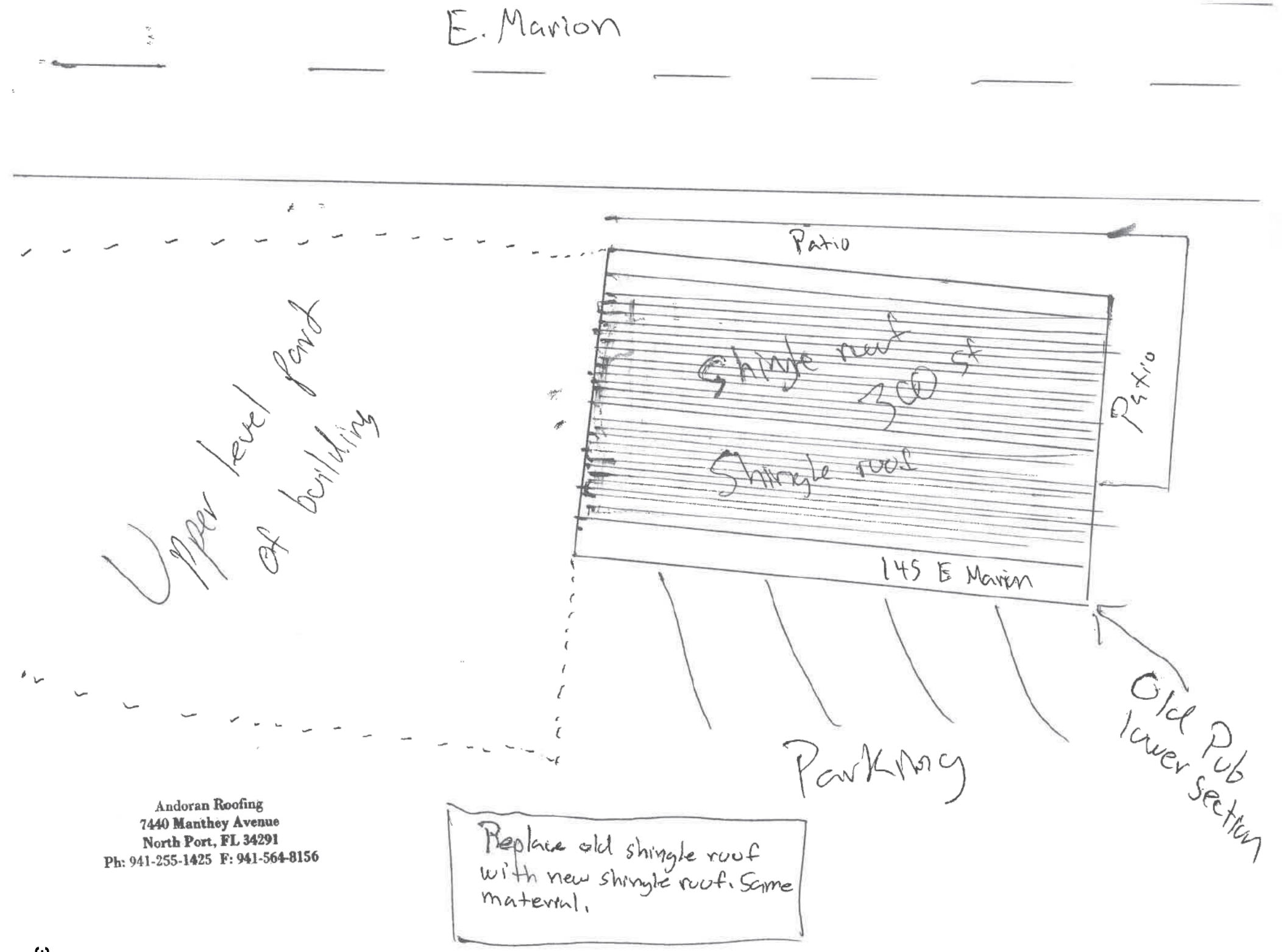
EMAIL TO: pgpermittech@cityofpuntagordafl.com

BELOW FOR OFFICE USE ONLY

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

IF GREATER THAN 35%, FEMA WORK SHEETS REQUIRED.

CERTIFIED JUST VALUE	LAND VALUE	PERCENTAGE	TOTAL %



Andoran Roofing
7440 Manthey Avenue
North Port, FL 34291
Ph: 941-255-1425 F: 941-564-8156

Replace old shingle roof with new shingle roof. Same material.



P.E. EVALUATION REPORT (PEER)

GAF
[redacted]

PEER-GAF-002.B.R2
FL10124-R36 (HVHZ)
Date of Issuance: 06/20/2023
Revision 2: 01/16/2025

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

DESCRIPTION: GAF Asphalt Roof Shingles (HVHZ)

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein and **FBC 1523.5.1.**

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

ADVERTISEMENT: "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the PEER is displayed, then it shall be in its entirety.

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

This PEER consists of pages 1 through 3.

Prepared by:

Digitally signed by Robert Nieminen
Date: 2025.01.16 '16:30:23 -05'00

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

ROBERT NIEMINEN LICENSE NO. 59166 STATE OF FLORIDA PROFESSIONAL ENGINEER

CERTIFICATION OF INDEPENDENCE:

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

©2018 NEMO ETC, LLC

2023 FBC HVHZ

ROOFING SYSTEMS EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Asphalt Shingles
Product Approval Method: Method 1, Option D – Codified Material, Evaluation by Engineer
Compliance Statement: **GAF Asphalt Roof Shingles**, as produced by **GAF**, have demonstrated compliance with the following sections of the **8th Edition (2023) Florida Building Code, High Velocity Hurricane Zone (HVHZ)** through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.

2. STANDARDS:

SECTION	PROPERTY	STANDARD
1523.6.5.1, TAS 110	Material standard	ASTM D3462
1523.6.5.1, TAS 110	Wind Driven Rain	TAS 100
1523.6.5.1, TAS 110	Wind Resistance	TAS 107

3. REFERENCES:

ENTITY	EXAMINATION	REFERENCE	DATE
Farabaugh ET (TST1654)	TAS 100	T174-22	04/11/2022
UL, LLC. (TST 9628)	ASTM D3161, D7158, D3462	4788198026	05/23/2022
UL, LLC. (QUA 9625)	Quality Control	Service Confirmation	12/06/2022
UL, LLC. (QUA 9625)	Quality Control	Florida BCIS	Current

4. PRODUCT DESCRIPTION:

TABLE 1: ASPHALT SHINGLE COMPONENTS

PRODUCT	DESCRIPTION	MATERIAL STANDARD	PLANT(S)
Timberline® Solar HDZ®	fiberglass reinforced, laminated asphalt roof shingles	ASTM D3462	IN-MV

5. LIMITATIONS:

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

5.2 This PEER is exclusively for use in FBC High Velocity Hurricane Zone jurisdictions, as defined in FBC Chapter 2 (Broward and Miami-Dade Counties).

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

5.4 This PEER does not include evaluation of fire classification. Refer to **FBC 1516** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.

5.5 **Wind Classification:** Refer to Section 6 for installation requirements to meet wind classifications

TABLE 2: WIND CLASSIFICATIONS, ASPHALT SHINGLES

PRODUCT	FBC 1523.6.5.1	MEAN ROOF HEIGHT
Timberline® Solar HDZ®	TAS 107	Max. 33 ft

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

6. INSTALLATION:

6.1 GENERAL:

6.1.1 Roof deck, slope, underlayment, fasteners, flashings and metal accessories shall comply with **Roofing Application Standard RAS 115** and the shingle manufacturer's minimum requirements.

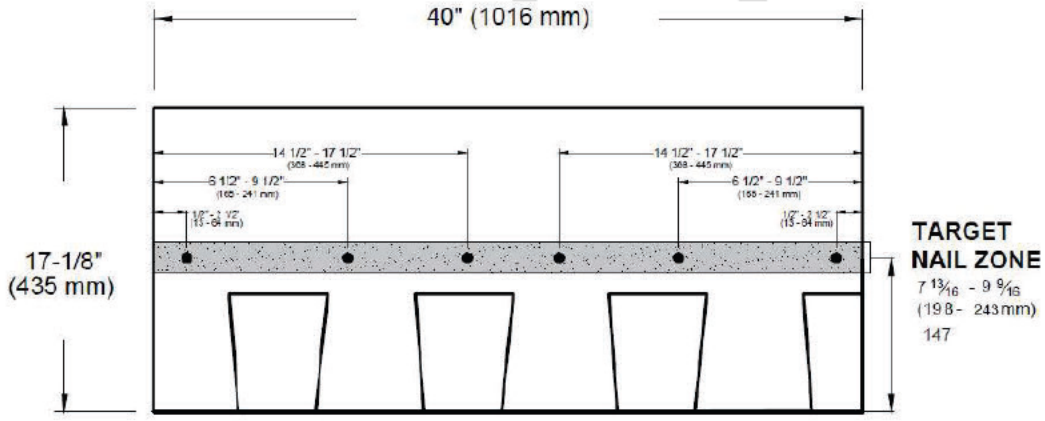
6.1.2 Underlayment shall be acceptable to GAF and shall hold current Florida Statewide Product Approval, or be Locally Approved per **F.A.C.** Rule 61G20-3, for use in FBC HVHZ jurisdictions, per **FBC Sections 1518.7.1** and **Roofing Application Standard RAS 115**.

6.2 ASPHALT SHINGLES:

6.2.1 Installation of Timberline® Solar HDZ® shall comply with GAF current published instructions, using minimum six (6) nails per shingle in accordance with FBC 1518.7.3.2.

6.2.2 Fasteners shall be in accordance with manufacturer's published requirements, but not less than **Roofing Application Standard RAS 115**. Staples are not permitted.

6.2.3 The following depict nail-placement locations for Timberline® Solar HDZ® designed with a 'target nail zone'. Where the roof slope exceeds 21 units vertical in 12 units horizontal, special methods of fastening are required. Contact GAF for details.



7. BUILDING PERMIT REQUIREMENTS:

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

8. MANUFACTURING PLANTS:

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

9. QUALITY ASSURANCE ENTITY:

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

- END OF PEER -

[redacted]

ENGINEER TEST CONSULT

P.E. EVALUATION REPORT (PEER)

APOC, sub of Gardner Asphalt Corp.

[redacted]

PEER-GG-001.B.R8
FL26482-R12 (HVHZ)
Date of Issuance: 06/19/2019
Revision 8: 08/20/2025

SCOPE:

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

DESCRIPTION: Gardner® Roof Underlayments (HVHZ)

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein and FBC 1518.2.

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

ADVERTISEMENT: "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the PEER is displayed, then it shall be in its entirety.

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

This PEER consists of pages 1 through 8.

Prepared by:

Digitally signed by Robert Nieminen
Date: 2025.08.21 '08:04:02 -04'00

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

ROBERT NIEMINEN LICENSE NO. 59166 STATE OF FLORIDA PROFESSIONAL ENGINEER

CERTIFICATION OF INDEPENDENCE:

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

©2019 NEMO ETC, LLC.

2023 FBC HVHZ

ROOFING COMPONENT EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Underlayment
Product Approval Method: Method 1, Option D – Codified Material, Evaluation by Engineer
Compliance Statement: **Gardner® Roof Underlayments**, as produced by **APOC, sub of Gardner Asphalt Corp.**, have demonstrated compliance with the following sections of the **8th Edition (2023) Florida Building Code, High Velocity Hurricane Zone** through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.

2. STANDARDS:

SECTION	PROPERTY	STANDARD
TAS 110	Material standard	ASTM D226
TAS 110	Material standard	ASTM D1970
TAS 110	Material standard	TAS 103

3. REFERENCES:

ENTITY	EXAMINATION	REFERENCE	DATE
NEMO (TST6049)	ASTM D226, Type II	4j-GG-SSUDL-001.A	12/16/2024
PRI (TST5878)	ASTM D1970, D4798	GGI-178-02-01	10/24/2016
PRI (TST5878)	TAS 103	GGI-196-02-01	07/26/2017
PRI (TST5878)	ASTM D1623, TAS 103	GGI-201-02-01	01/26/2018
PRI (TST5878)	ASTM D226, Type II	GGI-207-02-02	03/05/2018
PRI (TST5878)	ASTM D226, Type II	GGI-207-02-03	03/08/2018
PRI (TST5878)	ASTM D226, Type II	GGI-207-02-04	03/08/2018
PRI (TST5878)	ASTM D903, D1970	GGI-211-02-01	06/06/2018
PRI (TST5878)	ASTM D1623, TAS 103	GGI-202-02-01	08/09/2018
PRI (TST5878)	ASTM D1623, D4798	397T0018	10/16/2020
PRI (TST5878)	ASTM D1623, D4798	397T0018.R1	05/28/2021
PRI (TST5878)	UL1897	2639T0004	10/22/2024
PRI (TST5878)	UL1897	2639T0005	10/22/2024
PRI (TST5878)	UL1897	2639T0010	06/25/2025
NEMO	Traceability	FBC PCL	12/15/2020
NEMO	Traceability	SPE	12/18/2024
NEMO	Traceability	FBC PCL	05/01/2025
UL, LLC. (QUA9625)	Quality Assurance	Service Confirmation	02/07/2024
UL, LLC. (QUA9625)	Quality Assurance	Florida BCIS	Current

4. PRODUCT DESCRIPTION:

TABLE 1: EVALUATED UNDERLAYMENTS

PRODUCT	MATERIAL STANDARD	PLANT(S)	DESCRIPTION
APOC® 26 #30 Tuff-Felt™	ASTM D226, Type II	Eutaw, AL	asphalt-saturated organic felt
No. 30 ASTM	ASTM D226, Type II	Eutaw, AL	asphalt-saturated organic felt
TRI-BUILT TB-9F25UR	ASTM D226, Type II	Eutaw, AL	asphalt-saturated organic felt
United FGUR 20	ASTM D226, Type II	Eutaw, AL	asphalt-saturated organic felt
United FGUR 70	ASTM D226, Type II	Eutaw, AL	asphalt-saturated organic felt
RELIABILT ORGANIC FELT 30W ASTM 226	ASTM D226, Type II	Eutaw, AL	asphalt-saturated organic felt

TABLE 1: EVALUATED UNDERLAYMENTS			
PRODUCT	MATERIAL STANDARD	PLANT(S)	DESCRIPTION
Weather-Armor® FT[3] Fleece-Top Roof Underlayment	TAS 103	Springville, AL	nominal 60-mil thick, self-adhering membrane of elastic polymers, bitumen and polyester and glass reinforcement
Eagle-Armor by Apoc	TAS 103	Springville, AL	nominal 60-mil thick, self-adhering membrane of elastic polymers, bitumen and polyester and glass reinforcement
TriBuilt Fleece Tile Underlayment	TAS 103	Springville, AL	nominal 60-mil thick, self-adhering membrane of elastic polymers, bitumen and polyester and glass reinforcement
Weather-Armor® SB-1 Self-Bond® Roof Underlayment	ASTM D1970[1]	Springville, AL	nominal 60-mil thick, glass-fiber reinforced, polymer modified asphalt, granulated self-adhering underlayment
TriBuilt Ice and Water Underlayment	ASTM D1970[1]	Springville, AL	nominal 60-mil thick, glass-fiber reinforced, polymer modified asphalt, granulated self-adhering underlayment
RELIABILT ICE & WATER	ASTM D1970[1]	Springville, AL	nominal 60-mil thick, glass-fiber reinforced, polymer modified asphalt, granulated self-adhering underlayment

5. LIMITATIONS:

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

5.2 This PEER is exclusively for use in FBC High Velocity Hurricane Zone jurisdictions, as defined in FBC Chapter 2 (Broward and Miami-Dade Counties).

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

5.4 This PEER does not include evaluation of fire classification. Refer to **FBC HVHZ 1516** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.

5.5 **Gardner® Roof Underlayments** may be used with any prepared roof cover where the product is specifically referenced within FBC approval documents. If not listed, a request may be made to the Authority Having Jurisdiction for approval based on this evaluation combined with supporting data for the prepared roof covering.

2023 FBC HVHZ

[1] *Agreement between purchaser and seller, as set forth in Section 4.3, Note 1 of ASTM D1970-17, should be established as to slip resistance.*

5.6 Allowable Roof Covers:

TABLE 2: ROOF COVER OPTIONS						
FBC HVHZ:	RAS 115, 1518.2.1	RAS 118, 119 & 120		RAS 133, 1518.2.1	1518.2.1	RAS 130, 1518.10
UNDERLAYMENT	ASPHALT SHINGLES	CLAY AND CONCRETE TILE		METAL	SLATE OR SLATE-TYPE SHINGLES	WOOD SHINGLES OR SHAKES
		MECHANICAL ATTACH	ADHESIVE-SET			
APOC® 26 #30 Tuff-Felt™, No. 30 ASTM, TRI-BUILT TB-9F25UR, United FGUR 20, United FGUR 70 or RELIABILT ORGANIC FELT 30W ASTM 226	Yes	No	No	Yes	Yes	Yes
Weather-Armor® FT³ Fleece-Top Roof Underlayment	Yes	Yes	Yes (Table 2A)	Yes	Yes	Yes (per RAS 130)
Eagle-Armor by Apoc	Yes	Yes	Yes (Table 2A)	Yes	Yes	Yes (per RAS 130)
TriBuilt Fleece Tile Underlayment	Yes	Yes	Yes (Table 2A)	Yes	Yes	Yes (per RAS 130)
Weather-Armor® SB-1 Self-Bond® Roof Underlayment	Yes	No	No	No	Yes	Yes (per RAS 130)
TriBuilt Ice and Water Underlayment	Yes	No	No	No	Yes	Yes (per RAS 130)
RELIABILT ICE & WATER	Yes	No	No	No	Yes	Yes (per RAS 130)

5.6.1 Allowable Tile Adhesives:

TABLE 2A: ALLOWABLE UNDERLAYMENT / TILE-ADHESIVE COMBINATIONS[2]		
UNDERLAYMENT	ADHESIVE	HVHZ PRODUCT APPROVAL
Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc or TriBuilt Fleece Tile Underlayment	DAP "StormBond® Roof Tile Adhesive"	NOA 23-0327.12
	Dupont de Nemours "TILE BOND™ Roof Tile Adhesive"	FL22525 and NOA 22-0614.05
	ICP Adhesives "APOC® Polyset® AH-160 (HFC)"	NOA 23-0614.01
	ICP Construction "APOC® POLYSET® RTA-1"	NOA. 22-0614.08

5.7 Allowable Substrates:

TABLE 3: SUBSTRATE OPTIONS FOR ADHERED UNDERLAYMENTS	
UNDERLAYMENT	SUBSTRATES
Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc or TriBuilt Fleece Tile Underlayment, Weather-Armor® SB-1 Self-Bond® Roof Underlayment, TriBuilt Ice and Water Underlayment, RELIABILT ICE & WATER	ASTM D226 felt
	Plywood
	Structural concrete*

**Note: minimum 73°F ambient application temperature for structural concrete*

[2] *Refer to Tile Manufacturer's Florida HVHZ Product Approval or NOA for Attachment Resistance Expressed as a Moment Performance.*

5.8 **Attachment Limitations:**

5.8.1 Refer to Section 6 for codified prescriptive systems.

5.8.2 Refer to Table 4A and Table 4B for underlayment systems which have documented compliance with Section 7 of TAS 103. The Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety has already been applied).

5.8.3 Unless otherwise noted, referenced back-nailing shall utilize corrosion resistant "nails and tin caps" meeting the specifications set forth in **FBC HVHZ 1517.5**.

TABLE 4A: ALLOWABLE DESIGN PRESSURES, ADHERED, DIRECT-TO-DECK UNDERLAYMENT SYSTEMS

SYSTEM NO.	DECK	PRIMER	JOINT TREATMENT	BASE PLY	CAP PLY	MDP (PSF)
UDL-1.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	None	None	None	Weather-Armor® SB-1 Self-Bond Roof Underlayment, TriBuilt Ice and Water Underlayment or RELIABILT ICE & WATER, self-adhered with 3.5-inch side laps. Note: Not for use as tile underlayment per Table 2 herein.	-135.0
UDL-2.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	None	None	None	Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc or TriBuilt Fleece Tile Underlayment, self-adhered and back-nailed within 3-inch side laps, max. 12-inch o.c.	-150.0

TABLE 4B: ALLOWABLE DESIGN PRESSURES, MECHANICALLY ATTACHED, UNDERLAYMENT SYSTEMS

SYSTEM NO.	DECK	BASE SHEET			CAP PLY	MDP (PSF)
		TYPE	FASTENERS	ATTACH		
**Nails shall be corrosion resistant and be of sufficient length to penetrate through the sheathing by min. 3/16-inch.						
UDL-3.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	APOC® 26 #30 Tuff-Felt™ No. 30 ASTM, TRI-BUILT TB-9F25UR or RELIABILT ORGANIC FELT 30W ASTM 226	11 ga. x 1-1/4-inch long annular ring shank roofing nails** through 32 ga. x 1-5/8-inch dia. tin caps	6-inch o.c. at the 2-inch wide side laps and 6-inch o.c. at four (4) equally spaced, staggered center rows	Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc or TriBuilt Fleece Tile Underlayment, self-adhered and back-nailed, max. 12-inch o.c.	-45.0
UDL-4.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	APOC® 26 #30 Tuff-Felt™, No. 30 ASTM, TRI-BUILT TB-9F25UR or RELIABILT ORGANIC FELT 30W ASTM 226	11 ga. x 1-1/4-inch long annular ring shank roofing nails** through 32 ga. x 1-5/8-inch dia. tin caps	6-inch o.c. at the 2-inch wide side laps and 4-inch o.c. at four (4) equally spaced, staggered center rows	Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc or TriBuilt Fleece Tile Underlayment, self-adhered and back-nailed, max. 12-inch o.c.	-75.0

2025 FBC HVHZ

5.9 **Exposure Limitations:**

Underlayment shall not be left exposed longer than the lesser of the manufacturer's published recommendations of the maximum exposure limitations noted in Table 5.

TABLE 5: EXPOSURE LIMITATIONS

UNDERLAYMENT	PREPARED ROOF COVER INSTALLATION TYPE	MAXIMUM EXPOSURE (DAYS)
APOC® 26 #30 Tuff-Felt™, No. 30 ASTM, TRI-BUILT TB-9F25UR, United FGUR 20, United FGUR 70 or RELIABILT ORGANIC FELT 30W ASTM 226	Mechanically attached	30
Weather-Armor® SB-1 Self-Bond® Roof Underlayment, TriBuilt Ice and Water Underlayment or RELIABILT ICE & WATER	Mechanically attached	90
Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc or TriBuilt Fleece Tile Underlayment	Mechanically attached roof cover or adhesive-set tile roof system	180

5.10 **Tile Slippage Limitations:**

When loading roof tiles on the underlayment, the maximum roof pitch shall be as follows. These pitch limitations can only be exceeded by using battens or loading boards during loading of the roof tiles.

TABLE 6: TILE SLIPPAGE LIMITATIONS FOR DIRECT-DECK TILE INSTALLATIONS

UNDERLAYMENT	TILE PROFILE	STAGING METHOD	MAXIMUM PITCH
Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc or TriBuilt Fleece Tile Underlayment	Flat or Lugged	Max. 10-tile stack	6:12

6. INSTALLATION:

6.1 **Gardner® Roof Underlayments** shall be installed in accordance with **APOC, sub of Gardner Asphalt Corp.** published installation requirements subject to the Limitations of Use herein and the specifics noted below.

6.1.1 Consult Gardner® Asphalt Corp. requirements for back-nailing at pitch of 2:12 or greater.

6.2 Re-fasten any loose decking panels, and check for protruding nail heads. Sweep the substrate thoroughly to remove any dust and debris prior to application, and prime the substrate (if applicable).

6.3 Refer to Section 6.4 for underlayments having prescriptive codified attachment or Table 4 for underlayment systems having maximum design pressures, determined in accordance with Section 7 of TAS 103.

6.4 Underlayment Assemblies with Prescriptive Minimum Attachment for use in NON-TILE applications:

6.4.1

CODE REFERENCE:	**1518.2.1, Option 1:** Underlayment adhered to deck
DECK DESCRIPTION:	Code-minimum wood or structural concrete deck to the satisfaction of the Authority Having Jurisdiction (refer to Table 3 for specific underlayment/substrate combinations)
UNDERLAYMENT:	**Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc, TriBuilt Fleece Tile Underlayment, Weather-Armor® SB-1 Self-Bond® Roof Underlayment, TriBuilt Ice and Water Underlayment** or **RELIABILT ICE & WATER**, self-adhered in accordance with FBC HVHZ 1518.2.1(1) and back-nailed, if applicable, max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5) or FBC HVHZ Approved concrete fasteners and plates.
SURFACING:	FBC HVHZ Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in Table 2 herein.

6.4.2	**CODE REFERENCE:**	**1518.2.1, Option 2:** Self-adhering strips to deck-joints followed by underlayment mechanically attached to deck
	DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction
	SECONDARY WATER BARRIER:	**Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc, TriBuilt Fleece Tile Underlayment, Weather-Armor® SB-1 Self-Bond® Roof Underlayment, TriBuilt Ice and Water Underlayment** or **RELIABILT ICE & WATER** self-adhered over deck joints prior to installation of subsequent layer(s) in accordance with FBC HVHZ 1518.2.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.
	UNDERLAYMENT:	**APOC® 26 #30 Tuff-Felt™, No. 30 ASTM, TRI-BUILT TB-9F25UR, United FGUR 20, United FGUR 70, RELIABILT ORGANIC FELT 30W ASTM 226** or other FBC HVHZ Approved ASTM D226, Type II felt, in accordance with FBC HVHZ Table 1518.2.1, with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC HVHZ Table 1518.2.1.
	SURFACING:	FBC HVHZ Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, wood shakes or wood shingles, subject to the allowable roof covers in Table 2 herein.
6.4.3	**CODE REFERENCE:**	**1518.2.1, Option 3:** Two-layer underlayment mechanically fastened to deck
	DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction
	UNDERLAYMENT:	Two (2) layers of **APOC® 26 #30 Tuff-Felt™, No. 30 ASTM, TRI-BUILT TB-9F25UR, United FGUR 20, United FGUR 70** or **RELIABILT ORGANIC FELT 30W ASTM 226** in accordance with FBC HVHZ 1518.2.1(3).
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5) in accordance with FBC HVHZ 1518.2.1(3).
	SURFACING:	FBC HVHZ Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, wood shakes or wood shingles, subject to the allowable roof covers in Table 2 herein.
6.4.4	**CODE REFERENCE:**	**1518.2.1, Option 1 combined with Option 2 or 3:** Optional self-adhering strips to deck-joints followed by base sheet mechanically fastened to deck followed by underlayment adhered to base sheet
	DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction
	SECONDARY WATER BARRIER:	(Optional) **Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc, TriBuilt Fleece Tile Underlayment, Weather-Armor® SB-1 Self-Bond® Roof Underlayment, TriBuilt Ice and Water Underlayment** or **RELIABILT ICE & WATER** self-adhered over deck joints prior to installation of subsequent layer(s) in accordance with FBC HVHZ 1518.2.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.
	BASE SHEET:	One (1) layer of **APOC® 26 #30 Tuff-Felt™, No. 30 ASTM, TRI-BUILT TB-9F25UR, United FGUR 20, United FGUR 70, RELIABILT ORGANIC FELT 30W ASTM 226** or other FBC HVHZ Approved ASTM D226, Type II felt, in accordance with FBC Table 1518.2.1, with a minimum 4-inch side lap and 6-inch end lap or two (2) layers of **APOC® 26 #30 Tuff-Felt™, No. 30 ASTM, TRI-BUILT TB-9F25UR, United FGUR 20, United FGUR 70, RELIABILT ORGANIC FELT 30W ASTM 226** or other FBC HVHZ Approved ASTM D226, Type II felt in accordance with FBC Section 1518.2.1(3), mechanically fastened to deck.
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC HVHZ Table 1518.2.1.
	UNDERLAYMENT:	**Weather-Armor® FT³ Fleece-Top Roof Underlayment, Eagle-Armor by Apoc** or **TriBuilt Fleece Tile Underlayment**, self-adhered in accordance with FBC HVHZ 1518.2.1(1) and back-nailed, if appliable, max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in Table 2 herein.

7. BUILDING PERMIT REQUIREMENTS:

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

8. MANUFACTURING PLANTS:

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

9. QUALITY ASSURANCE ENTITY:

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

- END OF PEER –

2023 FBC HVHZ

"

Property Record Information for 412306331008

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:

DOYLE PUBS II INC
145 E MARION AVE
PUNTA GORDA, FL 33950
Online Address Change

Ownership current through: 6/11/2026

Property Location:

Property Address: 137 E MARION AVE
or 139 E MARION AVE
or 141 E MARION AVE
or 143 E MARION AVE
or 145 E MARION AVE

Property City & Zip: PUNTA GORDA 33950

Business Name: CELTIC RAY PUB

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	RESTAURANTS, CAFETERIAS
Future Land Use (Comp. Plan):	City
Zoning Code:	CC
Market Area / Neighborhood / Subneighborhood:	03/80/21300
Map Number:	5B06S
Section/Township/Range:	06-41-23
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sa c
10/10/2017	4245/988	2558278	$100	IMPF
9/22/2017	4240/1389	2554661	$240,000	IMPF
7/1/2016	4099/934	2449809	$500,000	IMPF
9/19/2013	3806/364	2212835	$100	IMPF
7/11/2013	3806/361	2212834	$100	IMPF
2/16/2010	3456/2049	1914452	$5,100	IMPF
5/22/2007	3163/54	1670916	$100	IMPF
10/9/2006	3050/884	1601024	$750,000	IMPF
6/13/2006	2987/1609	1563536	$100	IMPF
5/10/2005	2711/880	1391074	$725,000	IMPF
2/11/2005	2637/1526	1336740	$165,000	IMPF
11/1/2000	1840/92	769325	$1,100,000	IMPF
7/1/1999	1719/200	659546	$761,600	IMPF
5/1/1994	1346/1377	297640	$100	IMPF
4/1/1990	1094/1752	1990109401752	$165,000	IMPF
3/1/1985	808/677	1985080800677	$85,000	VA

Date	Book/Page	Instrument Number	Selling Price	Sa c
3/1/1985	808/672	1985080800672	$100	IMPF
2/1/1985	805/2071	1985080502071	$100	IMPF
6/1/1983	735/1492	1983073501492	$100	VA(

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.):	$1,441,273	$1,441,273	$1,441,273	$1,441,273
Certified Assessed Value:	$1,008,695	$1,008,695	$1,441,273	$1,008,695
Certified Taxable Value:	$1,008,695	$1,008,695	$1,441,273	$1,008,695

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
2	PUG 000 0034 0031	2100	CC	SQUARE FOOT	29598	0	$739,950

***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
0007	Deck, Recycled Plastic (sq. Ft.)	1012
1001	Deck, Wood, Raised (sf)	20
1012	Storm Water Drainage	13908
1084	Fence - Vinyl - 6 (lf)	46
1095	Fence - Wrought Iron, Steel, or Alum (sf)	464
1095	Fence - Wrought Iron, Steel, or Alum (sf)	90
1095	Fence - Wrought Iron, Steel, or Alum (sf)	6
1221	Wall - 8 Block, With Stucco 2 sides (sf)	232
1310	Paving - Asphalt (sf)	13860

Code	Description	Size
1310	Paving - Asphalt (sf)	2901
1314	Paving - Brick Pavers on Sand (sf)	1343
1315	Paving - Conc Pavers on Sand (sf)	660
1315	Paving - Conc Pavers on Sand (sf)	180
1315	Paving - Conc Pavers on Sand (sf)	355
1320	Paving - Concrete (sf)	75
1320	Paving - Concrete (sf)	1016
1320	Paving - Concrete (sf)	344
1620	Irrigation - Avg. (fv)	1
1720	Light Poles - Good (#)	2
1730	Lights - Low (#)	6
1730	Lights - Low (#)	1
1740	Lights - Avg (#)	2
1770	Lights - Vapor, Avg (#)	2
1791	Lights - Wallmounts, Low (#)	2
1792	Lights - Wallmounts, Avg (#)	3

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Restaurants cafeterias		2100	1925	2000	2	0	0	0	5047	5047	5892
2	Office Buildings non-professional services buildin	3	1700	1927	1976	1	3	0	1	1202	1202	1202
3	Nightclubs cocktail lounges bars		3300	2018	2018	1	0	0	0	845	0	845

Building Component Information

Bld #	Code	Description	Category	Area	Type
1	9211	Commercial Canopy (SF)	Porch/Deck	158	Appendage Component
1	9904	Commercial Porch (SF) with Roof	Porch/Deck	687	Appendage Component
1	40270	Additional Floor	Segregated Costs	1575	Construction Component
2	102	Frame, Metal or Vinyl Siding	Exterior Walls	0	Construction Component
2	207	Composition Roll	Roofing	0	Construction Component
2	208	Composition Shingle	Roofing	0	Construction Component
2	351	Warmed & Cooled Air	Heating/Cooling	0	Construction Component
2	402	Automatic Floor Cover Allowance	Floor Cover	0	Construction Component
2	601	Plumbing Fixtures (#)	Miscellaneous	1	Construction Component
2	602	Plumbing Rough-ins (#)	Miscellaneous	1	Construction Component
2	622	Raised Subfloor (% or SF)	Miscellaneous	1202	Construction Component
2	40046	Bahama Shutters (%)	Segregated Costs	0	Construction Component
2	40102	Piers Per Sq Foot Of base	Segregated Costs	0	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0034 0031	PUNTA GORDA BLK 34 LTS 31 32 LESS 38 5/6 FT ON MARION AVE X 84 FT OFF W END OF BOTH LTS 1094/1752 1346/1377 1469/1055 2711/880 3050/884 E3163/243 E3279/1093 CT3456/2049 E4282/1162 E4282/1173 PUG 000 0034 0032 PUNTA GORDA BLK 34 LT 32 56 FT ON MARION AVE X 84 FT ON W END OF LTS 31 32 & A LT 20 X 20 FT OUT OF W/LY COR LT 30 372/991 808/671-72 DC1896/1673-RBF JR 2637/1526 2987/1609 E3163/243 3163/54 E3279/1093 CD3806/361 CD3806/364 4240/1389 E4282/1162 E4282/1173 PUG 000 0034 0028 PUNTA GORDA BLK 34 PART OF LTS 27 THRU 30 BEING 0.41 AC M/L MORE PARTICULARLY DESCRIBED AS COM AT NLY COR LOT 30 TH SW 115 FT TH SE 20 FT TH SW 20 FT TH SE 96.34 FT TH NE 18.22 FT TO ARC TO RIGHT TH SELY ALNG ARC 7.69 FT TH SE 19.24 FT TH NE 111.03 FT TH NW 138.89 FT TO POB. PR74/151 702/2204 708/1 735/1492 739/218 808/674-677 1163/1808 E1362/2043 1719/200 1719/204 1840/92 CD3806/361 4099/934 E4161/641 4245/988 E4282/1162 E4282/1173

Data Last Updated: 6/16/2026- Printed On: 6/16/2026.

Copyright 2026 Charlotte County Property Appraiser. All rights reserved.

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
07/23/2026

CONSENT AGENDA

Title:	CA-32-2026 - 213 Durrance St - Windows - Admin
Funds:	Not applicable
Recommended Action:	No action is required. The Zoning Official has approved the Certificate of Appropriateness for the proposed windows at 213 Durrance Street.
Summary:	The applicant proposes to replace fifteen (15) windows with impact insulated windows. The proposed improvements are consistent with the historic character of the home. The building was constructed as a single-family residence (SFR) on property located at 213 Durrance Street in 1900 in the Frame Vernacular architectural style. The structure is listed on the Florida Master Site File (CH00142), and located in the National Register 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.
Department/Division:	Urban Design

EXHIBITS:

1. Admin. Memo to HPAB
2. CA-32-2026 - Approval Packet

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

From: Adrianna Gehrke, Planner 1

Date: June 23, 2026

Subject: CA-32-2026 – 213 Durrance Street – Windows – Admin

SUMMARY

The applicant proposes to replace fifteen (15) windows with impact insulated windows. The proposed improvements are consistent with the historic character of the home.

The building was constructed as a single-family residence (SFR) on property located at 213 Durrance Street in 1900 in the Frame Vernacular architectural style. The structure is listed on the Florida Master Site File (CH00142), and located in the National Register 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.

RESULTS

The Zoning Official has reviewed the application for the proposed improvements to the sing-family residence and approved the Certificate of Appropriateness for the property located at 213 Durrance Street.

CITY OF PUNTA GORDA

ZONING & CODE COMPLIANCE
326 WEST MARION AVENUE
PUNTA GORDA, FLORIDA 33950
(941) 575-3372
ZONING@PUNTAGORDAFL.GOV

June 24, 2026

Mark Szul
[redacted]

Via email: [redacted]

Subject: CA-32-2026 – 213 Durrance Street

Dear Applicant,

Your application for a Certificate of Appropriateness, CA-32-2026, to replace fifteen (15) front windows on your property located at 213 Durrance Street, Punta Gorda, Florida 33950, has been approved. 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,

p.p. *Rachel Barry*
Rachel Barry
Zoning Official
Urban Design Division

Adrianna Gehrke
Adrianna Gehrke
Planner I
Urban Design Division

Enclosure (1) Signed Application for Certificate of Appropriateness

cc: Building

Case # CA-32-2026 Address - 213 Durrance St.	Permit # 26-197117

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: ***APPROVED*** ***By Rachel Barry at 1:45 pm, Jun 23, 2026***

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 CH00142

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 Building department has all

☐ 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	Mark Szul
Address	[redacted]
Phone	

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

Name							
Address		City		State		Zip	
Phone			Email address				

Address of Property
213 Durrance St. Punta Gorda FL 33950
Current Use of Property
Single Family
Description of work to be performed – please be specific and include pictures when necessary
replacing 15 front windows with impact insulated vinyle white Not altering any openings

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

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

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

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent | Robert Markel (Print Name) | 6/18/26 (Date)

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 18th day of June, 2026, by Robert Markel, who is personally known to me or who has produced FLDL# M214-050-61-205-0 as identification.

(Signature of Notary)

LYNSEY GRANGER
MY COMMISSION # HH 650563
EXPIRES: March 12, 2029

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

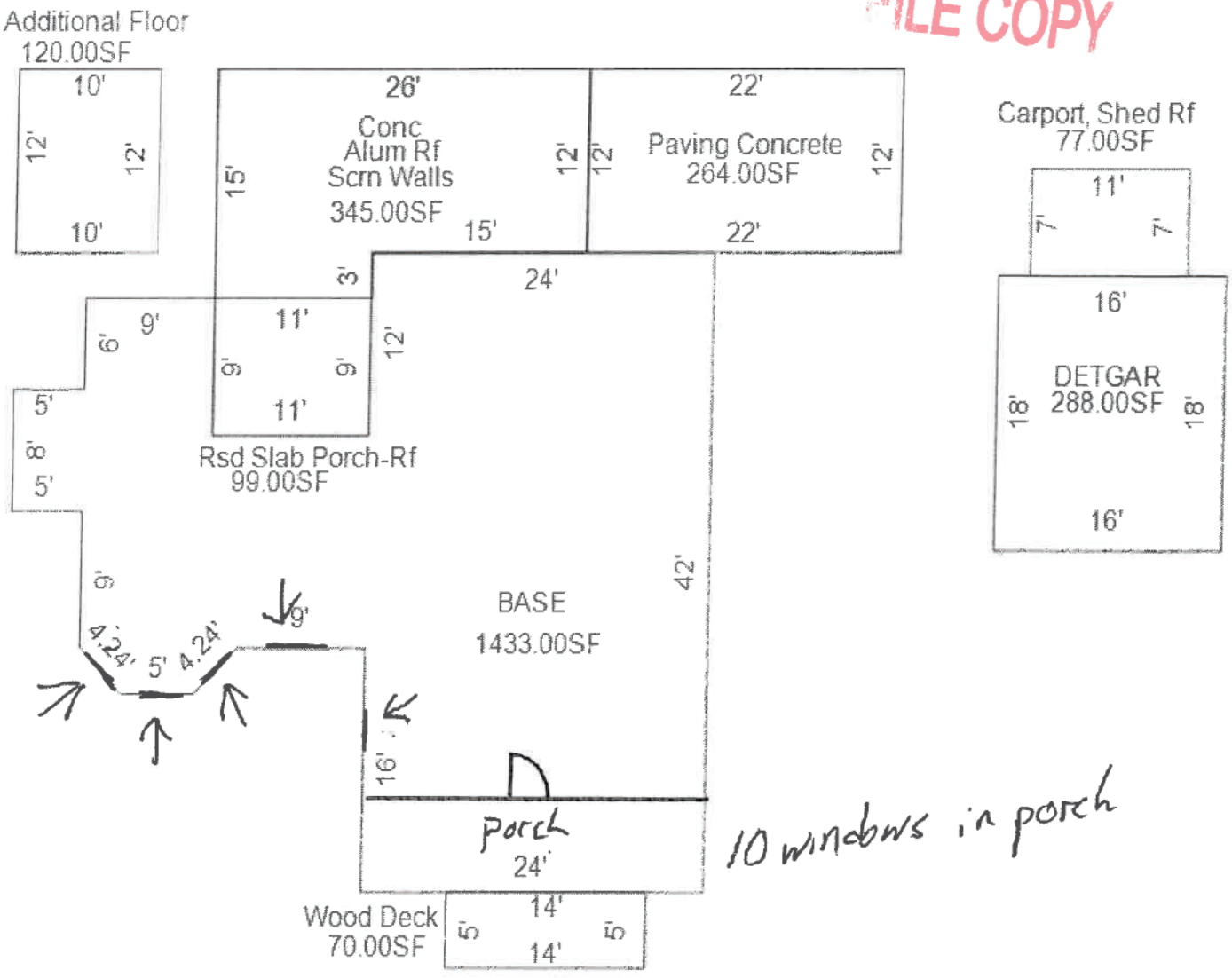
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this day of _____, 20 _____, by _____, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

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

Building Sketch for 412306356008

FILE COPY



10 windows in porch

Copyright 2026 Charlotte County Property Appraiser. All rights reserved.



City of Punta Gorda, Florida

Ordinance No. _____-2026

AN ORDINANCE OF THE CITY OF PUNTA GORDA, FLORIDA, AMENDING CHAPTER 26, PUNTA GORDA CODE, THE CITY OF PUNTA GORDA LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 3, "REGULATING DISTRICTS", SECTION 3.14, "HO, HISTORIC OVERLAY DISTRICT", BY REWRITING THE SECTION IN ITS ENTIRETY TO REFLECT THE UPDATED HISTORIC DISTRICTS OVERLAY AND REQUIRING WRITTEN DISCLOSURE TO PURCHASERS OF PROPERTY LOCATED WITHIN DESIGNATED HISTORIC DISTRICTS OR OTHERWISE DESIGNATED AS HISTORIC PROPERTY; AMENDING ARTICLE 8, "STANDARDS OF GENERAL APPLICABILITY", SECTION 8.1, "DEMOLITION AND RELOCATION OF HISTORIC BUILDINGS", TO UPDATE HISTORIC PRESERVATION GUIDELINES AND PROCESSES AND REESTABLISH THE LOCAL REGISTER OF HISTORIC PLACES AND NATIONAL REGISTER CONTRIBUTING STRUCTURES; AMENDING ARTICLE 15, "REVIEW AUTHORITIES", SECTION 15.4, "HISTORIC PRESERVATION ADVISORY BOARD [HPB]", TO RENAME AND EXPAND THE HPB'S REVIEW AUTHORITY AND TO MAKE RECOMMENDATIONS TO THE CITY COUNCIL FOR FINAL DETERMINATIONS; AND AMENDING ARTICLE 16, "APPLICATION REVIEW AND APPROVAL REQUIREMENTS", SECTION 16.3, "APPLICATION FOR CERTIFICATE OF APPROPRIATENESS", AND SECTION 16.5, "APPLICATION FOR DEMOLITION PERMIT", TO MAINTAIN CONSISTENCY WITH OTHER AMENDMENTS OF THIS ORDINANCE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Punta Gorda, Florida is authorized under the Constitution and laws of the State of Florida, including Chapter 166, Florida Statutes, to enact ordinances to protect the public health, safety, and welfare; and

WHEREAS, the City of Punta Gorda 2045 Comprehensive Plan outlines goals, objectives, and policies aimed toward historic preservation efforts; and

WHEREAS, the City has adopted land development and historic preservation regulations to support those goals, objectives, and policies, which require periodic amendments to ensure best efforts are made toward preserving the history of the city; and

WHEREAS, the City proposes to amend established historic districts and has identified other structures and/or properties of historical significance pursuant to its duly adopted historic preservation regulations, said amended historic districts being shown on the map attached to this Ordinance as **"Exhibit A"**; and

WHEREAS, properties located within such districts or identified as historically significant are subject to specific regulations governing alterations, demolitions, and new construction; and

WHEREAS, purchasers of property within historic districts or identified as historically significant may be unaware of such regulations at the time of purchase; and

WHEREAS, the City Council finds that requiring disclosure of such regulations promotes transparency, protects property owners, and furthers the public purpose of historic preservation, the city approved form for such disclosure is attached to this Ordinance as **"Exhibit B"**; and

WHEREAS, the City Council and the Historic Preservation Advisory Board held a joint meeting on July 7, 2026, where consensus was made to reestablish the Local Register of Historic Places and National Register Contributing Structures in an effort to have a more accurate reflection of properties with true historical significance, which is attached to this Ordinance as **"Exhibit C"**; and

WHEREAS, the City desires to have a comprehensive review process related to historic structures and districts and proposed changes to the same, and to have the Historic Preservation Advisory Board make recommendations to City Council for final action on Applications for Certificates of Appropriateness and other historic preservation items; and

WHEREAS, the proposed ordinance was heard in public hearing before the City of Punta Gorda Planning Commission on July 27, 2026, and in public hearing before the City of Punta Gorda City Council on August 26, 2026;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, THAT:

I. Chapter 26, Article 3, Section 3.14, Punta Gorda Code, "HO, Historic Overlay District" is hereby amended in its entirety to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]

Section 3.14, Historic Districts Overlay

(a) Intent: The purpose of the Historic Districts Overlay is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic, or architecturally significant structures and areas of the City and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the state, and the nation. The Historic Districts Overlay contains four sub-districts, the Downtown Historic District, the Main Street Historic District, the Grace Street Mid-Century Modern Historic District, and the Neighborhood Conservation District, which are described as follows:

(1) Downtown Historic District: This sub-district preserves and enhances the largest remaining cluster of historic commercial and residential buildings in Punta Gorda. In addition to stricter

regulations regarding the demolition and renovation of historic structures (Section 16.3), development in this district must comply with a more select range of architectural styles that directly reflect the character of past and existing historic structures.

(2) Main Street Historic District: This sub-district preserves and enhances the historic low-rise commercial buildings in Downtown Punta Gorda, ensuring that new development on both sides of these streets is compatible and create a more complete and cohesive traditional main street district. In addition to stricter regulations regarding the demolition and renovation of historic structures (Section 16.3), development in this district is limited to four (4) stories, or the maximum allowed by the underlying zoning district, whichever is less, and must comply with a more select range of architectural styles that directly reflect the character of past and existing historic structures.

(3) Grace Street Mid-Century Modern District: This sub-district preserves and enhances the unique cluster of ranch-style homes built in the 1950s and 1960s along W Ann and W Grace Street between Berry and McGregor Street. New residential development and renovations in this district must comply with architectural standards that preserve the mid-century modern architectural style of the existing historic structures.

(4) Neighborhood Conservation District: This sub-district enhances the historically platted neighborhoods East of US 41 by encouraging new traditional development that will restore this once vibrant and bustling historic neighborhood. Development in this district must comply with a more select range of architectural styles that directly reflect the historic structures that were once located here.

(b) Applicability: Properties within the Historic Districts Overlay are subject to specific standards found in this section, and to the review procedures of the Historic Preservation Board (HPB) as described in Sections 8.1 and 16.3.

(c) Historic Districts Overlay Designated: For the purposes of this section, the Historic Districts Overlay is hereby established as a series of areas which overlap and overlay existing regulating districts. The boundaries of this overlay shall be designated on the Official Zoning Map. The Historic Districts Overlay may be applied in combination with any underlying base regulating district, and no additional historic overlay shall be established or implemented unless deemed and found by the Historic Preservation Board (HPB) to be of special significance according to the procedures outlined in Section 16.3.

(1) The HPB shall make or cause to be made an investigation and report on the historic, architectural, archaeological, educational or cultural significance of each building, structure, site, area or object proposed for designation or acquisition. Such investigation or report shall be

forwarded to the Division of Historical Resources, State of Florida Department of State.

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

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

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

(5) Upon the adoption of the landmark or district ordinance or any amendment thereto, it shall be the duty of the HPB to give notice thereof to the Charlotte County Tax Assessor and Building Official of the City and County in which the property is located.

(d) Historic District and Property Designation Disclosure Requirements

(1) Definitions.

a. "Seller" is defined as any person or entity transferring ownership of real property, by sale or otherwise, including but not limited to individuals, corporations, partnerships, or trusts.

b. "Buyer" is defined as any person or entity acquiring ownership of real property.

c. "Designated as Historically Significant" shall mean those properties described in Section 3.14, Section 8.1, and Section 16.3, of Chapter 26, Punta Gorda Code.

d. "Historic District" or "Historic Overlay District" shall mean all properties within the boundaries of specific areas which have been designated as historically significant and are shown on the City of Punta Gorda Historic Overlay Map.

(2) Required Disclosure.

a. Prior to execution of a contract for sale or any other form of transferring ownership, the Seller shall provide the Buyer with written notice, on a form acceptable to the city, that the property is located within a designated Historic District, or Historic Overlay District, or is otherwise designated as historically significant and is subject to the city's historic preservation regulations.

b. The disclosure shall, at minimum, state: "This property is located within a Historic Overlay District and/or is designated or is eligible to be designated as a historic property. Pursuant to Chapter 26 of the City of Punta Gorda Code, changes, such as but not limited to, repairs, alterations, signs, fencing, outbuilding(s), demolition, relocation, new construction, etc., may require review and approval by the Historic Preservation Board, including a Certificate of Appropriateness. It is highly recommended that the Buyer contact the City of Punta Gorda Planning Department to confirm the property's current designation status and what, if any, additional regulations may apply to historic properties."

c. Brokers shall make reasonable efforts to ensure inclusion of historic designations in MLS listings.

d. The disclosure must be in writing, provided prior to or at the time of contract execution, and acknowledged in writing by the Buyer.

(e) Specific Standards: Development within the Historic Districts Overlay shall comply with all underlying Regulating Districts standards, except as otherwise noted below:

(1) Permitted Architectural Styles: Buildings in this district must comply with the following styles as described in the "Historic District Guidelines, June 2003", incorporated herein by reference. A copy of said document is available from the City of Punta Gorda Planning Department.

Historic District	Downtown	Main Street	Grace Street Mid-Century	Neighborhood Conservation
Florida Wood Frame	•	•		•
Folk Victorian	•	•		•
Craftsman	•	•		•
Queen Anne Revival	•	•		•
Colonial / Georgian Revival	•	•		•
Neo-Classical Revival	•	•		•
Mission	•	•		•
Mid-Century Modern	•		•	•
Masonry Modern		•		
Main Street Vernacular	•	•		•

(2) Exterior Building Materials: The application of artificial siding, including aluminum and vinyl siding, shall not be permitted on structures listed on the Local Register due to its potential to damage wood frame buildings. However, vinyl siding may be replaced on historic structures which, as of January 1, 2005, already had it. Vinyl siding may also be used in new buildings within the Historic Overlay, provided it is of high quality and is designed to match the plank sizes and patterns found in historic wood siding for the chosen architectural style.

(3) Building Height Main Street Historic District: Buildings in this district shall not exceed 50’ max. (4 stories), or the maximum allowed by the underlying zoning district, whichever is less.

(f) Restoration or Reconstruction. Where it is found by the HPB that an application for a Development Permit covers activity constituting an authentic restoration or reconstruction in the same location as the original location and in the original configuration of a structure of historic and/or architectural significance to Historic Districts Overlay, such activity may be approved by the City Council following approval by the HPB, even though it does not meet dimensional regulations of the underlying code.

(1) The City Council, in approving such authentic reconstruction or restoration, may attach reasonable and appropriate conditions to the

approval, such that the public health, safety and general welfare shall be protected.

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

(3) In addition to any other condition the City Council may make regarding such authorization, any items restored, reconstructed, or maintained on, over, or within a public sidewalk, public alley area, or other public way shall be the responsibility of the owner, his heirs and assigns. The owner's restoration, reconstruction, or maintenance of any such item within such area shall constitute the owner's agreement to protect and hold the City of Punta Gorda harmless against any and all liability, cost, damage, or expense suffered by the City of Punta Gorda as a result of or growing out of the restoration, reconstruction, or maintenance thereof. Such items, so approved may be lawfully restored, reconstructed, or maintained. Any such items projecting onto the vehicular travel way of a street or alley shall be, at its lowest point, 12 feet above the travel way.

(g) Parking waiver. Where the HPB makes a written finding that the number of off-street parking spaces required by the Zoning Ordinance for the building or structure for which a permit is requested would render the building incongruous with the historic aspects of the district it shall recommend to the City Council a waiver, in part or in whole, of the off-street parking requirements. The City Council may authorize a lesser number of off-street parking spaces provided the Council finds, after public hearing, that the lesser number of off-street parking spaces will not create problems due to increased on-street parking, and will not constitute a threat to the public safety.

(h) Recommendation on Special Exception Applications. All Special Exception applications for properties located within the Historic Districts Overlay and properties included on the Local Register shall be reviewed by the HPB at its next regular meeting after the application has been submitted and deemed sufficient in accord with the requirements of this Ordinance. The HPB shall forward its comments and recommendations to the Punta Gorda Planning Commission, who will then forward to City Council for action.

(i) Recommendation on Variances. All Variance applications for properties located within the Historic Districts Overlay and properties included on the Local Register shall be reviewed by the HPB at its next regular meeting after the application has been submitted and deemed sufficient in accord with the requirements of this Ordinance. The HPB shall forward its comments and recommendations to the Punta Gorda Board of Zoning Appeal, who will then forward to City Council for action.

(j) Certain Changes Not Prohibited. Nothing in this Article shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features for properties located within the Historic Districts Overlay and properties included on the Local Register which do not involve a substantial change in design, material, or outer appearance thereof (color is not to be regulated). Nothing herein shall be construed to prevent a property owner from making any use of his property not prohibited by other statutes, ordinance, or regulations. Nothing in this Ordinance shall be construed to prevent the maintenance or in the event of an emergency, the immediate restoration of any existing above-ground utility structure without approval by the HPB.

II. Chapter 26, Article 8, Section 8.1, Punta Gorda Code, "Demolition and Relocation of Historic Buildings" is hereby amended in its entirety to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]

Section 8.1. Historic Districts and Buildings

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

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

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

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

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

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

(b) Designation of Historic and Neighborhood Conservation Districts.

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

a. A physical perimeter around each district.

b. The identification within that perimeter of buildings and structures that have been deemed to contribute to the historic or cultural associations or to the architectural qualities of the

district, and which are listed on the Local Register of Historic Places.

(2) Four districts have been formally established by the City of Punta Gorda, as shown in Section 3.14 of this code:

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

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

c. The Grace Street Mid-Century Historic District.

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

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

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

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

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

board and the City Council shall be relieved of any responsibility to consider such comments.

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

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

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

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

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

a. Charlotte High School, 1250 Cooper Street

b. Ice Plant, 408 Tamiami Trail

c. Atlantic Coast Line Depot, 1009 Taylor Street

d. Women's Club, 118 Sullivan Street

e. A.C. Freeman House, 311 W. Retta Esplanade

f. Smith Arcade, 121 E. Marion Avenue

g. First National Bank of Punta Gorda, 133 W. Marion Avenue

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

(d) Effect of Historic Designations.

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

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

(f) General Criteria.

(1) Ordinary Maintenance and Repair. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features in historic or neighborhood conservation districts or Local Register listed structures which do not involve a substantial change in design, material, or outer appearance thereof (color is not regulated). Nothing herein shall be construed to prevent a property owner from making any use of his or her property not prohibited by other statutes, ordinance, or regulations. Nothing in this section shall be construed to prevent the maintenance or in the event of an emergency, the immediate restoration of an existing component that is essential to protecting the integrity of the building without approval by the HPB.

(2) Application of Artificial Siding. The application of artificial siding, including aluminum and vinyl siding, shall not be permitted on structures listed on the Local Register due to its potential to damage wood frame buildings. However, vinyl siding may be replaced on historic structures which, as of January 1, 2005, already had it. Vinyl siding may also be used in new buildings within the Historic Districts Overlay, provided it is of high quality and is designed to match the plank sizes and patterns found in historic wood siding for the chosen architectural style.

(3). Parking waiver.

a. A request needs to be sent to DRC for technical review, and

b. HPB for comment/recommendation, and

c. Planning Commission for comment/recommendation, and

d. City Council for decision.

e. Where the HPB makes a written finding that the number of off-street parking spaces required by this code for a building or structure for which a permit is requested would render the building incongruous with the historic aspects of the district it shall recommend to the City Council a waiver, in part or in whole, of the off-street parking requirements. The City Council may authorize a lesser number of off-street parking spaces provided the Council finds, after public hearing, that the lesser number of off-street parking spaces will not create problems due to increase on-street parking and will not constitute a threat to the public safety.

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

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

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

(3) In addition to any other condition the City Council may make regarding such authorization, any items restored, reconstructed, or maintained on, over, or within a public sidewalk, public alley area, or other public way shall be the responsibility of the owner, heirs, and assigns. The owner's restoration, reconstruction, or maintenance of any such item within such area shall constitute the owner's agreement to protect and hold the City of Punta Gorda harmless against any and all liability, cost, damage, or expense suffered by the City of Punta Gorda as a result of or growing out of the restoration, reconstruction, or maintenance thereof. Such items, so approved may be lawfully restored, reconstructed, or maintained. Any such items projecting onto the vehicular travel way of a street or alley shall be, at its lowest point, 12 feet above the travel way.

(h) Demolition and Relocation. An application for demolition or relocation of a historic building or structure listed on the Local Register of Historic Places shall be referred to the Historic Preservation Board for review and recommendation. In all instances, the City Council shall have the first right of refusal to purchase or accept for dedication a historic structure prior to

issuance of a final demolition permit. See Section 16.5 of this code regarding demolition permits generally.

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

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

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

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

III. Chapter 26, Article 15, Section 15.4, Punta Gorda Code, "Historic Preservation Advisory Board [HPAB]" is hereby amended to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]

Section 15.4. Historic Preservation ~~Advisory~~ Board [~~HPAB~~ HPB]

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

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

(1) No change.

(2) Recommend to City Council ~~individual structures, buildings, sites, areas, or objects to be designated by ordinance as Historic Overlay districts [HO]~~ the formal designation of historic and neighborhood conservation districts and additions to the Local Register of Historic Places (see Section 8.1).

(3) through (7) No change.

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

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

(b) and (c) No change.

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

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

IV. Chapter 26, Article 16, Section 16.3, Punta Gorda Code, "Application for Certificate of Appropriateness", is hereby amended to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]

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

For the purposes of this Section, the term "designated property" shall be defined as ~~property within the National Register Historic Overlay District, property individually listed on the National Register or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historic Resources~~ any lot with a structure listed on the Local Register of Historic Places. See Section 8.1.

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

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

~~(1) Change in the exterior, appearance or material of existing buildings or structures [color is not to be regulated].~~

~~(2) New construction.~~

~~(3) Reconstruction of existing walls and fences, or construction of new walls and fences.~~

~~(4) Change in the exterior of commercial structures.~~

~~(5) Outbuildings, lamp posts, light fixtures, sign posts, driveways, walkways, paving and similar accessory structures.~~

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

~~(1) Moving any building or structure.~~

~~(2) Demolition of any building or structure, in whole or in part.~~

~~(3) Signs.~~

~~(4) Variances.~~

~~(5) Special Exceptions.~~

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

(1) through (7) No change.

(8) Structural engineers analysis of structure, to include, at minimum:

a. Signed and sealed cover page prepared by a Florida-licensed Professional Engineer.
b. Executive summary of findings, including conclusions regarding structural integrity and repairability.
c. Construction history identifying original construction and distinguishing historic elements from non-historic additions or alterations.
d. Description of primary structural systems (foundation, load-bearing walls, framing, and roofing).
e. Material-specific analysis, as applicable (e.g., masonry condition, wood decay or moisture content, corrosion of embedded metals).
f. Comprehensive distress maps identifying the location, type, and severity of structural damage.
g. Identification of inaccessible areas, assumptions due to concealed conditions, and limitations of investigation or testing methods.
h. Results from applicable non-destructive evaluation (NDE) methods, where necessary to support conclusions.
i. Conceptual description of feasible stabilization or shoring measures, where applicable.
j. Categorization of defects as critical, serious, or minor, with explanation of structural impact.
k. Comparison of rehabilitation costs versus equivalent-quality new construction (excluding budget-grade or non-comparable alternatives).

l. Signed and sealed determination regarding the structure's suitability for rehabilitation, supported by engineering analysis.

m. Technical assessment of structural feasibility for relocation, where applicable.

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

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

(~~f~~ d) Appeals. ~~An appeal may be taken to the City Council from the Zoning Official's action in granting or denying any Certificate, by the applicant by submitting a letter of appeal to the Urban Design Division requesting the appeal be scheduled to be heard at the next regularly scheduled City Council meeting for which the agenda has not yet been set.~~ An action contesting a final action for an Application for Certificate of Appropriateness shall be filed within 30 days of the decision with the Circuit Court having jurisdiction of the land affected by the decision.

(~~g~~ e) Preservation of Features in Public Right-of-Way. In order to prevent destroying or seriously damaging the historic, architectural, or aesthetic values of the physical features lying within public rights-of-way, all public

utility companies shall be required to obtain a Certificate of Appropriateness prior to initiating any changes to the character of streetscapes, pavings, and sidewalks.

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

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

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

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

V. Chapter 26, Article 16, Section 16.5, Punta Gorda Code, "Application for Demolition Permit" is hereby amended by adding thereto a new subsection (i), "Additional Requirements", to read as follows: [Words ~~stricken~~ are deletions; words underlined are additions.]

i. Additional Requirements. An application for demolition or relocation of a historic building or structure shall be referred to the Historic Preservation Board for review and recommendation. See Section 8.1 of this code for additional requirements for demolition permits for historic buildings and structures.

VI. ZONING MAP AMENDMENT. The Official Zoning Map shall be updated to reflect the Historic Districts Overlay upon the effective date of this ordinance.

VII. SAVINGS CLAUSE. It is the declared intent of the City Council that, if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall

not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

VIII. CODIFICATION AND SCRIVENER'S ERRORS. Section I of this ordinance shall be codified in the City of Punta Gorda, Florida Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Manager and City Attorney, may be corrected.

IX. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

X. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

XI. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption.

ADOPTED in regular session of the City Council of the City of Punta Gorda, Florida this ___ day of _____, 2026.

ATTEST: _____
DEBORAH LUX, Mayor

_____
SARA WELCH, City Clerk

APPROVED AS TO FORM AND CONTENT:

_____
STEVEN LESKOVICH, ESQ., City Attorney
Bar # 194840

Enc. (3):

Exhibit A – Map of Amended Historic Districts Overlay
Exhibit B – Historic District or Property Designation Disclosure Form
Exhibit C – Local Register of Historic Places and National Register Contributing Structures

Exhibit A, Map of Amended Historic Districts Overlay

(On following page; remainder of this page intentionally left blank.)

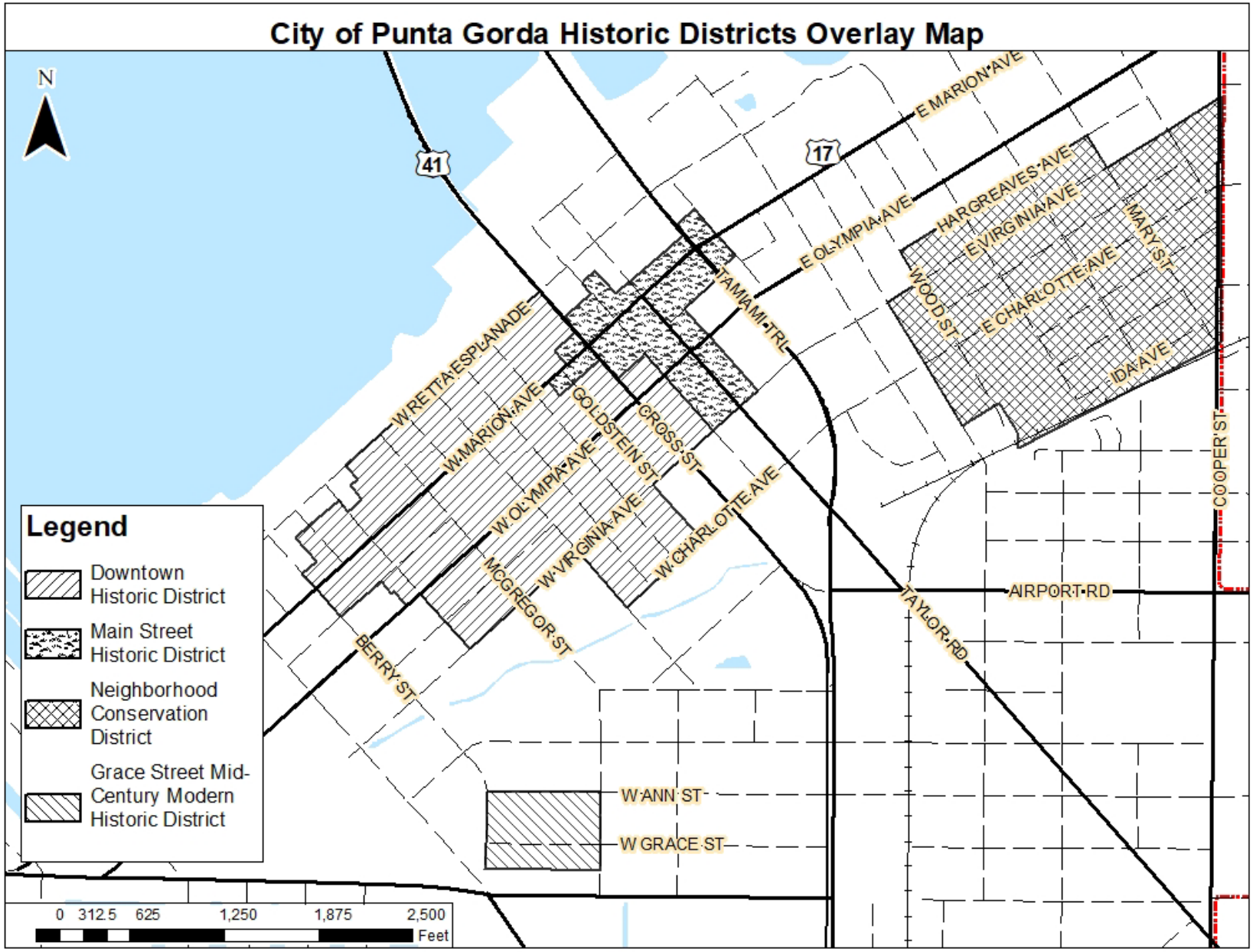

City of Punta Gorda Historic Districts Overlay Map
N
41
17
E MARION AVE
E OLYMPIA AVE
HARGREAVES AVE
E VIRGINIA AVE
E CHARLOTTE AVE
WOOD ST
MARY ST
IDA AVE
COOPER ST
TAMIAMI TRL
W RETTA ESPLANADE
W MARION AVE
W OLYMPIA AVE
GOLDSTEIN ST
CROSS ST
W VIRGINIA AVE
W CHARLOTTE AVE
MCGREGOR ST
BERRY ST
AIRPORT RD
TAYLOR RD
W ANN ST
W GRACE ST
Legend
Downtown Historic District
Main Street Historic District
Neighborhood Conservation District
Grace Street Mid-Century Modern Historic District
0 312.5 625 1,250 1,875 2,500
Feet

Exhibit B, Historic District or Property Designation Disclosure Form

(On following page; remainder of this page intentionally left blank.)

CITY OF PUNTA GORDA, FLORIDA
HISTORIC DISTRICT OR PROPERTY DESIGNATION
DISCLOSURE FORM

Property Address: _____

Tax Parcel ID: _____ **Florida Master Site File No.:** _____

1. **HISTORIC STATUS (Check all that apply):**

   The property listed above is:

   ☐ Located within a Historic Overlay (HO) District (Chapter 26, LDRs)
   ☐ Locally designated historic property (LDR Section 8.1)
   ☐ Subject to Certificate of Appropriateness requirements (LDR Section 16.3)
   ☐ Listed on or eligible for the National Register

2. **NOTICE TO BUYER:**

   This property is subject to the City of Punta Gorda Land Development Regulations (Chapter 26), which may limit or require approval for:

   - Exterior alterations
   - Demolition or relocation
   - New construction
   - Site modifications

   Approval may require review by the Historic Preservation (Advisory) Board. The above examples are not intended to be a complete list of all scenarios that may require review and approval. It is highly recommended that the Buyer contact the City of Punta Gorda Planning Department to confirm the property's current designation status and what, if any, additional regulations may apply to historic properties.

3. ACKNOWLEDGMENT:

Buyer acknowledges receipt prior to contract execution.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Exhibit C, Local Register of Historic Places and National Register Contributing Structures

(On following page(s); remainder of this page intentionally left blank.)

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
Hotel Charlotte Harbor Fountain - Structure moved to History Park	c1886	Fountain		HV	CH00271
512 Allen Street	1959	Church	Mid Century Modern	HV	CH02592
516 Allen Street	1957	Single Family House	Mid Century Modern	HV	CH02591
520 Allen Street	1956	Single Family House	Mid Century Modern	HV	CH02590
313 E Ann Street	1925	Single Family House	Frame Vernacular	HV	CH02453
316 E Ann Street	1956	Single Family House	Masonry Vernacular	HV	CH02610
401 E Ann Street	1947	Single Family House	Frame Vernacular	HV	CH02611
422 E Ann Street	1960	Single Family House	Ranch	HV	CH02609
512 E Ann Street	1960	Single Family House	Ranch	HV	CH02607
401 E Ann Street	1920	Single Family House	Frame Vernacular	HV	CH00098
506 E Ann Street	1959	Single Family House	Ranch	HV	CH02608
228 W Ann Street	1955	Single Family House	Ranch	HV	CH02501
403 W Ann Street	1955	Single Family House	Ranch	HV	CH02492
405 W Ann Street	1955	Single Family House	Ranch	HV	CH02493
409 W Ann Street	1955	Single Family House	Ranch	HV	CH02494
413 W Ann Street	1955	Single Family House	Ranch	HV	CH02495
418 W Ann Street	1930	Single Family House	Ranch	HV	CH02500
421 W Ann Street	1955	Single Family House	Ranch	HV	CH02497
425 W Ann Street	1955	Single Family House	Ranch	HV	CH02498
429 W Ann Street	1955	Single Family House	Ranch	HV	CH02499
1501 Berry Street	1960	Single Family House	Ranch	HV	CH02486
401 Boca Grande Blvd	1956	Single Family House	Mid Century Modern	IL	CH02555
415 Boca Grande Blvd	1926	Single Family House	Mission Revival	HV	CH00104 & CH02003

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
426 Burland Street	1960	O: Single Family House C: Church	Mid Century Modern	HV	CH02578
431 Burland Street	1957	Single Family House	Mid Century Modern	HV	CH02579
501 Burland Street	1963	Single Family House	Mid Century Modern	HV	CH02581
512 Burland Street	1956	Single Family House	Ranch	HV	CH02583
519 Burland Street	1954	Single Family House	Ranch	HV	CH02584
525 Burland Street	1953	Single Family House	Ranch	HV	CH02586
529 Burland Street	1955	Single Family House	Ranch	HV	CH02587
300 Carmalita Street	1926	Single Family House	Bungalow	HV	CH00107
302 Carmalita Street	1925	Single Family House	Bungalow	HV	CH00108
401 Carmalita Street	1938	Single Family House	Frame Vernacular	HV	CH00624
521 Carmalita Street	1948	Single Family House	Masonry Vernacular	HV	CH00628
503 E Charlotte Avenue	1928	Single Family House	Frame Vernacular	HV	CH00517
410 W Charlotte Avenue	1953	Single Family House	Mid Century Modern	IL	CH02718
611 W Charlotte Avenue	1925	Single Family House	Frame Vernacular	IL	CH02526
358 Chasteen Street	1956	Single Family House	Mid Century Modern	HV	CH02706
1250 Cooper Street	1926	High School	Neo-Classical Revival	IL	CH00443
1715 Cooper Street	1955	Church	Mid Century Modern	IL	CH02548
1715 Cooper Street(2)	1955	Church/Single Family House	Masonry Vernacular	HV	CH02549
124 Cross Street	1909	O: Single Family House C: Restaurant	Craftsman	HV	CH00118
207 Cross Street	1927	O: Apartments C: Commercial	Masonry Vernacular	HV	CH00541
109 Dolly Street	1925	Single Family House	Frame Vernacular	NRD - C	CH00147
121 Dolly Street	1893	Single Family House	Frame Vernacular	HV	CH00148
175 Donna Court	1959	Single Family House	Mid Century Modern	IL	CH02436
117 Durrance Street	1900	Single Family House	Frame Vernacular	NRD - C	CH00138
212 Durrance Street	1925	Single Family House	Craftsman	NRD - C	CH00141

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
213 Durrance Street	1920	Single Family House	Frame Vernacular	NRD - C	CH00142
221 Durrance Street	1925	Single Family House	Frame Vernacular	NRD - C	CH00143
225 Durrance Street	1920	Single Family House	Bungalow	NRD - C	CH00145
301 Durrance Street	1895	Single Family House	Frame Vernacular	HV	CH00140
312 Durrance Street	1926	Single Family House	Frame Vernacular	NRD - C	CH00146
319 Durrance Street	1935	Single Family House	Frame Vernacular	HV	CH00544
328 Durrance Street	1946	Single Family House	Frame Vernacular	NRD - C	CH00545
456 Durrance Street	1947	Single Family House	Frame Vernacular	HV	CH02717
318 Fitzhugh Avenue	1948	Single Family House	Masonry Vernacular	HV	CH00520
110 Gilchrist Street	1914	Single Family House	Frame Vernacular	NRD - C	CH00152
108 Gill Street	1900	Single Family House	Victorian Gothic	NRD - C	CH00156
115 Gill Street	1914	Single Family House	Frame Vernacular	NRD - C	CH00155
116 Gill Street	1928	O: Single Family House C: Triplex	Prairie School	NRD - C	CH00157
122 Gill Street	1915	Single Family House	Prairie School	NRD - C	CH00158
123 Gill Street	1893	Single Family House	Frame Vernacular	NRD - C	CH00159
212 Gill Street	1927	Triplex	Mission Revival	NRD - C	CH00161
224 Gill Street	1925	Single Family House	Craftsman	NRD - C	CH00163
302 Gill Street	1952	Single Family House	Ranch	HV	CH00546
303 Gill Street	1954	Single Family House	Ranch	HV	CH02694
314 Gill Street	1952	Single Family House	Minimal Traditional	HV	CH00548
359 Gill Street	1895	Single Family House	Colonial Revival	HV	CH00154
360 Gill Street	1907	Single Family House	Prairie School	HV	CH00164
410 Gill Street	1900	Single Family House	Frame Vernacular	HV	CH00168
215 Goldstein Street	1900	O: School House C: Apartments	Frame Vernacular	NRD - C	CH00173
219 Goldstein Street	1909	Single Family House	Frame Vernacular	NRD - C	CH00174
231 Goldstein Street	1893	Single Family House	Frame Vernacular	NRD - C	CH00170

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
324 Goldstein Street	1914	O: Single Family House C: Office	Frame Vernacular	NRD - C	CH00181
326 Goldstein Street	1914	Single Family House	Frame Vernacular	NRD - C	CH00183
328 Goldstein Street	1956	Single Family House		NRD - C	CH02690
331 Goldstein Street	1920	Single Family House	Other	NRD - C	CH00169
411 E Grace Street	1961	Single Family House	Ranch	HV	CH02613
402 W Grace Street	1955	Single Family House	Ranch	HV	CH02502
409 W Grace Street	1956	Single Family House	Ranch	HV	CH02516
410 W Grace Street	1955	Single Family House	Ranch	HV	CH02504
413 W Grace Street	1956	Single Family House	Ranch	HV	CH02515
414 W Grace Street	1955	Single Family House	Ranch	HV	CH02505
418 W Grace Street	1955	Single Family House	Ranch	HV	CH02506
421 W Grace Street	1956	Single Family House	Ranch	HV	CH02514
422 W Grace Street	1955	Single Family House	Ranch	HV	CH02507
425 W Grace Street	1956	Single Family House	Ranch	HV	CH02513
426 W Grace Street	1955	Single Family House	Ranch	HV	CH02508
427 W Grace Street	1956	Single Family House	Ranch	HV	CH02512
430 W Grace Street	1955	Single Family House	Ranch	HV	CH02509
433 W Grace Street	1956	Single Family House	Ranch	HV	CH02511
434 W Grace Street	1955	Single Family House	Ranch	HV	CH02510
110 Harvey Street	1914	Single Family House	Frame Vernacular	NRD - C	CH00185
211 Harvey Street	1929	Single Family House	Bungalow	NRD - C	CH00189
216 Harvey Street	1925	Single Family House	Bungalow	NRD - C	CH00190
233 Harvey Street	1910	Single Family House	Frame Vernacular	NRD - C	CH00196
320 Harvey Street	1914	Single Family House	Frame Vernacular	NRD - C	CH00197
415 Harvey Street	1959	Single Family House	Ranch	HV	CH02720
426 Harvey Street	1952	Single Family House	Minimal Traditional	HV	CH00552
431 E Henry Street	1950	Single Family House	Masonry Vernacular	HV	CH02543

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
501 E Henry Street	1951	Single Family House	Masonry Vernacular	HV	CH02544
502 King Street	1927	Commercial	Masonry Vernacular	HV	CH00346
1210 Lemon Street	1920	Single Family House	Frame Vernacular	HV	CH00610
1250 Lemon Street	1946	Single Family House	Frame Vernacular	HV	CH02531
1292 Lemon Street	1913	Single Family House	Frame Vernacular	IL	CH02523
1308 Lemon Steet	1925	Single Family House	Frame Vernacular	IL	CH02522
121 E Marion Avenue	1926	Commercial	Mission Revival	IL	CH00218
141-143 E Marion Avenue	1914	O: Commercial C: Restaurant	Commercial Vernacular	HV	CH00220
145 E Marion Avenue	1925	O: Gas Station C: Restaurant	Mission Revival	HV	CH00216
207 E Marion Avenue	1948	Commercial	Commercial Vernacular	HV	CH00524
211 E Marion Avenue	1946	Commercial	Commercial Vernacular	HV	CH00525
512 E Marion Avenue	1925	O: Single Family House C: Office	Craftsman	HV	CH00221
111-113 W Marion Avenue	1920	Commercial	Commercial Vernacular	HV	CH00231
105 W Marion Avenue	1952	Commercial	Commercial Vernacular	HV	CH00553
117 W Marion Avenue	1920	Commercial	Commercial Vernacular	HV	CH00232
119 W Marion Avenue	1914	Commercial	Commercial Vernacular	HV	CH00233
133 W Marion Avenue	1912	Commercial	Neo-Classical Revival	IL	CH00230
208 W Marion Avenue	1914	Commercial	Commercial Vernacular	HV	CH00237
258 W Marion Avenue	1909	Commercial	Commercial Vernacular	HV	CH00240
264 W Marion Avenue	1909	Commercial	Commercial Vernacular	HV	CH00226
301 W Marion Avenue	1926	O: Gas Station C: Office	Mid Century Modern	HV	CH00554
326 W Marion Avenue	1927	City Hall	Neo-Classical Revival	IL	CH00224
412 W Marion Avenue	1914	Single Family House	Queen Anne	NRD - C	CH00245
415 W Marion Avenue	1915	Single Family House	Prairie School	NRD - C	CH00244
451 W Marion Avenue	1920	Single Family House	Tudor Revival	NRD - C	CH00246

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
457 W Marion Avenue	1915	O: Single Family House C: Duplex	Frame Vernacular	NRD - C	CH00247
461 W Marion Avenue	1915	O: Single Family House C: Duplex & Triplex	Craftsman	NRD - C	CH00248
502 W Marion Avenue	1900	Single Family House	Frame Vernacular	NRD - C	CH00165
513 W Marion Avenue	1947	O: Single Family House C: Church Office	Masonry Vernacular	HV	CH00587
554 W Marion Avenue	1922	Single Family House	Queen Anne	NRD - C	CH00251
566 W Marion Avenue	1926	Single Family House		NRD - C	CH00252
604 W Marion Avenue	1925	Single Family House	Craftsman	NRD - C	CH00253
705 W Marion Avenue	1936	Single Family House	Craftsman	HV	CH00257
706 W Marion Avenue	1914	Single Family House	Folk Victorian	NRD - C	CH00258
711 W Marion Avenue	1925	Single Family House	Craftsman	NRD - C	CH00259
715 W Marion Avenue	1925	Single Family House	Frame Vernacular	NRD - C	CH00260
717 W Marion Avenue	1930	Single Family House	Craftsman	NRD - C	CH00261
756 W Marion Avenue	1893	Single Family House	Frame Vernacular	NRD - C	CH00264
760 W Marion Avenue	1930	Single Family House	Craftsman	NRD - C	CH00265
911 W Marion Avenue	1895	Single Family House	Colonial Revival	HV	CH00263
1920 W Marion Avenue	1960	Single Family House	Mid Century Modern	IL	CH02478
410 Mary Street	1933	Single Family House	Frame Vernacular	HV	CH00528
113 McGregor Street	1925	Single Family House	Frame Vernacular	NRD - C	CH00203
124 McGregor Street	1914	Single Family House	Frame Vernacular	NRD - C	CH00204
233 E McKenzie Street	1935	Single Family House	Craftsman	HV	CH00613
405 E McKenzie Street	1959	Single Family House	Ranch	HV	CH02599
419 E McKenzie Street	1957	Single Family House	Ranch	HV	CH02600
423 E McKenzie Street	1961	Single Family House	Mid Century Modern	IL	CH02601
507 E McKenzie Street	1954	Single Family House	Ranch	HV	CH02603
233 W McKenzie Street	1935	Single Family House	Frame Vernacular	HV	CH00613

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
360 W McKenzie Street	1901	Single Family House	Neo-Classical Revival	HV	CH00594
403 W McKenzie Street	1956	Single Family House	Mid Century Modern	HV	CH02525
1806 Narranja Street	1956	Single Family House	Mid Century Modern	IL	CH02562
1816 Narranja Street	1957	Single Family House	Mid Century Modern	HV	CH02561
222 Nesbit Street	1949	Office	Mid Century Modern	HV	CH00532
260 E Olympia Avenue	1950	Church	Mid Century Modern	HV	CH00273
520 E Olympia Avenue	1925	O: Single Family House C: Office	Craftsman	HV	CH00274
209 W Olympia Avenue	1895	Commercial	Commercial Vernacular	NRD - C	CH00283
211 W Olympia Avenue	1935	Store or Office, Residential		NRD - C	CH00283
361 W Olympia Avenue	1951	Single Family House	Minimal Traditional	HV	CH00561
364 W Olympia Avenue	1920	Single Family House	Frame Vernacular	NRD - C	CH00286
403 W Olympia Avenue	1906	Single Family House	Frame Vernacular	NRD - C	CH00562
413 W Olympia Avenue	1941	Single Family House	Frame Vernacular	NRD - C	CH00563
420 W Olympia Avenue	1928	Single Family House	Frame Vernacular	NRD - C	CH00564
509 W Olympia Avenue	1951	Single Family House	Minimal Traditional	HV	CH00595
608 W Olympia Avenue	1950	Single Family House	Frame Vernacular	HV	CH00597
625 W Olympia Avenue	1959	Single Family House	Ranch	HV	CH02697
702 W Olympia Avenue	1941	Single Family House	Frame Vernacular	HV	CH00599
724 W Olympia Avenue	1910	Single Family House	Frame Vernacular	HV	CH00288
503 Palm Avenue	1963	Single Family House	Ranch	HV	CH02714
513 Palm Avenue	1926	Single Family House	Mission Revival	HV	CH00290
515 Palm Avenue	1964	Single Family House	Ranch	HV	CH02712
516 Palm Avenue	1961	Single Family House	Mid Century Modern	IL	CH02713
612 Palm Avenue	1959	Single Family House	Mid Century Modern	HV	CH02709
627 Palm Avenue	1956	Single Family House	Mid Century Modern	HV	CH02707
724 Palm Avenue	1948	Single Family House	Mid Century Modern	HV	CH00607

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
311 W Retta Esplanade	1903	O: Single Family Home C: Public Building	Queen Anne	IL	CH00088
321 W Retta Esplanade	1925	Single Family House	Prairie School	NRD - C	CH00294
401 W Retta Esplanade	1893	Single Family House	Folk Victorian	NRD - C	CH00295
413 W Retta Esplanade	1895	Single Family House	Queen Anne	NRD - C	CH00296
451 W Retta Esplanade	1910	Single Family House	Colonial Revival	NRD - C	CH00297
455 W Retta Esplanade	1900	Single Family House	Folk Victorian	NRD - C	CH00298
459 W Retta Esplanade	1900	Single Family House	Frame Vernacular	NRD - C	CH00299
565 W Retta Esplanade	1887	Single Family House	Queen Anne	NRD - C	CH00302
621 W Retta Esplanade	1895	Single Family House	Folk Victorian	NRD - C	CH00305
410 San Carlos Drive	1956	Single Family House	Mid Century Modern	HV	CH02559
401 San Marie Drive	1955	Single Family House	Masonry Vernacular	HV	CH02552
418 San Marie Drive	1959	Single Family House	Ranch	HV	CH02550
258 Shreve Street	1959	Single Family House	Mid Century Modern	IL	CH02678
310 Shreve Street	1900	Single Family House	Frame Vernacular	HV	CH02491
320 Shreve Street	1925	Single Family House	Frame Vernacular	HV	CH02489
433 South Drive	1956	Single Family House	Mid Century Modern	HV	CH02558
112 Sullivan Street	1910	O: Single Family House	Italian Renaissance	HV	CH00311
118 Sullivan Street	1926	Club	Mission Revival	IL	CH00309
219 Sullivan Street	1900	Single Family House	Folk Victorian	NRD - C	CH00312
225 Sullivan Street	1900	Single Family House	Folk Victorian	NRD - C	CH00313
231 Sullivan Street	1900	O: Single Family House C: Commercial	Folk Victorian	NRD - C	CH00314
308 Sullivan Street	1925	O: Single Family House C: Commercial	Folk Victorian	NRD - C	CH00316
312 Sullivan Street	1900	O: Single Family House C: Commercial	Folk Victorian	NRD - C	CH00317
331 Sullivan Street	1914	O: Single Family House C: Commercial	Folk Victorian	NRD - C	CH00318

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
140 Tamiami Trail	1936	O: Gas Station C: Commercial	Commercial Vernacular	HV	CH00569
236 Tamiami Trail	1949	Commercial	Commercial Vernacular	HV	CH00571
314 Tamiami Trail	1960	Commercial	Mid Century Modern	IL	CH02625
318 Tamiami Trail	1958	O: Hotel C: Commercial	Mid Century Modern	HV	CH02626
408 Tamiami Trail	1887	O: Ice Plant C: Commercial	Commercial Vernacular	IL	CH00447
10381 Tamiami Trail	1957	O: Storage C: Retail	Commercial Vernacular	IL	CH02532
1009 Taylor Road	1926	O: Train Depot C: Museum & Commercial	Mission Revival	IL	CH00330
210 Taylor Street	1925	O: Apartment C: Commercial	Commercial Vernacular	HV	CH00323
226 Taylor Street	1928	O: Courthouse C: Govt Offices	Neo-Classical Revival	IL	CH02668
307 Taylor Street	1909	O: Single Family House C: Commercial	Craftsman	NRD - C	CH00326
311 Taylor Street	1909	Single Family House	Craftsman	NRD - C	CH00327
315 Taylor Street	1914	O: Single Family House C: Commercial	Craftsman	NRD - C	CH00328
321 Taylor Street	1914	O: Single Family House C: Commercial	Folk Victorian	NRD - C	CH00329
1601 Taylor Street	1937	Single Family House	Frame Vernacular	HV	CH02547
607 Trabue Avenue	1925	Single Family House	Frame Vernacular	HV	CH00336
609 Trabue Avenue	1925	Single Family House	Frame Vernacular	HV	CH00337
613 Trabue Avenue	1924	Single Family House	Frame Vernacular	HV	CH00338
329 W Virginia Avenue	1948	Single Family House	Minimal Traditional	HV	CH00573
409 W Virginia Avenue	1930	Single Family House	Georgian Revival	HV	CH00574
451 W Virginia Avenue	1950	Single Family House	Frame Vernacular	HV	CH00575

DRAFT - City of Punta Gorda Local Register of Historic Places and National Register Contributing Structures

Effective Date *[to be filled in upon adoption]*

Address	Build Date	*Structure Use	Architectural Style	**Historic Value Code	***FMSF Number
457 W Virginia Avenue	1945	Single Family House	Frame Vernacular	HV	CH00576
524 W Virginia Avenue	1925	Single Family House	Craftsman	HV	CH00341
624 W Virginia Avenue	1956	Single Family House	Mid Century Modern	HV	CH02705
715 W Virginia Avenue	1910	Single Family House	Colonial Revival	HV	CH00342
215 W William Street	1920	Single Family House	Bungalow	HV	CH00343
335 W William Street	1930	Single Family House	Craftsman	HV	CH00345
301 W William Street	1925	Single Family House	Frame Vernacular	IL	CH02529

*O: Original use of the structure; C: Current use of the structure

**See Historic Value Code Reference Table

*** FMSF (Florida Master Site File) - Properties with an FMSF number are previously designated

Historic Value Code Reference Table	
Code	**Description**
IL	Individually Listed Structure on the National Register
NRD - C	Contributing to a National Register District
HV	Historic Value

Page 10 of 10

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
07/23/2026

STAFF COMMENTS

Title: City Hall Rehabilitation

Funds:

Recommended Action: Progress update by staff.

Summary:

Department/Division: Urban Design

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
07/23/2026

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
07/23/2026

STAFF COMMENTS

Title: Certified Local Government

Funds:

Recommended Action: Progress update presented by staff.

Summary:

Department/Division: Urban Design

EXHIBITS: