HISTORIC PRESERVATION ADVISORY BOARD AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
JANUARY 22, 2026, 9:00 AM

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

CALL TO ORDER
Roll Call
Pledge of Allegiance
Announcements
Next Meeting

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

1. **APPROVAL OF MINUTES**

   1.a **December 17, 2025, Meeting Minutes.**

2. **CONSENT AGENDA**

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

3. **CERTIFICATES OF APPROPRIATENESS**

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

4. **GENERAL BUSINESS**

   4.a **AC Freeman House**

   4.b **City Hall Renovation**

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

STAFF COMMENTS

MEMBER COMMENTS

ADJOURNMENT

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

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

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
01/22/2026

APPROVAL OF MINUTES

Title: December 17, 2025, Meeting Minutes.

Funds: Not applicable

Recommended Action: For approval.

Summary: December 17, 2025, Meeting Minutes.

Department/Division: City Clerk

EXHIBITS:

1. December 17, 2025, Minutes

CITY OF PUNTA GORDA, FLORIDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING MINUTES
DECEMBER 17, 2025, 9:00 A.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

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

MEMBERS ABSENT: Stephen Valdes

CITY STAFF PRESENT: Danielle Berhel, Senior Project Manager; Ron Cohowcz, Building Official; Hank Flores, Urban Design Manager; Deputy City Clerk Falkner, Board Recorder

CALL TO ORDER

Chair Perry called the meeting to order at 9:02 a.m., followed by the Pledge of Allegiance. Deputy City Clerk Falkner noted the absence of Member Valdes for the record.

PUBLIC COMMENTS

There were none.

1) APPROVAL OF MINUTES

1.a October 23, 2025, Meeting Minutes.

Exhibits:
Cover Page
October 23, 2025, Minutes

Member Goode **MOVED** to approve the October 23, 2025, minutes, **SECONDED** by Member Desguin.
AYE: Desguin, Goode, Perry
ABSENT: Valdes
MOTION CARRIED.

2) CONSENT AGENDA

Member Goode **MOVED** to approve the consent agenda, **SECONDED** by Member Desguin.
AYE: Desguin, Goode, Motich, Perry
ABSENT: Valdes
MOTION CARRIED.

NOTE: Member Motich joined the dais at 9:06 a.m.

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

Exhibits:
Cover Page

Memorandum
Application

2.b CA-56-2025 - 413 West Ann Street - Installation of a four foot-tall white picket fence - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.c CA-59-2025 - 513 Palm Avenue - Window Replacement - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.d CA-60-2025 - 260 East Olympia Avenue - Elevate AC units 48 inches - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.e CA-62-2025 - 112 Sullivan Street - Replace Exterior Doors - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.f CA-63-2025 - 124 McGregor Street - Railings - Steps - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.g CA-64-2025 - 207 East Marion Avenue - Re-roof - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.h CA-66-2025 - 401 Boca Grande Boulevard - Door Replacement - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.i CA-67-2025 - 507 West Marion Avenue - Playground - Information Only
Exhibits:
Cover Page

Memorandum
Application

2.j CA-68-2025 - 105 West Marion Avenue - Shutters - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.k CA-69-2025 - 364 West Olympia Avenue - Cedar Shakes and Window Trim - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.l CA-70-2025 - 425 West Grace Street - Garage Door Replacement - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.m CA-71-2025 - 124 McGregor Street - Metal Roof - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.n CA-72-2025 - 403 West Olympia Avenue - Shed - Information Only
Exhibits:
Cover Page
Memorandum
Application

2.o CA-73-2025 - 311 West Retta Esplanade - Replace Roof - Information Only
Exhibits:
Cover Page
Memorandum
Application

3) CERTIFICATES OF APPROPRIATENESS

There were none.

4) GENERAL BUSINESS

4.a Substantial Damage Letter for Historic Homes
Exhibits:
Cover Page
Proposed Ordinance

Member Goode stated she had requested this agenda item to review the proposed ordinance that had recently come before City Council, citing concerns about the Board being uninformed about legislative changes that would impact their recommendations.
Ron Cohowcz, Building Official, reviewed the proposed ordinance that would allow historic property owners to obtain a substantial damage letter, noting same could help property owners obtain funding assistance to bring historic structures compliant with current Federal Emergency Management Agency (FEMA) guidelines and flood zone requirements.
Member Goode thanked Building staff for their creativity in looking for solutions to help historic property owners but expressed concern that the Board had not been consulted regarding the proposed ordinance.
Ron Cohowcz reiterated that the proposed ordinance did not alter any existing review or approval processes of the Historic Preservation Advisory Board. He emphasized that historic property owners issued a substantial damage letter under the new ordinance would not be permitted to demolish the structure.
Discussion ensued regarding collaboration between Building staff and Board members going forward and clarifying whether the proposed ordinance had gone through the City's legal review.

4.b AC Freeman House
Exhibits:
Cover Page

Danielle Berhel, Senior Project Manager, provided a summary update on the project. She noted roof repairs were underway and exterior repairs would be made with like for like materials to the greatest extent possible, with alternatives requiring approval by Code Compliance.

4.c City Hall Renovation
Exhibits:
Cover Page

Danielle Berhel, Senior Project Manager, provided a status update on the project, reviewing the City's updated scope of work and noting that staff hoped to have a signed, executed agreement for same in the near future.

STAFF COMMENTS

Deputy City Clerk Falkner reviewed the process for filling Board vacancies, noting Board members had requested updates on term expirations and resignations also be provided at Board meetings.
Discussion ensued regarding Board preferences on how that information was relayed.
Consensus of Board was to request the City Clerk's office provide timely updates on vacancies during staff comments at monthly Board meetings or via email.

MEMBER COMMENTS
Exhibits:
Certificates of Appropriateness for Demolition

Member Desguin stated she was meeting with individuals who served on historic advisory boards in other municipalities to gather information on their scope of authority, noting she would like to see the City's Historic Preservation Advisory Board evolve from a recommendatory body to a decision-making board and inquiring how to accomplish same.
Discussion ensued regarding presenting same to City Council.
Consensus of Board was to request an item be added to the agenda for the joint meeting on February 10, 2026.
Hank Flores, Urban Design Manager, presented updates on Certificates of Appropriateness issued for demolition.
Discussion ensued regarding timeframes and extensions of same.
Chair Perry stated the next regular meeting was scheduled for January 22, 2026.

ADJOURNMENT

Member Goode thanked Lucille Ponte and Beth Magnin for their service on the Board.
The meeting adjourned at 9:33 a.m.

_____
Chair

_____
Board Recorder

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
01/22/2026

CONSENT AGENDA

Title: CA-74-2025 - 139 West Marion Avenue - Roof replacement - Information Only

Funds:

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

Summary:

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application

Punta Gorda
FLORIDA

MEMORANDUM

To: Historic Preservation Advisory Board

Via: Rachel Barry, Zoning Official

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

Date: January 8, 2026

Subject: CA-74-2025 – 139 West Marion Avenue – Replace Roof – Information Only

SUMMARY

The applicant, Lars Vingerud, II, of LV Property, LLC., would like to replace the tile and shingle roofs and replace them with a new metal roof for the commercial building located at 139 West Marion Avenue. The building was constructed in 2004 and is not listed on the Florida Master Site File. However, it is located in an historic district – Downtown Commercial. Pursuant to Section 16.3(a) of the Code of Ordinances, a Certificate of Appropriateness (CA) is required since the property is in the historic district and may be reviewed and may be administratively approved by the Zoning Official.

The attached documents provide further details.

RECOMMENDED ACTION

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

Case # CA- 74-2025 Address - 139 W Marion Ave Punta Gorda, FL 33950	Permit # 25-196570

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: Complies w/ Historic Guidelines Approved by: Rachel Barry

Historic Significance: ☐ National Register Listed Structure ☐ National Register District Contributing Structure
☐ National Register District – Non-Contributing Structure ☐ Florida Master Site File Listed Structure
☒ Other Historic Structure Located in Downtown Commercial Historic Overlay

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

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

CERTIFICATE OF APPROPRIATNESS CHECKLIST

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

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

1. Owner(s) of Record

Name	[redacted]				
Address	[redacted]	City	[redacted]	State	[redacted]
[redacted]	[redacted]		[redacted]	[redacted]	

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

Name	[redacted]				
Address	[redacted]		[redacted]	State [redacted]	Zip [redacted]
Phone	[redacted]	Email address	[redacted]		

Address of Property
139 W Marion Ave Punta Gorda, FL 33950
Current Use of Property
Restaurant
Description of work to be performed – please be specific and include pictures when necessary
Remove tile roof and replace with metal, 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 | Lars Vinjerud II (Print Name) | 12/10/2025 (Date)

State of ~~Florida~~ MA
County of ~~Charlotte~~ Bristol

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of December 10, 20 25, by Lars Vinjerud II, who is personally known to me or who has produced Personally Known as identification.

Deven L Franco
(Signature of Notary) (Seal)

DEVEN L. FRANCO MY COMMISSION EXPIRES ON 11-20-2026 COMMONWEALTH OF MASSACHUSETTS NOTARY PUBLIC

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

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

Signature of Property Owner | Lars Vinjerud II (Print Name of Property Owner) | 12/10/2025 (Date)

State of ~~Florida~~ MA
County of ~~Charlotte~~ Bristol

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of December 10, 20 25, by Lars Vinjerud II, who is personally known to me or who has produced Personally Known as identification.

Deven L. Franco
(Signature of Notary) (Seal)

DEVEN L. FRANCO MY COMMISSION EXPIRES ON 11-20-2026 COMMONWEALTH OF MASSACHUSETTS NOTARY PUBLIC

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

"

Property Record Information for 412306376004

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:

LV PROPERTY LLC
20 BLACKMER ST
NEW BEDFORD, MA 02744

Ownership current through: 12/11/2025

Property Location:

Property Address: 135 W MARION AVE
or 139 W MARION AVE

Property City & Zip: PUNTA GORDA 33950

Business Name: WINESETT HOUSE

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	RESTAURANTS, CAFETERIAS
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - DC
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	Sales code
9/10/2021	4839/520	2996194	$1,675,000	IMPROVE
6/5/2015	3982/658	2359323	$700,000	IMPROVE
3/1/2003	2181/1896	1011218	$170,000	VACAN
3/1/2003	2181/1898	1011219	$100	VACAN
3/1/2003	2188/310	1015217	$300,000	IMPROVE
11/1/1985	841/472	1985084100472	$62,500	IMPROVE
7/1/1985	825/1818	1985082501818	$58,000	VACAN

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

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.):	$1,016,248	$1,016,248	$1,016,248	$1,016,248
Certified Assessed Value:	$966,752	$966,752	$1,016,248	$966,752
Certified Taxable Value:	$966,752	$966,752	$1,016,248	$966,752

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0033 0000	2100	TPG - DC	SQUARE FOOT	5221	0	$234,945

***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
1012	Storm Water Drainage	102	2004	2004
1080	Fence - Solid Wood 6 (lf)	36	2005	2005
1095	Fence - Wrought Iron, Steel, or Alum (sf)	260	2005	2005
1095	Fence - Wrought Iron, Steel, or Alum (sf)	112	2004	2004
1221	Wall - 8 Block, With Stucco 2 sides (sf)	30	2004	2004
1250	Wall - 4 Block, No Stucco (sf)	25	2004	2004
1313	Paving - Brick Pavers on Conc (sf)	2255	2005	2005
1315	Paving - Conc Pavers on Sand (sf)	396	2004	2004
1320	Paving - Concrete (sf)	102	2004	2004
1730	Lights - Low (#)	6	2004	2004
1791	Lights - Wallmounts, Low (#)	7	2004	2004
1791	Lights - Wallmounts, Low (#)	14	2005	2005
1792	Lights - Wallmounts, Avg (#)	5	2004	2004

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	RESTAURANT/ CAFETERI		2100	2004	2010	2	1	0	0	5512	5512	5735

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	9211	Commercial Canopy (SF)	Porch/Deck	223	100	2004	2010	Appendage Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	828	100	2004	2010	Construction Component
1	40270	Additional Floor	Segregated Costs	828	100	2004	2010	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG	PUNTA GORDA BLK 33 PART LT 5 COMM NW COR LT D E 80.62 FT FOR POB NW 90.22 FT NE 28 FT SE 71.2 FT E 1.22 FT SE 19.04 FT W 30.6 FT TO POB PART LT 5 2188/310 AF2188/324 E2605/1509 3982/658

000 0033 0000	4839/520 PUG 000 0033 0000 PUNTA GORDA BLK33 BEG W COR BLK 33 E 109.8 FT FOR POB CONT E 22.56 FT S 70.16 FT E 1.16 FT S 42.93 FT W 22.5 FT N 41.84 FT W 1.22 FT N 71.20 FT TO POB 146/225 475/38 DC777/1758 825/1818 DC1953/146-KAO 2181/1893 2181/1896 2181/1898 E2485/827 E2605/1509 3982/658 4839/520

Data Last Updated: 12/15/2025- Printed On: 12/15/2025.

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Dove Gray | Charcoal | Slate Gray | Medium Bronze | Dark Bronze

Hawaiian Blue | Harbor Blue | Patina Green | Classic Green | Sierra Tan

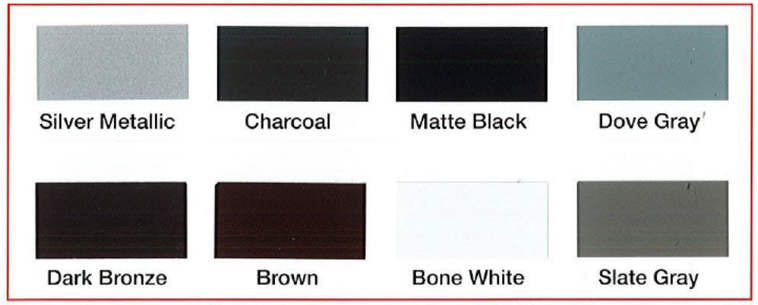
Brite Red | Colonial Red | Terra Cotta | PM Brown | Matte Black

Bone White | Almond | Galvalume | Silver Metallic | SS Copper Metallic

Kynar 25-35 Year Limited Warranty

24ga Standing Seam
-5V Crimp
.032 Aluminum

ZAM®-Armored Coast by ELM



Silver Metallic | Charcoal | Matte Black | Dove Gray

Dark Bronze | Brown | Bone White | Slate Gray

Offering Outstanding Metal Products to Help You Build Better.

ZAM — Real 20 Year, 6 Month Warranty available.
Put a steel roof on the coast with a substrate warranty.
Better than Galvalume®, mills exclude in coastal environment.
Better than aluminum, mills don't offer substrate warranties.

Just a better steel product!

Roof Area Analysis - Structure 1

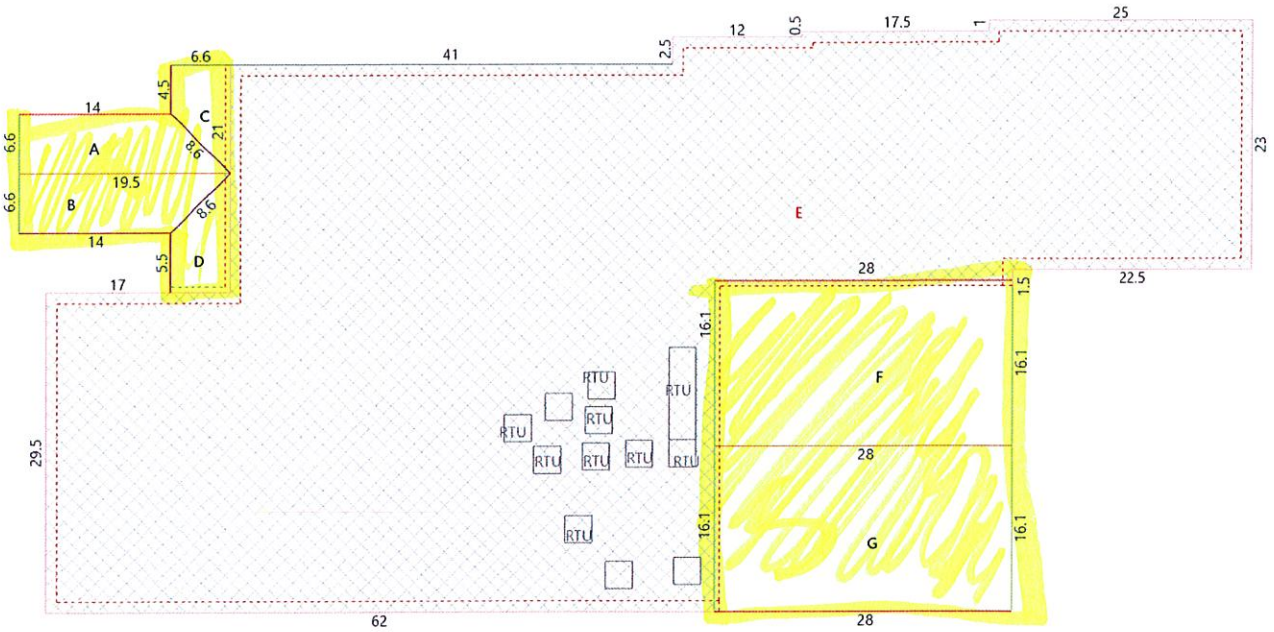
139 W Marion Ave, Punta Gorda, FL 33950, USA

NOTE: ASSUMING THE FLAT ROOF MATERIAL EXTENDS 1' UP THE PARAPET, COPING, AND WALL PENETRATIONS, THE VERTICAL SQUARE FOOTAGE OF ROOF MATERIAL EQUALS 235 SQ FT.

Plane	Area(sf)	Pitch	Slope	High
A	111	8:12	S	
B	111	8:12	S	
C	48	8:12	S	
D	55	8:12	S	
E	3,987	1:12	F	H
F	450	4:12		H
G	450	4:12		H

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

Totals (SQ)		
1:12	-	39.87
4:12	-	9.00
8:12	-	3.24
Flat	-	39.87
Steep	-	3.24
High	-	48.87



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

sabre metals
OF FLORIDA, LLC.

26ga 5VCrimp

26 gauge (min) 5VCrimp 15/32" plywood

Florida Product Approval Number 41812.06-R1

Manufacturer:

[redacted]

Product: Exposed fastener panel with nominal rib height of 0.375" and 24" coverage.

Material: 26ga or thicker steel with yield strength of at least 50ksi, and corrosion resistance per FBC 1507.4.3.

Fastener: #9 x 1.5" fastener with sealing washer, compliant with FBC 1506.6.

Substrate/Deck: Minimum 15/32" thick plywood.

Underlayment: Comply with FBC 1507.1.1/1518.2 where required.

Fire Barrier: Comply with FBC 1516.1 and 1516.2 where required.

Slope: Comply with FBC 1507.4.2/FBC 1515.2 where required.

Max. Allowable Loads & Installation Requirements:

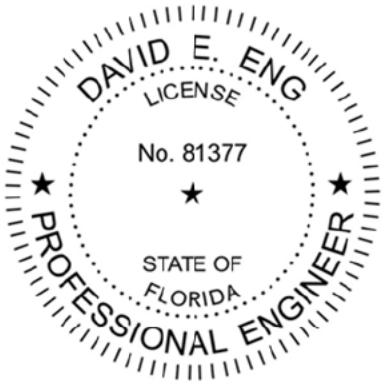
Method A: 108.5psf | Install #9 x 1.5" fastener in 12"-12" pattern at 12" o.c.
Method B: 156.5psf | Install #9 x 1.5" fastener in 12"-12" pattern at 6" o.c.
Factor of Safety of 2.0 applied to calculate allowable loads.

Compliance statement: This product as described has demonstrated compliance with Florida Building Code 2023, Section 1504.3.2 (**non-HVHZ**) and 1518.9.1/1523.6.5.2.4 (**HVHZ**), as required by Rule 61G20-3, method 1D

Evaluated By:

[redacted]

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



Technical Documentation:
This product has been tested to the TAS 125/UL 580 standard by Force Engineering (TST-5328), report 115-0127T-07A-C and to TAS 100 by Farabaugh Engineering and Testing (TST-1654), report T130-07. As referenced in FL 17796.06-R1 and used with permission.

Certification of Independence: David Eng, PE and Timberlake Cove, LLC do not have, nor will acquire a financial interest in any company manufacturing or distributing products under this evaluation. The same entities do not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

Exclusions & Limitations: Design of deck and roof structure (to include deck attachment) shall be completed by others. Fire classification and shear diaphragm design are outside the scope of this evaluation. Accelerated weathering/salt spray is outside the scope of this evaluation.
Installation shall be subject to the local building code and authority having jurisdiction; this report shall not be construed to supersede local codes in force.
This report is limited to compliance with structural wind load requirements of FBC 1504.3.2, as required by Rule 61G20-3. Neither Timberlake Cove nor the manufacturer shall be responsible for any conclusions, interpretations, or designs made by others based on this evaluation report. This report is limited solely to documenting compliance with Rule 61G20-3, and makes no express or implied warranty regarding performance of this product.

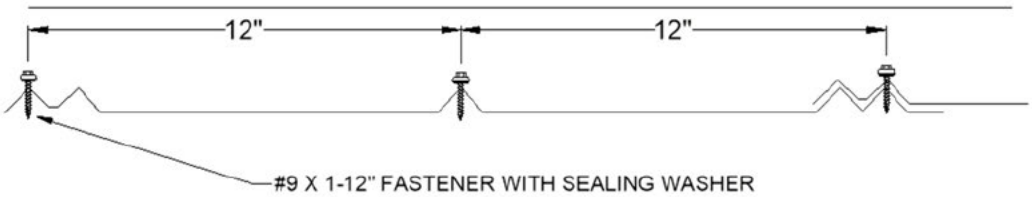
Design Process: The load tables in this report provide several prescriptive options for the fastening requirement for the applicable wind loads for roofs within the parameters described. For roofs outside of the listed parameters, design wind loads shall be determined as required by FBC 1609, ASCE 7, or other design code in force, using allowable stress. These load tables are based on ASCE 7-22. Use of these tables assumes that the structure is:

- Enclosed and conforms to wind-borne debris provisions and is a regular shaped building
- Is not subject to across-wind loading, vortex shedding, or instability; nor does it have a site location for which channeling or buffeting warrant consideration

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

Optional Load Tables: These load tables are provided as a courtesy to provide one possible prescriptive option for a generic, typical structure without calculating the design pressures. For structures outside the parameters of these load tables (e.g. height above 30 feet), calculate the required allowable design pressure and compare to the maximum allowable loads shown on page 2. These load tables shall not be construed to in any way limit the installation of this product to the cases shown.
Contact the manufacturer for further information, or consult a licensed design professional.

METHOD A: 12" OC | METHOD B: 6" OC



NR: NOT RATED

CONSULT DESIGN PROFESSIONAL AS NECESSARY

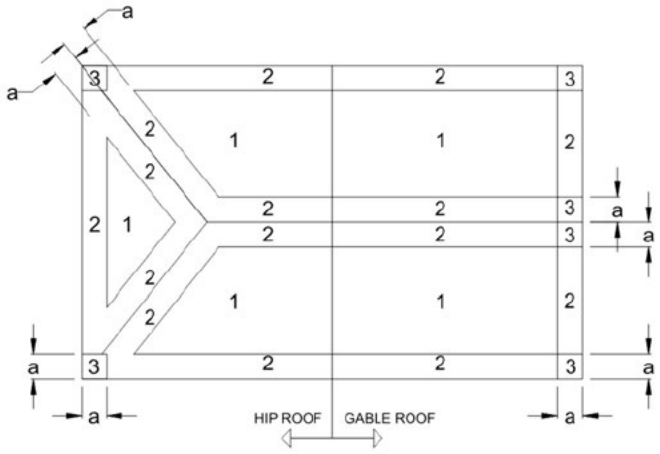
Instructions:

Select the appropriate load table that applies to the structure in question.

Determine the design wind speed for the project location.

Use the attachment method indicated for that windspeed within each roof zone.

See Note on previous page.



ROOF ZONES FOR GENERIC BUILDING

Use this load table for structures which meet the following criteria:
Are located in **Exposure B** area
Have either a **flat roof, or gable/hip roof** with **max slope of 12:12**
Have a mean Roof Height of **30 feet or less**

FL41812.06: 26ga 5VCrimp on 15/32" Plywood

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

Use this load table for structures which meet the following criteria:
Are located in **Exposure B** area
Have either a **flat roof less than 7°, hip roof** with
max slope of 12:12, or gable roof with slope between 4.4:12 & 12:12
Have a mean Roof Height of **30 feet or less**

FL41812.06: 26ga 5VCrimp on 15/32" Plywood

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

Use this load table for structures which meet the following criteria:
Are located in **B, C, or D exposure** area
Have either a **flat roof, or gable/hip roof** with **max slope of 12:12**
Have a mean Roof Height of **30 feet or less**

FL41812.06: 26ga 5VCrimp on 15/32" Plywood

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

Use this load table for structures which meet the following criteria:
Are located in **B, C, or D exposure** area
Have either a **flat roof less than 7°, hip roof** with
max slope of 12:12, or gable roof with slope between 4.4:12 & 12:12
Have a mean Roof Height of **30 feet or less**

FL41812.06: 26ga 5VCrimp on 15/32" Plywood

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

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
01/22/2026

CERTIFICATES OF APPROPRIATENESS

Title: CA-02-2025 - 302 Goldstein Street - Demolition

Funds:

Recommended Action: For HPAB review and recommendation.

Summary: The applicant, Kurt Havel, is requesting the demolition of the single-family residence (SFR) located at 302 Goldstein Street. The SFR was constructed in 1909 in the Frame Vernacular style. The SFR is listed on the Florida Master Site File (CH00172) and located in a Historic District. Pursuant to Section 16.3(b), a Certificate of Appropriateness (CA) is required and must be presented to the Historic Preservation Advisory Board (HPAB) for review and recommendation to the Zoning Official.

Department/Division: Urban Design

EXHIBITS:

1. Memorandum
2. Application
3. Property record
4. Warranty Deed
5. Structural Report
6. Street view 1
7. Street view 2.

Punta Gorda
FLORIDA

MEMORANDUM

To: Members of the Historical Preservation Board (HPAB)

Via: Rachel Barry, Zoning Official

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

Date: January 8, 2026

Subject: CA-02-2026 – 302 Goldstein Street – Demolition – Action Required

SUMMARY

The applicant, Kurt Havel, is requesting the demolition of the single-family residence (SFR) located at 302 Goldstein Street. The SFR was constructed in 1909 in the Frame Vernacular style. The SFR is listed on the Florida Master Site File (CH00172) and located in a Historic District. Pursuant to Section 16.3(b), a Certificate of Appropriateness (CA) is required and must be presented to the Historic Preservation Advisory Board (HPAB) for review and recommendation to the Zoning Official.

The applicant has provided a structural report (attached), which provides an in depth analysis of the condition of the structure. This report was prepared by James Bushouse, P.E., C.G.C., who provided the following synopsis:

"During the recent hurricane, the home suffered significant flooding with over 2' of water in the home. The foundation piers, front porch, and the wood floor system show signs of settlement and deflection from the hurricane force winds and flood waters saturating the soils under the individual block piers. The original home has also suffered severe damage from dry wood termites in the roof and floor systems.

Although the building is in the historic district, the renovation in 1967 altered and changed the historic significance of the structure. The first floor of the structure is also built at 4' below the required floodplain elevation for the habitable first floor of a building in this area. Due to the

structural issues with the existing structure and the flood damage to the total builsing, I would recommend the structure be replaced. To prevent further future flood damage to the building, it should be re-built with the areas of the new building below the the floodplain elevation designed as non-habitable areas with flood resistant construction."

RECOMMENDED ACTION

Staff recommends that the Historic Preservation Advisory Board forward a recommendation to the Zoning Official. Please note that pursuant to Section 8.1 - Demolition and Relocation of Historic Buildings, an application for a Certificate of Appropriateness authorizing the demolition or relocation of a landmark building or structure within a historic district may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 18 months from the date of approval.

Case # CA-75-2025	Permit #
Address - 302 Goldstein St.	

PAID
DEC 2 2 2025

Punta Gorda

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

CERTIFICATE OF APPROPRIATNESS CHECKLIST

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

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

1. Owner(s) of Record

Name	[redacted]
Address	[redacted]
Phone	

2. Authorized Agent – (if app p y g)

Name	[redacted]
Address	[redacted]
Phone	

Address of Property	
302 GOLDSTEIN St. PUNTA GORDA FL 33950	
Current Use of Property	
Description of work to be performed – please be specific and include pictures when necessary	
DEMOLITION	
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 | Kurt Haver (Print Name) | 12-22-2025 (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 22 December, 20 25, by Kurt Havel, who is personally known to me or who has produced FL DL as identification.

(Signature of Notary)

MADISON HENDERSON
Notary Public - State of Florida
Commission # HH 436849
My Comm. Expires Aug 23, 2027

(Seal)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

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

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

State of Florida
County of Charlotte

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

(Signature of Notary) (Seal)

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

Property Record Information for 412306364001

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:

HAVEL KURT W & DELONDA S DAVID
301 GOLDSTEIN ST
PUNTA GORDA, FL 33950

Ownership current through: 12/11/2025

Property Location:

Property Address: 302 GOLDSTEIN ST
Property City & Zip: PUNTA GORDA 33950
Business Name:

General Parcel Information

Taxing District:	152
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY DETERMINED DAMAGED
Future Land Use (Comp. Plan):	City
Zoning Code:	TPG - NT
Market Area / Neighborhood / Subneighborhood:	03/80/00
Map Number:	5B06S
Section/Township/Range:	06-41-23
SOH Base Year:	2019
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
4/2/2025	0/0	3513038	$130,000	IMPROVE
7/12/2012	3674/1228	2109393	$100	IMPR-MULTI
8/1/2000	1819/827	751649	$100	IMPROVE

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

FEMA Flood Zone (Effective 12/15/2022)

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

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

2025 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.):	$106,527	$106,527	$106,527	$106,527
Certified Assessed Value:	$96,001	$96,001	$96,001	$96,001
Certified Exemption - 01 Homestead	$25,000	$25,000	$25,000	$25,000
Certified Exemption - 02 Additional Homestead for persons 65 and older	$45,279	$0	$0	$0
Certified Exemption - 17 Additional Homestead	$25,722	$25,722	$0	$25,722
Certified Taxable Value:	$0	$45,279	$71,001	$45,279

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PUG 000 0045 0001	0101	TPG - NT	SQUARE FOOT	4628	0	$115,700

***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
0004	Dock, Recycled Plastic (sq. Ft.)	92	2015	2015
0306	Pool Deck - Brick On Sand (sq. Ft.)	126	2007	2007
0392	Driveway - Asphalt (sq. Ft.)	462	2017	2017

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Single Family Determined Damaged	2.5	0101	1920	1967	1	5	2	5	1140	1140	1336
2	DET/GARAGE	2.5	0700	1978	1978	1	0	0	0	500	0	500
3	Pre-built Shed		0700	1998	1998	1	0	0	0	120	0	120

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	913	Enclosed Wood Deck (SF), Screened Walls	Porch/Deck	196	100	1920	1967	Appendage Component
1	102	Frame, Metal or Vinyl Siding	Exterior Walls	0	100	1920	1967	Construction Component
1	208	Composition Shingle	Roofing	0	100	1920	1967	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1920	1967	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1920	1967	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1920	1967	Construction Component

1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1920	1967	Construction Component
1	622	Raised Subfloor (% or SF)	Miscellaneous	1140	100	1920	1967	Construction Component
1	641	Single 1-Story Fireplace (#)	Miscellaneous	1	100	1920	1967	Construction Component
1	40102	Piers Per Sq Foot Of base	Segregated Costs	0	100	1920	1967	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1920	1967	Construction Component
2	767	Garage Finish, Detached (SF)	Garage/Carport	500	100	1978	1978	Appendage Component
2	102	Frame, Metal or Vinyl Siding	Exterior Walls	0	100	1978	1978	Construction Component
2	208	Composition Shingle	Roofing	0	100	1978	1978	Construction Component

Legal Description:

Short Legal:	Long Legal:
PUG 000 0045 0001	PUNTA GORDA BLK 45 LT 1 SUB LT 2 PR#2698 846/1506 DC1812/192 1819/827 3674/1228 UNREC DC-EEP 3513038

Data Last Updated: 12/22/2025- Printed On: 12/22/2025.

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[redacted]

Order No.: FL2504438

Property Appraiser's Parcel I.D. (folio) Number:
412306364001

WARRANTY DEED

THIS WARRANTY DEED dated this the 2nd day of April, 2025, by Sherra L. Simes, a single woman, whose post office address is 302 Goldstein Street, Punta Gorda, FL 33950 (the "Grantor"), to Kurt W. Havel, an unmarried man and Delonda S. David, an unmarried woman, as Joint Tenants with Rights of Survivorship, whose post office address is 301 Goldstein Street, Punta Gorda, FL 33950 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Charlotte, State of Florida, viz:

Lot 1, Subdivision of Lot 2 and the North half of Lot 1, Block 45, Punta Gorda (also known as CITY OF PUNTA GORDA), a subdivision according to the map or plat thereof, as recorded in Plat Book 1, Page 16, of the Public Records of, Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

KIMBERLY GILBERT
Printed Name of First Witness

2861 Placida Road, Suite B
Englewood, FL 34224
Address of First Witness

Witness Signature

Lisa J Rincones
Printed Name of Second Witness

2861 Placida Road, Suite B
Englewood, FL 34224
Address of Second Witness

Sherra L. Simes

Sherra L. Simes

STATE OF FLORIDA

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X Physical Presence or ____ Online Notarization on this 2nd day of April, 2025 by Sherra L. Simes, who is personally known to me or produced FL Drivers License as identification.

Notary Public
Printed Name: Lisa J Rincones

My Commission Expires: _____
(SEAL)

Notary Public State of Florida
Lisa J. Rincones
My Commission HH 628938
Expires 1/15/2029

[redacted]

Final ALTA Settlement Statement - Cash
Adopted 05-01-2015

[redacted]

File No./Escrow No.: FL2504438
Print Date & Time: March 27, 2025 1:38 pm
Officer/Escrow Officer: [redacted]
Settlement Location:

Property Address: 302 Goldstein Street
Punta Gorda, FL 33950

Buyer: [redacted]

Seller: [redacted]

Settlement Date : April 02, 2025
Disbursement Date : April 02, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	130,000.00	Sale Price of Property	130,000.00	
		Deposit		10,000.00
		Prorations/Adjustments		
262.52		County Taxes 01/01/25-04/02/25		262.52
		Title Charges and Escrow/Settlement Charges		
75.00		Abstract or Search Fees to Chicago Title Insurance Company (Title Wave)		
300.00		Closing Fee (S) to Near North Title Group LLC		
725.00		Owner's Title Insurance to Near North Title Group LLC Coverage: $130,000.00 Premium: $725.00 Version: 2021 ALTA Owner's Policy (07/01/21)		

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
140.00		Tax and Lien Search to PropLogix		
		Commissions		
300.00		Real Estate Commission - Listing Agent to Allison James Estates and Homes	0.00	
0.00		Real Estate Commission - Selling Agent Note: Includes Adjustment of $300.00	0.00	
		Government Recording and Transfer Charges		
		Recording Fees to Charlotte County Clerk of the Circuit Court	18.50	
910.00		Documentary Stamp Tax to Charlotte County Clerk of the Circuit Court		
10.00		Recording Death Certificate to Charlotte County Clerk of the Circuit Court		
18.50		Recording DR-312 to Charlotte County Clerk of the Circuit Court		
		Miscellaneous		
299.18		4th Installment 2024 Property Taxes to Contact for Payment of Property Tax Bills		
8.00		eRecording Service Fee to Charlotte County Clerk of the Circuit Court	4.00	
82.02		Water to City of Punta Gorda		

Seller			Buyer	
Debit	Credit		Debit	Credit
3,130.22	130,000.00	**Subtotals**	130,022.50	10,262.52
		Due from Buyer		119,759.98
126,869.78		**Due to Seller**		
130,000.00	130,000.00	**Totals**	130,022.50	130,022.50

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Near North Title Group LLC to cause the funds to be disbursed in accordance with this statement.

Buyer

Kurt W. Haver

Delonda S. David

Seller

Sherra L. Simes

Near North Title Group LLC

BY: Lisa J. Rincones

Lisa Rincones
Managing Escrow Officer

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[redacted]

Order No.: FL2504431

Property Appraiser's Parcel I.D. (folio) Number:
412306364002

WARRANTY DEED

THIS WARRANTY DEED dated this the 2nd day of April, 2025, by Sherra L. Simes, a single woman, whose post office address is 308 Goldstein Street, Punta Gorda, FL 33950 (the "Grantor"), to Kurt W. Havel, an unmarried man and Delonda S. David, an unmarried woman, as Joint Tenants with Rights of Survivorship, whose post office address is 301 Goldstein Street, Punta Gorda, FL 33950 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Charlotte, State of Florida, viz:

Lot 3, Subdivision of Lot 2 and the North half of Lot 1, Block 45, Punta Gorda (also known as CITY OF PUNTA GORDA), a subdivision according to the map or plat thereof, as recorded in Plat Book 1, Page 16, of the Public Records of, Charlotte County, Florida

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered ~~in~~ presence of:

Witness Signature

KIMBERLY GILBERT
Printed Name of First Witness

2861 Placida Road, Suite B
Englewood, FL 34224
Address of First Witness

Witness Signature

Lisa J Rincones
Printed Name of Second Witness

2861 Placida Road, Suite B
Englewood, FL 34224
Address of Second Witness

Sherra L. Simes
Sherra L. Simes

STATE OF FLORIDA

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X Physical Presence or ____ Online Notarization on this 2nd day of April, 2025 by Sherra L. Simes, who is personally known to me or produced FL Drivers License as identification.

Notary Public
Printed Name: Lisa J Rincones

My Commission Expires: _____
(SEAL)

Notary Public State of Florida
Lisa J. Rincones
My Commission HH 628939
Expires 1/15/2029

[redacted]

Final ALTA Settlement Statement - Cash
Adopted 05-01-2015

[redacted]

File No./Escrow No.: FL2504431
Print Date & Time: March 27, 2025 2:24 pm
Officer/Escrow Officer: [redacted]
Settlement Location:

Property Address: 308 Goldstein Street
Punta Gorda, FL 33950

Buyer: [redacted]

Seller: [redacted]

Settlement Date : April 02, 2025
Disbursement Date : April 02, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	170,000.00	Sale Price of Property	170,000.00	
		Deposit		10,000.00
		Prorations/Adjustments		
269.46		County Taxes 01/01/25-04/02/25		269.46
		Title Charges and Escrow/Settlement Charges		
75.00		Abstract or Search Fees to Chicago Title Insurance Company (Title Wave)		
300.00		Closing Fee (S) to Near North Title Group LLC		
925.00		Owner's Title Insurance to Near North Title Group LLC Coverage: $170,000.00 Premium: $925.00 Version: 2021 ALTA Owner's Policy (07/01/21)		

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
140.00		Tax and Lien Search to PropLogix		
		Commissions		
300.00		Real Estate Commission - Listing Agent to Allison James Estates and Homes	0.00	
		Government Recording and Transfer Charges		
		Recording Fees to Charlotte County Clerk of the Circuit Court	18.50	
1,190.00		Documentary Stamp Tax to Charlotte County Clerk of the Circuit Court		
		Miscellaneous		
283.69		4th Installment Property Taxes to Contact for Payment of Property Tax Bills		
		eRecording Service Fee to Charlotte County Clerk of the Circuit Court	4.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
3,483.15	170,000.00	**Subtotals**	170,022.50	10,269.46
		Due from Buyer		159,753.04
166,516.85		**Due to Seller**		
170,000.00	170,000.00	**Totals**	170,022.50	170,022.50

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Near North Title Group LLC to cause the funds to be disbursed in accordance with this statement.

Buyer:

Kurt W. Havel

Delonda S. David

Seller

Sherra L. Simes

Near North Title Group LLC

BY:

Lisa Rincones
Managing Escrow Officer

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C7504132 308 GOLDSTEIN ST, PUNTA GORDA, FL 33950



County: Charlotte
Subdiv: PUNTA GORDA
Subdiv/Condo:
Style: Unimproved Land
On Market Date: 01/27/2025
Total Acreage: 0 to less than 1/4
Price Per Acre:$1,545,455.00
For Lease: No
Sold Price: $170,000
Sold Date: 04/02/2025
Flood Zone Code:AE

Status: Sold
Backups Requested: Yes
List Price: $199,900
Designated Builder: No

Special Sale: None
ADOM: 49
CDOM: 49
Pets:

This lot is one of the best lots available in all of downtown Punta Gorda. It is a multi-use lot that is zoned for commercial, multi family or residential. Because of this zoning, the lot can be build up to 90 percent of the lot surface as long as it follows code and set backs. Normal lots are only 60 percent. This lot also has one of the very few easement roads behind the lot so this has the potential to have a garage entrance door on either Goldstein or the access alley AND OR BOTH!!! You can see this alley on pictures 7 and 8. This entrance comes off of West Olympia and is shared with the owners of the properties on the other side. Normal lots simply back up to another home. You could literally have a drivethrough garage if you build up and have a second story structure. This lot can also be bought with the lot right next door at 302 Goldstein and you can literally entertain owning the entire corner. So try and consider all the possibilities then. You would literally be 1 block from Downtown Punta Gorda and all it has to enjoy and 2 blocks from the Charlotte Harbor. The Saturday morning farmers market is always a local favorite. Multi places around town to put the wave runner or boat in the water. 8 golf courses all within a 20 minute drive for all you golfing enthusiast. A miles long walking and biking paths along the Charlotte Harbor is hard to beat. So many unique and historical sites to visit while walking around downtown. All different types of restaurants present you a variety of cuisines to choose from and of course, your favorite sports bar or pub to get together with friends to cheer on your favorite teams. Then of course, all the pickleball courts around town including the pickleplex where you can enjoy league play and tounaments!

Land, Site, and Tax Information

Legal Desc: PUG 000 0045 0003 PUNTA GORDA BLK 45 LT 3 SUB LT 2 195/343 DC1812/192 1819/827 3674/1228 UNREC DC-EEP
SE/TP/RG: 06-41S-23E
Subdivision #:
Between US 1 & River:
Tax ID: 412306364002
Taxes: $1,081
Homestead:
AG Exemption YN:
Alt Key/Folio #: 412306364002
Add Parcel: No
Ownership: Fee Simple
Book/Page: 2-97
Lot Dimensions: 52x90x52x90
Water Frontage: No

Zoning: CC
Future Land Use:
Zoning Comp:
Tax Year: 2024
CDD:
Annual CDD Fee:
# of Parcels:
Additional Tax IDs:
Complex/Comm Name:
Land Lease Fee:
Lot Size Acres: 0.11

Block/Parcel: 45
Front Footage: 52
Front Exposure: West
Lot #: 3
Other Exemptions:
Development:
Subdiv/Condo:
Lot Size: 4,628 SqFt / 430 SqM

Utilities: Cable Available, Electricity Available, Phone Available, Public, Sewer Available, Street Lights, Water Available
Water: Public
Sewer: Public Sewer
Horse Amenities:
Road Surface Type: Brick

Community Information

HOA / Comm Assn:
HOA Fee:
HOA Pmt Sched:
Mo Maint$(add HOA):
Master Assn/Name: No
Master Assn Fee:
Master Assn Ph:
Elementary School: Sallie Jones Elementary
Middle School: Punta Gorda Middle
High School: Charlotte High

Realtor Information

List Agent: Kurt Havel
E-mail: kwh.realtor@gmail.com
List Agent ID: 474015132
List Agent Fax: 866-355-9300
List Agent Direct: 239-362-6656
List Agent Cell:
Call Center #: 239-362-6656
Office: ALLISON JAMES ESTATES & HOMES
Office ID: 274501583
Original Price: $225,000
Previous Price: $225,000
Office Fax: 866-355-9300
Price Change: 02/26/2025
Office Phone: 941-500-4922
Expiration Date: 07/27/2025
Seller Representation: Transaction Broker
Possession: Close Of Escrow
Owner: SHERRA SIMES
Contract Status: No Contingency
Contract: 03/17/2025
Owner Phone:
Days to Cont: 49
Listing Type: Exclusive Right To Sell
Exp Clsg Date: 04/02/2025
Selling Agent: Kurt Havel
Sell Office: ALLISON JAMES ESTATES & HOMES
Terms: Cash
Seller Credit: $0.00
SP/LP Ratio: 85
Listing Service Type: Full Service
Realtor Info: As-Is, See Attachments, Sign
Showing Instructions: Go Direct
Driving Directions: From downtown Punta Gorda go southbound 1 block from the bridge to Marion and turn right and immediately turn left on Goldstein. Go 1 block and cross over West Olympia and lot is the second one on the left hand side.
Realtor Remarks: Buyer must verify any and all information to be deemed accurate and acceptable to the buyer. Please do your due diligence with the City of Punta Gorda before presenting. Seller does not want to put the listing into pending unless it is a 0 days feasibility time period so that it is not tied up. We discussed the description information with Rachel at the City of Punta Gorda Building Department and Zoning, so please call her to confirm as well. 941-575-3324.

Documents and Disclosures | **Status of Documents and Disclosures**
Land Sales Disclosure
Flood Disclosure

Seller's Preferred Closing Agent

Closing Agent Name: Lisa Rincones
Email: lrincones@nntg.com
Phone: 941-208-3144
Fax:

James Bushouse, PE
Consulting Engineers

I N V O I C E

August 20, 2025

Kurt Havel
301 Goldstein Street
Punta Gorda, Fl 33950

Inspection and report for the 302 Goldstein Street

Total Due = $900.00

[redacted]

STRUCTURAL INSPECTION FOR

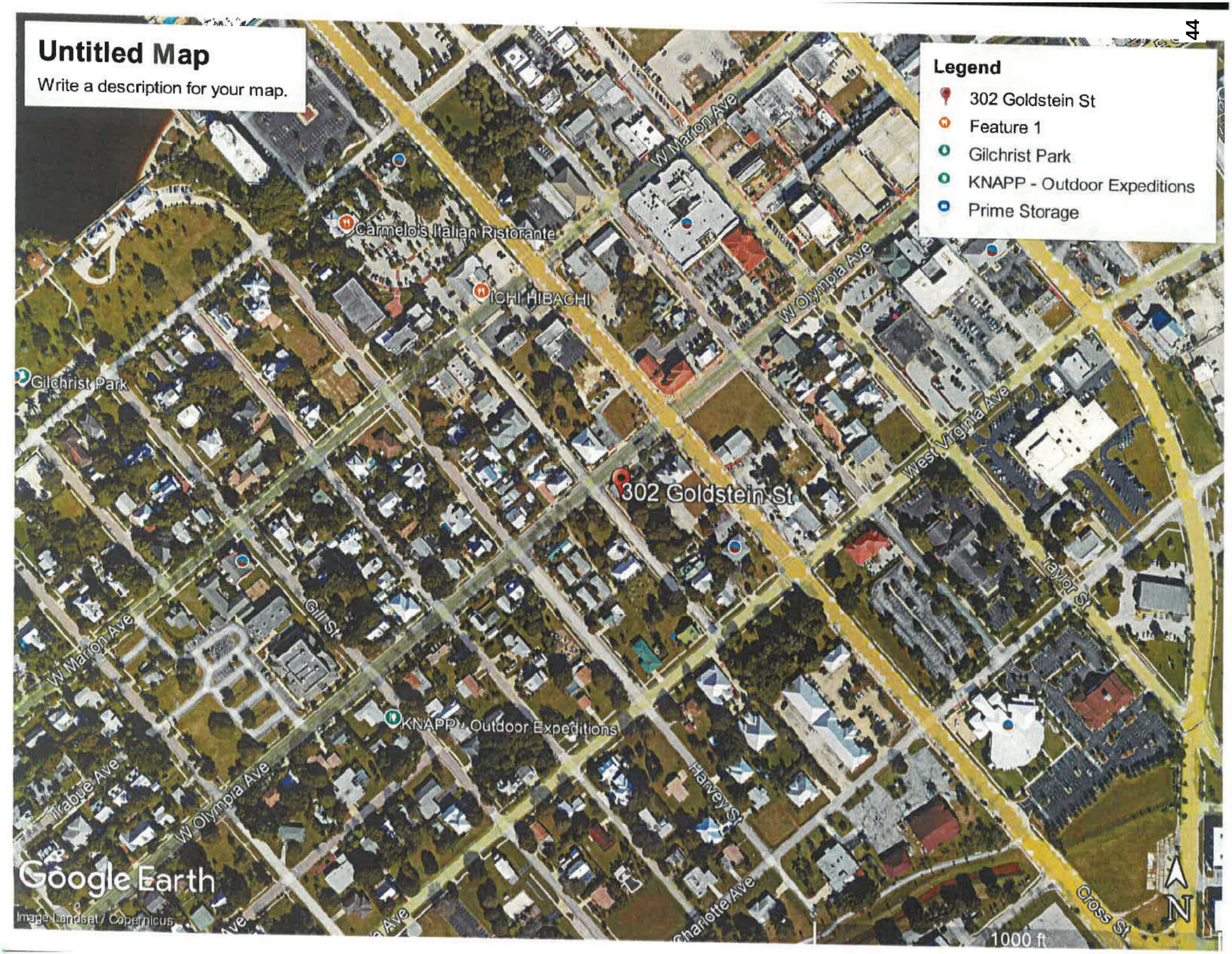
KURT HAVEL
302 GOLDSTEIN STREET
PUNTA GORDA, FL 33950

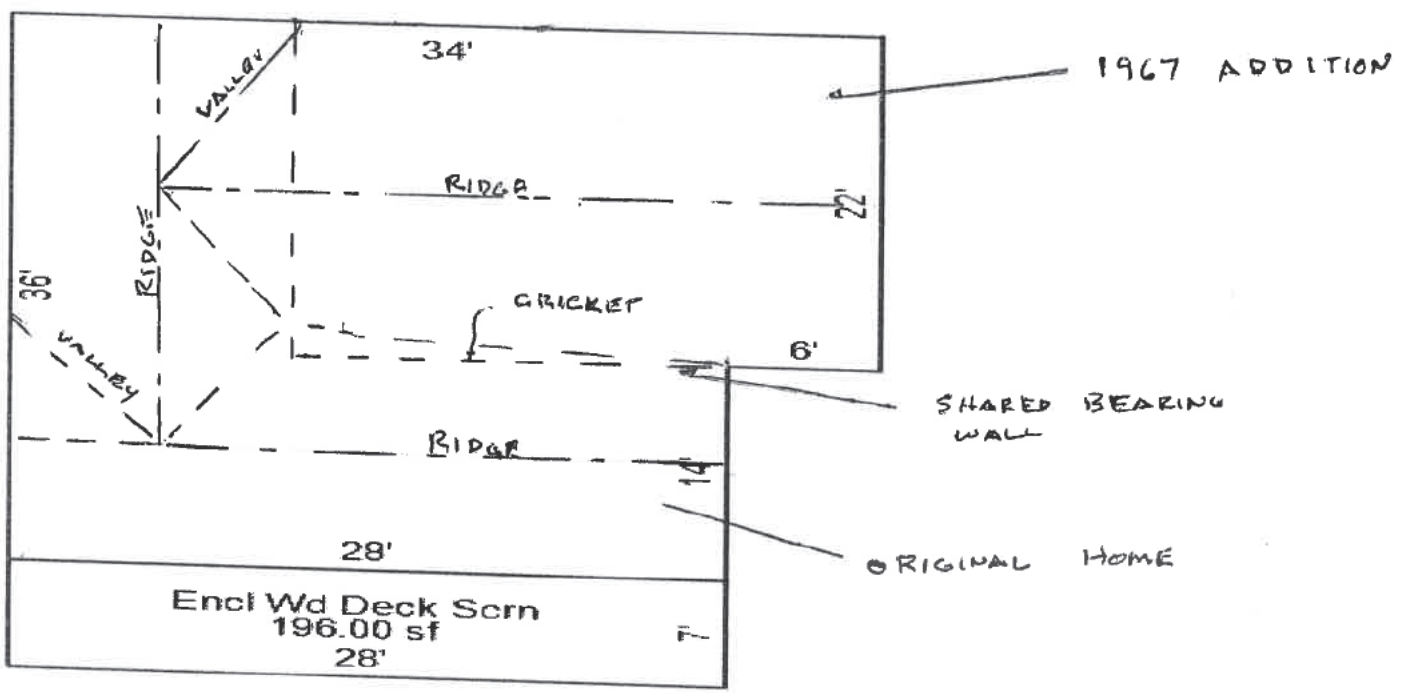
PREPARED BY

[redacted]

JAMES BUSHOUSE, P.E., C.G.C.
PROFESSIONAL ENGINEER #20311
STATE GENERAL CONTRACTOR CGC#010039
STATE OF FLORIDA

Dated : 8/25/25


Untitled Map
Write a description for your map.
Legend
302 Goldstein St
Feature 1
Gilchrist Park
KNAPP - Outdoor Expeditions
Prime Storage
W Marion Ave
W Olympia Ave
Carmelo's Italian Ristorante
ICHI HIBACHI
Gilchrist Park
302 Goldstein St
West Virginia Ave
Taylor St
Gill St
W Marion Ave
KNAPP - Outdoor Expeditions
Trabue Ave
W Olympia Ave
Harvey St
Charlotte Ave
Cross St
Google Earth
Image Landsat / Copernicus
1000 ft
N


34'
VALLEY
RIDGE
22'
RIDGE
36'
CRICKET
VALLEY
6'
SHARED BEARING WALL
RIDGE
14'
28'
ORIGINAL HOME
Encl Wd Deck Scrn
196.00 sf
28'
1967 ADDITION

ROOF LAYOUT

INTRODUCTION

Per your request, I inspected the hurricane damage to the above historic home on August 13, 2025. The home is located in an AE 9 flood zone and was originally built in 1920. An addition to the home was added in 1967 with the first floor elevation matching the original floor elevation. The elevation of the first floor of the home is approximately 6.0, which is 4' below the finish floor elevation required by the current building codes. The original house is wood framed construction with wood siding and a wood floor system supported on block piers. The roof is a 2" x 4" hand framed roof system with 1" x 4" sheathing. The addition is also a wood framed construction supported on block piers with a wood truss roof system.
When the new addition was added, it appears that vinyl siding was added to the addition and the historical home, as well as a composite shingle roof system. Also, some of the original windows on the historic home were also changed to aluminum windows.

OBSERVATIONS

During the recent hurricane, the home suffered significant flooding with over 2' of water in the home. The foundation piers, front porch, and the wood floor system show signs of settlement and deflection from the hurricane force winds and flood waters saturating the soils under the individual block piers. The original home has also suffered severe damage from dry wood termites in the roof and floor systems. The following were my observations:

1. The foundation piers under the bearing walls between the original home and the addition have settled causing settlement of the floors. There was limited access to the foundation in this area but the floors are sloping severely to this area. We were unable to verify if additional foundation reinforcement was added for the new addition loads in this area. The vinyl siding on the South elevation has also buckled



indicating settlement of the bearing wall system in that area.

2. There are no evidence of hurricane tie downs on the foundation piers, walls or roof systems. At the time of our inspection, the bottom 2' of the interior finishes had been removed exposing the original framing of the wood walls. The ceiling finishes were still in place.
3. The exterior wall framing of the home is 2" x 4" for studs with wood board and batten siding on the exterior and wood siding on the interior for the original home. The addition is also 2" x 4" wall framing with wall sheathing and vinyl siding on the exterior, with drywall finish on the interior. Vinyl siding was also installed over the original wood siding on the existing home. All but a few of the original wood windows have been replaced with aluminum windows, which are in poor condition. There were several areas of the walls which show sign of water intrusion and dry rot from long term water damage.
4. The floor system has deflected, settled and shows signs of dry wood termite damage as shown in the attached photographs. The floor framing on the porch and the porch decking are also severely damaged from water and termite infestation.
5. Attached is a sketch of the roof framing for the home. The original roof was hand framed with 2" x 4" rafters at over 32" o.c. with 1" x 4" wood sheathing, with most likely a metal roof. The roof on the addition is a wood truss roof system with a plywood roof deck. It appears that the original roof was replace with a composite shingle roof system when the addition was added in 1967. The original home was an "L" shape with the addition added as shown on the attached sketch. Both roofs were gable end roofs with a cricket between where the roofs tied together for roof drainage. The common wall between the original home and the addition is where most of the settlement of the foundation is evident.

[redacted]

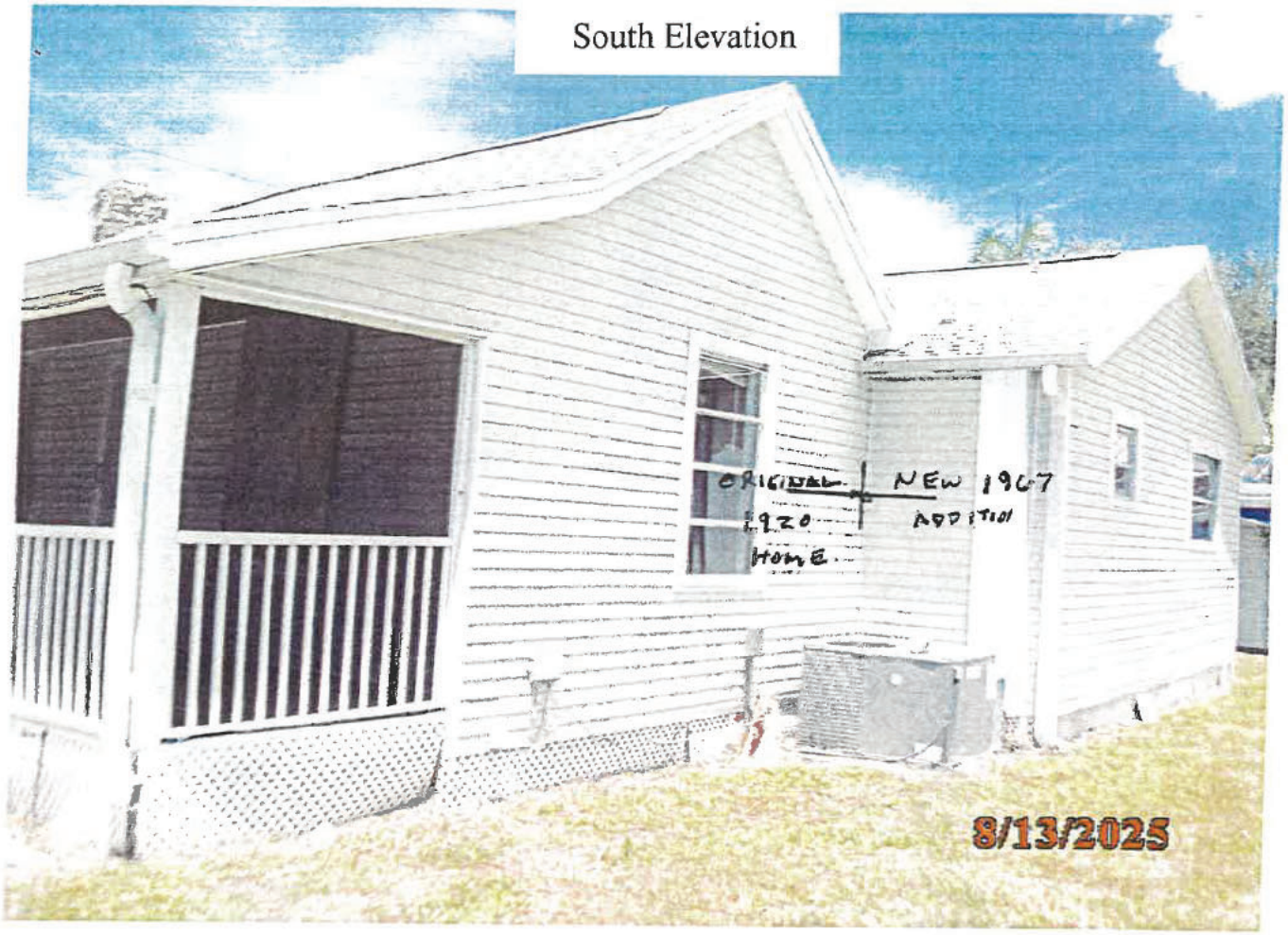
6. The access to the attic areas was limited. However, due to the age of the home, the gable ends of the were likely not braced to resist hurricane force winds.
7. If the home is to be renovated, all interior finishes will all need to be replaced including the finished wood flooring, tile walls, tile floors, cabinets, interior doors with trim and wood base boards.
8. All electrical, plumbing and air conditioning systems will need to be checked for damage and repaired as required.

SYNOPSIS

Although the building is in the historic area of the city, the renovations in 1967 altered and changed the historic significance of the structure. The first floor of the structure is also built at 4' below the required flood plane elevation for the habitable first floor of a building in this area. Due to the structural issues with the existing structure and the flood damage to the total building, I would recommend the structure be replaced. To prevent future flood damage to the building, it should be re-built with the areas of the new building below the flood plane elevation designed as non-habitable areas with flood resistant construction.

[redacted]

South Elevation



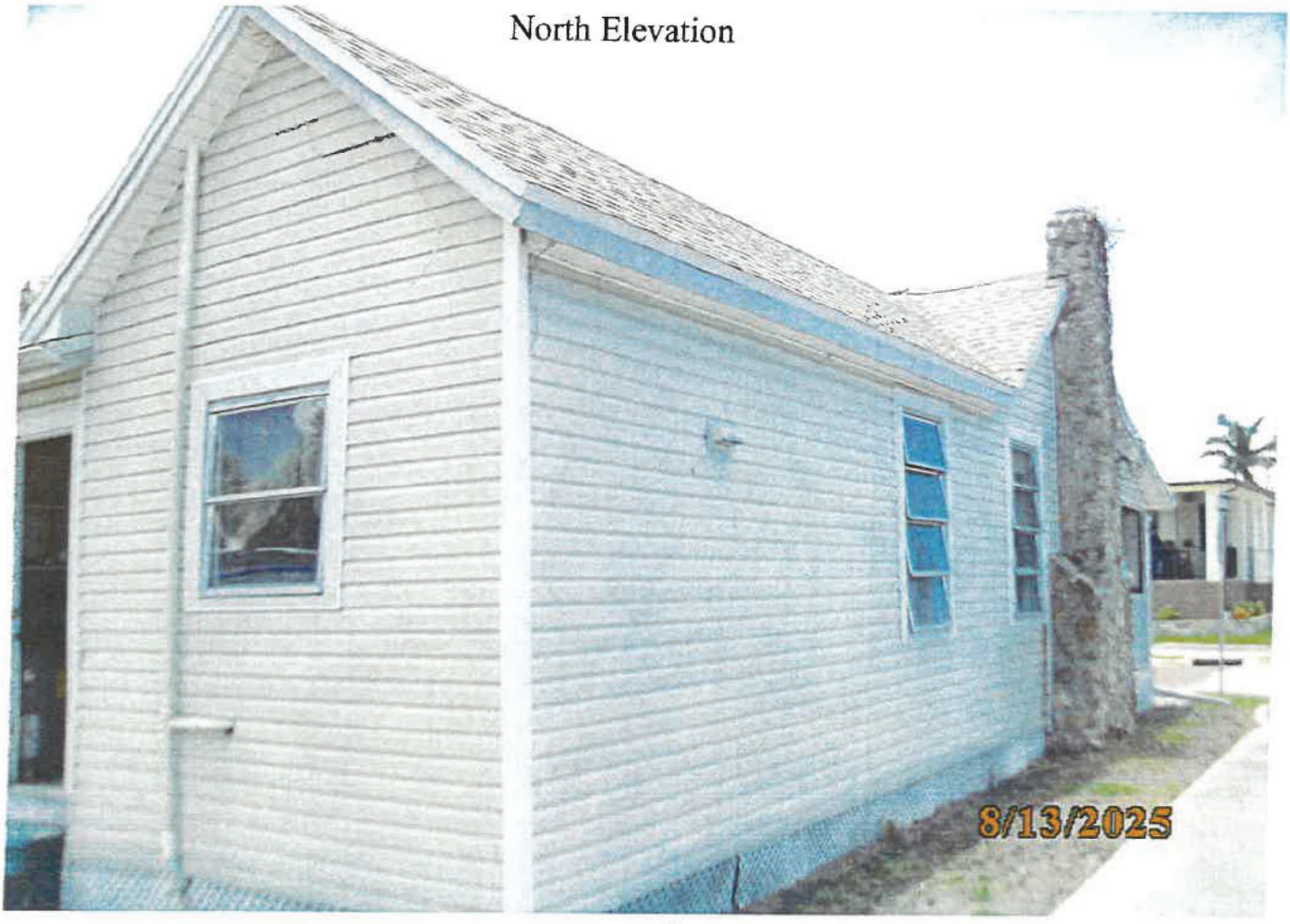
Front Elevation



Rear Elevation



North Elevation



Termite & Water Damage at Front Porch Floor





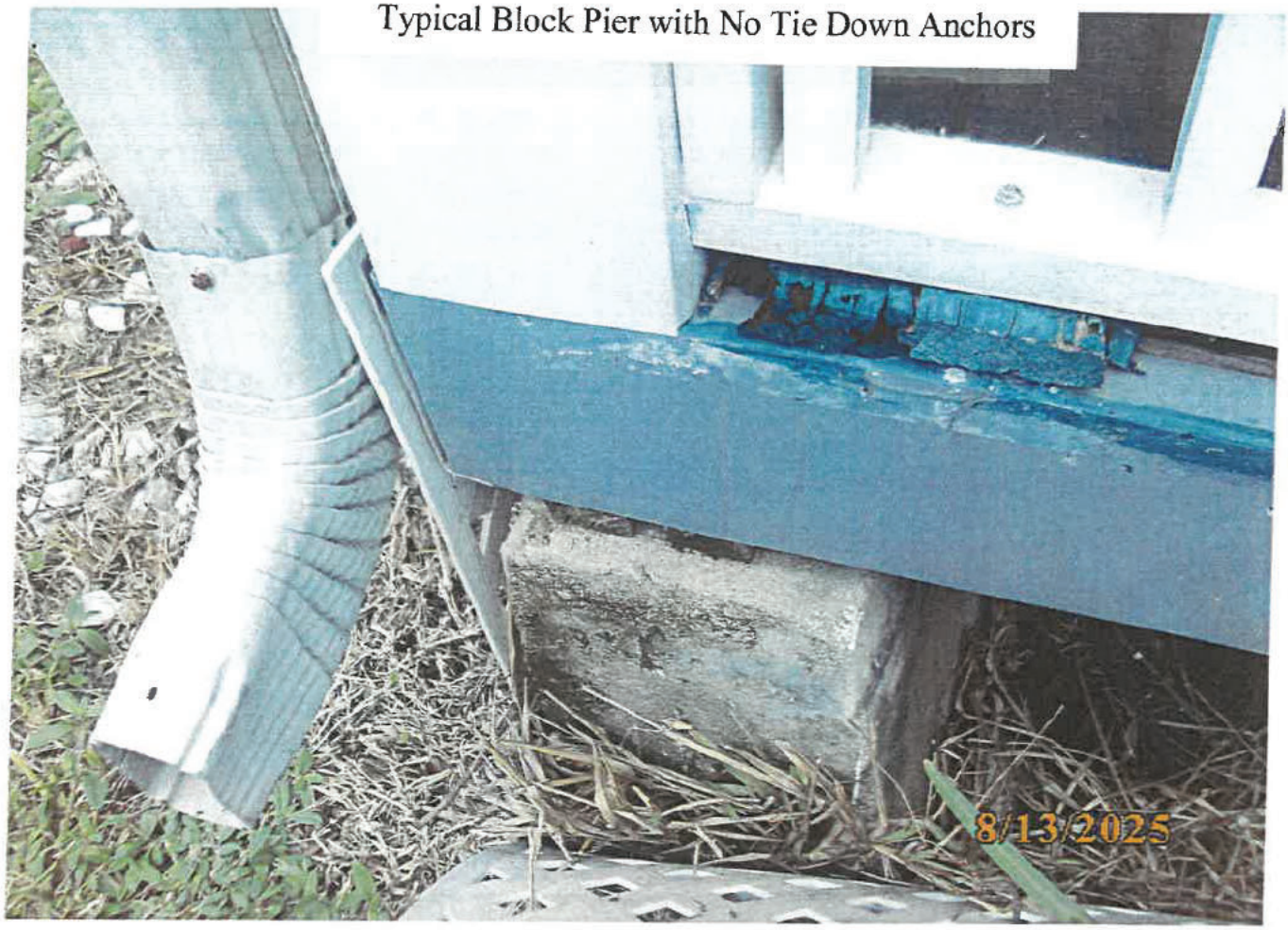
Temporary Walk Board at Front Porch Entrance



Settlement & Deflection at South Elevation



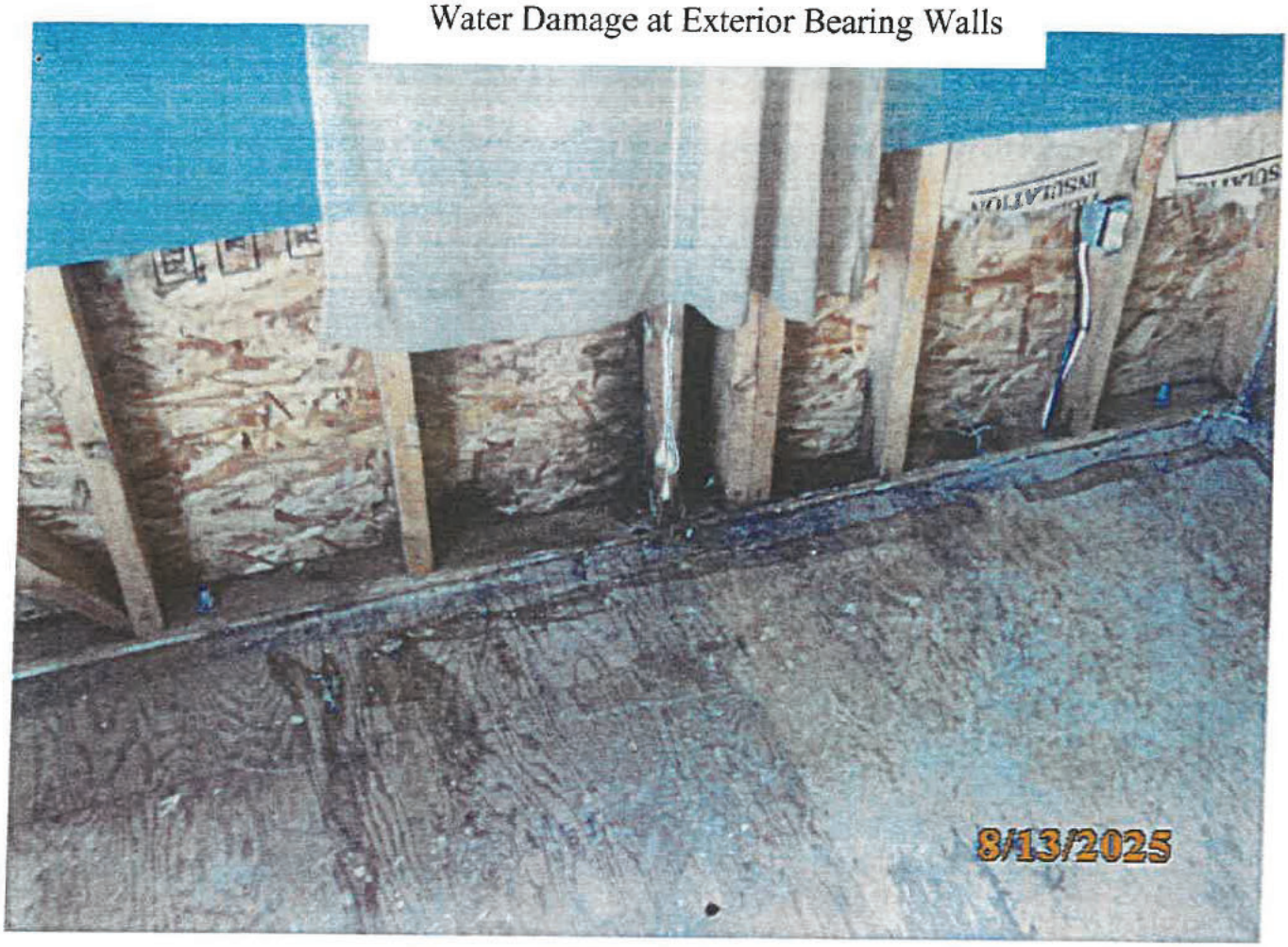
Typical Block Pier with No Tie Down Anchors



Water Damage & Termite Damage at Rear Door

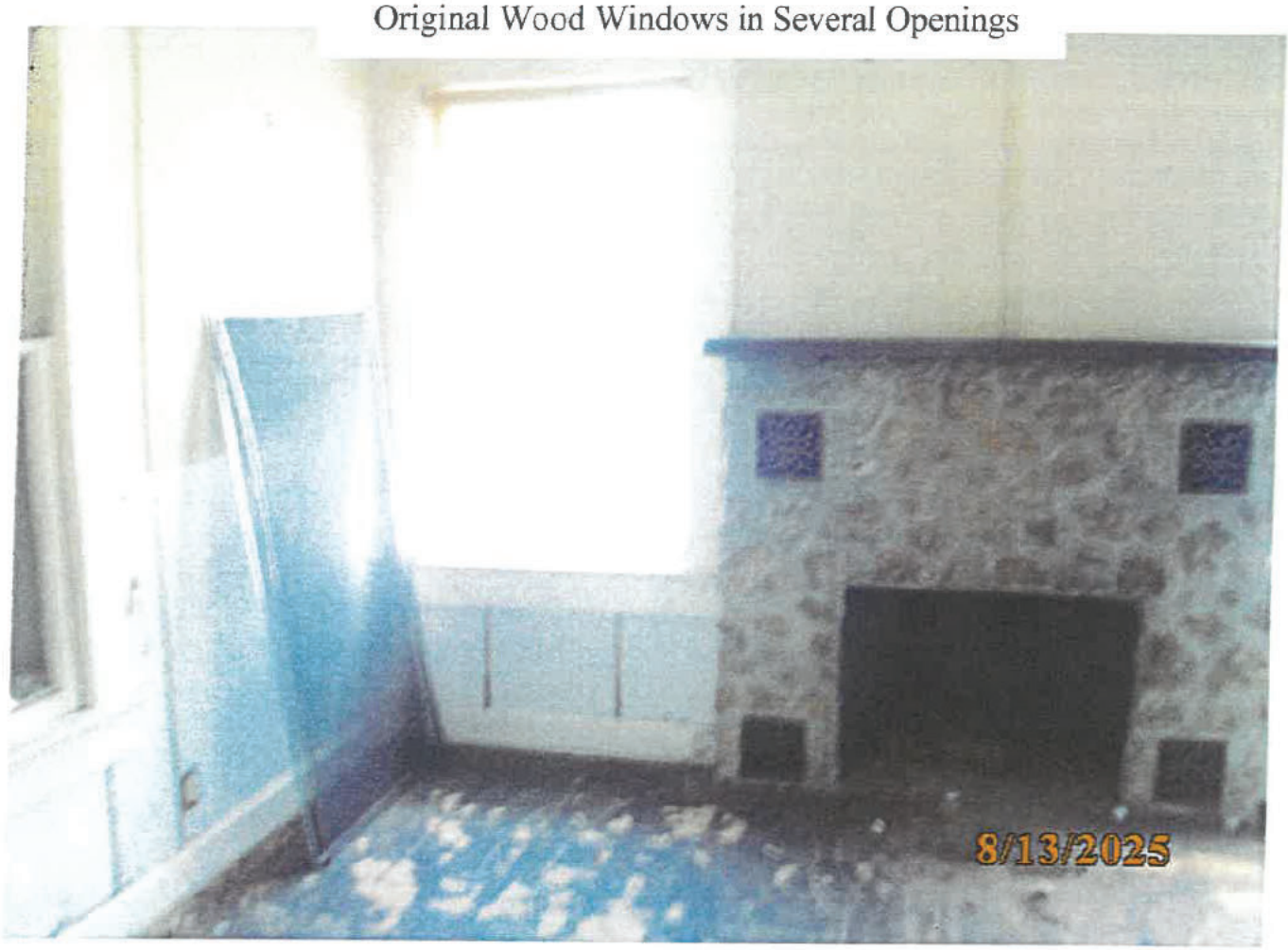


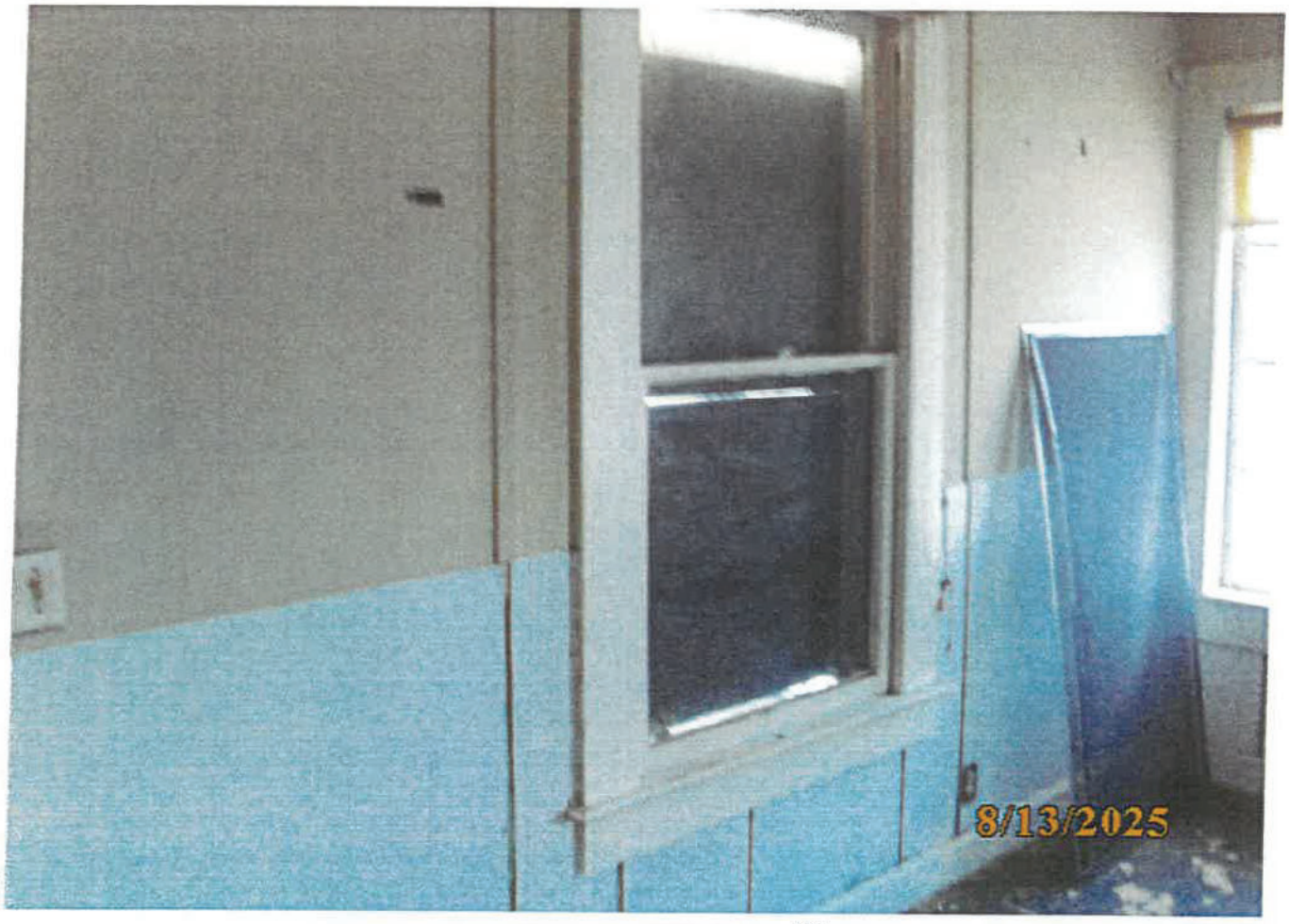
Water Damage at Exterior Bearing Walls



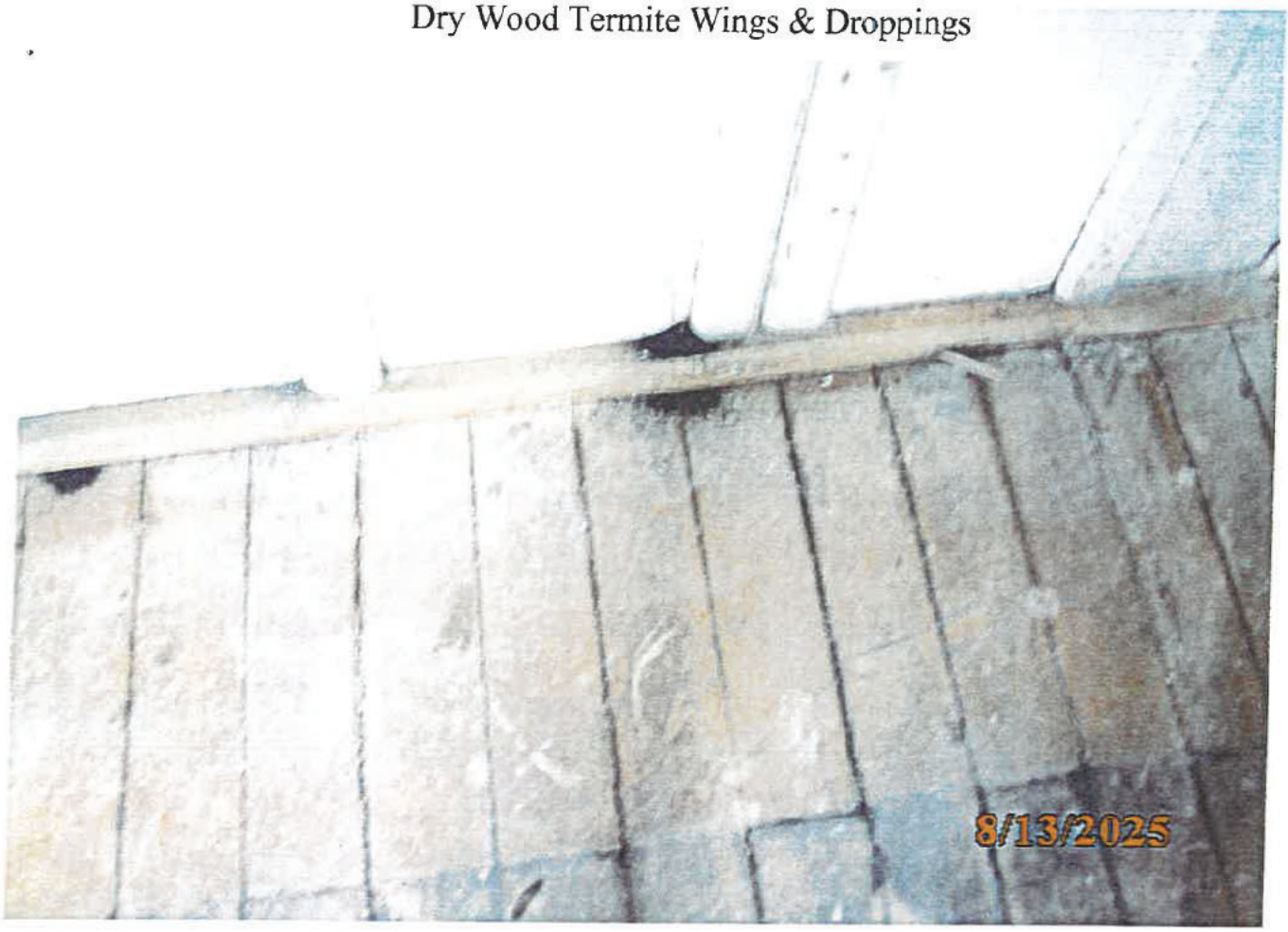


Original Wood Windows in Several Openings





Dry Wood Termite Wings & Droppings





Termite Damage on Floor

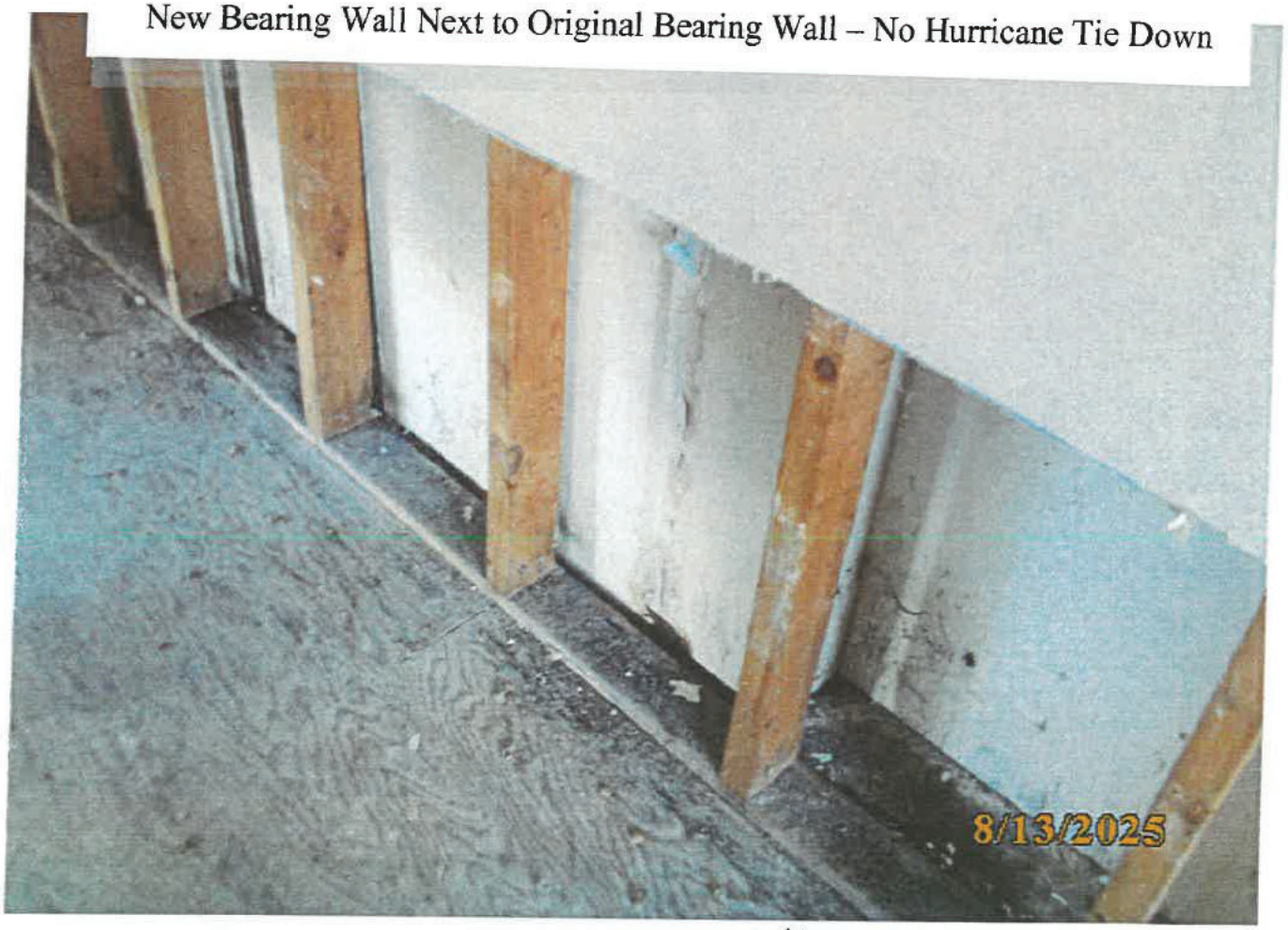




Original Bearing Wall



New Bearing Wall Next to Original Bearing Wall – No Hurricane Tie Down




STOP



HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
01/22/2026

GENERAL BUSINESS

Title: AC Freeman House

Funds:

Recommended Action: For HPAB discussion of project updates.

Summary:

Department/Division: Urban Design

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
01/22/2026

GENERAL BUSINESS

Title: City Hall Renovation

Funds:

Recommended Action: Provide City Hall renovation updates to board.

Summary:

Department/Division: Urban Design

EXHIBITS:

HISTORIC PRESERVATION ADVISORY BOARD
CITY OF PUNTA GORDA
01/22/2026

GENERAL BUSINESS

Title: Joint Meeting with City Council to be held on February 10, 2026

Funds:

Recommended Action: Allow staff discussion time to provide discussion topics that will be addressed with City Council at the joint meeting held on February 10, 2026

Summary:

Department/Division: Urban Design

EXHIBITS: