

# Port Charlotte Golf Course

April 22, 2025



CHARLOTTE COUNTY  
FLORIDA

# Acquisition process

## **Environmental reviews**

- Phase 1
  - Based on the findings of this assessment and the site's present use environmental concerns that would warrant further investigation are present
- Phase 2
  - Soil samples had contaminants found at various locations around the property
    - Timeline – approx. 3 months to procure consultant, 6-9 months to work with FDEP
      - Depending on scope of work, timeline for required mitigation work be in addition to the above

# Acquisition process

## **Environmental reviews**

- Phase 2
  - Ground water samples had contaminants found at various locations around the property
    - Timeline – done with soil work
- County consultant estimates that the cost for the environmental mitigation work would be approximately \$1,000,000

# Acquisition process

## **April 22 agenda item**

- Approve Resolution authorizing the subsequent closing of the property
- Approve termination of the agreement prior to the 90-day clause of termination allowance (April 27<sup>th</sup>)
- Ask seller for an extension, to allow for mitigation process

# Additional steps for site demolition, ongoing maintenance, design & construct

## **Site demolition**

- Buildings: Demo –\$160,000
- Asbestos Abatement - \$135,000
- Additional site mitigation – \$1,000,000
  - Remove cart paths, damaged bridges, tennis courts etc.
- Site mitigation estimate: \$1,295,000

# Additional steps to mitigate, make safe, maintain, design & construct

## **Ongoing maintenance of property**

- Perform safety maintenance
  - Perimeter mowed – \$50,000/mow
  - Recommend doing this 2x per year
- Ongoing maintenance estimate: \$100,000/year

# Additional steps to mitigate, make safe, maintain, design & construct

## **Conceptual Master Plan**

- Cost estimate - \$250,000
- To gather information on needs for: County space, park programmatical, infrastructure and any 3<sup>rd</sup> party

## **Future development**

- Acquire additional property for ingress/egress - \$500k to \$600k
- Cost for design, permitting & construction – TBD
- Planning & Development costs: TBD

# Recommended park development usages

## **Potential park uses:**

### Fields/courts

- 8 rectangle fields including one “stadium” field
  - Soccer, lacrosse, flag football, etc.
- 6 baseball fields
  - senior size, with the ability to install the temporary fencing for younger age groups
- 4 softball fields
  - senior size, with the ability to install the temporary fencing for younger age groups
- 10 sand volleyball courts
  - which can also be utilized for beach soccer, flag football and other sand sports
- Gymnasium with 8-12 basketball courts
  - potential public/private partnership

### Ancillary components

- Multiple restroom facilities
- Concession stands (one at each field type)
- Umpire/ref changing rooms
- Coaches’ meeting room



# Funding options

## **There could be multiple funding options:**

- Ad Valorem
  - Dept budget for Maintenance; Capital projects fund
- Tourism Development Tax
- Sales Tax
  - Additional collections; 2026 sales tax program; future sales tax program
- Grants
  - State, Federal

# Questions



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