

A large, stylized graphic in the background features a yellow sun with rays and a green leaf, both partially obscured by a light blue wave-like shape.

Port Charlotte Beach Fee Schedule

July 28, 2026



CHARLOTTE COUNTY
FLORIDA

Agenda

- History of Port Charlotte Beach
- Current fee schedule
- Benchmark to other regional event venues
- Proposed Port Charlotte Beach fee schedule

History of Port Charlotte Beach

1972 – The Port Charlotte Beach Complex was constructed and included an event space, restrooms and a public pool.

1986 – Port Charlotte Beach Complex was remodeled/expanded.

2012 – Another renovation that focused on renewing the landscape and updating amenities. Restored damage caused by Hurricane Charley in 2004.

2018/2019 – Port Charlotte Beach parking lot, drainage and landscaping improvements were added, and the Sailing Center was built.



History of Port Charlotte Beach



History of Port Charlotte Beach



History of Port Charlotte Beach



History of Port Charlotte Beach



- Hardie siding complete
- Construction of the roof and interior framing continues
- MEP Rough continues and is nearing completion



Current fee schedule

Current Category	Room Size	Category 1	Category 2	8-Hour Equivalent (for Category 1/2 rentals)
Room Size 1	0-600 SF	\$9.50/hr	\$18.75/hr	\$76 / \$150
Room Size 2	601-1,500 SF	\$25/hr	\$50/hr	\$200 / \$400
Room Size 3	1,501-2,800 SF	\$47/hr	\$93.75/hr	\$376 / \$750
Room Size 4	2,801+ SF	\$62.50/hr	\$125/hr	\$500 / \$1,000

- Current fee structure is based upon square footage used.
- Current structure does not fully distinguish a waterfront event venue from standard room rentals.

Benchmarking

Benchmark Range	Examples Observed	PCB Proposed Position
Small/meeting rooms	\$70-\$250 per hour; \$300-\$600 per day in several examples	Rooms B/C: \$275-\$650/day; Room D: \$150-\$450/day
Event spaces	\$500-\$2,000+ per event/day depending on venue and size	Room A: \$625-\$1,000/day; Full Facility: \$1,200-\$2,500/day
Equipment/Staff	Are in addition to rental rates and vary by venue	Equipment is included in rental Staff rates (\$20/hr – 4 hr minimum)

- Compared the proposed fees to regional event facilities in Charlotte, Sarasota, and Lee counties.
- The review considered room count, square footage/capacity, booking windows, rental rates, staffing, additional charges, cleaning or damage fees, deposits, payment timing, and cancellation policies.

Benchmarking

CHECC Space	Non-Profit Full Day	Commercial Full Day
Single Meeting Room	\$205	\$240
Double Meeting Room	\$335	\$390
Hall A/B	\$995-\$1,040	\$1,180-\$1,240
Hall C	\$1,025-\$1,070	\$1,220-\$1,280
Hall ABC	\$2,195-\$2,235	\$2,445-\$2,505

- The Event Center uses a dynamic pricing model with in-season and non-season rates.
- Meeting rooms and support spaces include separate equipment/service/labor charges, and certain rental times/holidays can trigger additional charges.

Proposed fee schedule

Rental Space	SF	Cat 1 Mon-Thu	Cat 1 Fri-Sun	Cat 2 Mon-Thu	Cat 2 Fri-Sun
Room A - Large Event Space	2,342	\$625/day	\$750/day	\$850/day	\$1,000/day
Rooms B/C - Meeting Suites	834 / 816	\$275/day	\$400/day	\$500/day	\$650/day
Room D - Conference Room	336	\$150/day	\$200/day	\$300/day	\$450/day
Full Facility Rooms A/B/C/D	4,328	\$1,200/day	\$1,500/day	\$2,000/day	\$2,500/day
Patio Deck standalone	3,264	\$450/day	\$600/day	\$700/day	\$850/day
Kitchen full catering	807	\$125/day	\$200/day	\$300/day	\$375/day

- Proposed fee schedule is based on room use/day.
- Includes inhouse equipment (tables, chairs, technology, etc)
- Also adds in 'dynamic pricing' to differentiate between weekday and weekend use.
- Fee schedule unanimous support of Parks & Recreation Advisory Board.



Current vs Proposed

Facility Use	Current Schedule Equivalent	Proposed PCB Approach
Room A / Large Event Space	Room 3: \$500 / \$1000 per 8 hours	\$625-\$1,000 per day
B/C Meeting Suites	Room 2: \$200 / \$400 per 8 hours	\$275-\$650 per day
Full Facility	Room 4: \$700 / \$1,400 per 8 hours	\$1,200-\$2,500 per day
Patio Deck	Open space/pavilion categories vary	\$450-\$850 standalone; add-on rate available

- The proposed structure is more specific to how the new facility will be used: meetings, celebrations, full-facility events, patio rentals, kitchen support, and pre-event preparation.
- These proposed fees are in alignment with other venues.

Questions



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