

Cultural Center



Presentation Agenda

- Objectives
- Historical data
- Pre-hurricane building condition
- Post-hurricane building condition
- Recommendations for existing structures
- Discussion and direction
- Public input overview
- Public input presentation
- Recommendations for next phase
- Discussion and direction

Objectives

Established key factors to the current critical path, milestones and goals.

- Building
 - Pre-Storm condition.
 - Post- Storm condition.

- Program
 - Established community value.
 - Defined stakeholder engagement.
 - Results driven decision making.



Historical Data

- Originally constructed in 1968 (Theater, library, 11 classrooms).
- Over the decades the facility saw 13 additions with the last in 2002 (Conference Center).
- A 40-year lease adopted by the county in 2000 defined county ownership of the exterior while internal and operational ownership with the operating organization.
- The facility was closed and returned to the County in December 2021.
- The Port Charlotte Library remained open; the Theater was short term leased.
- Several evaluations took place to determine building and system conditions.
- Hurricane Ian caused severe damage to many building components.
- Facilities Management working through the County insurance process obtained several more evaluations to further determine building condition.

Pre-Hurricane Building Condition

Various evaluations performed to determine the effort to bring the facility within compliance of efficiency, safety and health guidelines.

- Asbestos Remediation – Estimated \$152,525 (4/2022)
- Indoor Air Quality Remediation – Estimated \$324,500 (4/2022)
- HVAC Equipment – Estimated \$5,233,500
- Interior required full rehab to meet the standard quality of service
- Total cost to rehabilitate exceeds \$30M (93K SQFT @ \$350 per)

Post-Hurricane Building Condition

Hurricane Ian was a category 4 hurricane that produced sustained winds in excess of 155 MPH and lasted for more than 10 hours.

Initial inspections identified visible damages in all areas of the building from major to minor varying degrees. The building has 5 key components.

- Theater
- Learning Center
- Library
- Senior Center
- Conference Center

Theater & Learning Center



Sustained major damage later to be defined as catastrophic.

“The CSA Consultant team found catastrophic damage to building materials, furniture and finish products throughout this building section. Standing water, strong odors and saturated ceiling tiles on the floor were noted throughout all rooms and areas. The CSA Consultant team also noted several breaks in the building envelope’s ceilings and walls throughout the entire building. Building air conditioning was inoperative.”

Theater & Learning Center



Port Charlotte Library



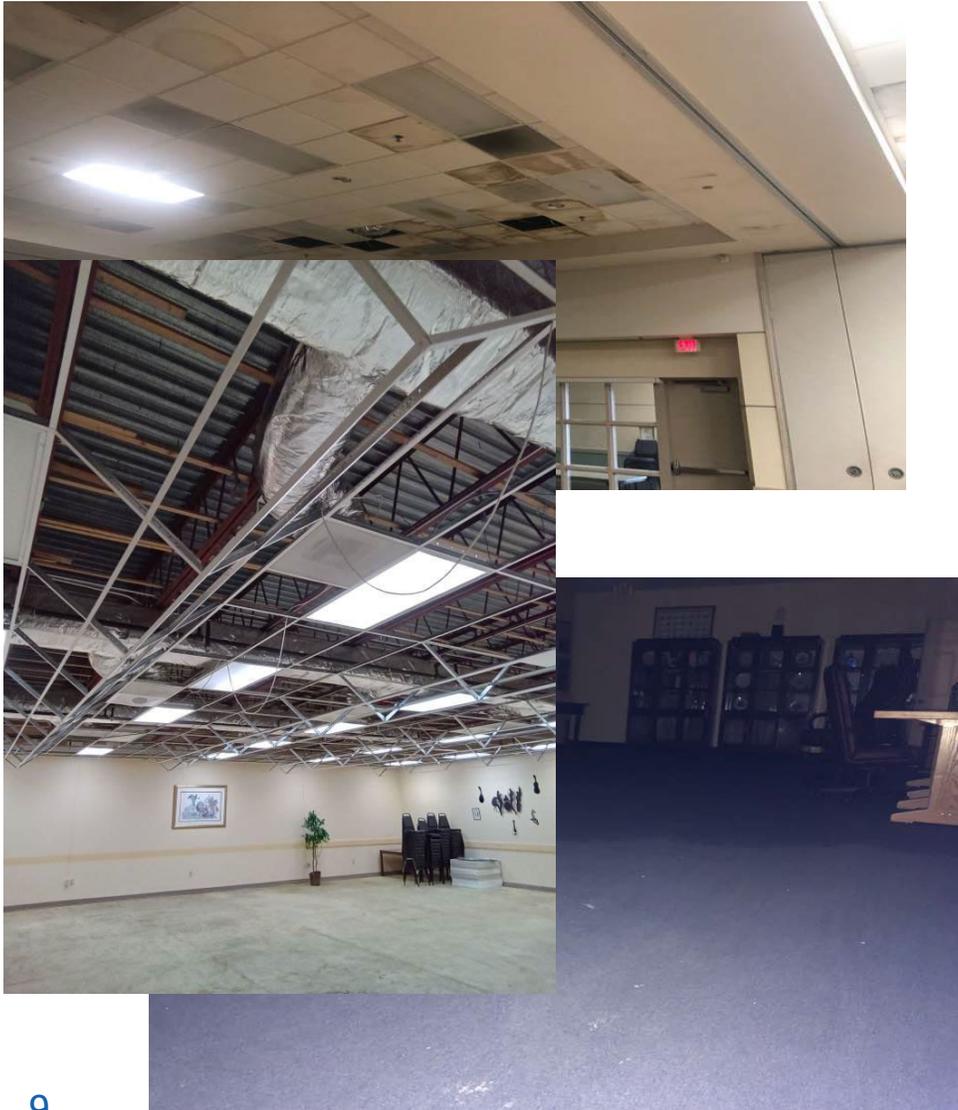
The library was the single component of the campus that was fully maintained and operated by the county. Air quality monitoring was performed, and system improvements installed to the HVAC system post hurricane. Regular inspections and air quality samples continue to take place. The Library is open and operational.

“The CSA Consultant team noted discoloration on ceiling tiles located on both the upper and lower floors. No odors nor standing water were noted. This building was occupied at the time of the inspection with air conditioning operating throughout this building.”

Conference Center

Sustained major damage to the building envelope resulting in significant water intrusion. This area was soon after utilized as a stand-up site for mobile triage and disaster recovery center.

“The CSA Consultant team noted discoloration on ceiling tiles, walls, floors, and furniture throughout this building section. Odors were noted in the Northeast section of this building. Standing water and water in collection devices was noted throughout this section. Approximately 90% of the ceiling tiles and subsequent insulation was removed prior to this inspection. The CSA Consultant team also noted several breaks in the building envelope’s ceilings and walls throughout the entire building. Building air conditioning was inoperative at the time of the inspection.”



Insurance Payments Cultural Center

Asset	Building Value	Mitigation	ACV Paid	Total PMTS
PC Library	\$2,154,591	\$19,832	0	\$19,832
Conference Ctr	\$3,024,000	\$486,802	\$283,129	\$769,931
Theatre Building	\$1,473,228	\$32,993	\$652,682	\$685,675
Senior Lounge	\$5,482,350	\$584,771	\$748,412	\$1,333,182
Learning Center	\$2,920,968	\$8,701	\$523,732	\$532,434
Parking Lights	\$45,360		\$6,159	\$6,159
Add'l Lights	\$51,300		\$8,395	\$8,395
	\$15,151,797	\$1,133,099	\$2,222,509	\$3,355,608

Consultant Recommendation

CSA Recommendation

“Based on the anticipated amount of additional work required to establish the full extent of mold contamination and all necessary measures for proper antimicrobial treatment and remediation of remaining building elements; and further considering the significant amount of structural design changes to the Senior and Conference Center / Learning Center / Theater building sections needed to meet current Federal, State and Local Codes and Ordinances; and finally, the associated duration and cost of building programming, design, permitting, and construction; it would be more efficient and lower risk for the County to proceed with full facility demolition, removal and disposal of hazardous construction debris, and new construction of the functional building areas of the Senior and Conference Center / Learning Center / Theater building sections.”

Facilities Recommendation

Facilities Management

With exception of the Library the interior of the structure was neglected for decades. Prior to Hurricane Ian the facility required significant repair and upgrades to meet the levels of service Charlotte County provides. It was also a health hazard due to the lack of maintenance and routine cleaning guidelines for a commercial operation. Although the condition was poor it was not a total loss and work was in progress to determine all components required to move forward. That all changed after the Hurricane.

Post Hurricane Ian much of the facility required extensive evaluations to determine levels of damages vs pre-existing conditions. Considering these factors, we share the consultant's recommendation that the entire structure be demolished.

Discussion and Direction

Cultural Center of Charlotte County

Board Presentation

January 2024

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RWA
ENGINEERING

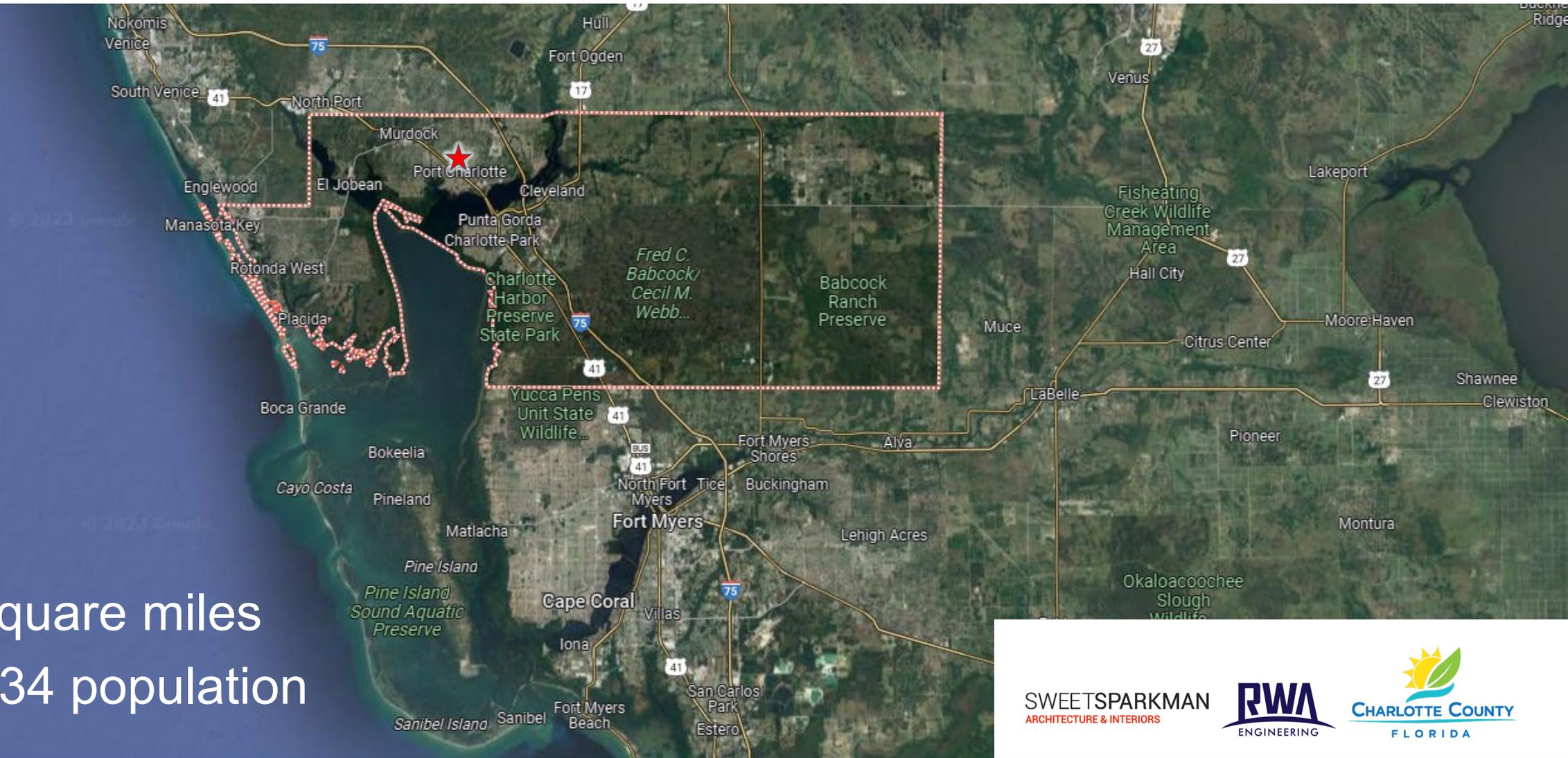
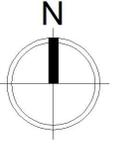

CHARLOTTE COUNTY
FLORIDA

Purpose

- Site Feasibility
- Gather community input
- Determine community needs (current and future)

Project Overview

Charlotte County Boundary



- 860 square miles
- 201,834 population

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RWA
ENGINEERING

CHARLOTTE COUNTY
FLORIDA

Mission of the Cultural Center

The mission of the Cultural Center was to enhance the educational, recreational, physical and mental well-being of the citizens of Charlotte County and beyond ...

Background

- Cultural Center opened its doors in 1960s
- Hub of community activities and cultural events
- Mostly closed
- Library remains open
- Hurricane impacts



What is a cultural center?

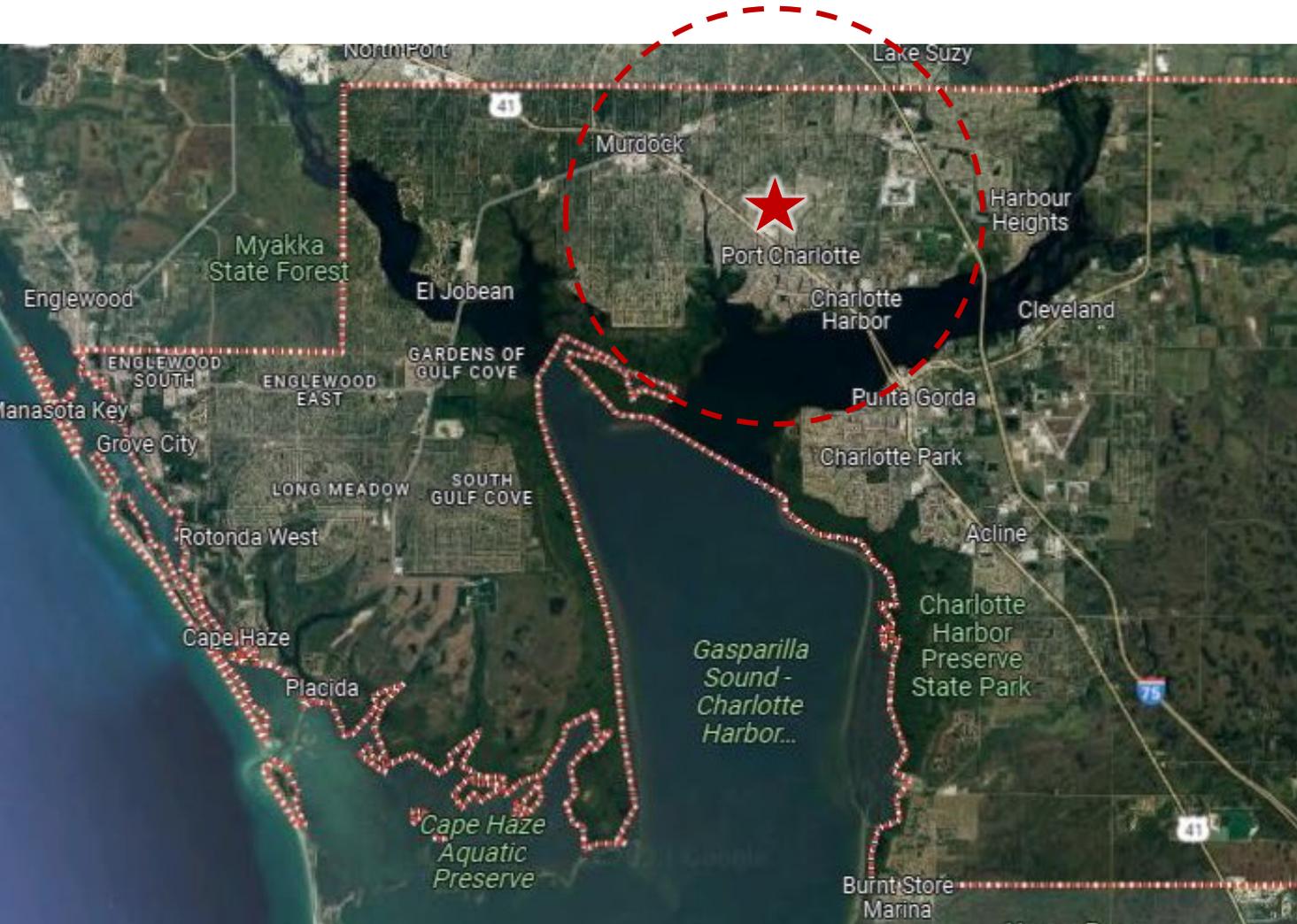
Cultural centers are an organization, building or complex that promotes culture and arts.

Cultural centers enrich our society by promoting the arts, history, religion, and heritage of diverse cultures.

Cultural centers teach the community about a culture through events, festivals, and workshops.

Site Assessment

Site Location & Data

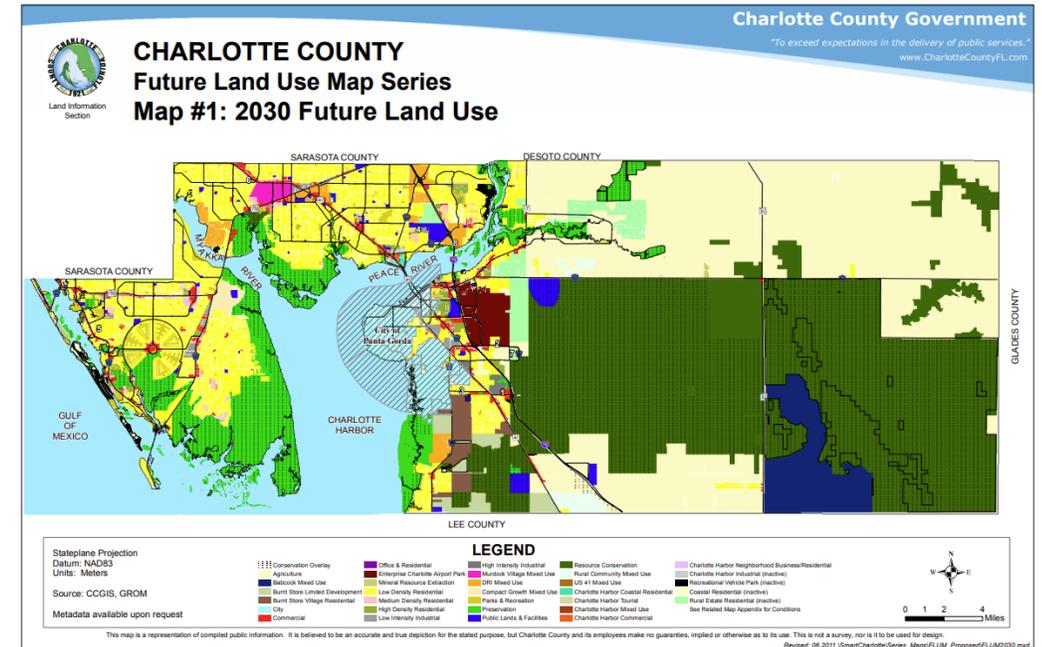
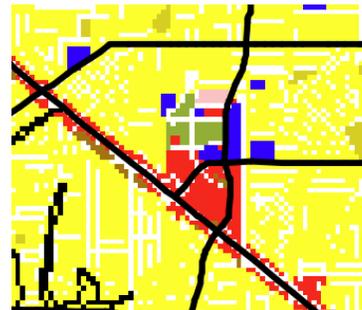


- Site Address: 2280 Aaron Street, Pt Charlotte, FL 33952
- Site Acreage: 8.03 acres
- Existing Building Square Footage: 96,000 square feet
- Current Land Use: Cultural Center
- Future Land Use: Commercial, Public Lands & Facilities
- Current Zoning: Office, Medical, Institutional (OMI)



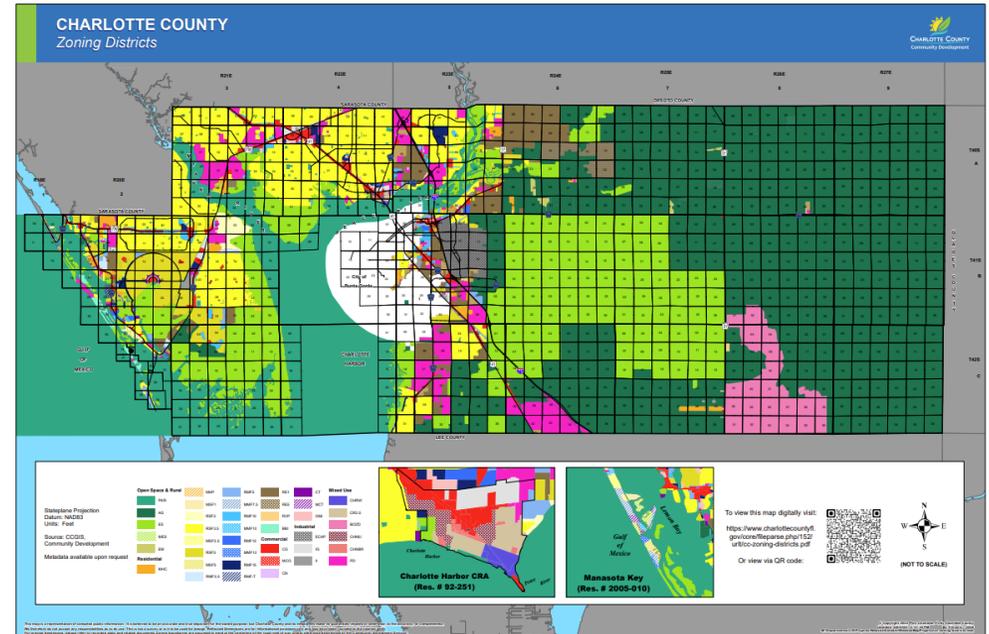
Future Land Use

- Cultural Center use is consistent with the future land use, goals, objectives and policies of the Charlotte County Comprehensive Plan.
- *FLU Goal 4: PLANNING CONCEPT PLAN IMPLEMENTATION - NEIGHBORHOOD PROTECTION AND ENHANCEMENT*
 - Protect and enhance residential neighborhoods.
 - Ensure adequate services and facilities to serve new and existing development.
 - Adjacent FLU:
 - North – Medium Density Residential
 - South – High Density Residential
 - East – Commercial
 - West – High Density Residential



Zoning

- The purpose and intent of the OMI district is to allow professional and business offices, as well as institutional and cultural activities. Although this district may allow both residential and nonresidential uses, it is not a mixed-use district, and it is the further intent of the OMI district that individual lots be developed with a single use.
- Adjacent Zoning:
 - North – RMF10
 - South – RMF15
 - East – CG
 - West – RMF15



Permitted Uses Sec.3-9-39(b)

1. Art, dance, music, photo studio or gallery.
2. Assisted living facility or day care center, adult, six (6) or less. (See [section 3-9-62](#), assisted living facility.)
3. Bank, financial services.
4. Business services.
5. Day care center, child.
6. Drug store, pharmacy.
7. Elementary, middle, or high school.
8. Emergency services.
9. General offices.
10. Government uses and facilities.
11. Homeless shelter.
12. Hospital.
13. Medical or dental office, clinic.
14. Minor home occupation. (See [section 3-9-74](#), home occupations.)
15. Model home. (See [section 3-9-78](#), model homes.)
16. Nursing home.
17. Pain management clinic. (See [section 3-9-80](#), pain management clinics.)
18. Park, public or not-for-profit.
19. Personal services.
20. Place of worship. (See [section 3-9-82](#), places of worship.)
21. Professional services.
22. Sanitariums.
23. Telecommunications facility, fifty (50) feet or less in height. (See [section 3-9-68](#), communication towers.)
24. Telecommunications facility, greater than fifty (50) feet in height. (See [section 3-9-68](#), communication towers.)
25. University or college.
26. Vocational, trade, or business school.

Conditional Uses Sec.3-9-39(d)

1. Animal hospital, boarding facility.
2. Assisted living facility or day care center, adult, seven (7) or more.
(See [section 3-9-62](#), assisted living facility.)
3. Detox center and substance abuse center.
4. Duplex or triplex
5. Laboratories, class 1, 2, 3.
6. Manufactured home (DCA), minimum requirement is one hundred fifty (150) miles per hour exposure C.
7. Multifamily.
8. Private off-site parking.
9. Single-family attached or detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
10. Transitional/halfway housing.

Special Exception Sec.3-9-39(f)

Certain uses may be permitted by Special exceptions including:

1. All conditional uses and structures that cannot meet all conditions set forth in the County Code.
2. Essential services. (See [section 3-9-71](#), essential services.)
3. Heliport, helistop.
4. Major home occupation. (See [section 3-9-74](#), home occupation.)
5. Paid or public parking lot, garage, structure.
6. Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

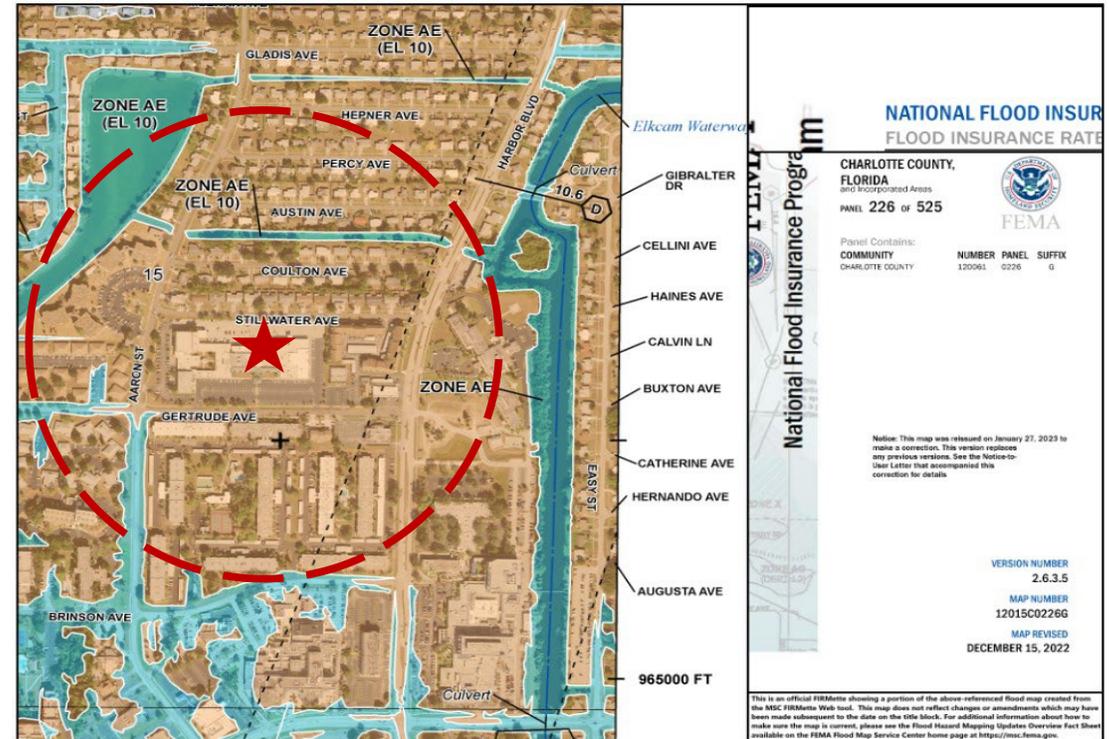
OMI Development Standards Sec.3-9-39(g)

Lot (min.)	
Area (sq. ft.)	7,500
Width (ft.)	80
*Setbacks (min. ft.)	
Front	10
Side (interior) for multifamily or nonresidential development	Half the building height, but not less than 7.5
Side (interior) for single-family development	7.5
Side (street)	10
Rear (interior)	10
Rear (street)	10
Abutting water	20
Bulk (max.)	
Lot coverage of all buildings	40%
Height (ft., nonresidential uses, residential uses with special exception)	60
Height (ft., residential uses)	38
Density (units/acre)	10

- If an OMI district abuts a residential district, no structure other than screening required pursuant to article XXII, [chapter 3-5](#), of the County Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.
- Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, [chapter 3-5](#), of the County Code, as the same may be amended.
- Signs shall be in accordance with [section 3-9-85](#) of the County Code.
- Off-street parking shall be in accordance with [section 3-9-79](#) of the County Code.

Stormwater Requirements

- The existing Cultural Center site does not contain on-site stormwater management meeting current standards.
- An Environmental Resource Permit (ERP) or an exemption will be required by the Southwest Florida Water Management District (SWFWMD).
 - Stormwater quality requirement: 1/2" runoff or 1" of rainfall.
 - Attenuation requirement: 25-yr/24-hour Storm.
- A Charlotte County Stormwater Permit (SWP) will be required.
- Site is currently not located within FDEP's impaired watersheds. Therefore, impaired water quality criteria do not apply at this time, only presumptive water quality will apply.
- The site is located in Flood Zone X (NAVD 88) outside the regulatory floodplain per FEMA FIRM Panel 12015C 0226G. Therefore, there will be no impacts to the regulatory floodplain. Finished Floor Elevation 1 ft above 100-year flood elevation.



Stormwater Design Examples



1. Wet Detention
2. Dry Retention
3. Tree Wells
4. Stormwater vaults
5. Rain Gardens
6. Pervious Pavement
7. Green Roofs



Off-Street Parking

Use	Minimum Off-Street Parking Requirement	
1	Art gallery and Museum	1 space/250 square feet of floor area
7	Child Care Center, Preschool/Nursery School	2 spaces/employee (1)
8	College, University, Trade, Vocational Schools	1 space/employee plus 1 space/2 students
10	Essential and Emergency Service Facilities	1 space/employee (1)
14	Health Clubs and Indoor Recreational Facilities (6)	1 space/150 square feet of floor area
16	Indoor or Outdoor Market (7)	1 space/100 square feet of display area
20	Medical and Dental Offices	1 space/150 square feet of floor area
25	Multifamily Dwelling	1.5 spaces/unit
27	Park	1 space per acre up to the first ten acres and 1 space for each additional 10 acres plus parking required for other recreational uses

Use	Minimum Off-Street Parking Requirement	
27a.	Ball Fields	10 spaces/field
27b.	BMX Track, Playground, Skate Park	1 space/2,000 sq. ft. of park/track area
27c.	Swimming Pool	1 space/250 sq. ft. of pool area
27d.	Tennis, Handball, Racquetball and other Ball Courts	2 spaces/court, plus required parking for any additional uses on-site
32	Restaurants, Bars, Cocktail Lounges and Nightclubs	1 space/100 square feet of floor area
37	Take-out Restaurants	1 space/200 square feet of floor area
38	Theaters, Auditoriums, and Places of Assembly, Private Clubs and Lodges (5)	1 space/3 seats in the principal area of assembly, plus 1 space/employee (1)

Existing parking count – 475 spaces total
 ADA spaces – 22 spaces

ADA Accessible Parking

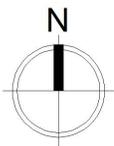
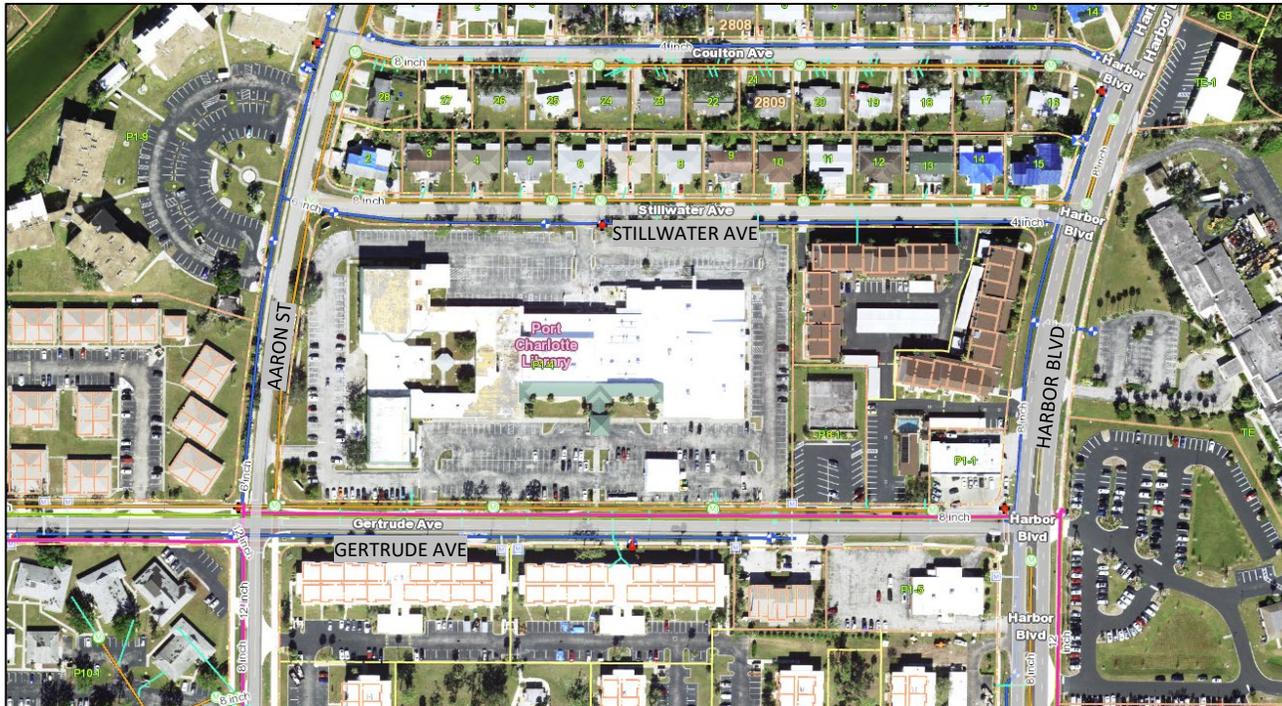
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

2020 Florida Building Code, Accessibility. 7th Edition, Chapter 2, Section 208.2 Minimum Number, ADA parking required

Existing parking count – 475 spaces total

ADA spaces – 22 spaces

Existing Utilities (CCU) - Water



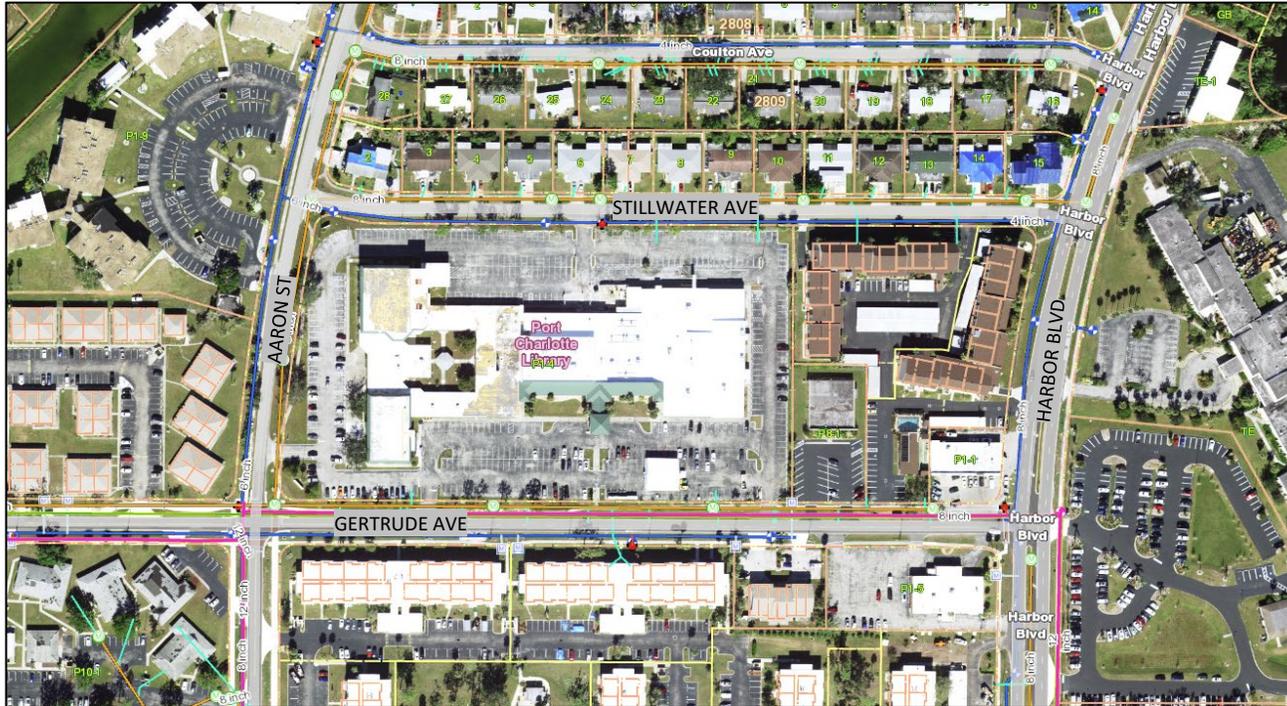
Potable Water

- 4-inch and 6-inch water mains on south side of Stillwater Ave.
- 8-inch water main on Harbor Boulevard.
- 6-inch water main south side of Gertrude Avenue.
- 6-inch water main on the west side of Aaron Street.
- Fire hydrants located on Stillwater and Gertrude Avenue. The water main on Stillwater Avenue provides fire protection to the existing Cultural Center.

Reclaim Irrigation

8-inch PVC reclaimed water distribution main located on the north side of Gertrude Avenue and connects to the 12-inch PVC reclaim main located on the east side of Harbor Boulevard and to the 8-inch PVC reclaim water main on the west side of Aaron Street.

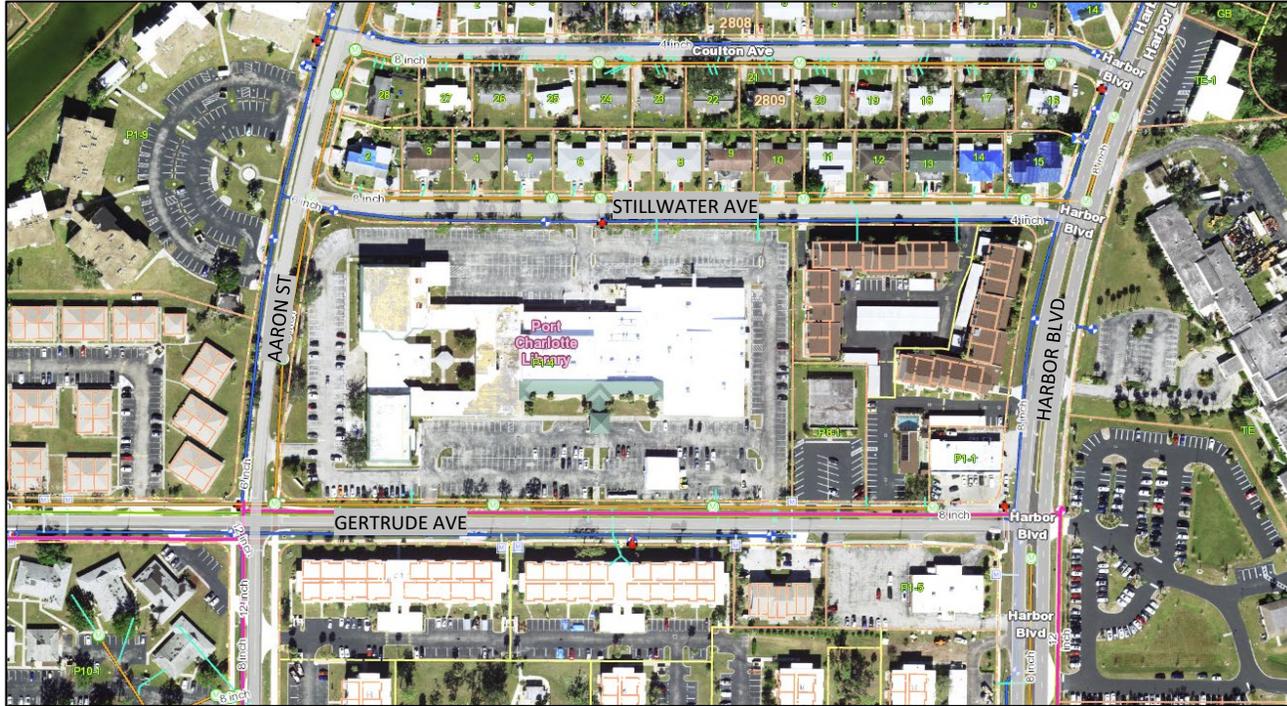
Existing Utilities (CCU) - Wastewater



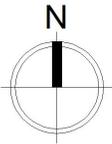
Sanitary Sewer/Force Main

- 8-inch PVC sanitary sewer gravity main located on the north side of Stillwater Avenue with two service laterals to the project site.
- 8-inch PVC lined clay pipe sanitary sewer gravity main located on the north side of Gertrude Avenue with two service laterals to the project site.
- 8-inch PVC lined clay pipe sanitary sewer gravity main located on the east side of Aaron Street. The gravity line flows north to south where it intersects Gertrude Avenue and flows west on Gertrude Avenue.
- 8-inch AC force main located on the north side of Gertrude Avenue.

Existing Utilities – FPL Electrical/Communications



- Power available from Florida Power & Light (FPL). Existing transformer located on the north side of the building.
- Overhead electrical utilities located along the south side of Gertrude Avenue.
- Communications services available from CenturyLink and Xfinity (Comcast).



Development Approval Process

Charlotte County:

- Community Development – PSP/FSP
- Stormwater
- Utilities
- Waste Management
- Building Department – Demolition/Tree Removal, Building Permits



Southwest Florida Water Management District (SWFWMD)

- Environmental Resource Permit



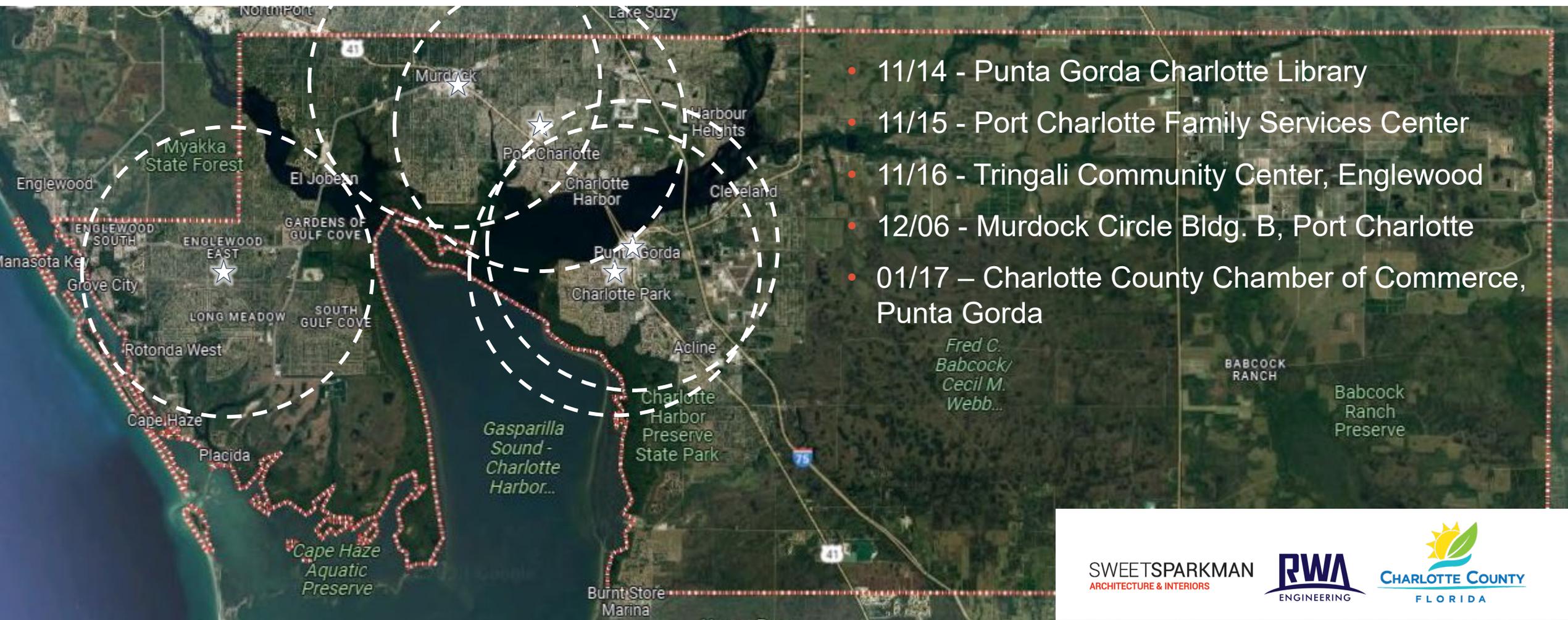
Florida Department of Environmental Protection (FDEP)

- Potable Water
- Sanitary Sewer



Community Engagement

Community Meetings



- 11/14 - Punta Gorda Charlotte Library
- 11/15 - Port Charlotte Family Services Center
- 11/16 - Tringali Community Center, Englewood
- 12/06 - Murdock Circle Bldg. B, Port Charlotte
- 01/17 – Charlotte County Chamber of Commerce, Punta Gorda

*Fred C.
Babcock/
Cecil M.
Webb...*

BABCOCK
RANCH

Babcock
Ranch
Preserve

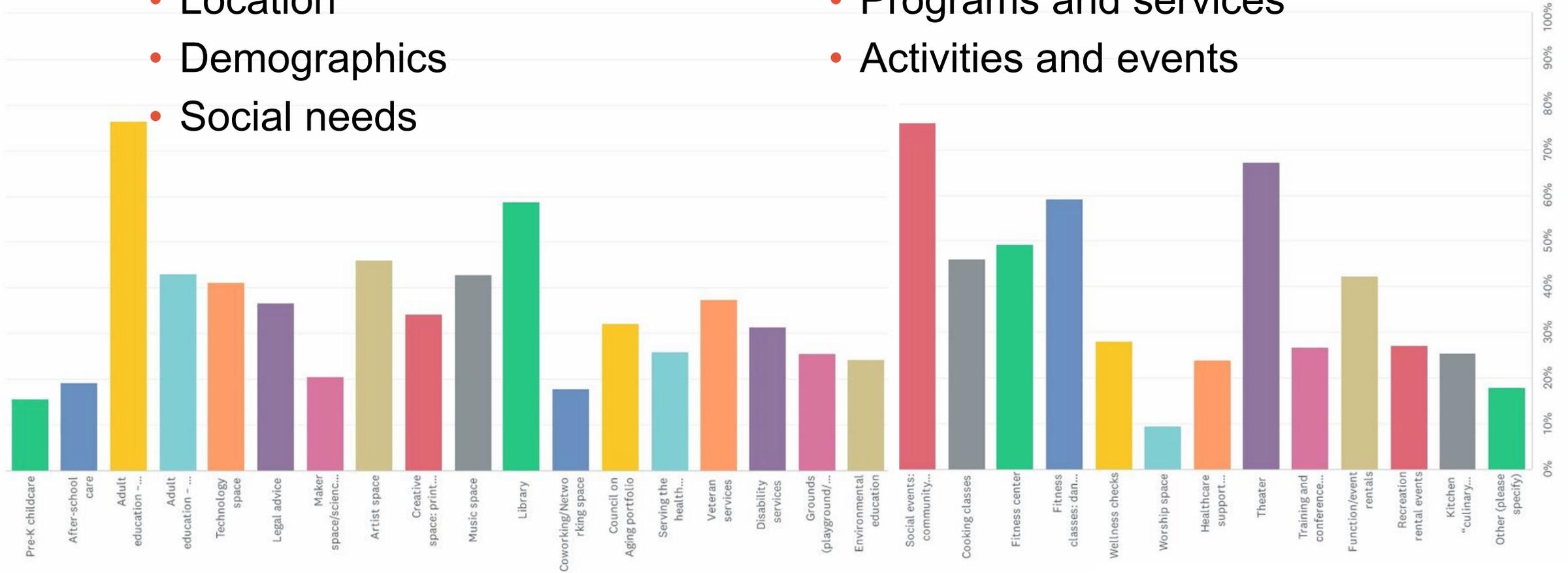
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FLORIDA

Online Survey – Proposed Activities Responses

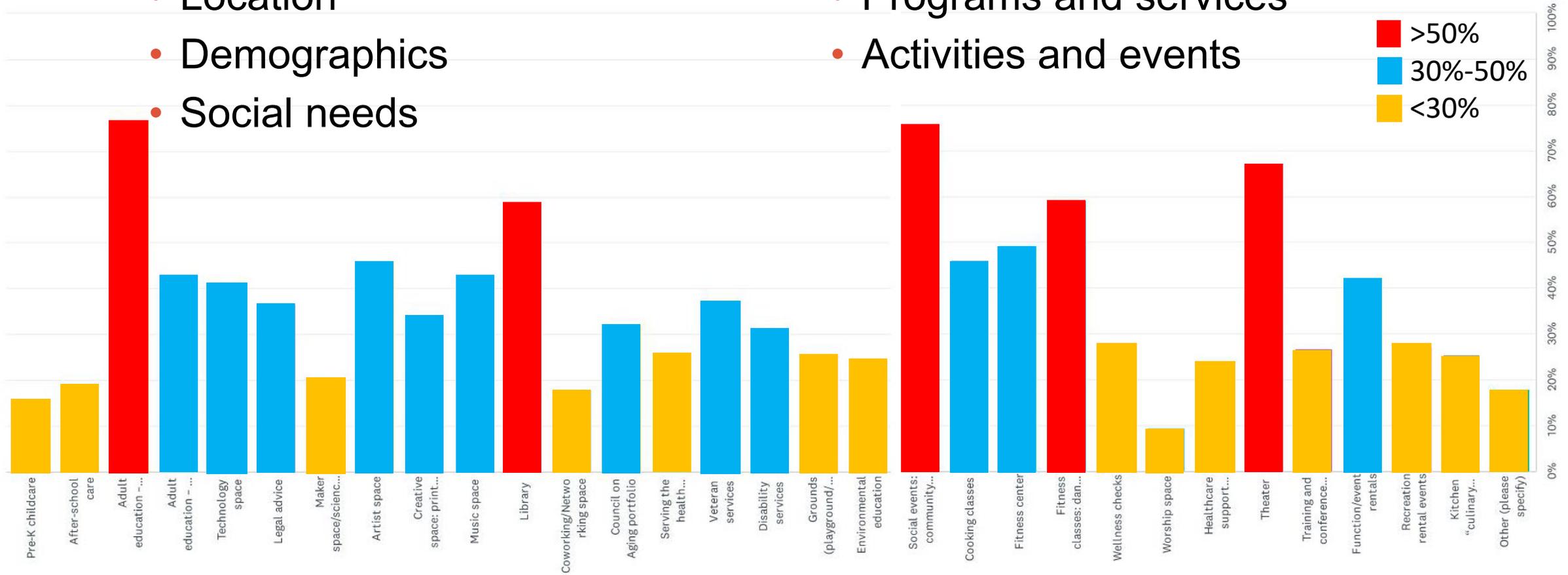
- Location
- Demographics
- Social needs
- Programs and services
- Activities and events



Online Survey – Responses by Percentage

- Location
- Demographics
- Social needs

- Programs and services
- Activities and events



Survey Feedback

...really miss you being open 

 *...Small little social groups were formed here. **People were welcomed. People were encouraged to try new things. It was a "comfortable" place to visit.** I will personally support reopening this center in any way I can*

Survey Feedback



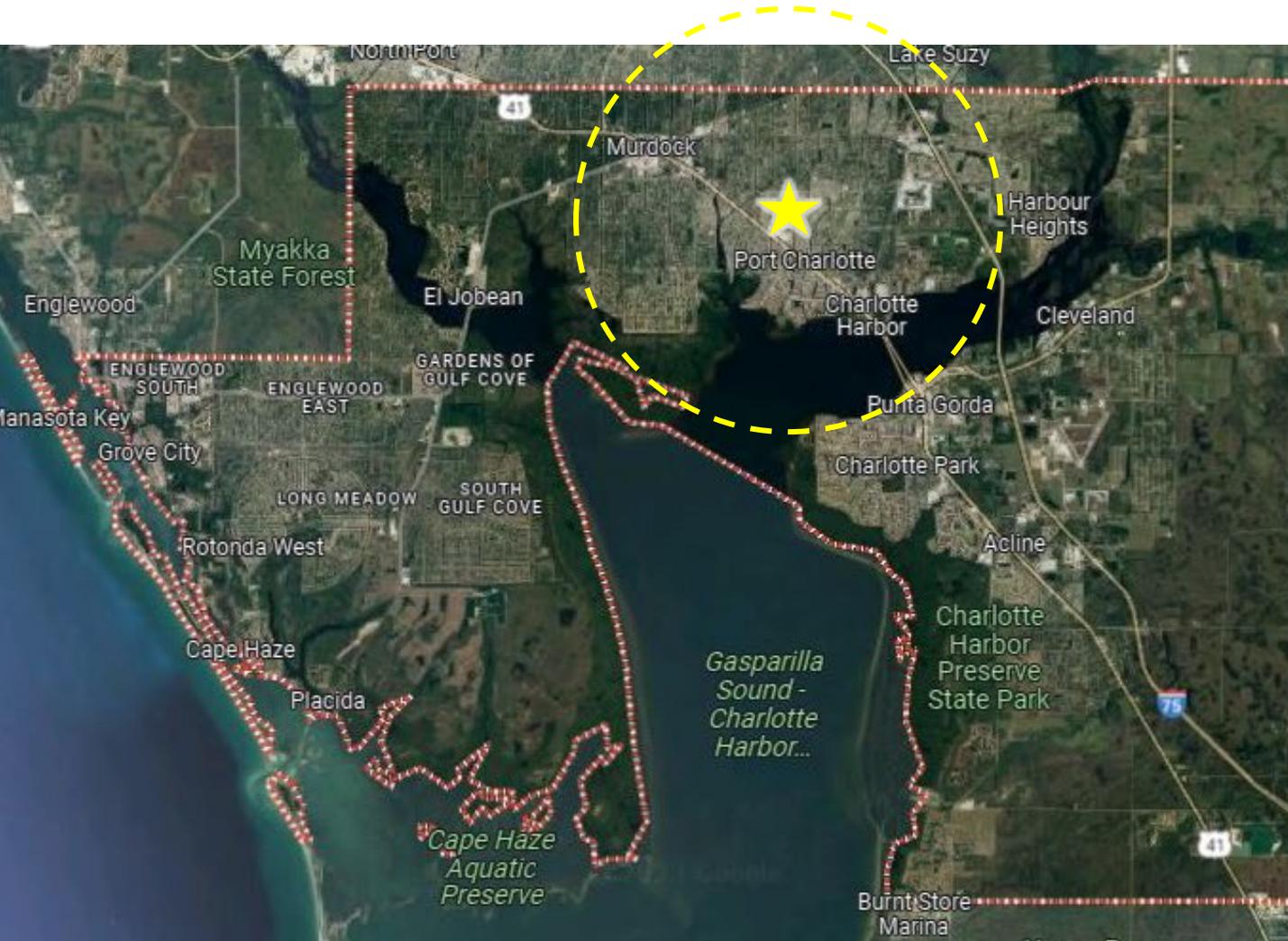
*... I took my children here, my mother, my grandchildren. **This is a place to make community.***

*The Center provided so many resources for seniors and is sorely missed. ...**created an intersection between both age and socioeconomic groups in Port Charlotte that contributed to a genuine sense of community.** It also exposed people with resources to those more on the margins*



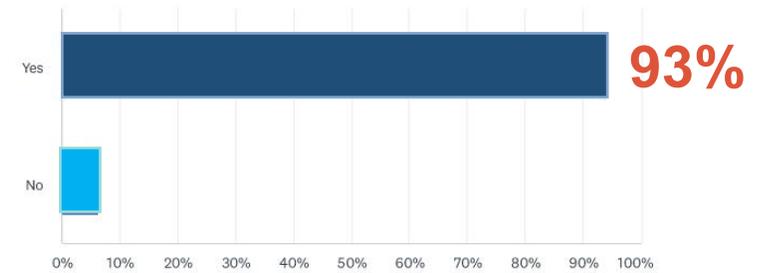
Online Survey Responses

2,982 responses total



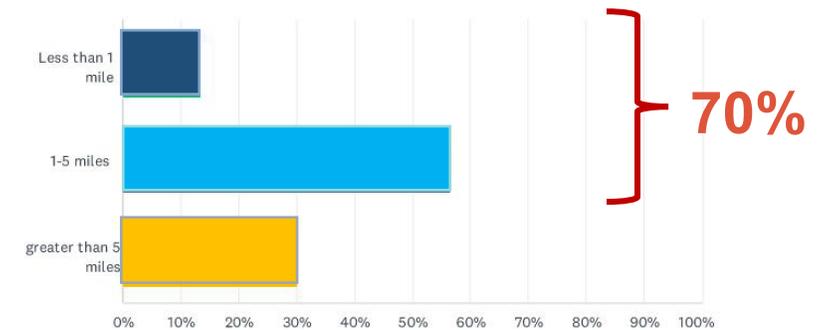
Q1 Do you think the location of a new Charlotte County Cultural Center should remain at 2280 Aaron Street in Port Charlotte?

Answered: 2,112 Skipped: 52



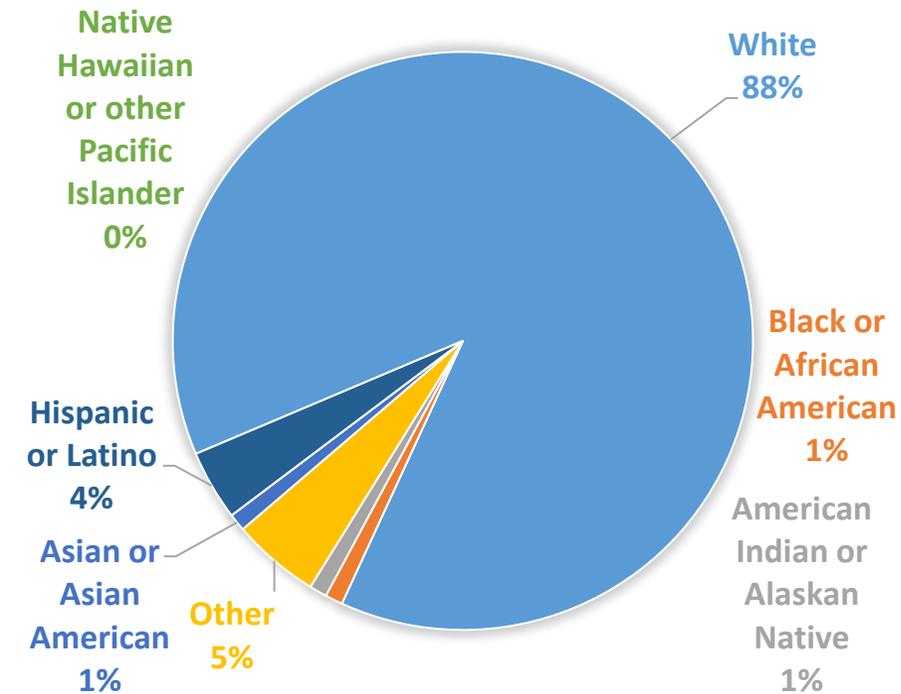
Q9 How close do you live to the existing Charlotte County Cultural Center at 2280 Aaron Street Port Charlotte?

Answered: 2,326 Skipped: 32

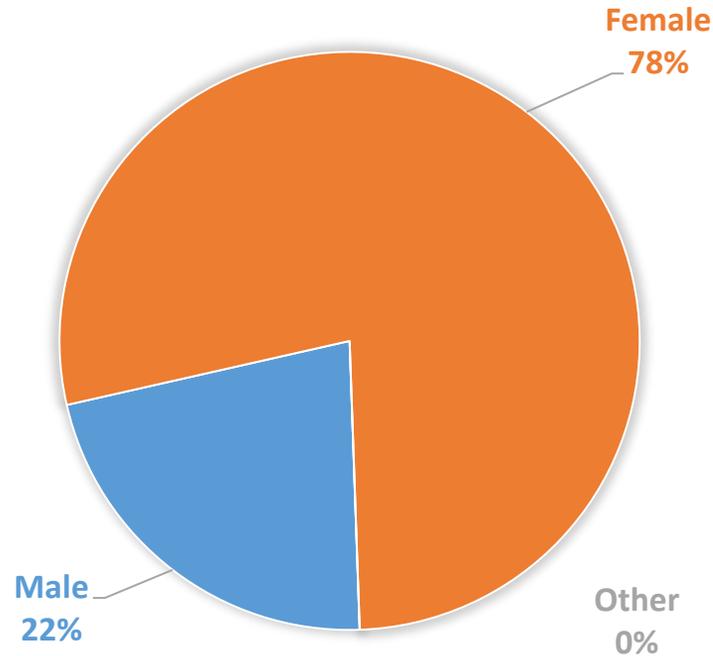


Survey Demographics

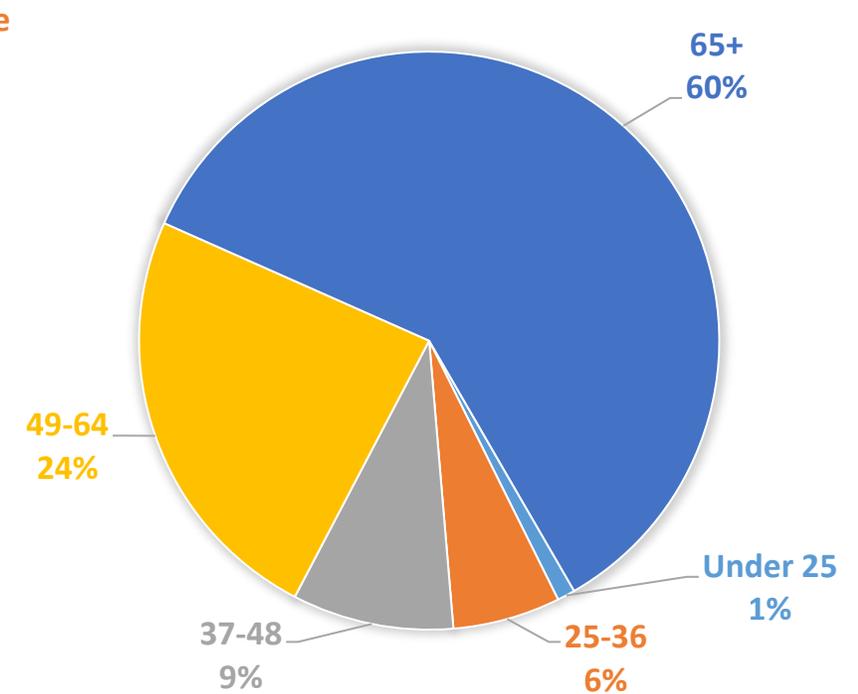
ETHNICITY



GENDER

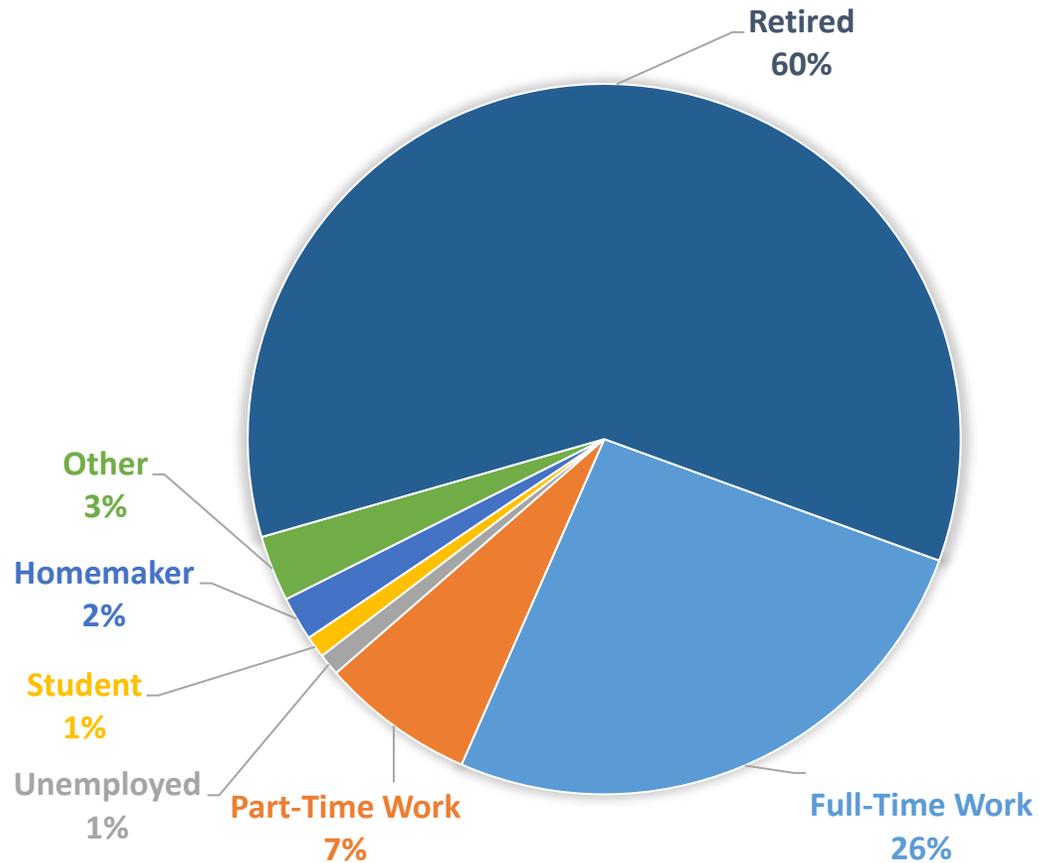


AGE RANGE

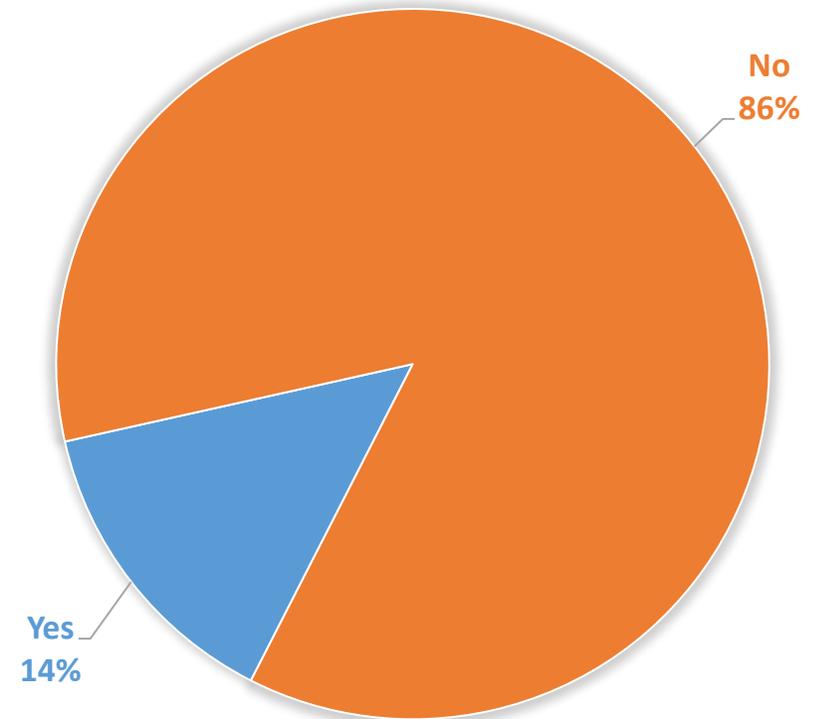


Household Information

EMPLOYMENT STATUS

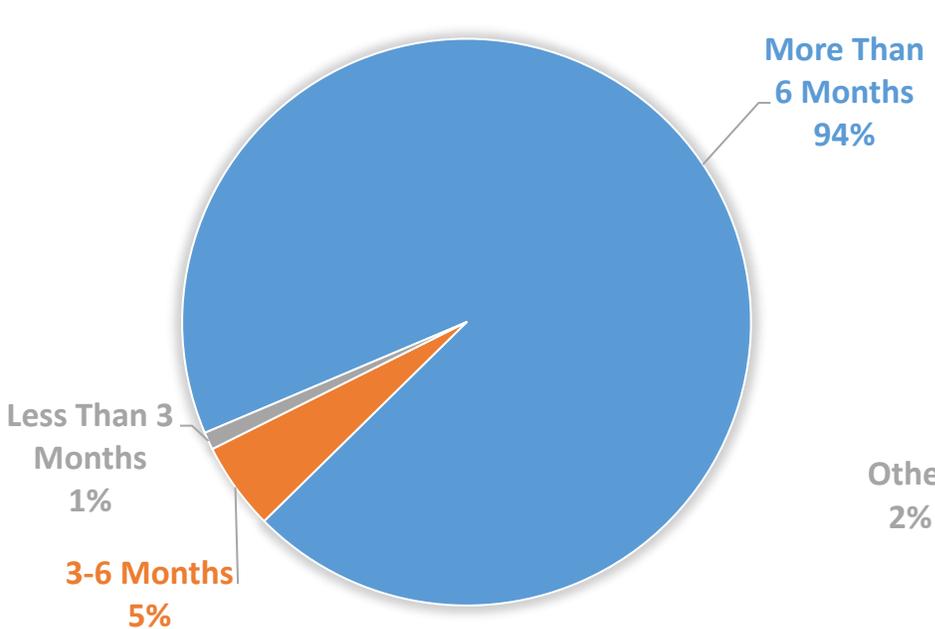


VETERAN OR ACTIVE-DUTY MILITARY

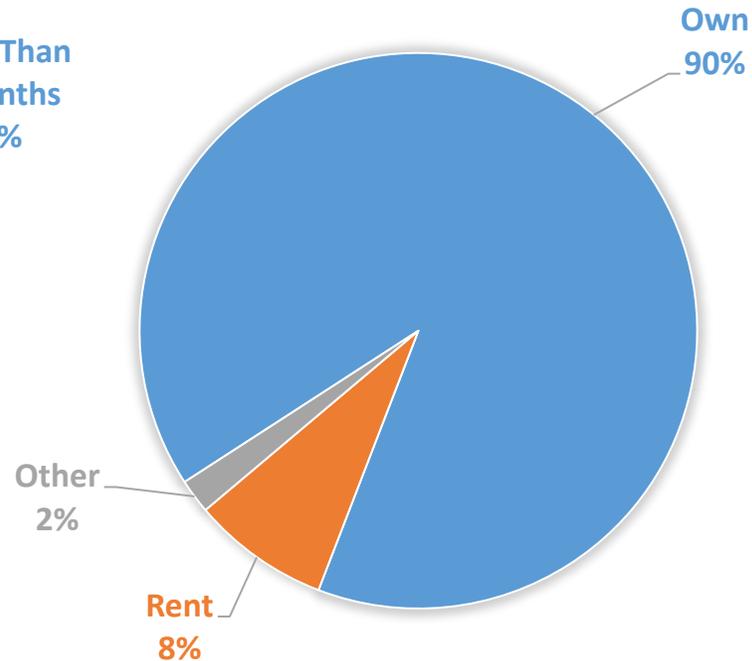


Household Information

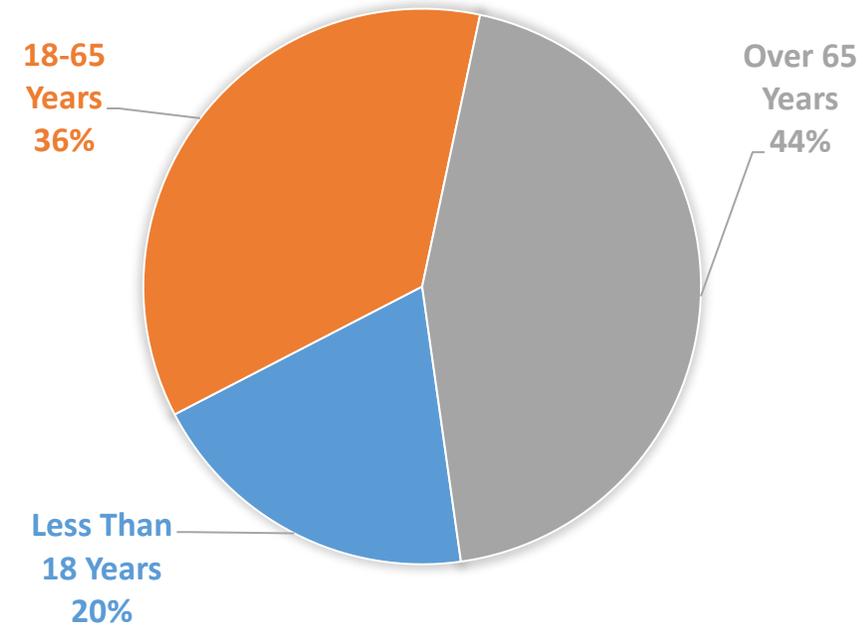
MONTHS IN THE YEAR SPENT IN CHARLOTTE COUNTY



CURRENT HOUSEHOLD SITUATION

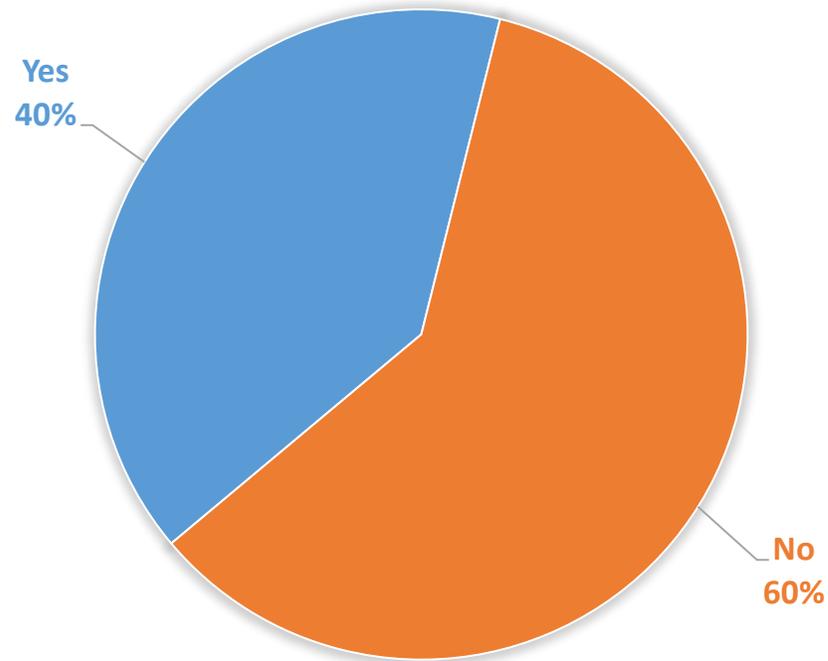


INDIVIDUALS IN THE HOUSEHOLD WITHIN THE LISTED AGE RANGES

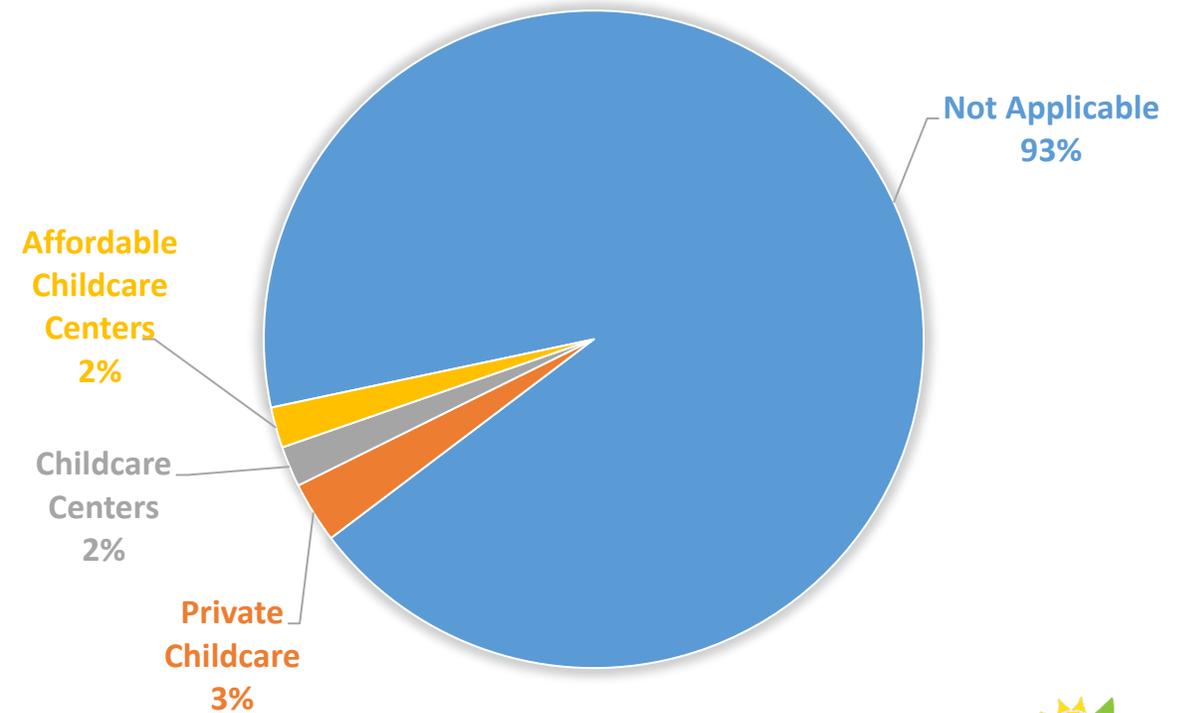


Social Needs

ACCESS TO SUFFICIENT AND RELIABLE ELDERCARE

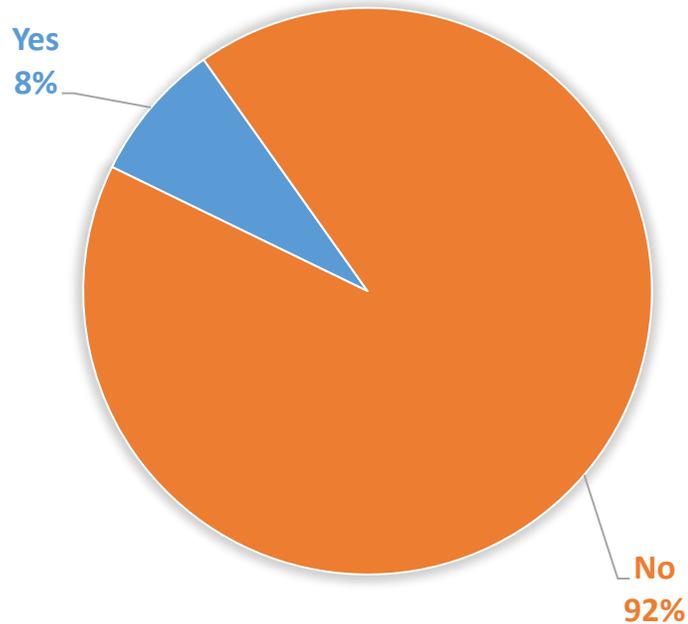


ACCESS TO SUFFICIENT AND RELIABLE CHILDCARE, USING THE FOLLOWING

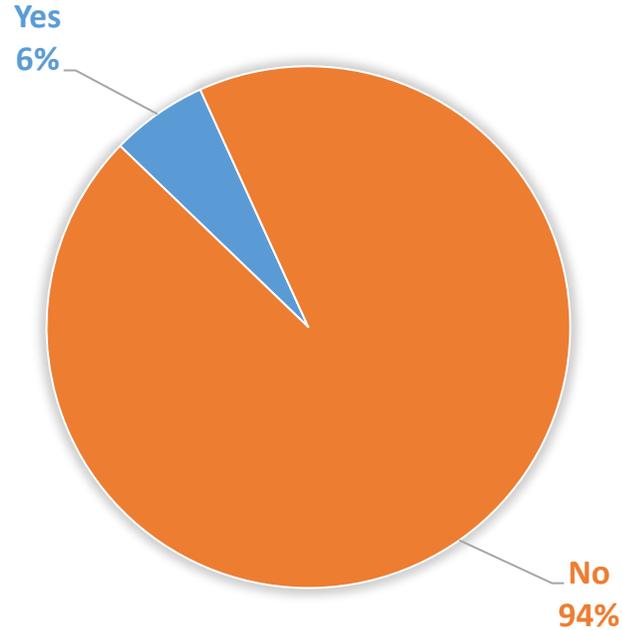


Social Needs

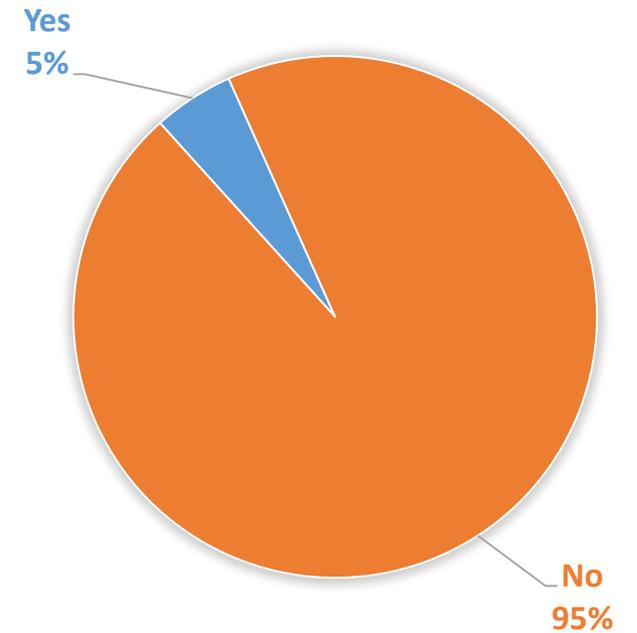
HAD A PROBLEM WITH GETTING ENOUGH FOOD IN THE PAST 12 MONTHS



HAD UTILITIES DISCONNECTED OR THREAT OF DISCONNECTION IN THE PAST 12 MONTHS

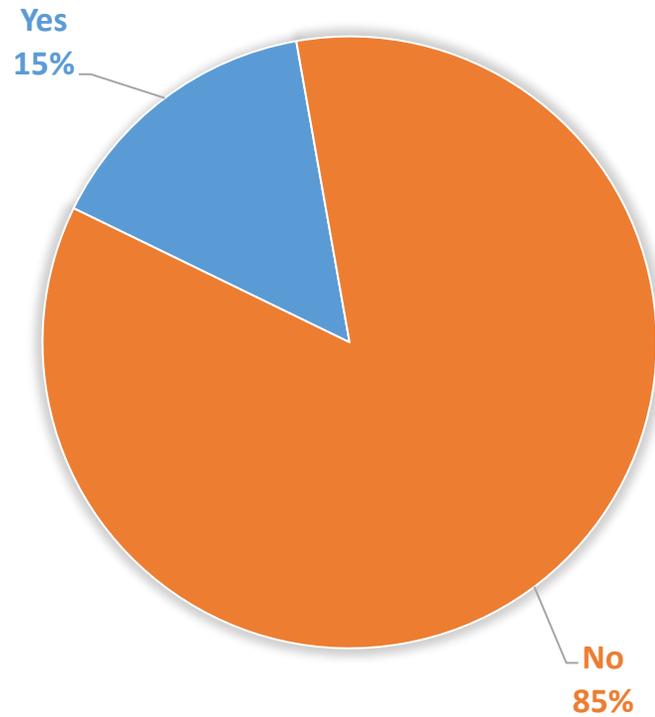


EXPERIENCED OR ON THE VERGE OF EXPERIENCING HOMELESSNESS IN THE PAST 12 MONTHS

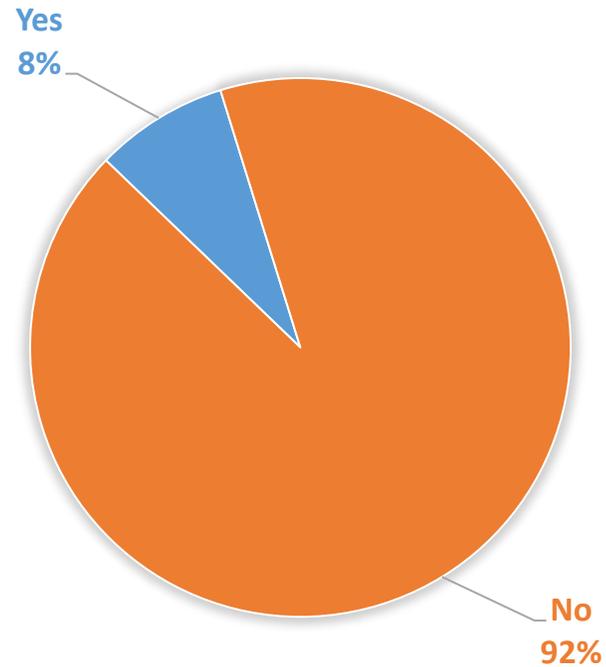


Social Needs

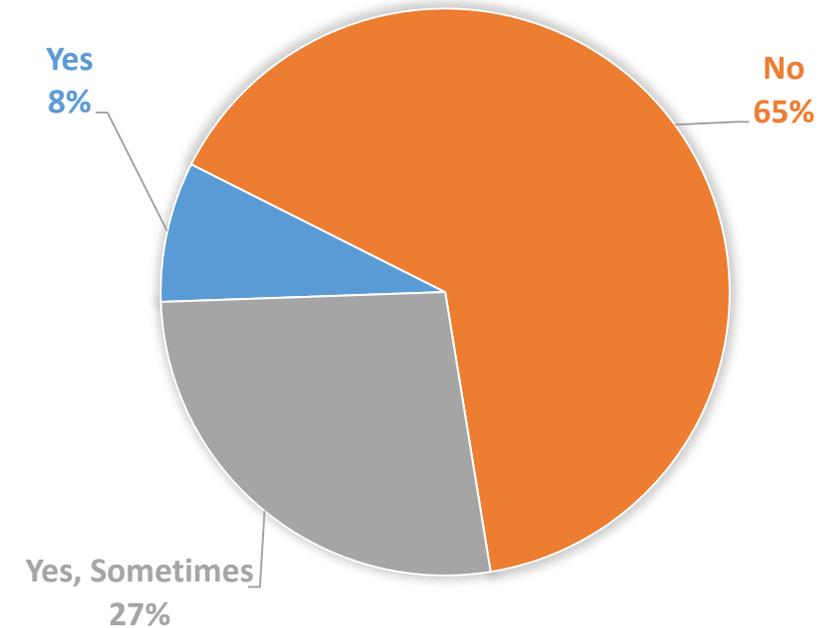
DIFFICULTY ACCESSING SOCIAL SERVICES



DIFFICULTY GETTING TRANSPORTATION TO AN APPOINTMENT OR EVENT IN THE PAST 12 MONTHS

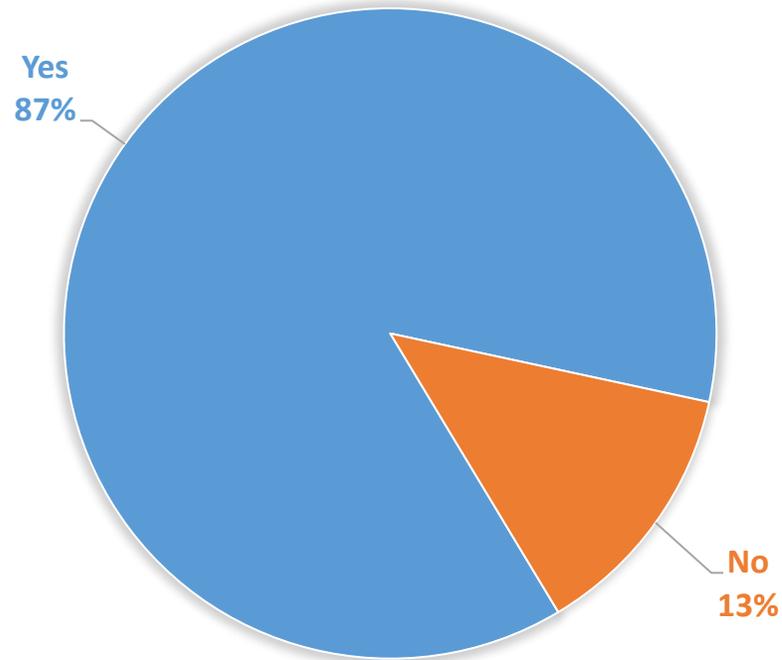


FELT SOCIALLY ISOLATED FROM OTHERS IN THE PAST 12 MONTHS

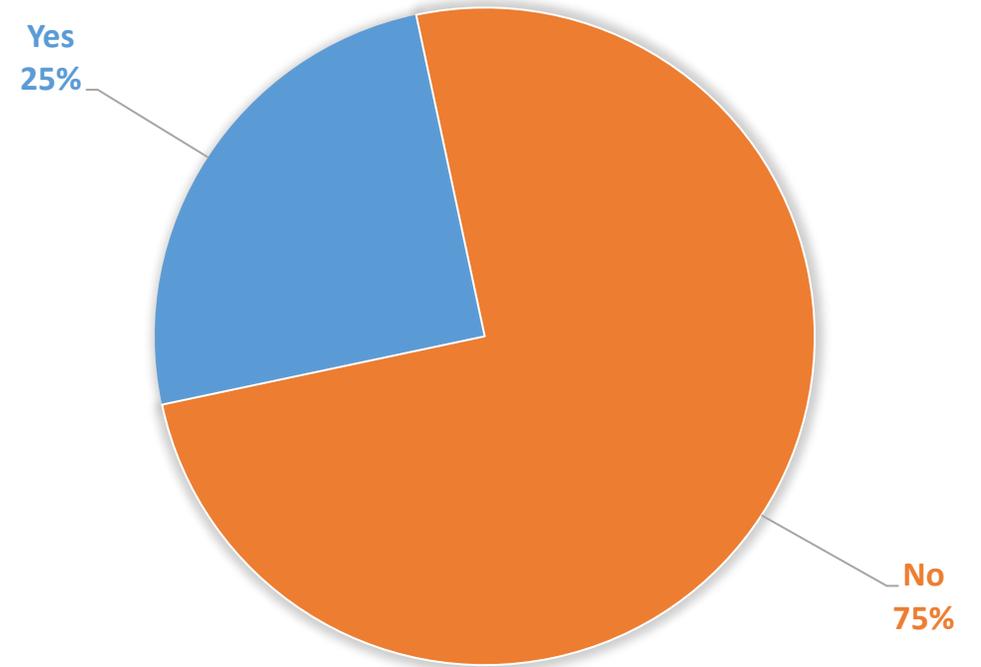


Affordable Housing

IS THERE A NEED FOR AFFORDABLE HOUSING IN CHARLOTTE COUNTY

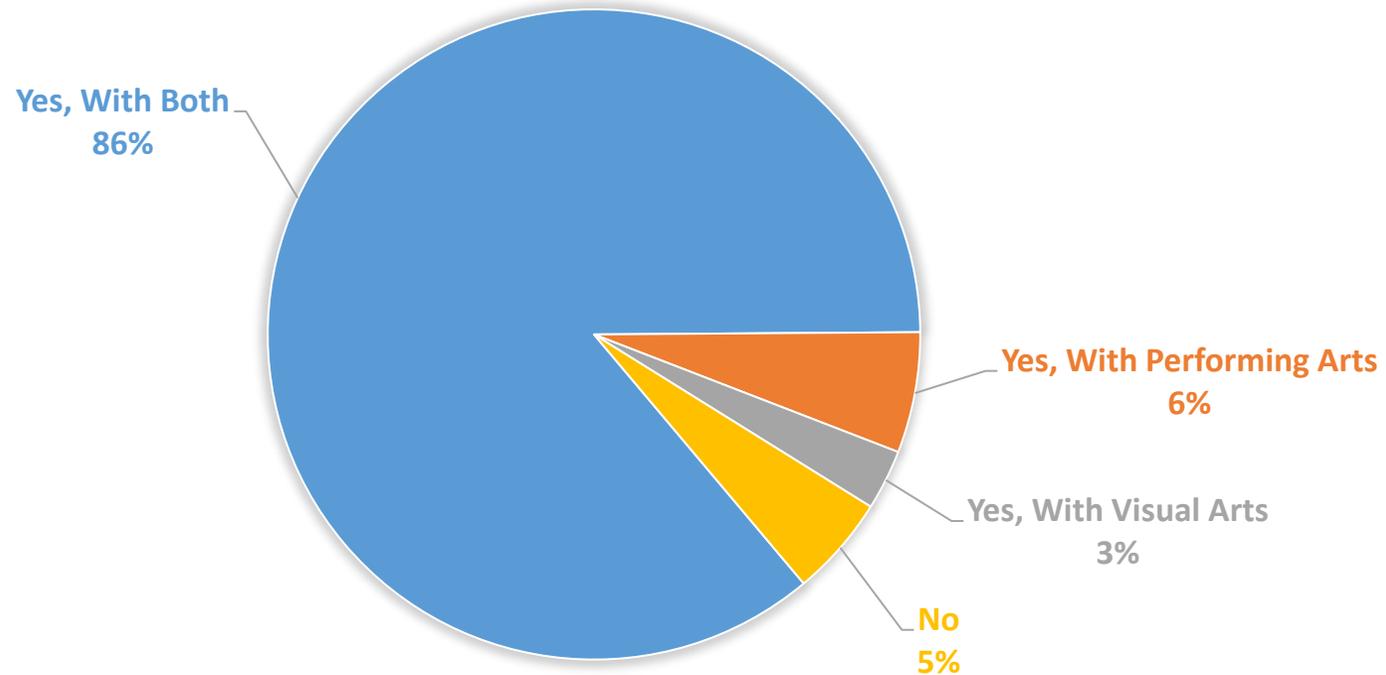


SHOULD A PORTION OF THE PROPERTY BE USED FOR AFFORDABLE HOUSING



Visual and Performing Arts:

THE NEW CULTURAL CENTER SHOULD PROMOTE THE ARTS AND HERITAGE THROUGH THE ENRICHMENT OF VISUAL OR PERFORMING ARTS



Cultural Center:

What proposed services/ activities would you potentially use?

Proposed Activities

> 50%

- Theater
- Fitness classes
- Social events
- Library
- Enrichment classes

30-50%

- Fitness center
- Technology space
- Maker space
- Creative space
- Music space
- Cooking classes
- Job readiness, basic skills and personal finances
- Legal Advice
- Council on Aging portfolio
- Veteran services
- Disability services
- Function/ event rentals
- Artist spaces

< 30%

- Pre-K childcare
- After-school care
- Coworking/ Networking space
- Serving the health insurance needs of everyone
- Grounds (playground/ courtyard/ other open space)
- Environmental education
- Wellness checks
- Worship space
- Healthcare support services
- Training and conference space
- Recreational rental events
- Kitchen “culinary startups”
- Other



Cultural Center:

Outdoor spaces are often utilized for community gatherings. How do you envision the use of outdoor spaces around the new Cultural Center? What types of activities do you see taking place in these outdoors spaces?

Outdoor Spaces

> 50%

- Shade structures
- Farmers market
- Community events
- Music festivals
- Food trucks

30-50%

- Kids play area
- Community farm/garden

< 30%

- Water features
- Educational space
- Sustainability features
- Specific landscaping
- Other



Cultural Center:

Do you know any organizations, departments, or offices that would be interested in renting or accessing space in the Cultural Center?

Response:



Community and Social Organizations

Visual Arts Center
Girls Scouts/Boy Scouts
Garden club
Genealogy club
Charlotte county concert band
Gulf coast partnership
Teddy bear project
Jehovah witness annual meeting
Sprout academy of learning
Charlotte county soccer federation
Charlotte county jazz society
Punta Gorda symphony
Southwest blugrass association
Hispanic vote SWFT
American contract bridge league
Charlotte County CERT



Medical and Health Organizations

American Red Cross
Assisted Home Health
Various veterans and health services
Virginia B. Andes Clinic
One Blood (Big Red Bus)
Hca Fawcett hospital



Educational Organizations

English Language Learning Teachers
University and College Educational Programs
Votech - Culinary Division
Community Services/Parks Dept.
Community legal services
Charlotte County Adult Education program
Alcoholics Anonymous



Other Organizations

AHA for CPR, ALS, PALS courses
Museum Society
Charlotte County Genealogical Society
Port Charlotte Doll Club
FGC Miracle
Charlotte County departments
Disconnected Piecers Quilt Guild Inc

Cultural Center:

Did you previously use the Cultural Center? What did you use it for?

Response:



Theater and Shows

Concerts
Plays
Tribute shows
Musical groups
Dance recitals
Musicals
Special events
Theater productions
Performing arts
Christmas Concerts



Educational Activities

Library
Educational classes
Workshops
Language classes
Art classes
Computer classes



Shopping and Resale

Thrift shop
Craft fairs
Gift shop
Resale shops
Consignment shops
Second-hand store



Cafeteria and Dining

Food service
Tea
Café
Meals
Lunch counter
Restaurant



Games and Social Activities

Bingo
Game nights
Line dancing
Mah Jong
Chess
Social events
Card games
Pinochle
Bridge



Health and Fitness

Fitness classes
Fitness center
Yoga
Zumba
Tai chi
Balance classes



Community and Social Events

Fundraisers
Community meetings
Special events
Chamber events
Leadership
Charity events



Miscellaneous

Senior lounge
Car shows
Wellness
Flower show
Trade show
Senior activities
Woodturning club
Plant classes

Questions:

Additional questions / feedback?

Thank You

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

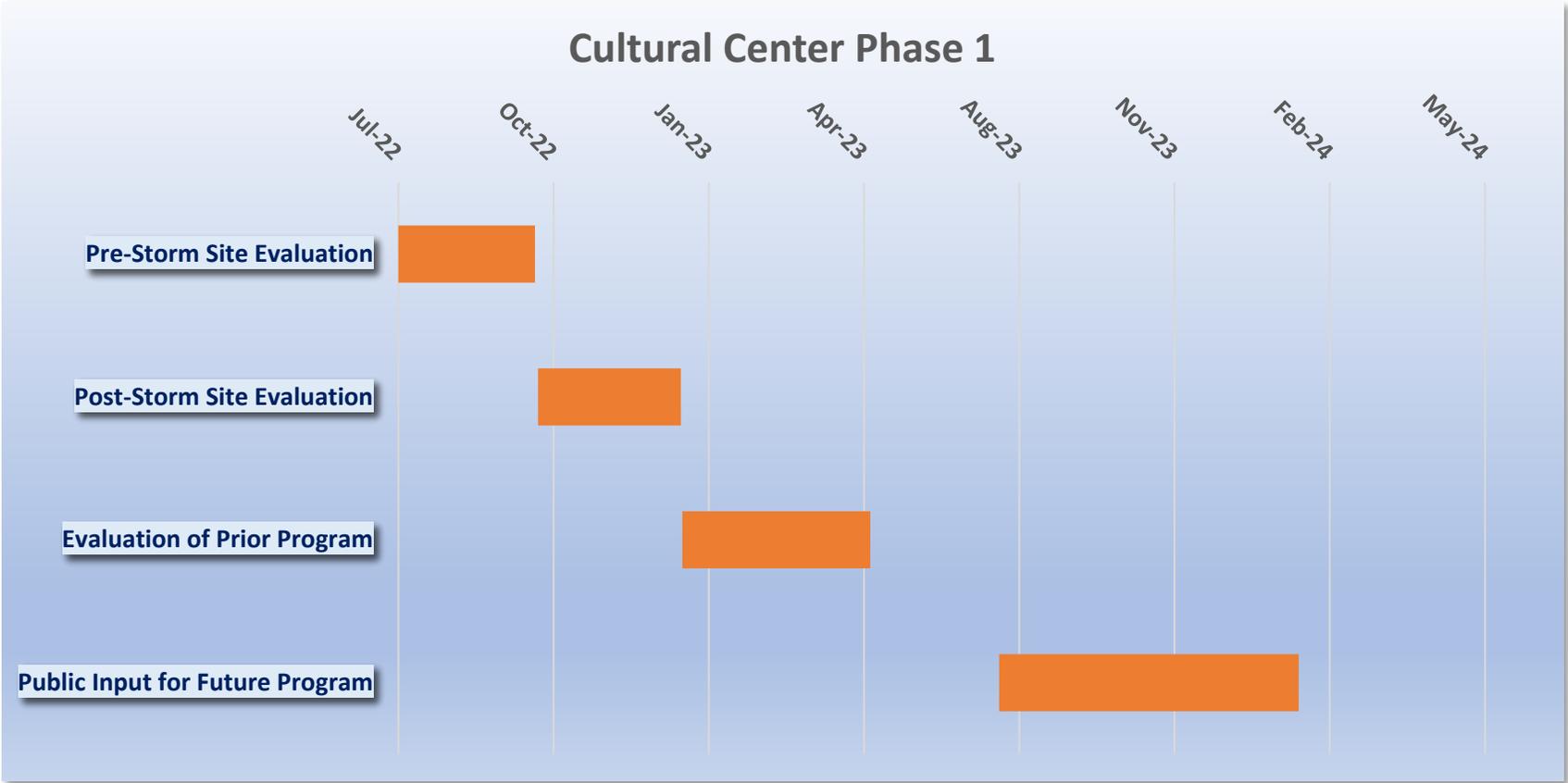
RWA
ENGINEERING


CHARLOTTE COUNTY
FLORIDA

Next Steps

Project Phase 1

- Public Input
- Site Evaluation
- BOCC Presentation



Next Steps Discussion

Project Phase 2

- Will require a Short-Term and Long-Term Funding Plan
 - Possible option – combine three planned projects into one
 - Port Charlotte Library Replacement planned for \$17.8M FY27 & FY28
 - Cultural Center Replacement \$TBD FY28 (Scope to determine. Funding needed for next phases)
 - Historical Center \$29.6M planned for FY30 & FY31
- Master Planning required
 - Define Programming and Building Requirements
- Design Approach (Based on Master Plan)
- Public Conceptual Design Charrette(s)