

A large, stylized graphic in the background featuring a yellow sun with rays, a green leaf, and a light blue curved shape.

# Port Charlotte Golf Course

April 15, 2025



CHARLOTTE COUNTY  
FLORIDA









Stateplane Projection  
Datum: NAD83  
Units: Feet

Source: Community Services

Metadata available upon request



(Not To Scale)

# Acquisition process

## Environmental reviews

- Phase 1
  - Based on the findings of this assessment and the site's present use (both on-site and in the surrounding areas), environmental concerns that would warrant further investigation **are** present
  - These conclusions and recommendations are based on research of easily accessible public documents
- Phase 2
  - Information should be received by April 10<sup>th</sup> and will be under review by Risk and other departments

# 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>)

# Current site - demolition

## **Buildings: Demo –\$160,000**

- Clubhouse (Main Building), Out Building, Pump House, Maintenance Building, Maintenance Lean to Shelter

## **Asbestos Abatement - \$135,000**

- Anticipate needing to have this performed

**Funding has not yet been identified**

# Site remediation

## **Environmental remediation \***

- Soil, water management, habitat

## **Infrastructure remediation**

- Irrigation system, golf cart amenities (cart paths, bunkers, etc.)

## **Estimated cost & timeline \***

- \$500,000 to \$5,000,000
- 6 to 24 months

\* depending upon phase 2 – what is found and amount of remediation that is required

**9 Funding has not yet been identified**



# Ongoing maintenance

**Per code, once the buildings are removed, there is no requirement to maintain the land to any standard**

## **Several options to consider for ongoing maintenance:**

- Perform no maintenance, beyond the damaged/safety hazard removals
- Perform safety maintenance
  - Perimeter mowed – \$50,000/mow
  - Entire sight mowed – \$100,000/mow
- Set site to a Parks & Recreation Master Plan level of maintenance standard
  - Cost TBD, based upon determined level
- Gate entrance to limit vehicular traffic to site – \$10,000

# Site planning

## **Conceptual Master Plan –\$250,000**

- To gather information on needs for: County space, park programmatical, infrastructure and any 3<sup>rd</sup> party
- Space allocation and general site master plan

## **Future development – cost TBD**

- Design, permitting, construction
- 3<sup>rd</sup> party agreements
- Need for additional ingress/egress from property

## **Funding has not yet been identified**

# Lost sports business FY20 to present

## **Baseball**

- 18 lost events, potential of 8500 room nights, \$13M in econ impact

## **Softball**

- 14 lost events, potential of 6600 room nights, \$10M in econ impact

## **Soccer**

- 10 lost events, potential of 3800 room nights, \$5.2M in econ impact

## **Basketball**

- 13 lost events, potential of 6200 room nights, \$9.3M in econ impact

# Lost sports business FY20 to present

## **Other sports unable to accommodate**

- Lacrosse
- Rugby
- Flag football
- Tackle football
- Field Hockey
- Ultimate frisbee
- Australian rules
- Volleyball

# Confirmed support

- **Baseball – 7 Organizations** *(6300 RN/ \$9.5M Economic Impact)*
  - Perfect Game, USA Baseball, Cal Ripken, Snowbird Baseball, USA Premier Baseball, Game Day Baseball, Prospect Wire Baseball
- **Softball – 5 Organizations** *(3800 RN/ \$4.8M Economic Impact)*
  - USA Softball, US Fastpitch, ProAm50 Softball, USSSA Softball, Tier One
- **Soccer – 4 Organizations** *(4100 RN/ \$5.2M Economic Impact)*
  - United Premier Soccer, USA Soccer, United Soccer, Fl. Youth Soccer
- **Basketball – 6 Organizations** *(6600 RN/ \$9.0M Economic Impact)*
  - US Amateur Basketball, Fl. Youth Basketball, SWFL Hoops, AAU Basketball, Chinese Basketball Association

# Florida Sports Complex Growth

## **Other Counties currently designing & building new complexes for sports tourism**

- Alachua
- Bay
- Collier
- Lee
- Pasco
- Sarasota
- Seminole



# Questions