

A large, stylized background graphic featuring a yellow sun with rays and a green leaf, both partially obscured by a white circular arc. Below the sun is a light blue wavy shape.

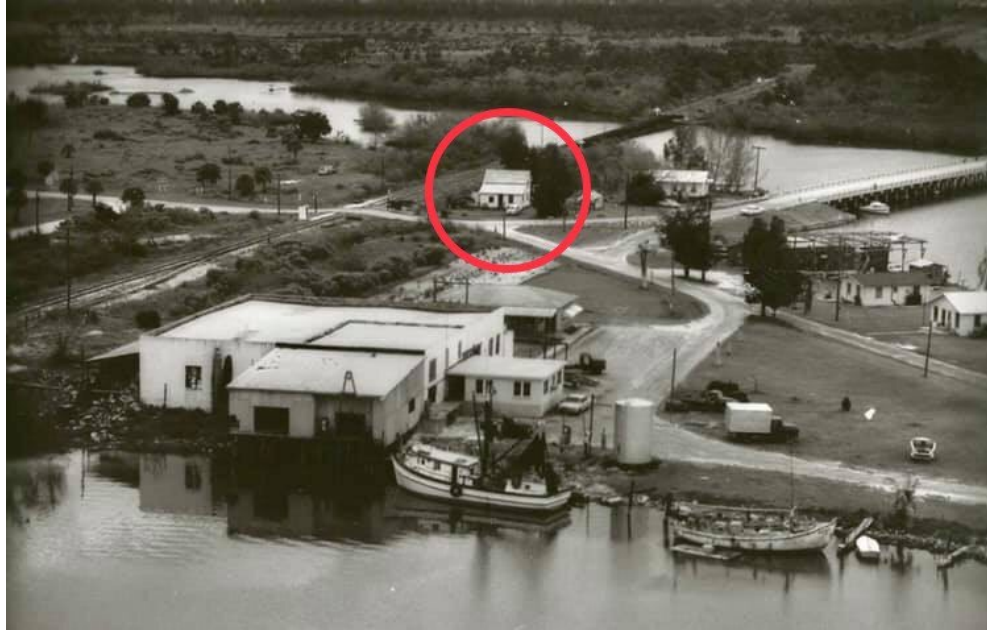
Placida Bunkhouse

September 16, 2025



CHARLOTTE COUNTY
FLORIDA

History of Placida Bunkhouse



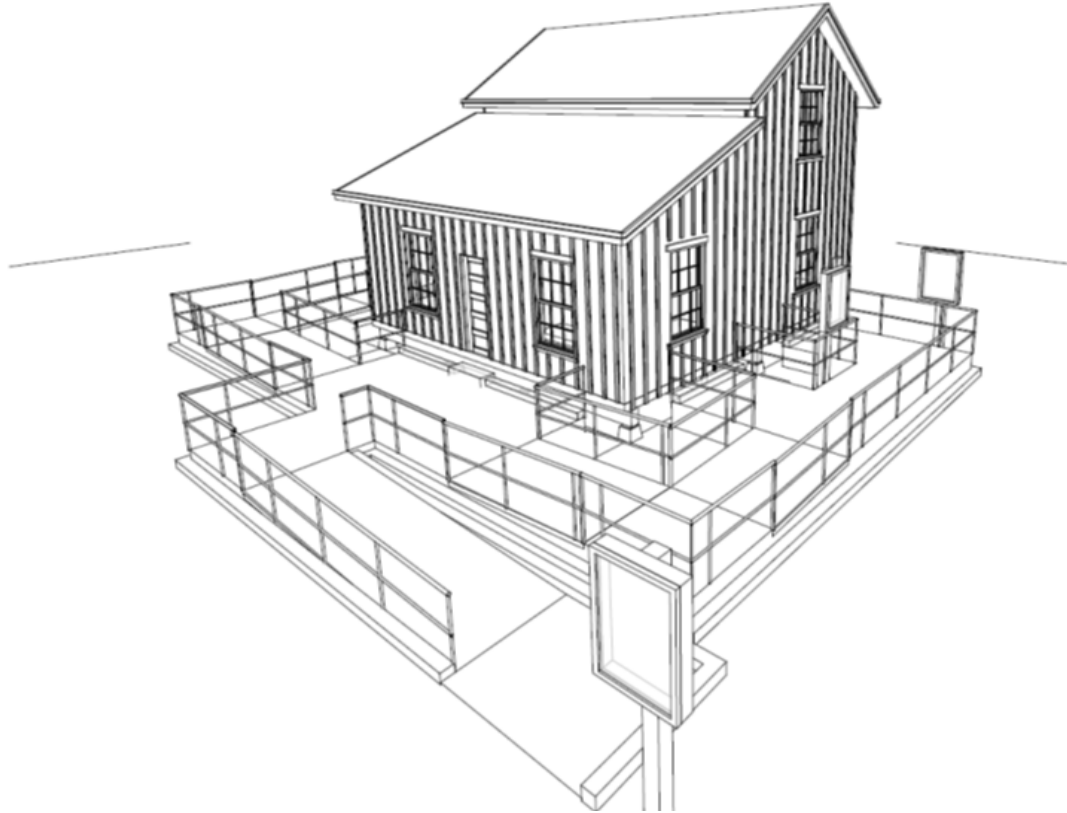


2024 Preservation Plan

Phase 1: Ongoing preservation and stabilization work:

- Monitor conditions of building & maintain site
- Remove invasive species
- Remove the stuff stored inside – save what is historic
- Maintain security of the site (fences, boarding of windows)
- Maintain weather-tight integrity of structure
- Monitor roof – repair/replace as needed
- Monitor & maintain plywood coverings on windows & doors (for security)
- Treat wood to reduce deterioration
- Shore or brace if/when needed
- **Cost estimate - \$150k to \$210k**

2024 report rendering for restoration



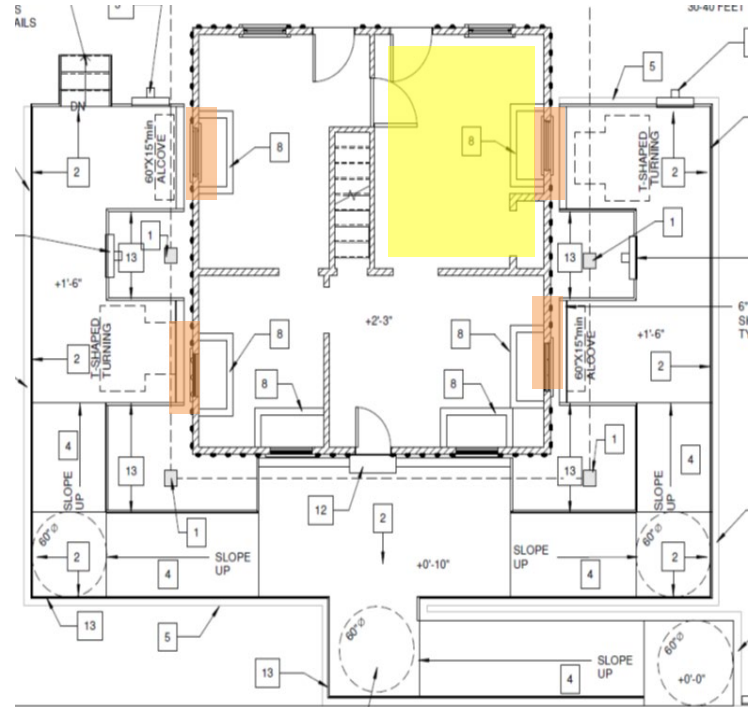
Option 1

- ADA walkway from existing sidewalk
- Provide close-up access to renovated Bunk House – walkway would cover the east, south and west elevations
- NO access to interior
- Cost estimate - \$100k to \$126k

2024 Preservation Plan

Option 1 + 2

- Restore Northeast room adjacent to kitchen. Other rooms contain shoring walls and cannot be restored easily
- Restore/replace interior light fixtures in Northeast room
- Restored interior space viewable through the new windows from the interpretive path
- Provide convenience outlets in discrete locations for future lighting for interpretive displays
- Provide motion activated or push-button audio accompaniment to the displays at each window



- Cost estimate - \$25k to \$35k

Proposed option #3



- Creation of ADA pathway/sidewalk (like that at the Cookie House) around building exterior at ground level
- Creation of interpretive signs (6) for pathway/sidewalk
- Interior would remain inaccessible
- **Cost estimate - \$30k to \$45k**



Moving bunkhouse back to Placida

- RFP for a vendor to do work
- Basic steps involved:
 - Structural reinforcement & preparation for move
 - Transportation process
 - Routing logistics
 - Actual move
 - Placement at new site
- **Cost estimate - \$130k - \$160k**



Moving bunkhouse back to Placida

- County Attorney's Office (CAO)
 - CAO reviewed the bunkhouse and potential variance for exemptions as a historical structure
 - Determination was that the bunkhouse does not qualify for a variance or exemption
- Building Construction Services (BCS)
 - With the bunkhouse not qualifying for variance or exemption, the bunkhouse would need to meet minimum elevation by Florida Building Code and Charlotte County Ordinances
 - The minimum elevation is 10' NAVD (base flood elevation of 9' NAVD plus 1')
 - A back-filled stem wall can be used as the foundation if it can be engineered. In that case, the finished floor must meet the 10' NAVD minimum elevation

Moving bunkhouse back to Placida

- Design
 - Community Services would need to issue a “Request for letters of Interest” (RLI) for a firm to design for an elevation bunkhouse
 - **Cost estimate is \$30,000**
- Permitting and Construction
 - Timeline & cost to be determined in the design process
 - **Cost estimate is \$TBD**

Cost estimates recap

Phase 1	\$150k to \$210k
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Option 1	\$100k to \$126k
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Option 1 + 2	\$25k to \$35k
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Option 3	\$30k to 45k
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Move to Placida	\$130k - \$160k
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Design	\$30k
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Permit & Construction	\$TBD
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Funding	Not identified
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Questions



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