

Cultural Center



Presentation Agenda

- Progress
- Public Input
- Demolition
- Site Feasibility
- Design Approach
- Development Options
- Discussion

Progress

• Public Input Phase	Completed January 2024
• Masterplan and Program	Completed January 2026
• Demolition	Budgeted FY26 - \$2.12M
• \$2.22M received from insurance	
• Design	Budgeted FY27 - \$3.5M
• Construction	Budgeted FY28 - \$52.75M



Public Input Focus

Library

- Technology/Maker space
- Classes/Historical Center

Cultural Center

- Multipurpose space
- Social events

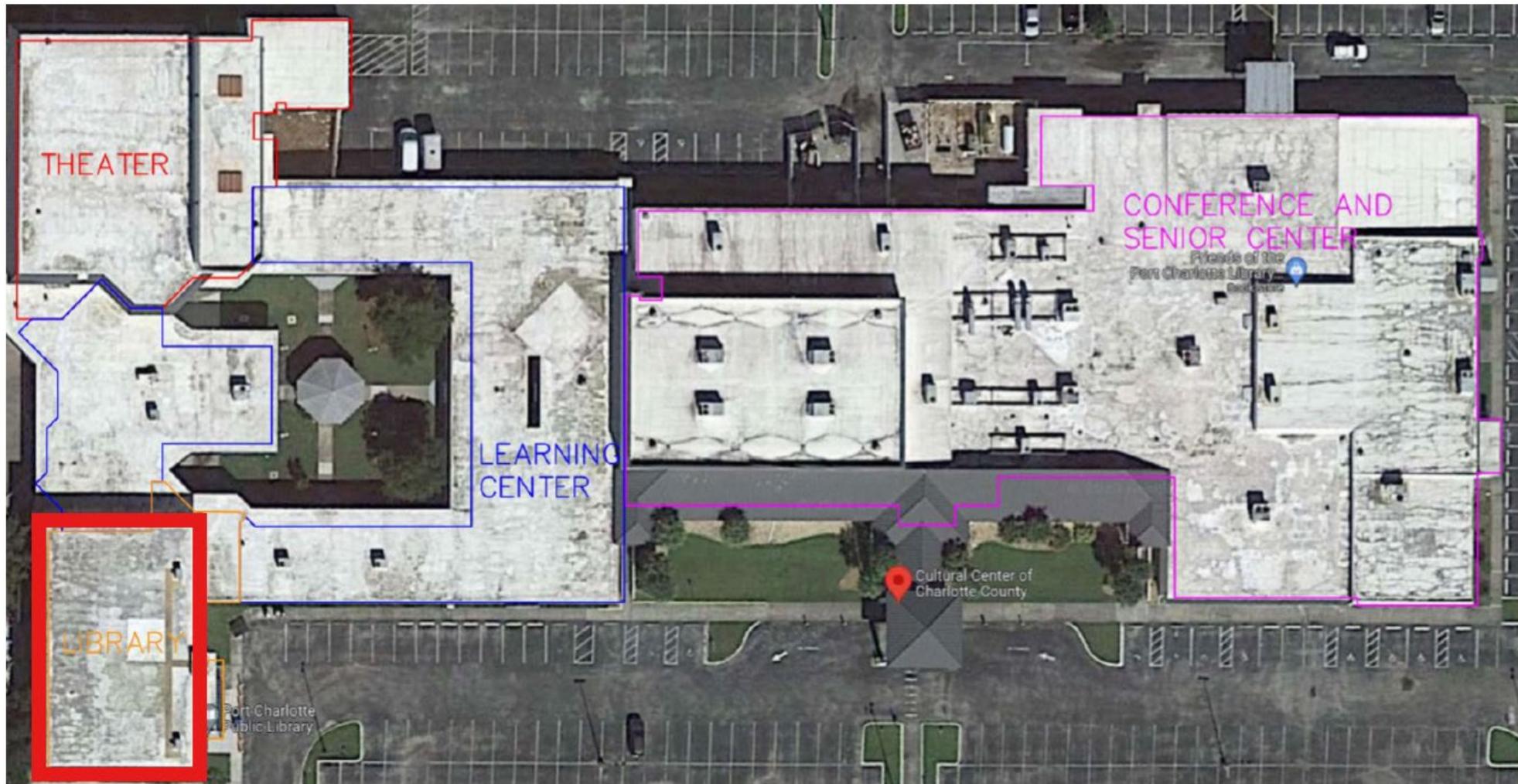
Outdoor Areas

- Event space
- Courtyards

Theater

- Event space
- Music space

Demolition Site



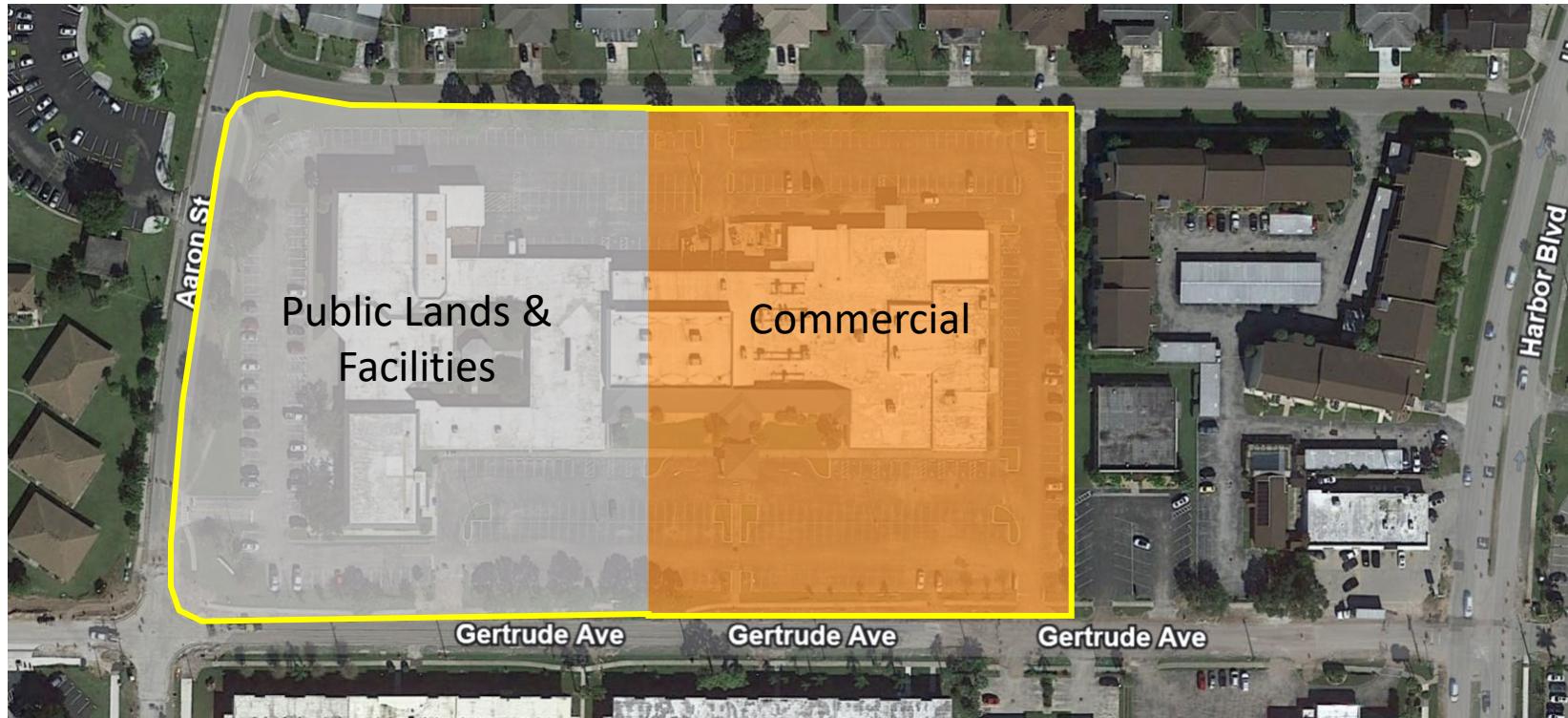
Demolition Options

Currently budgeted at \$2.12M

- Partial Demolition
 - Library to remain
 - Library would close during demo
 - Requires engineering
 - Requires permitting
 - Requires electrical service separation
 - Rough order magnitude est. \$5M
 - Estimated 18 months
- Full Demolition – Recommended
 - Library at end of life
 - Requires permitting
 - Estimated \$1.8M
 - Estimated 6-8 months

Site Feasibility

- FEMA Zone X/Storm Surge Evacuation Zone B
- Site will require a new SWFWMD ERP and Charlotte County Stormwater Permit
- Future land use: Commercial General and Public Lands & Facilities
- Current land uses: Commercial Office, Medical, Institutional Zoning



Design Approach

- Public input data
- Stormwater requirements
- Future land-use opportunities
- Public/Private partnership
- Operational programming needs
- Future growth
- Phasing considerations
- Funding strategies

Option 1 – Full Buildout

- Build new library
- Demo existing library
- Historical center in library
- Library Admin
- Cultural Center
- Wet retention
- Water features
- Walking trails
- Limited green space
- Outdoor event space
- Surface parking
- Stormwater vaulting



Option 1B – Library Only

PBK

- Build new library
- Demo existing library
- Historical center in library
- Wet and dry retention
- Water features
- Walking trails
- Expansive green space
- Outdoor event space
- Surface parking



Option 2 – Full Buildout

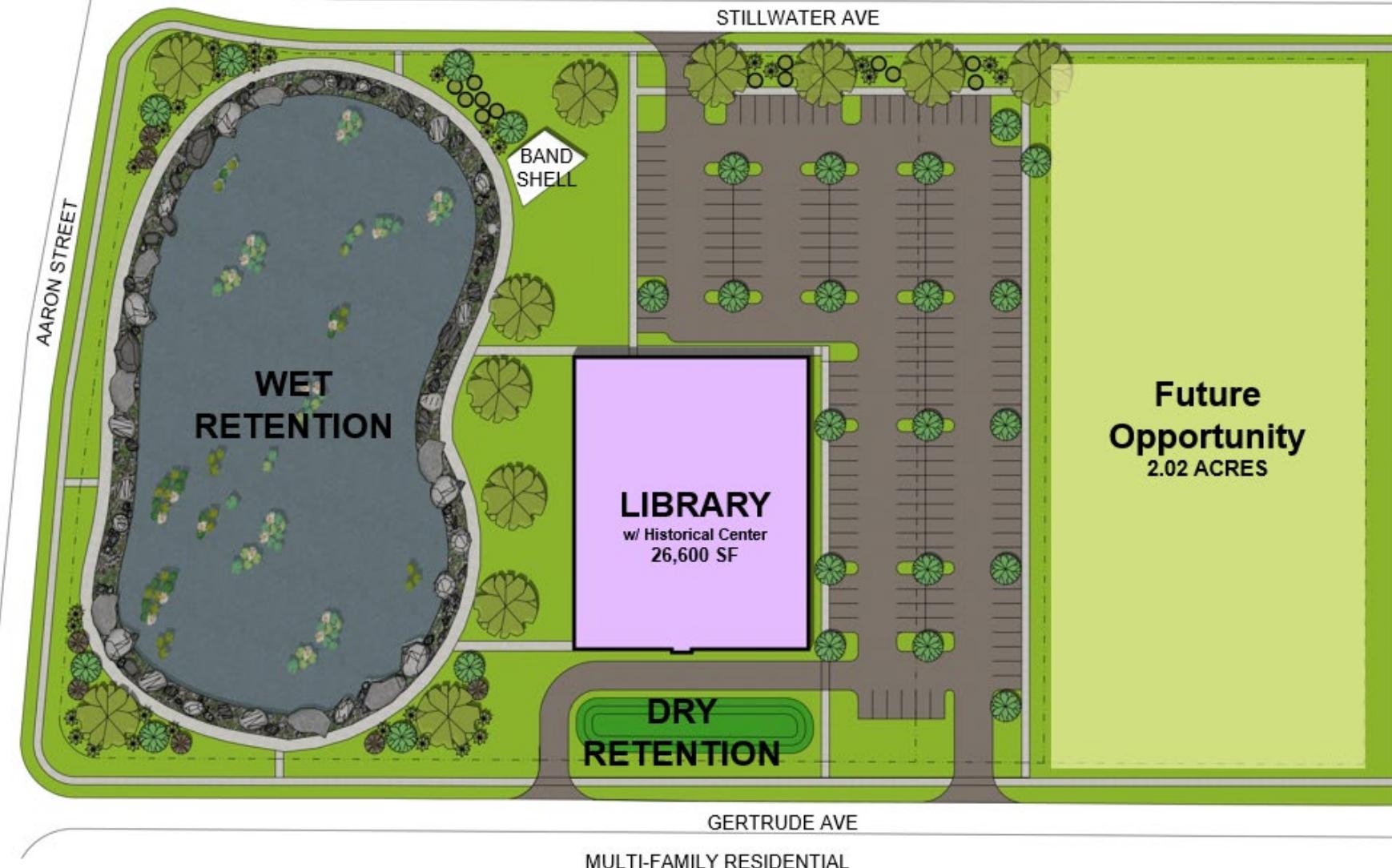
PK

- Build new library
- Demo existing library
- Historical center in library
- Library Admin
- Cultural Center
- Wet retention
- Water features
- Walking trails
- 2-Story parking garage
- Vaulted stormwater may be required



Option 2B – Library Only

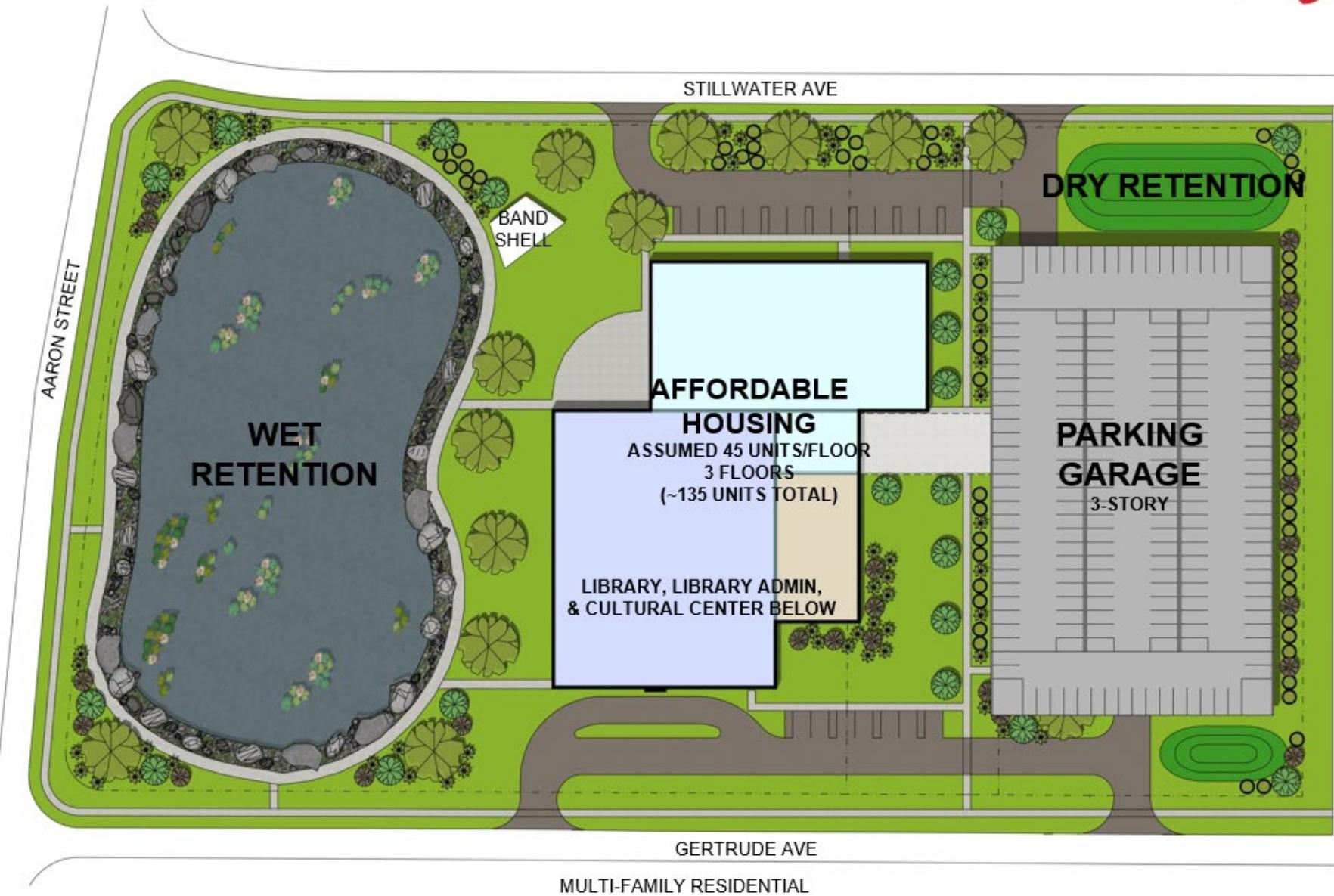
- Build new library
- Demo existing library
- Historical center in library
- Wet retention
- Water features
- Walking trails
- Surface parking
- Vaulted stormwater may be required
- Future opportunity



Option 3 – Public/Private Partnership

PK

- Build new library
- Demo existing library
- Historical center in library
- Library Admin
- Cultural Center
- Affordable housing
- Wet retention
- Water features
- Walking trails
- 3-Story parking garage
- Vaulted stormwater may be required



Option 3

PRK



Discussion and Direction

Demolition Direction

- Full site – funded through insurance
- Partial – requires additional funding source

Design Options Feedback

- Full buildout options – potential 2026 Sales Tax Project
- Library only options
- Phased approach

Public / Private Partnership

- Includes affordable housing – funding TBD