

**SOUTH GULF COVE PARK SYSTEM
MASTER PLAN**

including
SITE ANALYSIS
RECOMMENDED PARK DEVELOPMENT PROGRAMS
APPROXIMATE DEVELOPMENT COSTS, AND
PHASING RECOMMENDATIONS

September 2008

Prepared for:
Charlotte County
Parks, Recreation & Cultural Resources
Department

Prepared by:
IBIS
The Ecology Group, Inc.
Giffels-Webster Engineers

SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN

EXECUTIVE SUMMARY

South Gulf Cove (SGC) is a community in Charlotte County located east of State Road 771 (Gasparilla Road) between the Butterford Waterway on the north and Santa Cruz Waterway on the south. SGC is a deed-restricted, waterfront community of approximately 6,200 acres. SGC is a developing community with predominantly retirees and second home residences and a recent influx of young families. It also has a minor amount of small scale commercial along the Gasparilla Road/SR 771 corridor. Since this community is only partially developed, this plan must be considered a dynamic, evolving document that will be adjusted to fit the community's changing needs as it grows.

The South Gulf Cove Community has only four access points, all from Gasparilla Road. The proposed park, recreation and open space system described in this report reflects this circulation system's funneling of traffic by or near the larger of the sixteen currently county - owned park lands in SGC, i.e., South Gulf Cove Community Park, Waldrep Park, Santa Lucia Park and Nittany Park.

A full range of park, recreation and open space facilities are needed to serve South Gulf Cove 's population. The park program for SGC must reflect the needs and interests of the current older, but active population. However, since recent population trends in the community have seen an increase in younger families, the park facilities in the system must reflect this addition to the current residential makeup.

The intent of this Park System Master Plan is to build upon, but not duplicate, the efforts accomplished by the previous local and community planning efforts. This Master Plan goes beyond inventory and classification to establish a strategic development program which results in a balance of interconnected park and recreational opportunities appropriate to the community. The proposed system meets the expressed needs and interests of the currently sparsely populated area while providing the opportunity to adjust the facility mix to meet the likely changes in community demographics as the area develops.

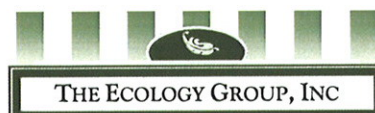
Based on three meetings with community leaders and one Public Workshop along with the consultant team's experience, the following three major park, recreation and open space components are recommended for the South Gulf Cove community:

Parks and Recreation Facilities (Listed in order of residents' expressed level of interest)

- Boat docks
- Restrooms
- Open, all-purpose play fields
- Children's playgrounds
- Exercise trails/equipment

Community Roadway Beautification

- Landscaping with drought tolerant plants along the median and east side of SR 771 as it abuts South Gulf Cove.
- Attractive shade plantings along the community's pathway system.



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Pathway System

A continuous, safe pathway system along all major thoroughfares is recommended. This system should connect to all of the community's parks. The pathway should be shaded where possible and have rest areas with drinking water and possibly toilets, shaded benches and tables.

Safe, functional and aesthetically pleasing pedestrian and vehicular linkage among park sites within SGC is recognized within this plan and by the residents as a critical factor for the optimization of park and recreational opportunities within the SGC community. Detailed recommendations and planning guidelines for the Community Roadway Beautification and Pathway System are outside the scope of this study; however, they have been considered in a general way and included as a needed element in the SGC Park System Master Plan. The scope of this Park System Master Plan focuses in detail only on the first component, Park and Recreational Facilities, for 16 designated sites within South Gulf Cove.

The overall park system will consist of the sixteen (16) existing county-owned sites and several state and privately-owned sites complemented by general recommendations for a pathway system and rest areas. Of these sixteen park sites, all will be built under County auspices with either County funds or SGC MSBU funds. Some parks will be maintained by the County while others will be maintained by the South Gulf Cove community.

A conceptual development program for each park site and open space parcel or area is provided within the report. Identification of critical interconnections that recognize site suitability, appropriate activity/facility mix and distribution of park and recreational amenities within the entire South Gulf Cove community are considered an integral aspect of each individual site program; however, the preparation of the various master plans are outside the scope of this study.

As noted earlier, most of the larger available sites for park development are located in the western one-fourth of the community. There are five parks, Nittany, Santa Lucia, Waldrep, South Gulf Cove Neighborhood, and South Gulf Cove Community with a combination of access roads and available land that make it possible to provide community-wide recreation needs in non-traditional locations. Based on the locations of these five parks, it is desirable to make them more traditional, multipurpose facilities.

There are five parks located on waterways, which naturally lend themselves to a focus on water-oriented activities. They are: South Gulf Cove Neighborhood Park, The Learning Garden, Medina Waterway Park, San Domingo Park and St. Paul Linear Park (both north and south), and the state lands of "Bird Island." These park areas logically should focus on water-related activities, including boat docks, one of the top three community-requested facilities. The remaining park lands, generally small parcels, can serve to enhance local neighborhoods. These, together with eleven currently county-owned single-family home lots, can serve as focal points and rest areas along the community's proposed extensive pathway system.



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SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN

INTRODUCTION

South Gulf Cove (SGC) is a community in Charlotte County located east of State Road 771 (Gasparilla Road) between the Butterford Waterway on the north and Santa Cruz Waterway on the south. The Board of County Commissioners adopted the South Gulf Cove Community Plan on August 27, 2002. The Plan indicates that SGC contains about 15,000 platted lots. Approximately 52 parcels, ranging in size from over 18 acres to 0.25± acre single lots, are identified as publicly-owned potential park/open space sites. Since adoption of the Plan, the SGC Advisory Committee has continued to identify and recommend properties that could augment existing potential park property. A supplementary Parks and Bike Path 5-Year Plan was developed by the SGC Advisory Committee identifying potential parks and bike paths.

The intent of this Park System Master Plan is to validate, update, revise, supplement and build upon, but not duplicate, the efforts accomplished by the previous plans. This Master Plan goes beyond inventory and classification to establish a strategic development program which results in a balance of interconnected park and recreational opportunities appropriate to the community.

Parks to serve this population focus on facilities that will serve both the existing older population and the younger population that this community is now attracting. These facilities also should focus on the community's waterfront orientation.

The proposed system meets the expressed needs and interests of the currently sparsely populated area while providing space for the opportunity to adjust the facility mix to meet any change in community demographics as the area develops. It will be necessary for the various community entities involved with South Gulf Cove to determine who should be responsible for the development and subsequent operation and maintenance of which facilities, i.e. pathways on road rights-of-way, pathway rest stops, community, neighborhood and mini- parks, road beautification, HOA site, Medina Waterway Park, Bird Island, etc.

It must be clearly understood that all of the proposed developments noted must have an entity that is committed to the facilities' ongoing operation and/or maintenance in perpetuity prior to development.

COMMUNITY DESCRIPTION

South Gulf Cove is a deed-restricted, waterfront community of approximately 6,200 acres. The community is comprised primarily of retirement and "second home" residences with a minor amount of small scale commercial along the Gasparilla Road/SR 771 corridor.

The community has over 15,000 lots a large portion of which are waterfront. There are over a hundred miles of roads and 126 man-made canals totaling approximately 55 miles with both fresh and salt-water fish according to the SGC Association. South Gulf Cove essentially is an island connected by four bridges. The Interceptor Lagoon leads to a boat lock providing access to the Myakka River, Charlotte Harbor and the Gulf of Mexico.

PARK SYSTEM COMMUNITY CONTEXT

South Gulf Cove is a developing community projected to have a population of about 30,000 people at build-out. This is an almost exclusively residential community with changing demographics from a population of primarily older, year-round residents to one which



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includes many younger families with children. Since this community is only partially developed, this master plan must be considered a dynamic, evolving document that will be adjusted to fit the community's changing needs as it grows.

South Gulf Cove is built around manmade and natural waterways. These are very desirable community features, but they limit the interconnection of the community's many neighborhoods. They also make it impractical to have the county's typical neighborhood parks served by surrounding pedestrian and bicycle ways. Since many park visitors will have to drive to the sites, it also makes it desirable to have duplication of some park amenities throughout the park system. Further, it necessitates the provision of at least some limited parking at almost all neighborhood special Purpose parks and mini parks.

A total of 16 sites were selected as desirable for future park planning. These areas were chosen based on their location to roadways and projected walkways, their neighborhood service area and their location in relation to other sites.

South Gulf Cove has all of its vehicular access from the east only and is accessible at four road intersections with Gasparilla Road: Appleton Boulevard, Keystone Boulevard, Ingraham Boulevard, and San Domingo Boulevard. There is no other vehicular access to the community; therefore, all residents and visitors to South Gulf Cove must enter and exit on these four boulevards.

South Gulf Cove is currently serviced with County water and sewer. Any new residences or facilities added to this community will be connected to these services. Currently, there are no reclaimed irrigation services in the community but Charlotte County Utilities (CCU) has scheduled South Gulf Cove to receive landscape irrigation of 106 acres. As of this writing, the exact timeframe when SGC will receive reclaimed irrigation was not known. New parks that will require irrigation will need to tap into this system, therefore, the phasing of the parks may be affected by the CCU schedule.

MASTER PLAN CONCEPT

The sixteen county sites provide 2.09 acres of park lands per 1,000 population for typical park activities recommended by the county in Chapter 5, Recreation and Open Space Elements of the County's Comprehensive Plan. The state site and the HOA site provide additional lands for recreational opportunities but have not been included in the LOS calculations since they are not owned by Charlotte County. Likewise, the Gasparilla Road Beautification is not included in the LOS calculations as it is not classified as a park. County regional parks, such as the nearby 120±-acre currently undeveloped Myakka Park, more than satisfy the county's Level of Service (LOS) requirements of 6 acres per 1,000 population.

SGC community's 23.5± miles of proposed pathways more than meets the community's needs for walking and bicycling. These pathways have not been included in the LOS calculations since the Comprehensive Plan does not include pathways in its LOS policy.

There is little likelihood of any significant additional park land being acquired by the county or other SGC entities. Based on South Gulf Cove's physical setting, demographics and available park lands, the following is the recommended park development concept for the community.

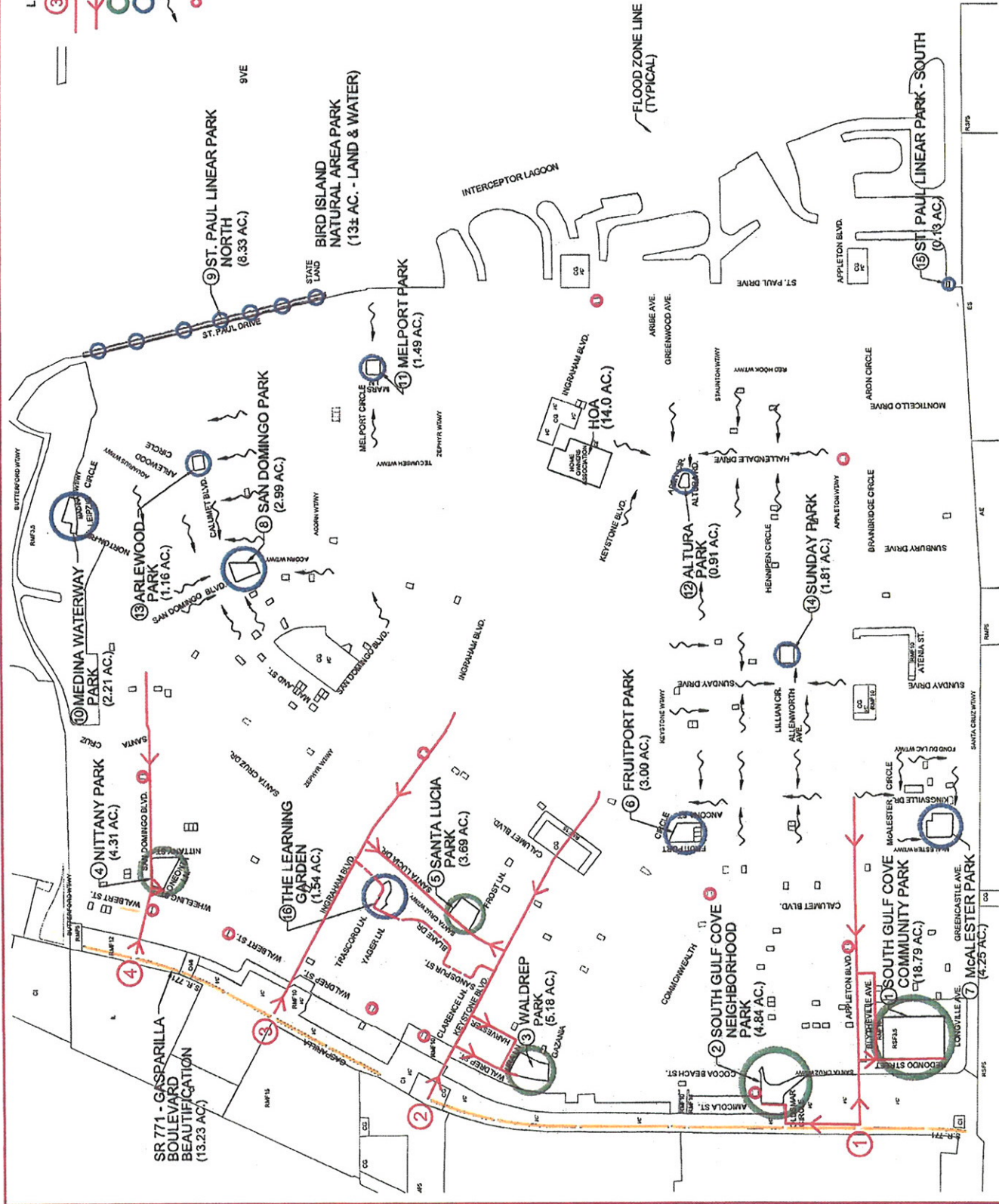
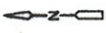


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INSERT MASTER CONCEPT PLAN DRAWING

Next Page

- LEGEND**
- ③ COMMUNITY ACCESS POINTS
 - ACCESS ROADS
 - PARK ACCESS TO LARGER PARKS
 - LARGER PARKS
 - SMALLER PARKS
 - ACCESS FLOW TO SPECIAL USE AND SMALLER MINI PARKS
 - POSSIBLE REST AREA, ADDITIONS TO PARKS & PATHWAY SYSTEM PRIORITY: 3



COUNTY PARKS
EXISTING & PROPOSED

SOUTH GULF COVE PARK SYSTEM MASTER PLAN CONCEPT

CHARLOTTE COUNTY, FLORIDA

GWE GUNDEL & WEATHERS ENGINEERS, INC.

SCALE 1"=200'

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The Master Plan concept drawing clearly shows that most of the larger sites available for park development are located in the western one-fourth of the community. They are (1) South Gulf Cove Community Park, (2) South Gulf Cove Neighborhood Park, (3) Waldrep Park, (4) Santa Lucia Park, and (5) Nittany Park. Their unusual combination of access roads and available land make it possible to provide community-wide recreation needs in a non-traditional location at the edge of the community. Based on the locations and size of these five parks, it is desirable to make four of them the more traditional multipurpose neighborhood park facilities and one a community park.

There are six parks located on waterways, which naturally lend themselves to focus on water-oriented activities. They are: South Gulf Cove Neighborhood Park (2), San Domingo Park (8), both St. Paul Linear Park North and South (9 & 17), Medina Waterway Park (10) The Learning Garden (16), and the state lands of Bird Island (18). These park areas logically should focus on water-related activities, including boat docks, one of the top three community-requested facilities.

The remaining park lands, generally small sites, can serve and enhance local neighborhoods as mini parks. These, together with eleven currently county-owned single-family home lots, can also serve as focal points along the community's proposed extensive pathway system.

This park, recreation and open space system just described conceptually meets the County's LOS community park standards for their respective park classifications. It also meets the community's expressed needs and desires for parks, recreation and open space. It should be clearly recognized that these recommended facilities may need to be modified over the years as the demographic makeup of the community changes and evolves, especially if more young families move in.

COMMUNITY PARK AND RECREATION NEEDS ANALYSIS

A variety of park, recreation and open space facilities are needed to serve South Gulf Cove's population. The emphasis on the park program and facilities must initially reflect the needs and interests of a predominantly older population. However, recent observations by community leaders have led to the belief that their community is starting to attract a significant number of younger families. Based on these observations, it is important to reflect this trend with a park system that can accommodate a wide range of activities in the overall community.

Individual parks and recreation areas also must reflect and enhance the individual site's physical attributes. It is recommended that all park sites in the South Gulf Cove Community be designed so that their facilities can be adapted to reflect the different needs and interests of the community as it grows and matures. It should be understood that not all of the neighborhoods will be the same in population composition. The combination of activities in any individual park must reflect the interests of the populations in the neighborhoods that will use the park. For that reason, the Park System Master Plan must be designed with the flexibility to accommodate likely changes in community demographics in its various neighborhoods over the coming years as the community grows and matures.

The combination of uniqueness in a park site's capabilities and the needs of its surrounding neighborhood will guide the specifics of what should be included in each park. As an example, the large 18+ acre South Gulf Cove Community Park can accommodate large events and facilities, whereas Altura Park, only 0.91 acres and surrounded by roads, only can

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serve as a mini-park site which accommodates facilities that will fit in a small space such as an outdoor gathering place, aesthetic amenity or other feature most appropriate for the specific local neighborhood.

COMMUNITY INPUT

The Consultant Team and Charlotte County Parks, Recreation and Cultural Resources staff met with South Gulf Cove community leaders on November 5, 2007, December 5, 2007, and January 15, 2008 to discuss desires of the community for park lands within SGC. At the various meetings, community leaders suggested activities that they believe are appropriate as well as those that are not appropriate for their community. See Appendix 4 for a list of each meeting's attendees.

The activities identified by community leaders are listed below.

- Walks/bicycle system
- Toilets throughout the park system
- Shelters in parks and along the pathway system
- Children's playgrounds for visiting grandchildren and for young families
- Places to sit and visit
- Organized sports facilities only at South Gulf Cove Community Park for soccer/football, baseball, softball and Little League
- Open play fields and pick-up ball fields where space permits
- Limited numbers of picnic facilities
- Limited numbers of horseshoes, shuffleboard, tennis, spraygrounds (playgrounds with water spraying)
- Parking facilities for bikes and vehicles
- Water access – wherever possible – for viewing, boating, fishing
- Pathways with physical fitness equipment (exercise trails)
- Nature areas at Nittany Park and Bird Island
- No swimming pools or handball
- Boardwalks/piers at waterfront parks

A Public Workshop for South Gulf Cove community residents was held on January 24, 2008, at the Tringali Recreation Center. Fifty-seven residents attended. Before the workshop, attendees were asked to use 'dots' to vote for the park elements they were relatively more interested in seeing in their community from a prepared list of twenty-six park elements. Following the workshop, residents were asked to vote again with dots using the same list of twenty-six park elements. Table 1 shows the results of these two "dot voting" exercises.

It is important to note that there were significant differences in the prioritization of park elements after the attendees learned more about possible opportunities that could be made available in South Gulf Cove. The major differences were: 1) a strong increase in the desire for boat docks at parks located on the community's water bodies, and 2) a significant increase in the desire to beautify/landscape the entryways to South Gulf Cove. As noted previously, six parks are located on the waterways of SGC – South Gulf Cove Neighborhood Park, The Learning Garden, Yacht Club Park, San Domingo Park, and St. Paul Linear Park. Attendees desired access to these parks by boat.

Community roadway beautification projects discussed included landscaping the median adjacent to SR 771 and shading of the pathway system.



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Facilities in which residents also expressed a higher priority to see in their community, but were of less importance include the following listed from more interest to less interest:

Tennis
Small Court Games
Shuffleboard
Bocce ball
Horseshoes

Picnic shelters
Fishing piers
Bird watching
Water views

Of particular note is the lower priority from community leaders and residents attending the public workshop to have the following regulation sports fields and facilities:

- Football *
- Soccer *
- Baseball *
- Little League baseball *
- Basketball
- Volleyball
- Picnicking without shelters
- Children's water playground
- Meeting rooms (assumed in HOA facility)
- Swimming pool(s)

* Space for these activities was assumed to be available in open space and multipurpose play fields in larger county community and regional parks located outside of the SGC community.

The consultant team believes that organized league sports practice fields and some other facilities in limited numbers should be included in at least one or more of the larger neighborhood parks. They are tennis, volleyball, football, soccer, and baseball. The consultant team also believes that views into the waterways, canoe/kayak launching, and bank fishing in this water-oriented community are very desirable features wherever possible.

Based on three meetings with community leaders and one Public Workshop along with the consultant team's experience, the following three major park, recreation and open space components are recommended for the South Gulf Cove community:

Parks and Recreation Facilities (Listed in order of residents' expressed priority)

- Boat docks
- Restrooms
- Open, all-purpose play fields
- Children's playgrounds
- Exercise trails/equipment

Community Roadway Beautification

- Landscaping with drought tolerant plants along the median and east side of SR 771 as it abuts South Gulf Cove.
- Attractive shade plantings along the community's pathway system.

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Pathway System

A continuous, safe pathway system along all major thoroughfares is recommended. This system should connect to all of the community's parks. The pathway should be shaded where possible and have rest areas with drinking water and possibly toilets, shaded benches and tables.

**TABLE 1. RESULTS OF PARKS MASTER PLAN PUBLIC WORKSHOP
AT TRINGALI RECREATION CENTER ON JANUARY 24, 2008**

| PARK ELEMENT | VOTES BEFORE WORKSHOP | VOTES AFTER WORKSHOP |
|----------------------------------|--------------------------|-------------------------|
| Football field, regulation | | |
| Soccer field, regulation | 1 | 0 |
| Baseball field, regulation | | |
| Little League baseball field | | |
| Open multipurpose play fields | 6 | 9 |
| Basketball court | | |
| Tennis court | 6 | 1 |
| Volleyball court | 1 | 0 |
| Bocce ball court | 5 | 1 |
| Horseshoe pitch | 4 | 4 |
| Shuffleboard court | 4 | 3 |
| Picnic shelters, open | 7 | 0 |
| Picnic shelters, covered | | |
| Children's playground | 13 | 14 |
| Children's water playground | 2 | 0 |
| Exercise trails with equipment | 15 | 13 |
| Walk/pathway system | 29 | 25 |
| Fishing /piers | 6 | 2 |
| Canoe/kayak launching | 1 | 1 |
| Boat launching | | 2 |
| Boat docks | 20 | 31 |
| Bird watching | | 4 |
| Water views | 7 | 2 |
| Restrooms | 23 | 18 |
| Meeting rooms | 2 | 0 |
| Roadway landscape beautification | 13 | 36 |



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PARK DEVELOPMENT CAPABILITIES AND RECOMMENDED AMENITIES

The overall park system will consist of the sixteen (16) existing public and private park sites complemented by a pathway system and adjacent rest areas. Of these park sites, all will be built by the County with either County funds or SGC MSBU funds. Some parks will be maintained by the County while others will be maintained by the South Gulf Cove community.

A conceptual development program for each park site and open space parcel or area is provided below. Critical interconnections that recognize site suitability, appropriate activity/facility mix and distribution of park and recreational amenities within the entire South Gulf Cove community are considered an integral aspect of each individual site program.

See Table 2 for a summary list of parks and supplemental areas with acreages. Each park in the system is described conceptually following the table. See Appendix 1 for map showing all park locations. See Appendix 2 for a summarized list of amenities by park and their approximate development costs in today's dollars.

TABLE 2. LIST OF PARKS AND SUPPLEMENTAL AREAS

| NUMBER | PARK | ACRES |
|---------------------------|--|-------|
| 1 | SOUTH GULF COVE COMMUNITY PARK | 18.79 |
| 2 | SOUTH GULF COVE NEIGHBORHOOD PARK | 4.84 |
| 3 | WALDREP PARK | 5.18 |
| 4 | NITTANY PARK | 4.31 |
| 5 | SANTA LUCIA PARK | 3.69 |
| 6 | FRUITPORT PARK | 3.0 |
| 7 | MCALESTER PARK | 4.25 |
| 8 | SAN DOMINGO PARK | 2.99 |
| 9 | ST. PAUL LINEAR PARK - NORTH | 8.33 |
| 10 | MEDINA WATERWAY PARK | 2.21 |
| 11 | MELPORT PARK | 1.49 |
| 12 | ALTURA PARK | 0.91 |
| 13 | ARLEWOOD PARK | 1.16 |
| 14 | SUNDAY PARK | 1.81 |
| 15 | ST. PAUL LINEAR PARK – SOUTH | 0.13 |
| 16 | THE LEARNING GARDEN | 1.5 |
| SUPPLEMENTAL AREAS | | |
| PATHWAY SYSTEM | | |
| | SR 771/ GASPARILLA ROAD BEAUTIFICATION | 13.23 |
| | BIRD ISLAND - NATURAL AREA PARK | 13± |
| | HOMEOWNERS ASSOCIATION SITE | 14.0 |



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1. SOUTH GULF COVE COMMUNITY PARK (18.79 ACRES)

Site Description/Environmental Constraints: South Gulf Cove Community Park is located at the intersection of Redondo St. and Longville Ave. in the southwest section of SGC. This is the largest of the SGC park sites. It will be the focal point of the community. The park is located just south of the proposed bike path and Appleton Blvd., a major SGC access road. The parcel was filled in the past and is now vegetated with live oak, Brazilian pepper and cabbage palm. Since the parcel has been filled, there is less need to preserve vegetation on site. No wetlands were observed onsite.

Function and Purpose: This community park serves the entire SGC community and also serves the Neighborhood Park function for the south side of the community that uses Appleton Blvd. for access to their homes. It is the largest park in SGC and can most readily accommodate the needed practice and pick up games ball fields.

Recommended Program and Amenities: This Park is the only site large enough for lighted practice ball fields and athletic sports. Little League field(s) with restroom and concession facilities and parking is recommended. A recreation center building with a future physical fitness center is recommended for this site. Phase 1 facilities should consist of a playground, pathways with exercise stations, tennis, horseshoes, picnic and group picnic areas with shelters, volleyball, basketball and non-regulation size multipurpose fields for soccer/football, and baseball/softball.



Low maintenance, drought tolerant plantings are needed throughout the site to supplement and enhance the existing native plants. Plantings will provide the needed screening from adjacent properties, separation of various amenities and aesthetic enhancement.

2. SOUTH GULF COVE NEIGHBORHOOD PARK (4.84 acres)

Site Description/Environmental Constraints: This Neighborhood Park is located on the Santa Cruz Waterway at the intersection of Oldsmar Circle, Amicola St. and Cocoabeach St. The site is currently has a boat launching ramp and parking and is under construction for the next phase of development. All of the invasive exotic vegetation has been removed and replanting with native vegetation is planned to supplement the existing mangroves along the shoreline and the pines and oaks within the park site. There are excellent views of the Santa Cruz Waterway, potentially good fishing and good boating access.

Function and Purpose: This park, one of the four Neighborhood Parks that serve the community, serves the southern quarter of the community with access via Appleton Blvd. IT's location on the Santa Cruz Waterway makes the primary focus its water-orientation for boating, fishing and water/nature viewing in addition to the traditional neighborhood park facilities.

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Recommended Program and Amenities: This park's existing facilities and facilities currently under construction provide for one (1) boat launching ramp with trailer parking, fishing pier, water/nature viewing, picnicking, shelter, restroom facility, pathways, half size basketball court, open play area and parking. When the SGC community is more fully developed, additional facilities, including piers, a second shelter, picnic areas, pathways, small game courts, children play area, docks and more open play space, should be added.

3. WALDREP PARK (NEIGHBORHOOD PARK) (5.18 ACRES)

Site Description/Environmental Constraints: Waldrep Park is located at the intersection of Waldrep St. and Gazania Dr. The County is proposing to acquire the lots along the north, east, and south perimeters, but the timeframe for acquisition is unknown. The site is not



located along the proposed bike path or a major SGC access road. The site is vegetated with saw palmetto, a few pines and rabbit tobacco. No wetlands were observed onsite. A gopher tortoise survey should be conducted prior to development due to the suitability of habitat for that protected species.

Function and Purpose: Waldrep Neighborhood Park is one of four neighborhood parks serving the south central portion of the SGC community. It is accessed via

Keystone Blvd. The site is large enough to support typical neighborhood park activities.

Recommended Program and Amenities: Waldrep Park is located about 1,000 linear feet from the main pathway system. It is sufficient in size to accommodate a significant multipurpose field surrounded by other facilities such as parking for bikes and vehicles, restroom building, drinking fountain, shelters for picnicking, benches, small sports facilities, children's play area, pathways, adult "exercise trail" (a pathway with physical fitness equipment), and supplemental planting that complements the existing vegetation. This park site should also be connected to the main pathway system on Keystone Blvd. with a secondary pedestrian/bikeway loop. Tree planting along the pathway is desirable.

4. NITTANY PARK (NEIGHBORHOOD PARK)(4.31 ACRES)

Site Description/Environmental Constraints: Nittany Park is located at the corner of San Domingo Blvd. and Nittany St. in the northwest section of SGC. This area is 4.31 acres, is located near an egress/ingress point for SGC, and is directly on the proposed bike path. The park is vegetated with slash pine, saw palmetto, gall berry, wax myrtle, and Brazilian pepper. The southwest portion of the site is grassland. No wetlands were observed onsite; however, a gopher tortoise survey should be conducted before clearing due to the suitability of habitat.

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Since this park is naturally vegetated with many trees and shrubs and is considered by the residents of the area as the best "natural park" site of all of the South Gulf Cove public park and HOA areas.

Function and Purpose: A neighborhood park that serves the northern quarter of SGC via Domingo Blvd. Its significant native vegetation makes it a more natural area park for SGC. Development should take advantage of this while still providing the majority of neighborhood park functions.



Recommended Program and Amenities: This Park is considered by the residents of the area as the best "Natural Park" site of all the SGC public park and HOA areas. Recommended facilities for this site's amenities take advantage of the existing natural vegetation and include nature trails and interpretive paths along with picnicking/shelters. Other facilities to be included are a playground, restroom building, drinking fountain, and parking for vehicles and bikes. Native vegetation should be preserved.

5. SANTA LUCIA PARK (NEIGHBORHOOD PARK) (3.69 ACRES)

Site Description/Environmental Constraints: Santa Lucia Park is located at the intersection of Santa Lucia Dr. and Frost Lane. The site is just north of, but not adjacent to, the proposed bike path and Keystone Blvd., a major SGC access road. The site is vegetated with slash pine, saw palmetto, Brazilian pepper, grapevine and cabbage palm. No wetlands were observed onsite.



Function and Purpose: This is a Neighborhood Park that serves the residents that live in the north central part of SGC and enter/exit the community via Ingraham Blvd. or Keystone Blvd. Although somewhat small, the park is sufficient size for most activities.

Recommended Program and Amenities: There is significant potential at this park site to connect Santa Lucia Park with The Learning Garden and two of the major community pathways along Keystone

Bld. and Ingraham Blvd., especially if combined with a recommended secondary pedestrian/bikeway of 1.5 miles along Santa Lucia Drive, Keystone Blvd., Sandspur Street, Blake Drive, Transcoro Lane and Ingraham Blvd. Recommended park facilities include a restroom building, drinking fountain, parking for bikes and vehicles, picnicking,

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shelters, small sports facilities, open play field, and pathways and exercise trails. Supplemental drought tolerant plantings that complement the existing vegetation are needed.

6. FRUITPORT PARK (MINI-PARK) (3.0 ACRES)

Site Description/Environmental Constraints: Fruitport Mini-Park is located at the intersection of Ancona St. and Fruitport Circle. Three additional lots on the south side are proposed for acquisition, but the timeframe and likelihood for the acquisition is unknown. The site is not located along the proposed bike path or a major SGC access road. The site was previously filled and is vegetated with Brazilian pepper and assorted grasses with

fewer wax myrtle. No wetlands were observed onsite.



Function and Purpose: This is a mini-park serving the residents of a small portion of south central SGC. Because of its isolation, duplication of some amenities is necessary.

Recommended Program and Amenities: This park site is situated at the far end of a cul-de-sac where it can safely function as a large mini-park. There are no significant amenities or features on the site. Recommended facilities include shelter(s) with picnic tables and game

tables, benches, small sports facilities, a small restroom building, drinking fountain, a children's play area, pathway(s) with exercise stations, open play areas, and parking for bikes and vehicles. Attractive, easy to maintain, water conserving plantings are needed to provide a buffer from the roadway and enhance aesthetics.

7. MCALESTER PARK (MINI-PARK) (4.25 ACRES)



Site Description/Environmental Constraints: McAlester Park is located at the intersection McAlester Circle and Sugartown Rd. and is just over four (4) acres. Additional parcels around the perimeter have recently been acquired. The site is not located along the proposed bike path or a major SGC access road. The site was previously filled and is vegetated with Brazilian pepper and assorted grasses. No wetlands were observed onsite.

Function and Purpose: This Park is well located to serve as a large mini-park.

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Due to its location away from the community's main roads, it will be necessary to provide walk/bikeways to the site and off-street parking.

Recommended Program and Amenities: The Park is situated at the back end of a development cul-de-sac. The recommended facilities at this park include the following: shelter(s)/picnic and game tables, court games, horseshoes, bocce ball, open multipurpose play area, walking and exercise trail, children's play area, a small restroom building, and a drinking fountain. Attractive, easy to maintain, water conserving plantings are needed for shading, screening and community aesthetic enhancement.

8. SAN DOMINGO PARK (MINI-PARK) (2.99 ACRES)

Site Description/Environmental Constraints: San Domingo Mini-Park is located at the southeast corner of San Domingo Blvd. and Calumet Blvd., a major intersection in SGC. It is also located along the proposed bike path. The site is approximately three (3) acres which was previously filled and is now grasslands. There is one slash pine on the site. A canal with a seawall is present on the east side of the property, but dead ends at Calumet Blvd. This park's development is in the County's Five Year Capital Improvement Program.

Function and Purpose: This Mini-Park is strategically located to serve the local north central part of the community. It is also one of the only five community and one state owned parks located on SGC's extensive waterways system. This park should focus on the water as well as serve the local surrounding streets. The park is also an ideal stopping area along the community's proposed pathway system. Finally, the park should provide an aesthetic focal point for the north central part of the community.

Recommended Program and Amenities: Recommended facilities include non-powered boat launching, court games, restroom building, drinking fountain, parking for vehicles and bikes, shelter(s), children's play area, walks, sitting areas, and exercise pathway with water views. Shoreline fishing areas, including fish habitat improvements, are recommended. Two to three boat docks for park visits via the waterways should be provided. Significant, attractive, easy-to-maintain, water-conserving plantings are needed for shade and to create a major community focal point.



9. ST. PAUL LINEAR PARK - NORTH (SPECIAL PURPOSE PARK) (8.33 ACRES)

Site Description/Environmental Constraints: This is a currently existing linear Special Purpose Park consisting of a pathway, turf, planting, shelters, benches, and fishing. This 4,500± LF site is located on St. Paul Drive and fronts the existing natural waterway its entire distance. This is one of the three water-related parks that have direct access via the Butterford Waterway to the Myakka River and Charlotte Harbor. Mangroves are

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located at the water's edge, and they cannot be removed or significantly altered. The state owned Bird Island is located at the south end of the park.

Park Function and Purpose:

This Special Purpose Park focuses on the abutting waterway. It has been partially developed by the county for fishing access, waterway viewing, and as part of the community pathway system. Additional development should continue focusing on the waterway.



Recommended Program and

Amenities: A canoe launch, docks and vehicle parking at both north and south ends of the park, small restroom facilities, drinking fountains, small children's play areas, additional small shelters/picnic tables and additional benches are needed. The parking and restroom areas will also support citizens utilizing Bird Island. Supplemental salt and drought tolerant, easy to maintain plantings are needed that do not block views of the water. Mangroves need to be trimmed, complying with state mangrove regulations, to open views to the water, especially at intersecting roads from the west.

10. MEDINA WATERWAY PARK – (SPECIAL PURPOSE PARK) (2.21 ACRES)

Site Description/Environmental

Constraints: Formerly named the Yacht Club Park, this park is located at the end of Norton Road on the Medina Waterway. Vehicular access to the site is circuitous. This is one of the three water-related parks that has direct access via the Butterford Waterway to the Myakka River and Charlotte Harbor. It is accessible for all types of boats including sailboats. The site is currently undeveloped, and there are no environmentally sensitive areas or plants on the site except the shoreline itself.



Park Function and Purpose: All development at this Special Purpose Park is recommended to be water-related. The maximum number of boat docks should be provided, together with non powered boat launching. On shore facilities should complement the waterfront location.

Recommended Program and Amenities: Some community leaders expressed a desire for the maximum number of boat docks the site could accommodate. These same leaders also requested, as a minimum, a shelter, restroom facilities and non-powered boat

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launching (no boat ramp). Other recommended facilities are drinking fountains, small sports area, shelters/picnic tables and parking for vehicles and bicycles. Salt tolerant, low water-requiring and low maintenance plantings are needed for shade and aesthetic enhancement.

11. MELPORT PARK (MINI- PARK) (1.49 ACRES)

Site Description/Environmental Constraints: Melport Park is located at the intersections of Mars Lane and Melport Circle. It is located 900 feet from the community's bikeway and major SGC access roads. The park is on the interior of group of lots which are surrounded by water. The site was filled and is now vegetated with assorted grasses and a few wax myrtles. No wetlands were observed onsite.

Function and Purpose: This small park's location and size make this mini-park suitable for quiet, local activities and informal gatherings of neighbors.

Recommended Program and

Amenities: Recommended development is minimal and includes shelter(s) with picnic and game tables, drinking fountain, and attractive, easy to maintain, water-conserving plantings for shade, screening from adjacent neighborhood homes and aesthetic enhancement.



12. ALTURA PARK (MINI-PARK) (0.91 ACRES)

Site Description/Environmental Constraints: Altura Park is located at the intersection of Altura Rd. and Army Circle. It is not located along the proposed bike path or on a major SGC access road. The lot was filled and is now vegetated with Brazilian pepper. No wetlands were observed onsite.



Function and Purpose: This is a small mini-park that serves a portion of SGC that is very much broken up by the communities many waterways. The park small size and location off the main pathway system make the site most suitable for a few quite, low intensity uses.

Recommended Program and

Amenities: Recommended facilities include shelter(s) with picnic tables, drinking fountain, and attractive, easy-

to-main, water-conserving plantings for shade and neighborhood enhancement. Possible additional facilities include future adult exercise equipment.

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13. ARLEWOOD PARK (MINI-PARK) (1.16 ACRES)

Site Description/Environmental Constraints: Arlewood Park is located at the intersection of Calumet Blvd and Arlewood Circle. While Calumet is a major roadway within SGC, Arlewood starts and ends at Calumet. This 1.16 acre park is located along the proposed bike path. This site is vegetated mostly with Brazilian pepper and smaller amounts of saw palmetto and cabbage palms. No wetlands were observed onsite.

Function and Purpose: This small mini-park is located on a major community road making the park unsuitable for use by small children, but most desirable for community aesthetics. It also is a very desirable stopping point along the pathway system.



Recommended Program and Amenities: Recommended facilities include a fenced dog park of 20,000 sq. ft., shelters with picnic tables and benches, drinking fountain, a small parking area, and attractive, easy-to-maintain, water-conserving plantings for shade, screening from neighborhood homes and especially for aesthetic community enhancement.

14. SUNDAY PARK (MINI-PARK) (1.81 ACRES)

Site Description/Environmental Constraints: Sunday Mini-Park is located between Lillian Circle and Allensworth Avenue east of Sunday Drive. It is 900 feet away from any SCG major access roads and any of the community's proposed pathway system. The site was previously filled and is vegetated with Brazilian pepper and assorted grasses with a few wax myrtle. Additionally, no wetlands were observed onsite. Therefore, the existing vegetation poses no constraint to development



Function and Purpose: This Park best serves as one of the community's mini-parks satisfying a significant number of local residence's small park needs that utilize Sunday Drive as their primary access road.

Recommended Program and Amenities: The development of the mini-park is recommended to include shelter(s) with tables, children's play area, small open play areas, and a pathway which could be supplemented on build out with adult exercise equipment. Also needed is small restroom facility, drinking fountain. A small

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parking facility for bikes and vehicles is needed. Like most of the sites in SGC, there is no significant existing vegetation. Attractive, easy-to-maintain, water-conserving plantings are recommended for shade and screening from neighborhood homes.

15. ST. PAUL LINEAR PARK – SOUTH (SPECIAL PURPOSE PARK) (0.13 ACRE)

Site Description: This Park consists of one lot at the south end of St. Paul Drive. It has views of Santa Cruz Waterway which are currently obscured by a dense growth of Brazilian pepper and other non-native plants. This is one of the three water-related parks that have direct access via the



Butterford Waterway to the Myakka River and Charlotte Harbor.

Function and Purpose: Because of its size, this very small portion of St. Paul Linear Park can only serve as a stopping point along the community's pathway system. It also will provide a viewing area and a small fishing access point on the Waterway.

Recommended Program and Amenities: Two small shelters with tables and benches, bicycle parking,

one trash container and one car parking are recommended. Access to the waterway for fishing and canoe/kayak launching also are recommended. Exotic plant removal should be performed and a limited number of drought tolerant, water-conserving plantings are needed for shade and to create a more aesthetic appearance to the south end of St. Paul Drive.

16. THE LEARNING GARDEN (SPECIAL PURPOSE PARK) (1.5 ACRES)

Site Description/Environmental Constraints: This 1.5 acre site is located at the intersection of Blake Drive and Trascoro Lane, and the south side faces Santa Cruz Waterway. This is an existing community-built small park with a gardening focus and some minor support facilities. Currently, there is landscaping, a pavilion, a maintenance building, benches, a waterfall, compost bin, walking paths and irrigation. This site is a second focal point on the significant secondary pathway/exercise walk system described under the Pathway System. The park also is one of the county parks on the SGC community waterway system.



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Function and Purpose: This is a partially developed Special Purpose Park with a learning garden focus. The park's focus should be adjusted to more effectively let the community enjoy the Santa Cruz Waterway.

Recommended Program and Amenities: Community leaders expressed a desire for acquisition of one or more lots to the west of The Learning Garden that can be used for parking. A small restroom facility with storage, drinking fountains, street lights, more shade, shelters/benches, views of the waterway, and bike parking are desirable. Additional recommendations include a boat dock for residents who wish to boat to the site and for fishing access along the shoreline.

SUPPLEMENTARY RECOMMENDATIONS FOR OTHER SOUTH GULF COVE COMMUNITY AMENITIES

PATHWAY SYSTEM

Primary paths/walkways shown on the Park System Master Plan consists of approximately sixteen (16) miles, located on one side of the road only. See Appendix 1 for a map of the proposed pathway system. An eight-foot width is desirable. Additional minor shaded stops at all canal crossings should be added where possible. Consideration should be given to acquisition of a lot where possible at the nine canal crossings. This allows for a shade structure/bench and drinking water and would also provide access for fishing. As much as possible of the primary pathway system should be planted with shade trees that do not require irrigation.



Secondary pathways of about six (6) miles, located on one side of the roadways only offer connectors to the community's park system. A six-foot width is desirable. These secondary pathways could become additional primary neighborhood exercise-ways for

older people and those who want to avoid more heavily trafficked roadways. Within this total, a 1.5 mile special path/exercise-way is recommended at the Santa Lucia Drive/Blake Drive area connecting two park sites – The Learning Garden and Santa Lucia Park. The Pathway System is not part of the SGC Park System.

SR 771 – GASPARILLA ROAD BEAUTIFICATION (13.23 ACRES)

As mentioned earlier in this report, Gasparilla Road is the only access to the South Gulf Cove Community



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for its approximate population of 30,000 people on community build-out. As such, community leaders and local citizens have expressed a strong desire for landscaping the 8,200± linear feet of roadway bordering South Gulf Cove. It is strongly recommended that any landscaping be primarily drought tolerant, native plants and with colorful accent beds at the community entrance points.

This beautification program is not part of the Park System.

BIRD ISLAND PARK (13± ACRES)

Site Description/Environmental Constraints: Bird Island owned by the State of Florida and is located on the large waterway in the northern half of St. Paul Drive. It is surrounded by a dense fringe of mangrove. Australian pine, an exotic, invasive plant species, has invaded the uplands on the island. Any development would require a permit from the Florida Department of Environmental Protection and the US Army Corps of Engineers.



Function and Purpose: This state-owned land is the only natural area within SGC which can best serve as a venue for nature activities including birding. Some community leaders also expressed an interest in having access to this island for nature activities.

Recommended Program and Amenities:

Needed facilities include a boardwalks, interpretive displays and small shelters. Recommended landside facilities are parking for cars and bikes, and interpretive displays. A bird blind and viewing tower(s) on the island would significantly enhance the nature viewing and birding experience. Parking and restrooms for this site will be provided at St. Paul Linear Park. Note that State authorization for access to this island and environmental permitting may be challenging.

HOMEOWNERS ASSOCIATION SITE (14.0 ACRES)

Community leaders expressed a desire to have a building that will serve as a meeting hall for 150 to 300 people that can be subdivided into smaller rooms. Additionally, the following were recommended for this site:

- Toilets
- Shelters and group picnicking
- Tennis
- Children's play
- Sprayground
- Bocce ball



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- Horseshoes
- Possibly shuffleboard
- Parking for bikes and 75 to 100 cars

This site is not part of the county's park system but offers a major supplement to it.

PARK DEVELOPMENT CODE AND PERMITTING REQUIREMENTS

Any site development or building construction will be subject to the following codes and development constraints:

- Charlotte County Development Review Process
- Florida Department of Environmental Protection (DEP) water and sewer permitting (if utility line extensions are proposed)
- Southwest Florida Water Management District for storm water detention/retention
- Charlotte County Utilities
- Charlotte County Storm Water approval
- Charlotte County Right-of-Way use permit
- Charlotte County, State and Federal Protected Species requirements
- Charlotte County Tree Removal, Landscape and Buffering Ordinances
- Well construction permit where needed for irrigation
- Adherence to the America with Disability Act, Florida Accessibility Code
- FEMA Flood codes
- FDOT "Green Book" guidelines (on SR 771 only)

Additionally, docking facilities may require a permit from the DEP although permit exemptions are possible in certain circumstances. A permit from the US Army Corps of Engineers is required for all docking facilities.

If landside facilities and docks are proposed, the Southwest Florida Water Management District may have regulatory authority for permitting under the Cooperative Agreement with DEP.

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APPENDICES

Appendix 1 - EXISTING & PROPOSED PARKS WITH PRIORITY/PHASING MAP

Appendix 2 - SUMMARY OF PROPOSED FACILITIES BY PARK

Appendix 3 - PARK ELEMENT SIZE REQUIREMENTS

Appendix 4 - COMMUNITY MEETINGS - LIST OF ATTENDEES

Appendix 5 - CITIZEN SURVEY BY CHARLOTTE COUNTY PARKS/RECREATION

**Appendix 6 - RECREATION AND OPEN SPACE ELEMENT OF COMPREHENSIVE PLAN-
LEVEL OF SERVICE AND CLASSIFICATION**

Appendix 7 - EXAMPLES OF PARK ELEMENTS

Appendix 8 -DEFINITIONS OF PARK DESIGNATIONS



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**APPENDIX 1.
EXISTING AND PROPOSED PARKS MAP WITH PRIORITY/PHASING**

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APPENDIX 2. SUMMARY OF PROPOSED FACILITIES BY PARK

| PARK & FACILITIES | PROPOSED (EXISTING) | PHASE** | APPROX. COSTS* | NOTES |
|--|------------------------|---------|---------------------|---|
| 1. SOUTH GULF COVE COMMUNITY PARK 18.79 Acres | | | \$5, 500,000 | |
| Baseball - Practice | 1 | 2 | | All fields except Little League should be practice/informal |
| Softball - Practice | 1 | 1 | | |
| Little League | 2 | 1 | | |
| Toilets | 1 | 1,2,3,4 | | |
| Drinking Water Fountains | 4 | 1,2,3,4 | | |
| Tennis | 2 | 4 | | |
| Small Court Areas | 2 | 1,2 | | |
| Volleyball | 1 sand/1 paved | 2 | | |
| Shelters | 2 large/1 small | 1,2,4 | | |
| Parking | 100 | 1,2,4 | | As needed |
| Community Center with Physical Fitness | 1 | 2,3 | | |
| Soccer/Football - Practice | 1 | 2 | | |
| Playground | 2 | 2 | | |
| Pathways | 1,700 LF | 1,3 | | |
| Planting | | 1,2,3 | | |
| Irrigation | | 1,2,3 | | |
| Service Building | | 2 | | |
| 2. SOUTH GULF COVE NEIGHBOOD PARK 4.84 Acres | | | \$250,000 | Formerly known as Santa Cruz Public Boat Ramp & Park |
| Boat Ramp | (1) | | | |
| Boat Dock - Launching area/park | (1) 2 | 3 | | |
| Shelters | (1) 1 | 3 | | |
| Picnicking | (1 under construction) | 3 | | |
| Parking | (20) | | | |
| Toilets | (1) | | | |
| Drinking Water Fountains | (1) | 3 | | |
| One-half Basketball | 1 | | | |
| Small Court Games | (1) | | | |
| Pathways | (1000) 500 | 3 | | |

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| PARK & FACILITIES | PROPOSED (EXISTING) | PHASE** | APPROX. COSTS* | NOTES |
|---|---------------------|-----------------|------------------|---|
| Boat/Trailer Parking | (35) | | | |
| Fishing Pier | 1 | 3 | | |
| Irrigation | | | | |
| 3. WALDREP PARK 5.16 Acres | | | \$700,000 | |
| Open Play Field | 1 | 2 | | |
| Parking | | | | |
| - Cars | 20 | 2 | | |
| - Bikes | 10 | 2 | | |
| Toilets | 1 | 2,3 | | |
| Drinking Water Fountains | 2 | 2,3 | | |
| Pathways | 1,750 | 2 | | |
| Children's Play | 1 | 2 | | |
| Adult Exercise Equip. | 1 | 3 | | |
| Irrigation | | 2,3 | | |
| Plantings | | ½ in 2 – ½ in 3 | | Some plants exist |
| 4. NITTANY PARK 4.31 Acres | | | \$560,000 | Many good native trees and shrubs |
| Pathways/Nature Trails | 2,500 SF | 2,3 | | |
| Children's Play | 1 | 3 | | |
| Small Sports Facilities | 4 units | 3 | | |
| Toilets | 1 | 2 | | |
| Drinking Water Fountains | 2 | 2,3 | | |
| Parking | | | | |
| - Cars | 10 | 3 | | |
| - Bikes | 10 | 2 | | |
| Picnicking | 10 | 4 | | |
| Plantings | | | | Limited and supplement existing plants where needed |
| Irrigation | | | | Only in newly planted and turf areas |
| 5. SANTA LUCIA PARK 3.69 Acres | | | \$650,000 | |
| Parking | | | | |
| - Cars | 10 | 4 | | |
| - Bikes | 10 | 3 | | |
| Children's Play | 1 | 3 | | |
| Picnicking/small shelters | 10 | 3,4 | | |
| Open Play Field | 1 | 3 | | |
| Small Sports Facilities | 4 Units | 4 | | |

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| PARK & FACILITIES | PROPOSED (EXISTING) | PHASE** | APPROX. COSTS* | NOTES |
|---|---------------------|---------|------------------|--|
| Toilets | 1 | 3 | | |
| Drinking Water Fountains | 2 | 3,4 | | |
| Pathways | 2,300 LF | 3,4 | | Includes adult exercise equipment |
| Plantings | | 3,4 | | |
| Irrigation | | 3,4 | | |
| 6. FRUITPORT PARK 3.0 Acres | | | \$485,000 | |
| Toilets | 1 | 3 | | |
| Drinking Water Fountains | 2 | 3,4 | | |
| Parking | 10 | 4 | | Difficult direct access requires parking |
| Picnic Shelters/Picnic & Game Tables | 4 | 3 | | |
| Children's Play | 1 | 4 | | |
| Small Sports Facilities | 3 or 4 | 4 | | |
| Pathways | 2,000 LF | 4 | | |
| Planting | | 3,4 | | |
| Irrigation | | 3,4 | | |
| 7. MCALESTER PARK 4.25 Acres | | | \$495,000 | |
| Toilets | 1 | 4 | | |
| Drinking Water Fountains | 2 | 3,4 | | |
| Shelters/Tables | 1 large/1 small | 3 | | |
| Small Sports Facilities | 4 | 4 | | |
| Open Play Area | 1 | 3 | | |
| Parking - Cars - Bikes | 5 10 | 4 3 | | |
| Plantings | | 3,4 | | |
| Irrigation | | 3,4 | | |
| 8. SAN DOMINGO PARK 2.99 Acres | | | \$825,000 | |
| Non Powered Boat Launching | Canoe/kayak | 2 | | |
| Court Games | 4 | 3 | | |
| Toilets | 1 | 2 | | |
| Drinking Water Fountain | 2 | 2,3 | | |

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| PARK & FACILITIES | PROPOSED (EXISTING) | PHASE** | APPROX. COSTS* | NOTES |
|---|---------------------|----------|--------------------|---|
| Parking - Cars - Bikes | 10 10 | 2 2 | | |
| Children's Play | 1 | 2 | | |
| Open Play Field | 1 | 2 | | |
| Sitting Areas w/Water Views | 6 | 2 | | |
| Fishing Pier | 1 | 3 | | Includes habitat improvement |
| Pathway – Multipurpose | 1,700 SF | 2 | | Includes adult exercise equipment |
| Plantings | | 2 | | |
| Irrigation | | 2 | | |
| 9. ST. PAUL LINEAR PARK (N) 6.65 Acres | | | \$800,000 | Partially developed by the County |
| Pathways | (4,500 LF) | | | |
| Landscaping | (Partial) Partial | 1,2 | | |
| Shelters | (3) | 1,2 | | |
| Benches | (10) | 1 | | |
| Children Play (small) | 1 | 1 | | |
| Fishing Pier | 2 | 1,3 | | |
| Toilets (as needed) | 1 | 1,2 | | |
| Canoe Launching | 2 | 4 | | |
| Parking - Cars - Bikes | 15 15 | 2,3 2 | | In turf, at various areas along park |
| Boating – Boat Docks | 2 | 2 | | Boat docks are proposed for those who wish to boat to the site rather than drive or bicycle |
| Irrigation | existing | | | |
| 10. MEDINA WATERWAY PARK 2.21 Acres | | | \$1,135,000 | Formerly Yacht Club Park |
| Boat Dock | 8 Slips | 2 | | |
| Community Shelter | 1 | 2 | | Requested by some stakeholders |
| Toilets | 1 | 2 | | |
| Drinking Water Fountains | 2 | 2 | | |
| Canoe/Kayak Launching | 1 | 4 | | |
| Food Concession | 1 | 3 | | Requested by some stakeholders |
| Parking | 50± cars | 2 | | |

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| PARK & FACILITIES | PROPOSED (EXISTING) | PHASE** | APPROX. COSTS* | NOTES |
|--|---------------------|---------|------------------|--|
| Plantings | | 4 | | |
| Irrigation | | 4 | | |
| 11. MELPORT PARK 1.49 Acres | | | \$240,000 | |
| Shelters/Picnicking | 2 small | 4 | | |
| Drinking Water Fountain | 1 | 4 | | |
| Plantings | | 4 | | |
| Irrigation | | 4 | | |
| 12. ALTURA PARK 0.91 Acres | | | \$200,000 | |
| Shelter/Picnicking | 1 small | 4 | | |
| Drinking Water Fountain | 1 | 4 | | |
| Plantings | | 4 | | |
| Irrigation | | 4 | | |
| Adult Exercise Equipment | 1 | 4 | | |
| 13. ARLEWOOD PARK 1.16 Acres | | | \$220,000 | |
| Shelters/Picnic Tables | 1 large/1 small | 3 | | |
| Drinking Water Fountains | 1 human/1 dog | 3 | | |
| Fenced Dog Park | 1 | 4 | | |
| Benches | 4 | 3 | | |
| Plantings | | 3 | | |
| Irrigation | | 3 | | |
| 14. SUNDAY PARK 1.81 Acres | | | \$435,000 | |
| Shelters/Tables | 1 large/1 small | 4 | | |
| Children's Play | 1 | 4 | | |
| Physical Fitness Trail | 800 LF | 4 | | Physical fitness equipment along pathway |
| Small Open Play | 1 | 4 | | |
| Parking | | | | |
| - Cars | 4 | 4 | | |
| - Bikes | 6 | 4 | | |
| Toilet | 1 | 4 | | |
| Drinking Water Fountain | 2 | 4 | | |
| Plantings | | 4 | | |
| Irrigation | | 4 | | |
| 15. ST. PAUL LINEAR PARK (S) 0.13 Acres | | | \$160,000 | Part of St. Paul Linear Park (N) |

SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN

| PARK & FACILITIES | PROPOSED (EXISTING) | PHASE** | APPROX. COSTS* | NOTES |
|--|---------------------|---------|--------------------|--|
| Shelter/Viewing | 2 | 3 | | |
| Fishing Pier | 1 | 3 | | |
| Canoe/Kayak Launching | 1 | 2 | | |
| Benches | (1) | | | |
| Plantings | | 2 | | |
| Irrigation | | 2 | | |
| 16. THE LEARNING GARDEN 1.5 Acres | | | \$250,000 | An existing homeowner built and maintained facility |
| Learning Garden | (1) | | | |
| Landscaping | existing | | | |
| Pavilion | (1) | | | |
| Maintenance Building | (1) | | | |
| Benches | (3) | | | |
| Waterfall | (1) | | | |
| Compost Bin | (1) | | | |
| Walking Paths | existing | | | |
| Irrigation | existing | | | |
| Toilet – small | 1 | 2 | | |
| Parking - Cars - Bikes | 12 5 | 2 2 | | Only if additional land is acquired |
| PATHWAY SYSTEM | | | \$2,700,000 | Not part of park program |
| Primary-asphalt (8 ft) | 16 mi | 1,2,3,4 | | Pathways will be on road rights-of-way |
| Secondary- asphalt (6 ft) | 6 mi | 2,3,4 | | |
| Special Fitness Path – asphalt (5 ft) | 1.5 mi | 2 | | |
| Rest Areas (in addition to parks) | 10 | 2,3,4 | | Pathway rest areas have a shelter, picnic table, trash container and drinking water fountain |
| STREET LANDSCAPING | | | | By others – not part of park system |
| Gasparilla Road Beautification with Irrigation | 13.23 ac | 1,2 | \$1,400,000 | 4 Entrances first, then streetscape – requested by most stakeholders |
| Pathway System Tree Plantings & Irrigation | 23.5 mi | 2,3,4 | \$1,000,000 | As pathways are built |
| BIRD ISLAND 13± Acres | | | \$1,140,000 | State owned land |
| Boardwalk/ pedestrian bridge | 1,900± LF | 3 | | |
| Toilets | | | | Toilets provided at St. Paul Linear Park |
| Parking | | | | Parking provided at St. |

SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN

| PARK & FACILITIES | PROPOSED (EXISTING) | PHASE** | APPROX. COSTS* | NOTES |
|--|---------------------|------------|----------------|-------------------------------------|
| | | | | Paul Linear Park |
| Interpretive Displays | 1 | 2 | | |
| Shelters | 2 small | 2,3 | | |
| Bird Blinds | 5 | 3,4 | | |
| Viewing Towers | 2 | 4 | | |
| HOME OWNERS ASSOCIATION (HOA) SITE 14 Acres | | | | By others – not part of park system |
| Building/Large Meeting Rooms and toilets | | | | |
| Tennis | 2 | determined | | Size and numbers |
| Children's Play | 2 large | by | | to be |
| Court Games | tbd | HOA | | determined by |
| Group Shelters/Picnicking | (1) | | | HOA |
| Parking – Cars & bikes | (existing) | | | |
| Plantings | | | | As required |
| Irrigation | | | | As required |

*All cost includes 20% contingency, includes design and permitting, and based on 2008 dollars.

** Multiple phases for an amenity indicate expansion as demand grows over time.

SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN

APPENDIX 3. PARK FACILITY SIZE/SPACE REQUIREMENTS

| ACTIVITY | SIZE | NUMBER SERVED | SPACE NEEDED IN ACRES |
|--|---|------------------------------------|---|
| Baseball <ul style="list-style-type: none"> • Field • Parking • Buffer/support | 300' = 55,000 SF 60± @ 300 SF = 20,000± SF 20' x 1,400' = 28,000 SF | Up to 60± people or 25 people/acre | 2.4± acres/field |
| Softball <ul style="list-style-type: none"> • Field • Parking • Buffer/sitting or bleachers | 250' = 33,000± SF 60±/field or 20,000 SF 20' x 1,000' = 20,000 SF | Up to 60± people or 33 people/acre | 1.7 ± acres/field |
| Little League <ul style="list-style-type: none"> • Field • Parking • Buffer/support | 200' = 13,000 SF 60±/field or 20,000 SF 10,000 SF | Up to 60± people or 35 people/acre | 1.0± acres/field |
| Football <ul style="list-style-type: none"> • Field • Parking • Buffer/support | 160' x 360' = 57,600 SF 15 to 30 or 7,000 to 15,000 SF 20' x 1,000' = 20,000+ SF | Up to 60± people or 30 people/acre | 2.1 acres±/field |
| Soccer <ul style="list-style-type: none"> • Field • Parking • Buffer | 240' x 360' = 86,400 SF + sidelines of 30'± or more = 2.9 acres± 15 to 30 or 7,500 to 9,000 SF 10' x 1,500' = 15,000 SF | Up to 60± people or 24 people/acre | 2.6± acres/field |
| Tennis <ul style="list-style-type: none"> • Courts (2 or more) • Parking (4 per court non competition) • Buffer | 60' x 120' each = 8,000 SF/court 2,000 SF/court 2,000 SF/court | 16 people/acre | 24,000 SF for 2 courts or 4/acre |
| Basketball <ul style="list-style-type: none"> • Court • Parking | 50' x 84' + run out & spectator space Parking for 15± cars | Up to 30 people/acre | 0.3 acres or 3/acre |
| Volleyball <ul style="list-style-type: none"> • Court • Parking • Buffer | 30' x 60' = 1,800 SF 4 to 10 or 2,400± SF 10' x 180' = 1,800 SF | Up to 100 people/acre | 7/acre |
| Children's Playground <ul style="list-style-type: none"> • Equipment • Shade, walks, etc. • Parking | 2,000 to 5,000± SF 1,000± SF 3 to 5 or 2,000± SF | 20 to 40 people/playground | 4,500 to 8,000± SF |
| Picnic (within 400 LF of parking/barbecue) <ul style="list-style-type: none"> • Space including some buffer but no play space | 500 to 1,000 SF | 4 to 8 people/site | 1,500 to 2,000 SF/site |

SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN

| | | | |
|--|--|----------------------|-----------------------|
| • Parking | 1 to 2 or 500 to 1,000 SF | | |
| Horseshoes • Pitches (min. 2 or more) • Parking | 6' x 44' + backup buffer space or 800± SF 1 or 500 SF | 4 to 8 people/pitch | 1,500 SF/pitch |
| Bocce Ball • Court (min. 2 or more) • Spectators & buffer • Parking | 13' x 100' = 1,300 SF 200± SF 2/court or 500 SF to 1,000 SF | 8 to 10 people/court | 2,500 SF/court |
| Shuffleboard • Court (includes shade structure) • Parking | 70' x 10' = 700 SF/court 6 people/court = 500 SF 2/court or 500 SF to 1,000 SF | 6 to 8 people/court | 2,200 SF |

Please note: Toilets are needed for all developed park areas with "facilities." This does not include pathway rest areas.

**APPENDIX 4.
COMMUNITY MEETINGS-LIST OF ATTENDEES**

NOVEMBER 5, 2007

| | |
|--------------------|---|
| Sandy Slater | South Gulf Cove Advisory Committee |
| Yvonne Emirio | South Gulf Cove Advisory Committee |
| Karen Price | South Gulf Cove Advisory Committee, Bike Subcommittee |
| Laura Kleiss Hoeft | Charlotte County Parks, Recreation and Cultural Resources |
| David Milligan | Charlotte County Parks, Recreation and Cultural Resources |
| Tara Musselmann | Charlotte County Public Works (MSBU Representative) |
| Kathy Connor | Charlotte County Parks, Recreation and Cultural Resources |
| Joann Larson | Charlotte County Parks, Recreation and Cultural Resources |
| Dorothea Zysko | The Ecology Group, Inc. |
| George Fogg | IBIS |
| Jonathon Cole | Giffels-Webster Engineers |

DECEMBER 5, 2007

| | |
|------------------|---|
| Sandy Slater | South Gulf Cove Advisory Committee |
| Yvonne Emirio | South Gulf Cove Advisory Committee |
| April Chattinger | South Gulf Cove Advisory Committee |
| Kendall Leach | South Gulf Cove Advisory Committee |
| Ray Warner | South Gulf Cove Streets and Drainage MSBU Committee |
| Rich Redican | South Gulf Cove Waterway MSBU Committee |
| Ralph Young | Yacht Club |
| James Atkinson | Yacht Club |
| John McGuire | Conservancy and Community Trust of SGC, Inc. |
| Carol McGuire | The Learning Garden |
| Mick Slater | SGC Homeowner's Association |
| David Milligan | Charlotte County |
| Dorothea Zysko | The Ecology Group, Inc. |
| George Fogg | IBIS |

JANUARY 15, 2008

| | |
|-------------------|---|
| Sandy Slater | South Gulf Cove Advisory Committee |
| Yvonne Emirio | South Gulf Cove Advisory Committee |
| April Chattinger | South Gulf Cove Advisory Committee |
| Karen Price | South Gulf Cove Advisory Committee, Bike Subcommittee |
| Dorothea Zysko | The Ecology Group, Inc. |
| George Fogg | IBIS |
| Laura KleissHoeft | Charlotte County Parks, Recreation and Cultural Resources |
| David Milligan | Charlotte County Parks, Recreation and Cultural Resources |

SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN

APPENDIX 5. CITIZEN SURVEY BY THE SOUTH GULF COVE ADVISORY COMMITTEE (January 24, 2008)

RESPONDENT PREFERENCES

| PARK FEATURE | SEC 82 | SEC 93 | SEC 71 | SEC 81 | SEC 78 | No SEC | TOTAL |
|--------------------------------|---|-----------|-----------|-----------|-----------|-----------|-------|
| Access by Boat | 5 | 6 | 2 | 3 | 1 | | 17 |
| Natural/Bench /Paths | 7 | 4 | 4 | 4 | 1 | | 20 |
| Landscape/Bench/Paths | 8 | 5 | 4 | 4 | 1 | 1 | 23 |
| Covered Picnic/Tables | 4 | 3 | 3 | 4 | | | 14 |
| Open Picnic/Tables | 3 | 2 | 2 | 3 | | | 10 |
| Fitness Trail/Exercise Station | 2 | 5 | 1 | 4 | | 1 | 13 |
| Playground | 3 | 2 | 1 | 3 | 1 | | 10 |
| Dog Park | 1 | 2 | | 3 | | 1 | 7 |
| Tennis Courts | 4 | 2 | 1 | 4 | | | 11 |
| Swimming Pool | 1 | | | 1 | | 1 | 3 |
| Shuffleboard | 4 | 4 | 1 | 4 | | | 13 |
| Horseshoe Pit | 4 | 5 | 1 | 4 | | | 14 |
| Bocce Ball | 4 | 4 | 1 | 3 | | | 12 |
| Volunteering | 7 | 3 | 1 | 3 | | | 14 |
| Donation | | 1 | | | | | 1 |
| Summary/Analysis | Generally walking for pleasure and exercising is, by far, the most predominant activity of interest with the fifty-six total responses. | | | | | | |

SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN

APPENDIX 6.

CHAPTER 5, RECREATION AND OPEN SPACE ELEMENT (ROSE) OF COMPREHENSIVE PLAN - LEVEL OF SERVICE (LOS)* AND CLASSIFICATION

| | PARK | ACREAGE | CLASSIFICATION |
|--|-----------------------------------|--------------|----------------------|
| 1 | SOUTH GULF COVE COMMUNITY PARK | 18.79 | Community Park |
| 2 | SOUTH GULF COVE NEIGHBORHOOD PARK | 4.84 | Neighborhood Park |
| 3 | WALDREP NEIGHBORHOOD PARK | 5.18 | Neighborhood Park |
| 4 | NITTANY NIEGHBORHOOD PARK | 4.31 | Neighborhood Park |
| 5 | SANTA LUCIA MINI-PARK | 3.69 | Mini-Park |
| 6 | FRUITPORT MINI-PARK | 3.00 | Mini-Park |
| 7 | MCALESTER MINI-PARK | 2.58 | Mini-Park |
| 8 | SAN DOMINGO MINI-PARK | 2.99 | Mini-Park |
| 9 | ST. PAUL LINEAR PARK - NORTH | 8.33 | Special Purpose Park |
| 10 | MEDINA WATERWAY PARK | 2.21 | Special Purpose Park |
| 11 | MELPORT MINI-PARK | 1.49 | Mini-Park |
| 12 | ALTURA MINI-PARK | 0.91 | Mini-Park |
| 13 | ARLEWOOD MINI-PARK | 1.16 | Mini-Park |
| 14 | SUNDAY PARK | 1.81 | Mini-Park |
| 15 | ST. PAUL LINEAR PARK (SOUTH) | 0.13 | Special Purpose Park |
| 16 | THE LEARNING GARDEN | 1.50 | Special Purpose Park |
| 17 | PATHWAY SYSTEM | | |
| 18 | SR 771 LANDSCAPE/BEAUTIFICATION | | |
| 19 | BIRD ISLAND | | Natural Area Park |
| 20 | HOMEOWNERS ASSOCIATION | | Community Park |
| TOTAL POTENTIAL ACTIVE/MULTIPURPOSE PARKS | | 62.92 | |

* The actual LOS at build out (30,000± population) is 2.09 acres/1,000 population.

Recommended 2008 ROSE LOS guidelines for mini, neighborhood, community and special purpose parks is 6.0 acres/1,000 population. This deficit of 57 acres cannot be made up within the SGC community as lands are not available for purchase. The deficit will be made up through other county regional facilities in the vicinity.



**APPENDIX 7.
EXAMPLES OF PARK ELEMENTS**

These photographs are to provide an example of various park elements and are not intended to portray specific facilities being recommended in this Master Plan.



Boardwalk and Gazebo



Bird Watching Platform



Canoe/Kayak Launch

Kayaking - A Very Popular Sport Today



SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN



Water Play Area/Sprayground

SOUTH GULF COVE COMMUNITY PARK SYSTEM MASTER PLAN



Horseshoes



Bocce Ball



Playground (Charlotte County Deep Creek Park)



APPENDIX 8. PARK CLASSIFICATION DEFINITIONS

As provided in the Charlotte County Comprehensive Plan Recreation and Open Space and Element:

Mini-Park (1-3 acres): Intended to serve about 2,500 residents within walking or short biking distance (0.5 mile), but may have minimal parking. Facilities typically include a playground, benches, picnic tables and open space with few or no parking spaces.

Neighborhood Park (3-20 acres): Intended to serve about 5,000 residents within a 1-mile service radius, primarily for walking or bicycle access, but may have limited parking. Facilities typically include play equipment, informal sports field(s), paved court(s), existing vegetation, picnicking, shelter and walking paths.

Community Park (20-80 acres): Intended to serve an average of 25,000 residents within a 3-mile radius. Typically included are the same types of facilities as a neighborhood park, as well as (lit or unlit) sports fields and courts, group pavilion(s), restrooms, bicycle and walking paths, recreation center and other active and passive recreation areas to meet specialized needs. Ideally located on a street classification of collector or higher with adequate parking. Adequate plantings/buffers and some passive recreational area should be provided.

Regional Park (80 acres or more): Intended to serve an average of 50,000 or more residents within a 10 mile radius or up to 30-minute driving time. Facilities may include the same type of facilities as neighborhood and community parks except in greater quantities and level of development (i.e. lighting, range of sizes and level of detail). Sophisticated parking and circulation, storm water management and infrastructure systems are typically involved. Trail systems allow for hiking/biking and interpretive use. Typically, significant passive recreational area, as well as special purpose facilities are included.

Environmental Park (100 acres or more): Intended to preserve unique ecosystems, landscapes and/or open space while making available limited, passive recreational use. An environmental park may serve a population of 50,000 or more residents and because of the nature and location of its resources, access may require 30-60 minutes driving time. Facilities may include nature trails, picnicking, horseback riding, biking, group pavilions, fishing, boating, and limited group camping.

Special Purpose Facility (size varies): A special purpose facility is a single facility that may be located within a park of any classification or may comprise an entire park unit. Special purpose facilities may include elements such as archaeological sites, a historically significant feature or location, waterways and blueway trails, greenways and trails, bike trails, linear parks, fishing pier, boat ramp, areas of rare or endangered flora or fauna, event/auditorium/conference facility, stadium, or beach and water access.