

August 3, 2023

Dear Punta Gorda City Council,

I would like to begin by stating, I am not a “NIMBY”. I have predominantly made my living appraising commercial real estate for 38 years and have done well over a thousand commercial appraisals in Charlotte County alone, and more proposed development would actually be advantageous for my livelihood. In addition, I am also an attorney and a licensed Real Estate Broker, and previously held a Class “B” contractor’s license for over 10 years. Moreover, I have developed two larger scale projects in Charlotte County myself, a 15,000 SF multi-tenant office building in Punta Gorda and a 9,000 SF multi-tenant retail center in Port Charlotte. So, I know the development perspective as well. Furthermore, I was born and raised in Punta Gorda, and my children are 6<sup>th</sup> generation Charlotte County residents. My great, great-grandfather, William Whitten, was one of Charlotte County’s first County Commissioners in 1921 when it was created after previously being part of Desoto County. My great-grandfather, Thomas Cecil Crosland, served as a Punta Gorda City Councilman as did my uncle, Jody Bicking. I have deep roots in this community and *care very much as to its future*. I’ve requested a meeting with Mayor Matthews and was denied the opportunity, due to a perceived conflict with the Sunshine Law, hence this letter as a conveyance of my *professional* thoughts.

You and the staff claim to want to create a self-sustained urban community downtown that has less reliance on automobiles; however, the ultimate result on the LDR change and increase in density will likely create the reverse “urban sprawl” you are trying to avoid. There are only a few sites left downtown that are large enough to support the development of a supermarket/grocery store and this increase in density will increase prices to the extent that only high-rise condominiums will be financially feasible on these remaining larger downtown sites. So, any future large-scale commercial development in the city will be located south on Tamiami Trail or east on US 17 outside the city limits, thus creating a situation in which people must drive to get their groceries.

Your decision to increase the density to 60 units per acre is not supported by **competent and substantial evidence**. One councilman proposed the density with *no support* for why it is necessary, with the exception of some discussion on how it would keep rents lower than the \$45.00 per SF being charged at the Star-Buck’s at the Cross Trail Shopping Center. Those are national rents from a chain (same \$/SF everywhere) that are *not indicative of typical market rent levels* of the area. Increasing the density to 60 units per acre *will not lower costs or rental rates* of any proposed mixed-use property on the City Market Place site or any other site in the downtown area. It is pertinent to realize that when you build a multi-story/mixed-used property, ***the cost increases with the building height***, due to the increased cost of the foundation (pilings) to support the structure, as well as additional costs for elevators, sprinkler systems and parking garages. The rental rates of *any* proposed mixed-use project on the City Market Place site will be *well over* the \$22.00 per SF cited for the Sun-Loft Center, due to the record inflation we have experienced over the last two years and interest rates being over 6.50%.

The Dover-Kohl study, which cost the taxpayers \$580,000 (attached receipts in addendum) provided for the City Market Place parcel to be developed at a maximum density of 48 units per acre, with approximately 20% of the project being comprised of office and retail space. Your proposed density of 60 units per acre is 25% higher than the ***highest*** Dover-Kohl recommendation. Additionally, the density is approximately ***double the density*** of the highest density projects existing in the city, which is Palacio Del Sol (28.99 du/acre) and the School House Apartments (33 du/acre). This is also in conflict with representations by Mitchell Austin on Feb. 10<sup>th</sup>, 2021 when he spoke to the council and the citizens, and at that time he was proposing a density of **35 units per acre**. Again, where is your competent and substantial evidence in support of 60 units/acre? Keep in mind, there is a “*Transfer*

*of Development Rights (TDRs)*” which could create additional *unintended* impacts to the city as these densities have the potential to become 120 du/acre or more. (Housing Element, Article 8, Section 8.16).

Moreover, Joan LeBeau in her letter to the Florida Department of Economic Opportunity (dated Oct. 31, 2022, Exhibit D) stated that the participatory process of the charrettes and other community working sessions *formed the foundation* for the proposed amendments to the comprehensive plan. Currently, nothing could be further from the truth, and what has actually transpired since her letter is that the Punta Gorda City Council members have had meetings individually with the attorney for City Market Place and their decisions are no longer based on the in-depth study and citizens’ participation. This is of great concern to the citizens in this city.

The origin of the 60 units per acre is undoubtedly from Geri Waksler, who represents the owners of City Market Place, and has been afforded the opportunity to go on a “community speaking tour” where she has basically lobbied for the City Market Place owners. She spoke to anyone that would give her an audience and the city council members were often present in the audience (at least one), which could be perceived as a violation of the Sunshine Law. In her speech, Mrs. Waksler was promoting high density development on the City Market Place site and referring to anyone that opposed high density as NIMBYs. She stated, when addressing the council at the June 21<sup>st</sup>, 2023 meeting that “**in reality 60 units per acre**” *was imperative for development*. This is nothing but third-party hearsay that would not be admissible in a court of law. What she really means is 60 units per acre is *imperative to support the list price* of \$8,400,000 and make development work at that price. She further stated that she had provided proformas to each of the City Council members, from the past two proposals from the potential developers of the City Market Place parcel. Just for reference, a “proforma” is nothing but a developer’s **projection**, and if it is not supported by a marketability or feasibility study, it’s not worth the paper it’s printed on. I do not have privy to the pro-forma statements that Mrs. Waksler provided to you; however, based on her description and the 6% to 7% profit she described, they are likely *operating* pro-formas which show the **annual yield rate** or **capitalization rate** (CAP Rate) of the property to a **prospective investor or buyer**, and in no way depicts the actual profit of the project. I have provided a sample development pro-forma that shows the standard format. No developer is going to invest \$150,000,000 into a project with a 6% to 7% profit, nor would they be able to obtain financing from any lending institution, on that slim of a margin. Furthermore, I recently was provided a development proforma and operating projections for a proposed multi-family rental apartment complex over 30 units to be developed in the county on a parcel that was purchased for under \$15,000 *per unit* and their projected profit was over 30%, which is typical (further discussed in the addendum).

Where is the proof for 60 units/acre? Has Mrs. Waksler provided you with a feasibility study, market study, or an appraisal supporting her claim about the 60 units per acre being the key to feasible development throughout Punta Gorda? All the density of 60 units/acre will achieve is *supporting their list price*, and I am sure that is what she has been told by potential buyers/developers, because they will need that density to support the price of \$8.4 million for that site. Mrs. Waksler is not an unbiased third-party expert that is qualified to make such claims. Would a financial institution rely on Mrs. Waksler’s opinion as to the feasibility of a project and the appropriate density? *No!* Then why would you? Moreover, she is clearly a biased *advocate* being paid thousands of dollars so the land owner she is representing can make millions. How is Mrs. Waksler afforded unfettered access to the staff and to city council? The net taxes paid to the City of Punta Gorda from the City Market Place owners in 2022 was \$13,643.60. They have likely paid more than that in legal fees to Mrs. Waksler in their lobbying attempt. It is apparent to anyone that has followed the City LDR process that the impetus of

the proposed regulations is to promote development of the City Market Place site with little regard to the impact on the community.

Furthermore, Mrs. Waksler also promoted the “Live Local” SB 102 as a threat to the city and as the “Bad Developers” who would bring affordable housing to downtown Punta Gorda, so you better give the “Good Developers” whatever density they want in order to prevent “Workforce/Low Income” housing. Some of the council members even repeated her claims verbatim, which leads me to believe they did not do their own due diligence, and that is of concern to me and many other citizens. The pretext that a “Live Local” developer is going to buy the parcels downtown and develop them with workforce/low-income housing is a *farse*. “Live Local” requires 40% of the residential units be affordable for a period of 30 years. Developers *can not* afford to pay \$8,400,000 for a 5.4-acre site or over \$35.00 per SF for an *affordable housing site in a flood zone*. It’s not feasible; however, you should be aware that any “live local” developer that builds within a mile of these proposed projects will be allowed to build to these densities. Please be cognizant of what you are doing.

I was pleasantly surprised that Mayor Matthews and Vice Mayor Lockhart did not cave on demanding the 25% mixed-use commercial component downtown at the last city council meeting. It was apparent by Waksler’s demeanor that that was too high for her clients, and I am sure they will be trying to find any loop-hole they can to limit the amount of commercial space the new land development regulations may require. **The ultimate goal of the City Market Place owners is to limit the commercial component % of the mixed-use development, so any potential developer can ultimately develop a 60-unit per acre condominium on that site with minimal office or retail space.** Please be advised that rooftop bars do not count as “commercial space” and are *not taxed* the same as the “under A/C” commercial spaces are taxed. Same with under-the-building parking. They are **NOT commercial space** when taxed. The goal here is to get commercial space that is taxed (A/C’d space is key). You need to qualify and quantify that “Net Rentable Area” is what constitutes the percentage of commercial space and NOT leave it to the planning staff to determine.

It has been the goal of the City Council for some time to expand the commercial base above the existing 10 to 11%; however, *the increase in density will likely do the reverse, as the existing rental rates for multifamily that are present in the city cannot support current construction costs and the hefty cost of the City Market Place site* reportedly listed at **\$8,400,000** or **\$35.57 per SF** for 5.42 acres (per the listing). There has *never been* a sale of a non-waterfront parcel over 5 acres for over \$30.00 per SF in Charlotte County.....EVER! The current list price is 30% higher than the waterfront site across from Sun-Seekers proposed for Whiskey Joe’s, which was purchased for \$4,271,000 for 3.60 acres or \$27.23 per SF in September of 2022.

Most likely, the City Market Place parcel will ultimately be predominately developed with residential condominiums, converting yet more commercial land into residential. This will be replicated all over the city, due to the increase in density, and instead of our city center being developed with commercial and retail, it will be developed with high-rise residential condominiums, which will further necessitate the dependence on automobiles, due to the closest grocery store *not* being located within walking distance. There are plenty available multi-family waterfront parcels in PGI that are priced lower on a per SF basis than the City Market parcel, as well as non-waterfront multi-family parcels. We need a grocery store downtown as we have less commercial space downtown than we had in the 1970s, and the proposed LDRs will only increase the conversion of commercial sites to residential. How do you expect to have a live/work development to work downtown if there is **no market or grocery store** downtown? Currently, you can’t even buy ice downtown!

It was apparent to anyone who attended the July 12<sup>th</sup> Punta Gorda City Council meeting that Mrs. Waksler was the one directing the city staff and certain members of the council in their deliberation over the proposed LDRs. She conferred with Mark Kuharski prior to the meeting and Mitchell Austin during the meeting, while he was addressing the council, as well as staff member Lisa Hannon. Mrs. Waksler even tried to interject during the council's discussion, confidently approaching the podium, but was dismissed by Mayor Matthews. How can the citizens trust that the council is acting in the best interest of their constituents, when an advocate has unfettered access and input like this? These LDRs will shape the future of the City of Punta Gorda and we don't need an advocate of a land owner that *doesn't live in Punta Gorda* and is only concerned about selling the parcel for the highest price possible, unduly influencing our city council.

The lobbying by the City Market Place owners, like the proposed Fisherman's Village PD, is just another density grab with the owners trying to increase the value of their site. There is *no current proposal or offer on the table* and it's all about the money. Once you approve the 60 units per acre and proposed building heights, *there is no going back*. Again, all these proposed density and height increases are going to do is **increase land prices** (short term), and will actually **negatively impact development**. I have appraised three proposed projects in the City of Punta Gorda in the last few years, two smaller scale mixed-use and one multi-family condominium (on the water), and **none of them were feasible**. The proposed density change would *not* have made a difference and would have only increased the cost of the sites.

It's important you realize the type of development that will result from these LDR changes will **not** bring in high-paying jobs or in any way positively impact the per capita income of this city, which is what you will need to support higher rental rates, sales prices per SF, etc. The city has experienced unprecedented growth in regards to home prices since Covid, due to the "small town charm" and feel of the area, yet the proposed LDRs are not in conformance with the existing character of downtown, and *these changes will have a negative impact* on the existing infrastructure and other support facilities.

Additionally, you have proposed parking requirements of 1.50 parking spaces per unit, assuming that the average unit size will be 800 SF or less. I have personally run projections for multi-family rents and they will *not* support rental apartments on that site, due to the current high construction costs. Again, the most likely development scenario for the site would be residential condominiums that average approximately 1,800 SF, so the parking requirements you have proposed will *not be adequate*. Similarly, the proposed 1 parking space per 1,000 SF of retail is also far below traditional engineering standards for parking and will ultimately pose a threat to neighboring businesses.

You need to be good stewards of this community and listen to the concerns of the citizens over the land owners and developers. The downtown land owners have no vested property rights or "Investment Backed Expectations" for the densities and building heights you are proposing. Furthermore, ***you have provided no competent and substantial evidence*** that the proposed increased densities and building heights will **positively** impact the city, and not negatively impact the health, safety and welfare of the citizens. Density benefits look great on paper; however, when in the process of allowing density, *a city destroys the very values that it is supposed to promote*. As a result, the city ends up cannibalizing its neighborhoods for little benefit other than the one-time gain that the developers will realize from the sale of the newly built projects. My point is, 60 du/acre is not imperative for the development of properties in downtown Punta Gorda, as there are other viable alternatives, but that type of excessive density is required in order to substantiate the City Market Place's **excessive** listing price.



In closing, I'd like to point out that despite increases of \$463,357,915 in 2022 (12.65%) and \$450,906,192 in 2023 (10.93%) to the tax roll, you failed to lower the City Millage Rate of 3.95 mills, and effectively raised taxes on the citizens. Mrs. Waksler has repeatedly claimed that prior proposals for City Market Place would have resulted in a \$150,000,000 development on the City Market Place site which, based on your past actions, would have *no impact* on the tax bill of a typical citizen, but would negatively impact our existing deteriorating infrastructure and our quality of life. Likewise, the mayor's comments in the paper stating, "The average tax bill will be higher due to increased property values and not to higher city taxes" is incorrect and misleading. This City Council raised the millage rate to 3.95 mills from 3.4338 mills in 2021, and despite the tax roll increasing 23.58% over the past two years, this City Council has failed to ***reduce the millage rate***. We need a City Council that is fiscally responsible and cares about the impact of higher taxes on their citizens, especially in inflationary times like we are currently experiencing. High-density residential developments will do ***nothing*** to reduce our taxes.

Sun Seekers will reportedly be completed in October of this year. Why would you increase the densities allowed to this level before knowing what the actual impact of Sun Seekers is going to have on our community? Wouldn't it be more prudent to remain at a more moderate density until we know the full impact?

If any of you have any questions, please do not hesitate to contact me. I am always available to take your call or email me. I have addressed some other issues raised in the addendum.

Respectfully submitted,

*C. Michael Polk, III*

C. Michael Polk, III, Esquire, MAI, CCIM

# **ADDENDUM**

## Attached Factual Proof of Profit & Costs

### PRO-FORMA

I have provided you with a proforma operating statement as well as a development proforma. The attached proforma operating statement (Exhibit A) is of the proposed affordable housing development off of Veterans, which has the indicated capitalization rate (CAP Rate) at the bottom of the statement of 6.76%. A CAP Rate is **not a profit rate**, it's a **yield rate** to a prospective buyer and is inversely related to value. The CAP Rate in no way depicts the **actual profit** of the project. In fact, the lower the CAP Rate, the higher the value of the property. For example, a property with a Net Operating Income of \$50,000 that sold with a 10.00% CAP Rate would have a value of \$500,000, while a property with a Net Operating Income of \$50,000 that sold with a 5.00% CAP Rate would have a value of \$1,000,000.

The second example (Exhibit B) is an actual development proforma that shows the various costs associated with the development and actual **profit** of 15.59% to the developer. Again, **no developer** is going to invest \$150,000,000 on a project with a 6% to 7% profit, nor would they be able to obtain financing on that slim of a margin. The fact that our leaders are naïve enough to repeat this misinformation is very concerning.

### COST DATA

I have provided you with the costs from the Marshall Valuation Service, a national cost provider for commercial building (Exhibit C). Their most recent costs for a Good Quality Class "A" or "B" High Rise Apartments is \$215.00 to \$240.00 per SF (base costs), with additional costs for a parking garage, sprinkler system, elevator, etc. The cost for a Mixed Retail Center with Residential, fairly similar to the Sun-Loft Center, is \$150.00 per SF. Again, with additional costs for a parking garage, sprinkler system, elevator, etc. **These costs do not include impact fees and other soft costs**. Add them together, and you're miles away from the \$55.00-\$60.00 per square foot that was mentioned in the Sun Viewpoint article "19 Years and Marketplace Still Barren". How do you think a new project with these types of costs, plus a site cost of \$8,400,000, is going to be competitive with the Sun-Loft?

Also, the statement was made that the city has lost between \$15,000,000 and \$20,000,000 since 2003 in taxes, due to this site being vacant. As a matter of fact, under a best-case scenario, if the site had been developed two years after Hurricane Charlie with a \$150,000,000 development at the *current* millage rate of 3.95 mills, the taxes lost to the city would have been approximately \$10,665,000. That site was tied up in litigation until 3/22/2012. So again, that's another unsubstantiated statement with no evidence.



(Exhibit A)  
Operating Pro-Forma

## E. FINANCIAL PROFORMA, FEASIBILITY, AND RETURN

### Bachmann Tract - 21301 Hillsborough Boulevard Port Charlotte Florida Development & Operating Assumptions

#### Development Assumptions

Acquisition Costs				Construction Costs & Fees		70,541,000
Land Purchase Price			-	Financing Costs		
Transfer Tax			-	Fees & Closing		1,048,000
Title Fees			20,000	Interest Cost		4,144,000
RFP & Transfer Legal Fees			75,000	Total Cost of Financing		5,192,000
Closing Costs			75,000			
Total Cost of Acquisition			170,000			
Soft & Carrying Costs				Total Project Cost		80,654,700
Architect & Engineering			2,035,000	Funded by Debt	85%	68,556,495
RE Taxes & Insurance			1,600,000	Funded by Equity	15%	12,098,205
Utility Fees			-			
Impact Fees - 50%	2,689		806,700			
Legal & Other			310,000			
Total Soft & Carrying Costs			4,751,700			

#### Unit Mix & Rent Assumptions

Residential Unit Type	Count	% of Mix	AVG SF	Total SF	Rent *	Rent PSF	Annual Rent
Studio	50	8%	600	30,000	\$799	\$1.33	\$ 479,400
1 BR/ 1 BA	225	38%	740	166,500	\$866	\$1.17	\$ 2,338,200
2 BR/ 2 BA	245	41%	1,000	245,000	\$1,067	\$1.07	\$ 3,136,980
3 BR/ 2 BA	80	13%	1,200	96,000	\$1,506	\$1.26	\$ 1,445,760
	600	100%		537,500			\$ 7,400,340

\*2021 FMR as published by HUD. Please see "Rental Rates" section for additional detail regarding rental rates

#### Stabilized Operating Projections

	Yr/Yr Growth	Year 1	Year 2	Year 3	Year 4	Year 5
Residential Rent - Market	1.5%	7,400,340	7,511,345	7,624,015	7,738,376	7,854,451
Other Income	1.0%	30,000	30,300	30,603	30,909	31,218
Vacancy Allowance		(297,214)	(301,666)	(306,185)	(310,771)	(315,427)
Bad Debt Allowance		(37,152)	(37,708)	(38,273)	(38,846)	(39,428)
<b>Gross Annual Income</b>		<b>7,095,975</b>	<b>7,202,271</b>	<b>7,310,160</b>	<b>7,419,667</b>	<b>7,530,814</b>
R&M Expense	2.0%	342,000	348,840	355,817	362,933	370,192
Management Fee	0.0%	212,879	216,068	219,305	222,590	225,924
Utilities	2.0%	97,200	99,144	101,127	103,149	105,212
Advertising	2.0%	30,000	30,600	31,212	31,836	32,473
Payroll	3.0%	540,000	556,200	572,886	590,073	607,775
G&A	2.0%	68,000	69,360	70,747	72,162	73,605
Real Estate Taxes	3.0%	54,187	55,813	57,487	59,212	60,988
Insurance	3.0%	300,000	309,000	318,270	327,818	337,653
<b>Operating Expenses</b>		<b>1,644,266</b>	<b>1,685,025</b>	<b>1,726,851</b>	<b>1,769,773</b>	<b>1,813,822</b>
<b>Net Operating Income</b>		<b>5,451,708</b>	<b>5,517,246</b>	<b>5,583,310</b>	<b>5,649,894</b>	<b>5,716,992</b>

CAP Rate

6.76%

Development Costs, Unit Mix and Revenue & Expense numbers are estimated projected numbers and final numbers are subject to change

# SAMPLE CAPITAL COST PRO FORMA FOR MIXED-INCOME OWNERSHIP PROJECT

	<u>Total Cost</u>	<u>Cost/Unit</u> <u>44</u> <u>Units</u>
<b><u>Capital Cost Line Item</u></b>		
<b>SITE ACQUISITION</b> (Based on independent 40B "by-right" land value appraisal)	<b>\$800,000</b>	<b>\$18,182</b>
<b>HARD COSTS</b>		
Site Preparation (Clearing, grubbing, rough grading, utilities, road, sidewalks, storm drainage, street lighting, signage, wetlands replication, central mail box)	\$990,000	\$22,500
Common Landscaping/Screening/Fencing	\$132,000	\$3,000
Residential Construction (\$100 per gross square foot)	\$7,040,000	\$160,000
Builder's General Overhead (2%)	\$163,240	\$3,710
General Requirements (6%)	\$489,720	\$11,130
Builder's Profit (6%)	\$489,720	\$11,130
Hard Cost Contingency (5%)	<u>\$465,234</u>	<u>\$10,574</u>
<b>TOTAL HARD COSTS</b>	<b>\$9,769,914</b>	<b>\$222,044</b>
<b>SOFT COSTS</b>		
Building Permit	\$66,000	\$1,500
Water and Sewer Tie-In Fee	\$110,000	\$2,500
Architectural (Including as-built unit drawings for closings)	\$66,000	\$1,500
Engineering/Wetlands Scientist/TIAS Traffic Study/Surveys	\$110,000	\$2,500
Legal (40B, title insurance, construction loan closing, condo docs and 44 closings)	\$88,000	\$2,000
Deed Stamps (\$4.56/\$1,000* Total Sales Revenue)	\$65,960	\$1,499
Insurance (During construction)	\$66,000	\$1,500
Security	\$0	\$0
Construction Manager (Contractor is related-party. No separate CM Fee allowed.)	\$0	\$0
Property Taxes (During construction)	\$20,000	\$455
Construction Loan Interest	\$286,000	\$6,500
Application/Peer Review/Financing Fees	\$66,000	\$1,500
Appraisals	\$7,500	\$170
Utilities (Unsold units)	\$44,000	\$1,000
Accounting/Cost Certification/Monitoring Agent	\$35,000	\$795
Developer Overhead (Per 40B Guidelines)	\$128,000	\$2,909
Soft Cost Contingency (5% all Soft Costs above)	\$57,923	\$1,316
Affordable Lottery	\$50,000	\$1,136
Marketing & Commissions (Market Units @ 5.00% + Model Unit)	<u>\$667,000</u>	<u>\$15,159</u>
<b>TOTAL SOFT COSTS</b>	<b>\$1,933,383</b>	<b>\$43,941</b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$12,503,297</b>	<b>\$284,166</b>
<b>SALES REVENUE</b>		
Affordable Units (11 units @ \$175,000)	\$1,925,000	
Market Units (33 units @ \$380,000 Average Sales Price)	<u>\$12,540,000</u>	
<b>TOTAL SALES REVENUE</b>		<b>\$14,465,000</b>
<b>TOTAL DEVELOPMENT COSTS</b>		<b><u>\$12,503,297</u></b>
<b>TOTAL DEVELOPER'S FEE</b>		<b>\$1,961,703</b>
<b>DEVELOPER'S FEE AS A PERCENTAGE OF TOTAL DEVELOPMENT COSTS</b>		<b>15.69%</b>



APARTMENTS (HIGH-RISE) (300)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Good	Face brick, limestone, metal or concrete and glass panels	Good interior detail, carpet, or hardwood, sheet vinyl or ceramic tile	*Many good fixtures, TV jacks, good baths and kitchens	Warm and cool air (zoned)	2583.34	24.00	240.00
	Average	Little trim, brick, block, metal or concrete and glass	Drywall or plaster, average carpet and vinyl composition floors	*Few electric fixtures, average plumbing, one bath per unit	Heat pump system	2034.38	18.90	189.00
	Low cost	Very plain, brick or block, or low-cost concrete panels	Drywall, sprayed or painted ceilings, very plain, asphalt tile	*Minimum uniform code, one bath per unit	Hot water	1625.35	15.10	151.00
B	Good	Face brick, limestone, metal or concrete and glass panels	Good interior detail, carpet or hardwood, sheet vinyl or ceramic tile	*Many good fixtures, TV jacks, good baths and kitchens	Warm and cool air (zoned)	2314.24	21.50	215.00
	Average	Little trim, brick, block, metal or concrete and glass	Drywall or plaster, vinyl composition tile and average carpet	*Few electric fixtures, average plumbing, one bath per unit	Heat pump system	1829.86	17.00	170.00
	Low cost	Very plain, brick or block or low-cost concrete panels	Drywall, sprayed or painted ceilings, very plain, asphalt tile	*Minimum uniform code, one bath per unit	Hot water	1463.89	13.60	136.00
C	Good	Brick, metal or concrete and glass panels, some trim	Drywall or plaster, good carpet or hardwood, vinyl composition, ceramic tile	*Good electric/plumbing, good baths and kitchens	Heat pump system	1883.68	17.50	175.00
	Average	Little ornamentation, brick or block, concrete panels	Drywall or plaster, average carpet and vinyl composition	*Average fixtures, one bath per unit, average circuits	Forced air	1442.36	13.40	134.00
	Low cost	Very plain brick or block, minimum fenestration	Drywall and painted masonry or plaster coat, asphalt tile, low-cost carpet	*Minimum uniform code, one bath per unit	Indiv. thru-wall heat pumps	1087.15	10.10	101.00
C MILL	Good	Mill-type construction, heavy brick walls, trusses, good sash	Drywall or plaster, good carpet or hardwood, vinyl composition, ceramic tile	*Good electric/plumbing, good baths and kitchens	Heat pump system	2142.02	19.90	199.00
	Average	Mill-type construction, brick and block, wood trusses	Drywall or plaster, average carpet and vinyl composition, softwood	*Average fixtures, one bath per unit, average circuits	Hot water	1754.52	16.30	163.00
	Good	Good brick veneer with ornamentation	Good drywall or plaster, carpet, good vinyl composition tile or sheet	*Good fixtures, many outlets over one bath per unit	Heat pump system	1872.92	17.40	174.00
D MASONRY VENEER	Average	Brick veneer, little trim, standard design	Plaster or drywall, carpet or hardwood, vinyl composition tile	*Average fixtures and circuits, one bath per unit	Forced air	1431.60	13.30	133.00
	Good	Good stucco or siding with ornamentation	Good drywall or plaster, carpet, good vinyl composition tile or sheet	*Good fixtures, many outlets, over one bath per unit	Heat pump system	1819.10	16.90	169.00
	Average	Frame and stucco, little trim, standard design	Plaster or drywall, carpet or hardwood, vinyl composition tile	*Average fixtures and circuits, one bath per unit	Forced air	1388.54	12.90	129.00
D	Low cost	Low-cost siding or stucco	Drywall, low-cost carpet, asphalt tile	*Minimum uniform code, one bath per unit	Indiv. thru-wall heat pumps	1044.10	9.70	97.00
	Good	Best insulated, sandwich walls, good fenestration, good frame	Drywall, carpet and vinyl composition, ceramic tile	*Good fixtures, many outlets, over one bath per unit	Heat pump system	1754.52	16.30	163.00
	Average	Sandwich walls, fenestration to code, little trim	Drywall, carpet and vinyl composition, average cabinetry and finish	*Average fixtures and circuits, one bath per unit	Forced air	1323.96	12.30	123.00
S								

NOTE: Fireplaces, balconies and canopies are not included, see Pages 34 - 35.

BUILT-IN APPLIANCES – May be computed from Section 12, the Segregated Costs, Section

42, or from the Unit-in-Place Costs.

For low-rise garden apartments, residential garages and carports, see Section 12.

MULTISTORY BUILDINGS – Add .5% (1/2%) for each story, over three, aboveground, to all

base costs, including basements but excluding mezzanines, up to 30 stories; over 30 add .4%

(4/10%) for each additional story.

SPRINKLERS – Systems are not included. Costs should be added from Page 35.

\*ELEVATORS – Building costs marked with an asterisk (\*) include elevators. If elevators are not included in your subject property, deduct the following from the base costs on this page which are so marked. For buildings not marked, or for basement stops, add costs from Page 35.

CLASSES A and B	Sq. M.	Sq. Ft.	CLASSES C	Sq. M.	Sq. Ft.
Good.....	88.16	8.19	Good.....	57.48	5.34
Average.....	67.49	6.27	Average.....	46.39	4.31
Low cost.....	51.02	4.74			
CLASSES D and S	Sq. M.	Sq. Ft.			
Good.....	51.02	4.74			
Average.....	42.63	3.96			



NEIGHBORHOOD SHOPPING CENTERS (412)

CLASS	TYPE	EXTERIOR WALLS AND FRONTS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
C	Good	Stucco or brick on block, light frame, good roof, mansard and storefronts	Drywall, some paneling, good VCT and acoustic tile, carpet	Good lighting and outlets per unit, small restrooms	Package A.C.	1560.77	12.08	145.00
	Average	Good block, tilt-up, bearing or light frame, plain fronts, some trim	Drywall, acoustic tile, VCT, some carpet and masonry partitions	Adequate lighting and outlets per unit, small restrooms	Package A.C.	1302.43	10.08	121.00
	Low cost	Low-cost fronts, block, tilt-up panels, bearing walls	Painted walls, drywall or acoustic tile, asphalt tile, few partitions	Minimum lighting, outlets and plumbing per unit	Forced air	1027.95	7.96	95.50
C MILL	Average	Mill-type construction, heavy brick walls, trusses, good wood sash	Plaster, VCT, wood, some carpet, wainscot, and trim	Adequate lighting and outlets per unit, small restrooms	Hot water	1485.42	11.50	138.00
	Good	Stucco or brick veneer, light frame, good roof, mansard and storefronts	Drywall, some paneling, good VCT and acoustic tile, carpet	Good lighting and outlets per unit, small restrooms	Package A.C.	1496.18	11.58	139.00
	Average	Pipe columns, web or bar joists, stucco or siding, plain fronts	Drywall, acoustic tile, vinyl composition, some carpet and trim	Adequate lighting and outlets per unit, small restrooms	Package A.C.	1237.85	9.58	115.00
D	Low cost	Low-cost wood or stucco, very plain, small fronts	Low-cost acoustic tile, asphalt tile, few partitions	Minimum lighting, outlets and plumbing per unit	Forced air	968.75	7.50	90.00
	Low cost	Pole frame, metal siding, finished interior, small fronts	Drywall, low-cost tile, few partitions	Minimum lighting, outlets and plumbing per unit	Forced air	904.17	7.00	84.00
	Average	Good metal panels, some trim, plain fronts	Acoustic tile, vinyl composition, some carpet and interior trim	Adequate lighting and outlets per unit, small restrooms	Package A.C.	1194.79	9.25	111.00
S	Low cost	Metal siding, finished interior, small fronts	Drywall, low-cost tile, few partitions	Minimum lighting, outlets and plumbing per unit	Forced air	941.84	7.29	87.50

MIXED RETAIL CENTERS WITH RESIDENTIAL UNITS (459)

C	Good	Face brick, best block, some mansard trim, good display fronts	Above-average retail finishes, good residential units above	Good lighting and outlets, standard fixtures per unit	Package A.C.	1614.59	12.50	150.00
	Average	Brick or block, bearing or light frame, plain storefronts	Average retail mix and finishes, few extras, standard residential above	Adequate lighting and plumbing per unit	Package A.C.	1291.67	10.00	120.00
	Low cost	Brick or block, bearing walls, very plain fronts, simple design	Low-cost general retail and basic residential above, no extras	Minimum lighting and plumbing per code	Forced air	974.13	7.54	90.50
C MILL	Average	Mill-type construction, heavy brick walls, trusses, good wood sash	Average retail mix and finishes, few extras, standard residential above	Adequate lighting and plumbing per unit, tiled baths	Hot water	1506.95	11.66	140.00
	Good	Best siding, EIFS, masonry veneer, good trim and display fronts	Above-average retail finishes, good residential units above	Good lighting and outlets, standard fixtures per unit	Package A.C.	1539.24	11.91	143.00
	Average	Stucco, siding, plain storefronts, minimum fenestration	Average retail mix and finishes, few extras, standard residential above	Adequate lighting and plumbing per unit	Package A.C.	1227.08	9.50	114.00
D	Low cost	Low-cost wood or stucco, very plain, small fronts, simple design	Low-cost general retail and basic residential above, no extras	Minimum lighting and plumbing per code	Forced air	920.31	7.12	85.50

NOTES: Add for fireplaces and appliances from Section 12. For unfinished storage floors or walk around attics, decrease costs by 40% to 60%.

PERIMETER

Use total length of all exterior walls of entire attached center as the perimeter in the Floor Area/Perimeter table.

MULTISTORY BUILDINGS

Add 0.5% (1/2%) for each story over three, above ground, to all base costs of the building, including basements but excluding mezzanines.

BASEMENT STORES

Use 80% of comparable aboveground center cost.

Add for elevators from Page 39.

ELEVATORS

ROOFTOP PARKING

Load-bearing roof, add 8.35 per square foot (89.88 per square meter). For access ramps, add 30.00 – 52.50 per square foot (322.92 – 565.10 per square meter).

SPRINKLERS

Sprinkler systems are not included. Costs should be added from Page 40.

EXTERIOR BALCONIES

To determine the cost for exterior balconies use one of the following: Page 40 in this section; compute from the Segregated Costs in Section 43; or from Unit-In-Place Costs in Section 66.





Exhibit D  
CITY OF PUNTA GORDA

URBAN DESIGN

326 WEST MARION AVENUE

PUNTA GORDA, FL 33950

(941) 575-3372

FAX: (941) 575-3356

UrbanDesign@CityofPuntaGordaFL.com

Florida Department of Economic Opportunity  
Division of Community Planning and Development

ATTN: Ray Eubanks, Plan Processing Administrator  
107 East Madison Street, Caldwell Building, MSC 160  
Tallahassee, FL 32399

Re: Evaluation and Appraisal Notification Letter

Dear Mr. Eubanks:

The City of Punta Gorda has evaluated its comprehensive plan in accordance with Section 163.3191, Florida Statutes, and determined that amendments are necessary to reflect changes in State requirements. The work on these amendments kicked off in January of 2019, when the City, in partnership with a local grassroots volunteer group, Team Punta Gorda, provided an day long public meeting titled "Journey to the Future". This meeting was attended by well over 700 area residents, business owners, and other concerned individuals. Journey to the Future provided information to the public about the best principles in urban planning for small, cities like ours, including many guest speakers in the areas of hospitality, local history, and urban planning. Following the workshop, the City began the Evaluation and Appraisal Report of the Comprehensive Plan. Together with an urban planning consultant, the community and businesses participated in an intensive five-day charrette process. During the week long charrette through presentations, small group and working sessions, residents, business owners, and other concerned individuals participated in providing the information to the consultant to produce a vision plan. This vision plan, formally known as Plan Punta Gorda, 2019 Citywide Master Plan, is the direct result of over 1,000 touch points by members of the community. This participatory process and resulting document forms the foundation for the proposed amendments to the Comprehensive Plan.

Based on the information from the Plan Punta Gorda process, the City will be focusing on substantial changes to the following elements of the Comprehensive Plan:

- ✓ **Coastal Management Element:** Ensure consistency with the Future Land Use Element and incorporate additional strategies to increase resilience to coastal flood risk from tropical storm activity and sea level rise while recognizing the importance of water-based activities to the economic vitality of the community.
- ✓ **Future Land Use Element:** Modify future land use categories within the traditional downtown and surrounding historic neighborhoods. These modifications will better address mixed used development types and provide residential densities that align more closely with the historic patterns of development within these areas.
- ✓ **Housing Element:** Draw tighter connections between this element and the Future Land Use Element through the recognition of the enhanced opportunity to create workforce and naturally affordable housing through a wider variety of housing types including mixed use, accessory dwellings, and smaller scale multi-family housing types.



- ✓ **Historic Element:** Strengthen the City's existing protections for its historic resources through the development of a local register of historic places, revising historic districts, and more comprehensively market these resources for heritage, tourism, and place making.
- ✓ **Transportation Element:** Enhance existing focus on creating a multi-modal transportation network which better aligns with the traditional mixed use walkable character of the downtown and surrounding historic neighborhoods. This element defines the Context Classifications for City and State maintained roadways in alignment with the Florida Department of Transportation's Complete Streets Context Classification system.

First drafts of each of these elements has already been completed and initially reviewed and commented on by the City Planning Commission, the Local Planning Agency pursuant to Section 163.3174, Florida Statutes and City Council. Further development of these elements and the remaining elements will occur over the coming year. Additionally, the City's review of the existing Comprehensive Plan indicates that the following areas will need to be amended based upon statutory requirements:

- ✓ Future Land Use Element must be based upon the availability of potable water supplies
- ✓ Transportation concurrency requirements must be re-evaluated
- ✓ Intergovernmental Coordination Element needs to include portions of the repealed Rule 9J-5.015, Florida Administrative Code, including coordinating and addressing impacts on adjacent municipalities and coordinating the establishment of the level of service standards.

Pursuant to Chapter 73C-49, F.A.C., the City hereby provides notice of its intent to amend its Comprehensive Plan 2040 as recommended and acknowledges that transmittal of said amendments to the state land planning agency must occur within one year of this determination.

The City looks forward to working with the Division on the Evaluation and Appraisal related amendments over the coming year. If you have any questions or comments on this letter, please feel free to contact me at (941)575-3311.

Sincerely,

Joan F. LeBeau, AICP  
Urban Design Director

Exhibit D

I hereby certify this to be a true and exact copy  
of the: Reso 3680-2022  
an instrument of the City of Punta Gorda, Charlotte  
County, Florida, consisting of 3 page(s)  
Karen Smith 10/25/2022  
City Clerk Date  
(not valid without City Seal)

CITY OF PUNTA GORDA

RESOLUTION NO. 3680-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, AUTHORIZING TRANSMITTAL OF THE CITY OF PUNTA GORDA EVALUATION AND APPRAISAL NOTIFICATION LETTER TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Part II, Florida Statutes, mandates that all local governments adopt comprehensive plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, in accordance with the requirements of Section 163.3191, Florida Statutes, the City of Punta Gorda must, evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements and to notify the state land planning agency as to its determination; and

WHEREAS, the City of Punta Gorda has evaluated its comprehensive plan and determined that amendments are necessary to reflect changes in state requirements, and further understands that the necessary amendments to its comprehensive plan must be prepared and transmitted to the state land planning agency within one year of the Evaluation and Appraisal Notification Letter.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA, THAT:

1. The "City of Punta Gorda Evaluation and Appraisal Notification Letter", copy of which is attached hereto and made a part hereof, is hereby approved for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development for review.

ADOPTED at a regular meeting of the City Council of the City of Punta Gorda, Florida, this 19th day of October, 2022

[Signature]  
, Mayor



APPROVED AS TO FORM:

[Signature]  
DAVID M. LEVIN, City Attorney

10/19/2022  
Date



# Exhibit E



## Appraisal Specialty Report

Search result  
Ring: 5 mile radius

Prepared by Site To Do Business

Latitude: 26.93620

Longitude: -82.05135

SUMMARY DATA	2010	2023	2028
Population	54,689	64,609	65,655
Households	26,022	30,509	31,009
Families	8,343	18,536	18,771
Household Size	2.05	2.06	2.06
Owner Occupied Housing Units	19,761	23,930	24,470
Renter-occupied Housing Units	6,262	6,579	6,538
Median Age	58.1	62.1	63.6

TRENDS: 2023 -2023 ANNUAL RATE	AREA	STATE	NATIONAL
Population	0.32%		0.77%
Households	0.33%		0.75%
Families	0.25%		0.68%
Owner HHs	0.45%		0.92%
Median Household Income	2.87%		2.70%

HOUSEHOLD BY INCOME	NUMBER	PERCENT	NUMBER	PERCENT
less than \$15,000	3,559	12%	3,214	10%
\$15,000-\$24,999	2,509	8%	2,048	7%
\$25,000-\$34,999	2,782	9%	2,473	8%
\$35,000-\$49,999	4,359	14%	3,903	13%
\$50,000-\$74,999	5,481	18%	5,412	17%
\$75,000-\$99,999	4,469	15%	4,794	15%
\$75,000-\$99,999	4,006	13%	4,867	16%
\$150,000-\$199,999	1,370	5%	1,885	6%
\$200,000 or greater	1,973	7%	2,413	8%
Median Household Income	\$57,163		\$65,861	
Average Household Income	\$86,952		\$100,593	
Per Capita Income	\$40,994		\$47,295	

	2010		2023		2028	
POPULATION BY AGE	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	1,968	4%	1,950	3%	1,972	3%
5-9	1,922	4%	2,045	3%	1,996	3%
10-14	2,006	4%	2,157	3%	2,161	3%
15-19	2,243	4%	2,135	3%	2,157	3%
20-24	2,078	4%	2,054	3%	1,918	3%
25-34	3,854	7%	4,805	7%	4,310	7%
35-44	4,432	8%	4,806	7%	5,157	8%
45-54	6,438	12%	5,762	9%	5,459	8%
55-64	8,960	16%	10,104	16%	9,191	14%
65-74	9,888	18%	15,119	23%	15,196	23%
75-84	7,229	13%	9,794	15%	11,649	18%
85+	3,029	6%	3,879	6%	4,489	7%

By 2028 - Projected 41% Over

Source: Esri, Esri-U.S. BLS, U.S. Census

07/29/2023

Page 18 of 24

*The Image Network*  
DBA Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

# DOVER-KOHL- Costs - 21 pgs. Invoice

Date	Invoice #
6/19/2019	10539

**Bill To**

City of Punta Gorda  
Finance Department  
326 W Marion Ave.  
Punta Gorda, FL 33950

Description	Amount
Punta Gorda City-wide Master Plan PO #049567	
Task - 1.1 - Kick-off Meeting via WebEx 100 % of (\$2,090.00) - 0% left to bill	2,090.00
Task - 1.2 - Detailed Project Schedule and Public Engagement Strategy- 100 % of (\$5,920.00) - 0% left to bill	5,920.00
Task - 1.4 - Site Visit (3 days) - 100 % of (\$23,370.00) - 0% left to bill	23,370.00
Subtotal:	31,380.00

**APPROVED**  
By Mitchell Austin at 5:45 pm, Jun 20, 2019

**REVIEWED BY**

**DATE** 6/20/2019

**PO** 49567

**ACCOUNT** 001-0000-513-3100

**PROJECT** CWMP

**REVIEWED**  
By Julie Ryan at 12:47 pm, Jun 20, 2019

**RECEIVED**

JUN 24 2019

FINANCE

**Total** \$31,380.00

This is a revised invoice. Orig Inv combined task + expenses.  
Expenses were incorrect. RE: New Inv 10617 for expenses  
P.1

DBA Dover, Kohl & Partners

**1571 Sunset Drive  
Coral Gables, FL 33143**

# Invoice

<b>Date</b>	<b>Invoice #</b>
<b>3/15/2019</b>	<b>10567</b>

## Bill To

**City of Punta Gorda  
Finance Department  
326 W Marion Ave.  
Punta Gorda, FL 33950**

**APPROVED BY**

REVIEWED BY

DATE \_\_\_\_\_

PO

ACCOUNT

## PROJECT

Description	Amount
Punta Gorda - Gilchrist Park PO# 049623	
Phase 1 - Kick-off & Analysis - 100% of (\$19,300.00) - 0% remaining	✓ 19,300.00 L1
Phase 2 - On-site Public Design Workshop - 100% of (\$12,230.00) - 0% remaining	✓ 12,230.00 L2
Subtotal:	31,530.00 ✓
Reimbursables will be billed on a separate invoice	
<p>Acct# 118-3007-572-6577</p> <p>Proj# WACGP</p> <p>MAR 11 2019</p> <p>JUN 18 19 3:32PM</p>	
Please make checks payable to: Dover, Kohl & Partners.	
<b>Total</b>	\$31,530.00 ✓

6/19/19

P. 2

4/4  
The Image Network  
DBA - Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

# Invoice

Date	Invoice #
3/15/2019	10568

Bill To
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

Description	Amount
Punta Gorda City-wide Master Plan PO #049567	
Task - 1.3 - Collect & review Base Materials - 100 % of (\$8,470.00) - 0% left to bill	8,470.00
Task - 1.5.1 - Analysis of Existing Conditions - 100 % of (\$12,720.00) - 0% left to bill	12,720.00
Task - 1.5.2 - Analysis of Existing Conditions - 100 % of (\$13,680.00) - 0% left to bill	13,680.00
Task - 2.1 - Charrette Prep & Development Scenarios - 100 % of (\$9,500.00) - 0% left to bill	9,500.00
Task - 2.2.1 - Public Design Workshop: Hands-on - 100 % of (\$13,160.00) - 0% left to bill	13,160.00
Task - 2.2.2 - Public Design Workshop: Open Design Studio - 100 % of (\$37,280.00) - 0% left to bill	37,280.00
Task - 2.2.3 - Public Design Workshop - 100 % of (\$13,160.00) - 0% left to bill	13,160.00
Subtotal:	107,970.00
Reimbursables will be billed on a separate invoice	
APPROVAL	APPROVED By Mitchell Austin at 8:13 am, Mar 26, 2019
UD MANAGER	APPROVED By Joan LeBeau at 1:39 pm, Mar 25, 2019
DATE	3/25/19
PO	49567
ACCOUNT	001-0000-513-3100
PROJECT	CWMP
Please make checks payable to: Dover, Kohl & Partners.	Total \$107,970.00

P.3

Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

# Invoice

Date	Invoice #
3/18/2019	10570

4/4

Bill To
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

Description	Amount
Punta Gorda City-wide Master Plan PO #049567	
Videographer for Kickoff Charrette - 100 % of (\$1,200.00) - 0% left to bill	X 1,200.00 L19
RECEIVED APR 02 2019	
APPROVAL <b>APPROVED</b> By Mitchell Austin at 12:09 pm, Mar 25, 2019	
UD MANAGER <b>APPROVED</b> By Joan LeBeau at 1:40 pm, Mar 25, 2019	
DATE	3/22/2019
PO	49567
ACCOUNT	001-0000-513-3100
PROJECT	CWMP
MAR28 19 1:19PM	
B2018123 CP	
Please make checks payable to: Dover, Kohl & Partners.	
Total	\$1,200.00 ✓

4/3/19

P.4

5/16  
The Image Network  
DBA: Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

# Invoice

Date	Invoice #
4/5/2019	10576 - rev

<b>Bill To</b>
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

APPROVAL **APPROVED**  
By Julie Ryan at 8:29 am, May 13, 2019  
MANAGER **APPROVED**  
By Mitchell Austin at 8:31 am, May 13, 2019  
DATE 05/13/2019  
PO 49623  
ACCOUNT 118-3007-572-6577  
PROJECT WACGP

Description	Amount
Punta Gorda - Gilchrist Park PO# 049623	
Reimbursables	
Reproduction and Supplies	45.73
Meals	58.64
Travel	946.40
Subtotal:	1,050.77
50.39% of (\$5,840.00) - 49.61% remaining to bill	
B2018125 GP	
Please make checks payable to: Dover, Kohl & Partners.	<b>Total</b> L4 \$1,050.77 ✓

MAY14 19 10:19AM

17  
5/15/19  
aw  
P.5



1571 Sunset Drive  
Coral Gables, FL 33143

Date	Invoice #
6/24/2019	10577

City of Punta Gorda  
Finance Department  
326 W Marion Ave.  
Punta Gorda, FL 33950

**APPROVED**  
By Joan LeBeau at 1:24 pm, Jul 02, 2019

**REVIEWED**  
By Julie Ryan at 12:37 pm, Jul 02, 2019

PROJECT	CWMP
---------	------

P. 6

# The Image Network

Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

## Invoice

Date	Invoice #
6/7/2019	10610

### Bill To

City of Punta Gorda  
Finance Department  
326 W Marion Ave.  
Punta Gorda, FL 33950

Description	Amount
Punta Gorda City-wide Master Plan PO #049567	
Task - 2.3 - Public Engagement Summary - 100 % of (\$4,120.00) - 0% left to bill	4,120.00
Task - 3.1 - Refine Graphics- 100 % of (\$36,780.00) - 0% left to bill	36,780.00
Subtotal:	40,900.00
<b>APPROVED BY</b> <b>APPROVED</b> By maustin at 1:29 pm, Aug 16, 2019 <b>REVIEWED BY</b> <b>APPROVED</b> By Joan LeBeau at 8:00 am, Aug 19, 2019 <b>DATE</b> 8/16/2019 <b>PO</b> 49567 <b>ACCOUNT</b> 001-0000-513-3100 <b>PROJECT</b> CWMP <b>RECEIVED</b> By Julie Ryan at 1:10 pm, Aug 16, 2019	
Please make checks payable to:Dover, Kohl & Partners.	<b>Total</b> \$40,900.00



all  
rec'd - 9/13/19  
P.1

6/27  
The Image Network  
Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

# Invoice

Date	Invoice #
6/19/2019	10617

<b>Bill To</b>
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

**APPROVED BY** **APPROVED**  
By Mitchell Austin at 5:48 pm, Jun 20, 2019

**REVIEWED BY** **APPROVED**  
By Joan LeBeau at 1:32 pm, Jun 24, 2019

**DATE** 6/20/2019

**PO** 49567

**ACCOUNT** 001-0000-513-3100

**PROJECT** CWMP

**REVIEWED**  
By Julie Ryan at 12:47 pm, Jun 20, 2019

Description	Amount
Punta Gorda City-wide Master Plan PO #049567	
Reimbursables	
Travel	2,711.00
Meals	114.14
Reproduction and Supplies	38.50
Web Communication	172.80
Subtotal:	3,036.44
0.00	
2,711.00	
114.14	
38.50	
172.80	
3,036.44	
3,036.44	

Please make checks payable to: Dover, Kohl & Partners.

RECEIVED

**Total** 6/25/19 \$3,036.44

JUN 24 2019

FINANCE

P.8

# The Image Network

Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

## Invoice

9/30/19

Date	Invoice #
10/14/2019	10631

### Bill To

City of Punta Gorda  
Finance Department  
326 W Marion Ave.  
Punta Gorda, FL 33950

### APPROVED

By Mitchell S. Austin, AICP, CNU-A at 9:40 am, Oct 15, 2019

APPROVAL

### APPROVED

By Julie Ryan at 9:41 am, Oct 15, 2019

UD MANAGER

DATE 10/14/2019

PO 49623

ACCOUNT 118-3007-572-6577

PROJECT WACGP

Description	Amount
Punta Gorda - Gilchrist Park	
*PO# 049623	
Phase 3 - Task - 3.1 - Refine Graphics: 100% of (\$880.00) - 0% remaining	880.00 X
Phase 3 - Task - 3.2 - Draft Summary Report of Design Concepts & Feasibility: 100% of (\$7,560.00) - 0% remaining	7,560.00 X
Phase 3 - Task - 3.3 - Review Meeting & Consolidated Comments: 100% of (\$675.00) - 0% remaining	675.00 X
Phase 3 - Task - 3.4 - Revisions & Final Report of Design Concepts: 100% of (\$1,560.00) - 0% remaining	1,560.00 X
Subtotal:	L3 10,675.00 ✓
*This is our final invoice for PO# 049623. Any work requested after this date will be billed hourly.	
Please make checks payable to: Dover, Kohl & Partners.	
Total \$10,675.00 ✓	

OCT15 19 11:04AM

FY 19



P.9

# The Image Network

Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

## Invoice

Date	Invoice #
7/19/2019	10632

### APPROVED

By Mitchell Austin at 8:24 am, Jul 24, 2019

APPROVED BY \_\_\_\_\_

### REVIEWED

By Julio Ryan at 8:53 am, Jul 22, 2019

REVIEWED BY \_\_\_\_\_

DATE 7/22/2019

PO 49567

ACCOUNT 001-0000-513-3100

PROJECT CWMP

Bill To
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

Description	Amount
Punta Gorda City-wide Master Plan PO #049567	
Task - 1.5.3 - Analysis of Existing Conditions - 100 % of (\$10,350.00) - 0% left to bill	17 10,350.00 ✓
Task - 3.2 - Draft City Wide Master Plan - 100 % of (\$47,910.00) - 0% left to bill	14 47,910.00 ✓
Subtotal:	58,260.00 ✓
RECEIVED AUG 20 2019 FINANCE	
AUG 16 19 1:30 PM	
B001 8123 cl	
Please make checks payable to: Dover, Kohl & Partners.	Total \$58,260.00 ✓



P.10

# The Image Network

Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

## Invoice

Date	Invoice #
12/24/2019	10728

**APPROVED**

By Julie Ryan at 12:45 pm, Dec 26, 2019

### Bill To

City of Punta Gorda  
Finance Department  
326 W Marion Ave.  
Punta Gorda, FL 33950

APPROVAL

UD MANAGER

**APPROVED**

By Joan LeBeau at 11:10 am, Dec 26, 2019

DATE 12/26/19

PO 49567

ACCOUNT 001-0000-513-3100

**RECEIVED**

By kmcglain at 9:19 am, Dec 26, 2019

PROJECT CWMP

Description	Amount
*Punta Gorda City-wide Master Plan PO #049567	
Task - 4.2 - Final Presentation - 100 % of (\$5,800.00) - 0% left to bill	5,800.00
Subtotal:	5,800.00 L17
Reimbursables	
Meals	80.00
Reproduction and Supplies	2,828.34
Postage, Overnight Mail & Courier	57.74
Subtotal:	2,966.08 L18
*This is the final invoice. Any work requested after this date will be billed hourly.	
Please make checks payable to: Dover, Kohl & Partners.	
B2018123/SA1/U2017104	<b>Total</b> \$8,766.08 ✓

ENTERED  
12/31/19

P.11

The Image Network

Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

# Invoice

Date	Invoice #
10/23/2019	10728 B

F1/2020

Bill To
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

10-29

APPROVAL **APPROVED**  
By Joan LeBeau at 1:13 pm, Oct 23, 2020  
MANAGER

DATE 10/23/2020

PO 49567

ACCOUNT 001-0000-513-3100

PROJECT CWMP

**RECEIVED**  
By kmcgloin at 1:28 pm, Oct 23, 2020

Final Invoice

Description	Amount
Punta Gorda City-wide Master Plan PO #049567	
Task 3.3 - Review Meeting & Consolidated comments - 100 % of (\$1,270.00) - 0% left to bill	1,270.00
Task - 4.1 - Revisions & Final Plan Preparation - 100 % of (\$15,610.00) - 0% left to bill	15,610.00
Subtotal:	16,880.00
Please make checks payable to:Dover, Kohl & Partners.	
Total	\$16,880.00

PO Complete

ENTERED  
10-23-2020  
DL

P.12

2/9 **The Image Network**  
 Dover, Kohl & Partners  
 1571 Sunset Drive  
 Coral Gables, FL 33143

# Invoice

Date	Invoice #
4/27/2020	10812

<b>Bill To</b>
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

**APPROVAL** **APPROVED**  
 By Julie Ryan at 2:53 pm, Apr 30, 2020

**UD MANAGER** **APPROVED**  
 By Joan LeBeau at 7:26 am, May 01, 2020

**DATE** 4/30/2020

**PO** 50570

**ACCOUNT** 001-1500-513-3409

**PROJECT** CWMPCP

**RECEIVED**  
 By kmcgloin at 2:51 pm, Apr 30, 2020

Description	Amount
*Punta Gorda City-wide Comprehensive Plan PO# 050570	
Task 1.1 - Project Kick-off call - 100% of (\$735.00) - 0% remaining to bill	735.00
Task 1.2 - City of Punta Gorda Communications - 100% of (\$5,920.00) - 0% remaining to bill	5,920.00
Task 1.3 - Technical Workshop #1 - 100% of (\$12,460.00) - 0% remaining to bill	12,460.00
Subtotal:	19,115.00
Reimbursables	
Reproduction and Supplies	29.00
Conference calls	46.13
Subtotal:	75.13
<b>RECEIVED</b> <b>JUL 06 2020</b> <b>FINANCE</b> JUL 2 20 2:34PM	
Please make checks payable to: Dover, Kohl & Partners.	<b>Total</b> \$19,190.13

My   
**P.B**



7/9/20 The Image Network  
Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

# Invoice

Date	Invoice #
6/26/2020	10829

Bill To
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

Description	Amount
*Punta Gorda City-wide Comprehensive Plan PO# 050570	
Task 1.4 - Existing Comprehensive Plan assignments and Preliminary Outline of Change for DEO - 100% of (\$11,480.00) - 0% remaining to bill	11,480.00
Task 3.1 - Comprehensive Plan Annotated Outline - 100% of (\$8,345.00) - 0% remaining to bill	8,345.00
Subtotal:	19,825.00

**APPROVAL**

**MANAGER**

**DATE** 6/29/2020

**PO** 50570

**ACCOUNT** 001-1500-513-3409

**PROJECT** CWMPCP

**APPROVED**  
By Mitchell S. Austin, AICP, CNU-A at 3:00 pm, Jun 30, 2020

**APPROVED**  
By Joan LeBeau at 3:29 pm, Jun 30, 2020

**REVIEWED**  
By kmegloin at 2:37 pm, Jun 29, 2020

Please make checks payable to: Dover, Kohl & Partners.

**Total** \$19,825.00

ENTERED  
7/7/20  
P.14

9/10

The Image Network

Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

RECEIVED

SEP 10 9 10Z0

SEP 20 2020

# Invoice

Date	Invoice #
8/20/2020	10860

<b>Bill To</b>
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

Description	Amount
*Punta Gorda City-wide Comprehensive Plan PO# 050570 Work completed through August 15, 2020 ✓	
4.1 Preliminary Draft Comprehensive Plan - 100% of (\$17,400.00) - 0% remaining to bill	17,400.00
Subtotal:	17,400.00
<div><div><b>APPROVED</b> By Mitchell S. Austin, AICP, CNU-A at 1:24 pm, Aug 28, 2020</div><div><b>APPROVAL</b></div></div> <div><div><b>APPROVED</b> By Joan LeBeau at 2:02 pm, Sep 02, 2020</div><div><b>MANAGER</b></div></div> <div><b>DATE</b> 8/28/2020</div> <div><b>PO</b> 50570</div> <div><b>ACCOUNT</b> 001-1500-513-3409</div> <div><b>PROJECT</b> CWMPCP</div> <div><div><b>RECEIVED</b> By kmcglain at 9:22 am, Aug 28, 2020</div><div>SEP 20 2:34PM</div></div>	
Please make checks payable to: Dover, Kohl & Partners.	<b>Total</b> \$17,400.00 ✓

U2017104/B2019113/SA3

M

ENTERED  
9/9/20  
2/

all

7.15

11/12 The Image Network Corrected invoice.  
Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

# Invoice

RECEIVED

NOV 10 2020

FINANCE

Date	Invoice #
10/23/2020	10886

Bill To
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

NOV 10 20 1:04PM

Description	Amount
*Punta Gorda City-wide Comprehensive Plan PO# 050570 Work completed through October 15, 2020	
2 - Technical Stakeholder Meetings & Supplemental Data Collection - 100% (\$8,770.00) - 0% remaining to bill	8,770.00
4.2 Staff Review, Revisions and 1st Draft - 100% of (\$12,920.00) - 0% remaining to bill	12,920.00
Subtotal:	21,690.00
<div>APPROVAL By Julie Ryan at 12:20 pm, Nov 10, 2020</div> <div>MANAGER By Mitchell S. Austin, AICP, CNU-A at 11:33 am, Nov 10, 2020</div> <div>DATE 11/10/2020</div> <div>PO 50570</div> <div>ACCOUNT 001-1500-513-3409</div> <div>PROJECT CWMPCP</div> <div>RECEIVED By kmcglain at 9:13 am, Nov 10, 2020</div>	
Please make checks payable to:Dover, Kohl & Partners.	<b>Total</b> \$21,690.00

V2017104 cp 11/10/2020

M

RECEIVED  
11/10/20

aw  
P. 16

P. 17

5/20

## The Image Network

Dover, Kohl &amp; Partners

1571 Sunset Drive  
Coral Gables, FL 33143

## Invoice

Date	Invoice #
4/30/2021	10985

<b>Bill To</b>
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

RECEIVED

MAY 11 2021

7:11 AM

APPROVED BY

APPROVED

By Joan LeBeau at 3:50 pm, May 11, 2021

REVIEWED BY

APPROVED

By Julie Ryan at 8:53 am, May 12, 2021

DATE 5/11/2021

PO 50571

ACCOUNT 001-1500-513-3409

PROJECT CMPLD

Description	Amount
*Punta Gorda Land Development Regulations PO# 050571 Work completed through April 30, 2021	
Kick-off & LDC	
1.1 - 100% of (\$885.00) - 0% remaining	✓ 885.00
1.2 - 100% of (\$2,960.00) - 0% remaining	✓ 2,960.00
1.3 - 100% of (\$14,460.00) - 0% remaining	✓ 14,460.00
Subtotal:	18,305.00 L1
Code Framework and Public Involvement	
2.1 - 100% of (\$13,310.00) - 0% remaining to bill	✓ 13,310.00
2.2 - 100% of (\$23,960.00) - 0% remaining to bill	✓ 23,960.00
Travel - 100% of (\$1,700.00) - 0% remaining to bill	✓ 1,700.00
These tasks were revised as part of Change Order #1 for the Code, PO # 50571 - LDR/FBC	
Subtotal:	38,970.00 L2
	MAY 12 21 11:23 AM
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>RECEIVED</b>  By samantha sorrentino at 2:51 pm, May 11, 2021 </div>	
U2017104/132019114/SA4	
Please make checks payable to: Dover, Kohl & Partners.	
<b>Total</b>	\$57,275.00

Payments/Credits

\$0.00

Balance Due

\$57,275.00

P. 18

10/14

## The Image Network

Dover, Kohl &amp; Partners

1571 Sunset Drive  
Coral Gables, FL 33143

RECEIVED

OCT 13 2021

FINANCE

## Invoice

Date	Invoice #
9/30/2021	11054

<b>Bill To</b>
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

Director Approval

APPROVED

By lhannon at 8:30 am, Oct 08, 2021

PM Approval

APPROVED

By Julie Ryan at 9:32 am, Oct 08, 2021

Processed by

RECEIVED

By samantha sorrentino at 8:11 am, Oct 08, 2021

Date 10/8/2021

PO 050571

Account # 001-1500-513-3409 ✓

Project Code

CMPLD

CWMPLD

Description	Amount
*Punta Gorda Land Development Regulations PO# 050571 Work completed through September 30, 2021 ✓	
Task 3 - First Draft Land Development Code Task 3.1 -LDC First Draft - 0% remaining to bill	
Subtotal:	39,130.00
*These tasks were revised as part of Change Order #1 for the Code, PO # 50571 - LDR/FBC ✓	39,130.00
OCT 8 21 11:13AM	
02017104/132019114/SAY 09	
Please make checks payable to: Dover, Kohl & Partners.	
<b>Total</b> FY21 ✓	\$39,130.00

Payments/Credits 10/13/21 \$0.00

Balance Due \$39,130.00

P.19

# The Image Network

Dover, Kohl & Partners

1571 Sunset Drive  
Coral Gables, FL 33143

## Invoice

Date	Invoice #
10/18/2021	11059-Rev.

<b>Bill To</b>
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

Director Approval

APPROVED  
By Joan LeBeau at 10:04 am, Oct 20, 2021

PM Approval

APPROVED  
By Julie Ryan at 8:31 am, Oct 25, 2021

Processed by

RECEIVED  
By samantha sorrentino at 8:12 am, Oct 25, 2021

Date 10/25/2021

PO 050571

Account # 001-1500-513-3409

Project Code ~~CMPLD~~

CW MPLD

Description	Amount
*Punta Gorda Land Development Regulations PO# 050571 Work completed through September 30, 2021 ✓	
Task 3 - First Draft Land Development Code Reimbursables	
Travel	707.80
Meals	105.21
Reproduction and Supplies	475.00
Subtotal:	1,288.01
*These tasks were revised as part of Change Order #1 for the Code, PO # 50571 - LDR/FBC	
Please make checks payable to: Dover, Kohl & Partners.	
<b>Total</b>	\$1,288.01

Payments/Credits

\$0.00

Balance Due

\$1,288.01

P.20

18-22

Dover, Kohl & Partners  
1571 Sunset Drive  
Coral Gables, FL 33143

# Invoice

Date	Invoice #
10/31/2022	11247

Bill To
City of Punta Gorda Finance Department 326 W Marion Ave. Punta Gorda, FL 33950

Director Approval

APPROVED  
By Joan LeBeau at 2:08 pm, Dec 07, 2022

PM Approval

APPROVED  
By Mitchell S. Amelio, AICP, CMIA at 10:05 am, Dec 01, 2022

Processed by

RECEIVED  
By Sonny Servino at 12:10 pm, Nov 02, 2022

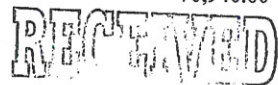
Date 11/2/2022

PO 050571

Account # 001-1500-513-3409

Project Code CMPLD

W

Description	Amount
*Punta Gorda Land Development Regulations PO# 050571 Work completed through October 31, 2022	
Task 4.1 Code Testing - 0% remaining to bill	✓ 26,190.00
Task 4.2 Draft Code Pin-Up & Workshops (Trip 5: Days) - 0% remaining to bill	✓ 11,640.00
Task 4.3 Review of Public Comments - 0% remaining to bill	✓ 5,110.00
Task 4.4 Code Revisions & Second Draft Land Development Code - 0% remaining to bill	✓ 28,000.00
Subtotal:	70,940.00
<div style="text-align: right;">             DEC 15 2022            Finance            DEC 7 22 4:15PM            12/2/22            12/9/22         </div>	
<div style="font-size: 2em; font-family: cursive;">           U 2017104 / B2019114 / SAM CP         </div>	
Please make checks payable to: Dover, Kohl & Partners.	
<b>Total</b>	\$70,940.00

Payments/Credits

\$0.00

Balance Due

\$70,940.00

P. 21



## **QUALIFICATIONS**

**CHARLES M. POLK, III, J.D., MAI, SRA, CCIM**

### **GENERAL EDUCATION:**

Juris Doctor, Stetson University College of Law, St. Petersburg, Florida

Bachelor of Science in Real Estate, College of Business, Florida State University, Tallahassee, Florida

### **PROFESSIONAL EDUCATION:**

The following real estate courses were successfully completed at Florida State University:

- Real Estate Principles
- Real Estate Appraisal
- Advanced Real Estate Analysis
- Real Estate Finance
- Legal Environment of Real Estate
- Real Estate Feasibility Analysis

The following real estate related courses were successfully completed at Stetson University College of Law:

- Property I
- Property II
- Real Property Finance
- Land Use Planning
- Florida Real Property Litigation
- Environmental Law Seminar
- Civil Government Clinic with the Florida Department of Transportation-District 7

Successfully completed or has credit for the following courses sponsored by the Appraisal Institute:

- Course 1A-1 - Real Estate Appraisal Principles
- Course 1A-2 - Basic Valuation Procedures
- Course 1B-A - Capitalization Theory and Techniques, Part A
- Course 1B-B - Capitalization Theory and Techniques, Part B
- Course 2-1 - Case Studies in Real Estate Valuation
- Course 2-2 - Valuation Analysis and Report Writing
- Course 2-3 - Standards of Professional Practice
- Course 4 - Real Estate Valuation in Litigation
- Course 8-2 - Residential Valuation
- Course 410 - Standards of Professional Practice, Part A
- Course 410 - Standards of Professional Practice, Part B

Successfully completed or has credit for the following courses sponsored by the Society of Real Estate Appraisers:

- Course 101 - Introduction to Real Property Valuation
- Course 102 - Applied Residential Property Valuation
- Course 201 - Principles of Income Property Valuation
- Course 202 - Applied Income Property Valuation

Credit for attendance at the following Seminars:

Applied Sales Comparison Approach Seminar	A.I.R.E.A.
Single-Family Residential Demonstration Report Writing	A.I.R.E.A.
Accrued Depreciation Seminar	A.I.R.E.A.

## **QUALIFICATIONS (cont'd)**

### **CHARLES M. POLK, III, J.D., MAI, SRA, CCIM**

Employment Relocation Seminar	E.R.C.
Valuation & Evaluation of Proposed Projects	S.R.E.A.
Feasibility - Non-residential Properties	A.I.R.E.A.
Discounted Cash Flow Analysis	A.I.R.E.A.
Appraisal Regulations of the Federal Banking Agencies	Appraisal Institute
Appraising Troubled Properties	Appraisal Institute
Appraisal Review Income Properties	Appraisal Institute
Discounted Cash Flow Analysis	Appraisal Institute
Persuasive Style in Narrative Appraisal Reports	Appraisal Institute
Eminent Domain and Land Valuation Litigation	ALI-ABA
Regulatory Takings	CLE
Eminent Domain	CLE
Florida Condemnation Valuation & Appraiser Liability	Appraisal Institute

### **LICENSES:**

Real Estate Broker, State of Florida.

Certified General Appraiser, State of Florida. Appraiser No. 0000439

### **ASSOCIATION MEMBERSHIPS:**

Member Appraisal Institute (MAI) - Appraisal Institute

Senior Residential Appraiser (SRA) - Appraisal Institute

Senior Real Property Appraiser (SRPA) - Appraisal Institute

Certified Commercial Investment Member (CCIM) – CCIM Institute

### **PROFESSIONAL ACTIVITIES:**

2014 Special Magistrate for the 2014 Manatee County Value Adjustment Board  
2013 Special Magistrate for the 2013 Manatee County Value Adjustment Board  
2012 Special Magistrate for the 2012 Manatee County Value Adjustment Board  
2011 Special Magistrate for the 2011 Manatee County Value Adjustment Board  
2010 Special Magistrate for the 2010 Sarasota County Value Adjustment Board  
2010 Special Magistrate for the 2010 Manatee County Value Adjustment Board  
2009 Special Magistrate for the 2009 Sarasota County Value Adjustment Board  
2009 Special Magistrate for the 2009 Manatee County Value Adjustment Board  
2008 Special Magistrate for the 2008 Sarasota County Value Adjustment Board  
2008 Special Magistrate for the 2008 Manatee County Value Adjustment Board  
2007 Special Magistrate for the 2007 Sarasota County Value Adjustment Board  
2007 Special Magistrate for the 2007 Manatee County Value Adjustment Board  
2006 Special Magistrate for the 2006 Sarasota County Value Adjustment Board  
2006 Special Magistrate for the 2006 Manatee County Value Adjustment Board  
2005 Special Magistrate for the 2005 Sarasota County Value Adjustment Board  
2004 Special Magistrate for the 2004 Sarasota County Value Adjustment Board  
2003 Special Master for the 2003 Sarasota County Value Adjustment Board  
2002 Special Master for the 2002 Sarasota County Value Adjustment Board  
1994-98 Admissions Committee Member, West Coast Florida Chapter of the Appraisal Institute  
1993-94 Director, West Coast Florida Chapter of the Appraisal Institute  
1992-94 Assistant Regional Member Review and Counseling, Appraisal Institute

## **QUALIFICATIONS (cont'd)**

### **CHARLES M. POLK, III, J.D., MAI, SRA, CCIM**

- 1991-92 Treasurer, Southwest Florida Chapter, Appraisal Institute
- 1990-91 Professional Practice Committee Chairman, Southwest Florida Chapter 186, Society of Real Estate Appraisers
- 1990 Young Advisory Council - Society of Real Estate Appraisers, Sarasota, FL
- 1988 Young Advisory Council - Society of Real Estate Appraisers, New Orleans, LA
- 1986 Public Relations Committee Member, Florida Chapter 100, Society of Real Estate Appraisers
- 1984-85 Member of Real Estate Society, Florida State University

### **REAL ESTATE AND APPRAISAL EXPERIENCE:**

President, C. Michael Polk & Associates, Inc., Charlotte County, Florida, July 1994 to Present.

Partner, Persons, Polk & Company, Charlotte County, Florida. March 1991 to July 1994.

Partner, Charlotte Appraisal Company, Charlotte County, Florida. June 1990 to July 1994.

Vice-President, Branch Manager, Appraisal First Appraisal Company, Sarasota, Florida. October, 1988 to June, 1990.

Assistant Manager, Sr. Commercial Appraiser, Appraisal First Appraisal Company, Sarasota, Florida. July, 1987 to October, 1988.

Commercial Appraiser, Appraisal First Appraisal Company, Fort Myers, Florida. February, 1987 to July, 1987.

Commercial Appraiser, AmeriFirst Appraisal Company, Fort Myers, Florida, 1986

Commercial Appraiser, AmeriFirst Appraisal Company, Maitland, Florida, 1986

Residential Appraiser, AmeriFirst Appraisal Company, Fort Myers, Florida, 1985

### **CLIENTS SERVED:**

Attorney's, Banks, Savings & Loans, Florida Department of Transportation, Florida Department of Natural Resources, Florida Department of Labor and Employment Security, United States Marshall's Office, Federal Home Loan Bank Board, Federal Deposit Insurance Corporation, Federal Savings & Loan Insurance Corporation, Charlotte County, Charlotte County School Board, City of Punta Gorda, various national corporations, estates and individuals.

### **TYPE OF PROPERTIES:**

Single-Family Homes, Condominiums, Two to Four Family Dwellings, Office Buildings, Industrial Warehouses, Shopping Centers, Apartment Complexes, Subdivision Developments, Planned Unit Developments, Office Condominiums, Adult Congregate Living Facilities, Mobile Home Parks, R.V. Parks, Restaurants, Hotels and Motels, Nursing Homes, Marinas, Mini-Warehouses, and Undeveloped Land.

**QUALIFICATIONS (cont'd)**

**CHARLES M. POLK, III, J.D., MAI, SRA, CCIM**

**GEOGRAPHICAL AREAS SERVED:**

Primarily Charlotte, Lee, Collier, Sarasota and Manatee Counties. Have appraised properties in: Desoto, Glades, Hendry, Leon, Hillsborough, Pinellas, Orange, Seminole and Osceola Counties.

**COURT TESTIMONY/EXPERT WITNESS:**

Have been qualified as an expert witness in the Circuit Courts of Charlotte County, Lee County, and Sarasota County, Florida. Testimony given in trials, order of taking hearings, bankruptcy hearings, divorce cases, etc.