



GUIDE TO BUILDING AT PUNTA GORDA AIRPORT	
LAND LEASE AGREEMENTS	<ul style="list-style-type: none"> • Annual lease rates are 8-12% of the land value according to the most recent property appraisal. • Leases are negotiable based on the length of the contract (5 to 49 years), capital investment and property size. • Leases are subject to Fair Market Value increases. • Master Stormwater Drainage Plan has already been approved. • Located in, or adjacent to, a Foreign Trade Zone. • To develop a lease agreement, contact us with the parcel #, acreage and intended land use. • All leases are subject to approval by the Charlotte County Airport Authority Board.
ZONING & PLANNING	<ul style="list-style-type: none"> • Located within the Enterprise Charlotte Airport Park (ECAP) Zoning Guidelines • Airport Master Plan Update Studies, Reports & Maps • Part 77 Compliance of U.S. CFR Airport Airspace Drawing • Structures designed with two or more stories, or at a height in excess of 90 feet, must be approved by the FAA. Submit FAA 7460-1 - NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION.
DEVELOPMENT & CONSTRUCTION	<p>Lessees are responsible for complying with Charlotte County's requirements for permits, code compliance, construction and inspections.</p> <ul style="list-style-type: none"> • Community Development 941.743.1201 • Building Construction Division 941.743.1201 • Charlotte DeSoto Building Industry Assn. 941.625.0804
UTILITIES AVAILABLE	<p>Lessees are responsible for setting up their own service accounts.</p> <ul style="list-style-type: none"> • Water & Sewer Service: City of Punta Gorda 941.575.3339 • Electricity: Florida Power & Light 800.226.3545 • Natural Gas: TECO Peoples Gas 866.832.6249 • Telephone & Internet: CenturyLink 866.476.9909
OTHER RESOURCES	<ul style="list-style-type: none"> • Economic Development Office 941.764.4941 • Tax Collector's Office 941.743.1350 • Florida Department of Health for Charlotte County 941.624.7200 • Florida Department of Transportation 941.255.7426 • Charlotte County Public Safety 941.743.1200