



GUIDE TO BUILDING AT PUNTA GORDA AIRPORT

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| <p>LAND LEASE AGREEMENTS</p> | <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 40 years), capital investment and property size. • Leases are subject to Fair Market Value increases and CPI adjustments. • 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 amount of acreage required and intended land use. • All leases are subject to approval by the Charlotte County Airport Authority Board and must meet Standards & Compliance provisions. |
| <p>ZONING & PLANNING</p> | <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. |
| <p>DEVELOPMENT & CONSTRUCTION</p> | <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 |
| <p>UTILITIES AVAILABLE</p> | <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 • Telephone & Internet: Comcast 215.286.1700 |
| <p>OTHER RESOURCES</p> | <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 |