

2018-2019 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Charlotte County Board of County Commissioners

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Raymond Sandrock

Title: County Administrator

Mailing Address: 18500 Murdock Circle, 5th Floor
Port Charlotte, FL 33948

Phone Number: 941-743-1321

Email: Raymond.Sandrock@CharlotteCountyFL.gov

Secondary Contact Name: Lucienne Pears

Title: Director, Economic Development

Phone Number: 941-764-4941

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry ([View Florida's Targeted Industries here](#)).
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide a detailed description of the public infrastructure improvements.

Please see attached.

B. Provide location of public infrastructure, including physical address and county of project.

Please see attached.

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

Please see attached.

D. Provide current property owner.

Please see attached.

E. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

Please see attached.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here](#)).
 - o Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - o Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

Please see attached.

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Please see attached.

B. What permits are necessary for the public infrastructure project?

Please see attached.

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Please see attached.

- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

Please see attached.

- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

Please see attached.

- G. Does this project have a local match amount? Yes No

If yes, please describe the entity providing the match and the amount.

Please see attached.

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

Please see attached.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested** \$ 1,070,000
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ _____

Private Sources \$ _____

Other (grants, etc.) \$ 678,337

Please Specify: Airport & FAA

Total Other Funding \$ 1,748,337

B. Public Infrastructure Project Costs:

Construction \$ 1,089,988

Reconstruction \$ _____

Design & Engineering \$ 150,000

Land Acquisition \$ 175,000

Land Improvement \$ 48,682

Other \$ 284,667

Please Specify: Contingency

Total Project Costs \$ 1,748,337

Note: The total amount requested must be calculated by subtracting the total Public Infrastructure Project Funding Sources in A. from the total Public Infrastructure Project Costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

Attached please find:

- Letter from Engineer regarding Design & Engineering costs
 - Engineer's Opinion of Probable Cost
-

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

Approvals shall be through Charlotte County Board of County Commissioners

If board authorization is not required, who is authorized to sign?

n/a

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

i. Boards meets 2nd and 4th Tuesday of every month with the following dates scheduled: 10/9/18, 10/23/18, 11/13/18, 11/27/18, 12/11/18, 1/8/19, 1/22/19, 2/12/19, 2/26/19, 3/12/19, and 3/26/19

ii. Special meeting available if needed with approximately 30 day notice

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Please see attached Grant Administrative Approval form

PUBLIC INFRASTRUCTURE GRANT PROPOSAL

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: Charlotte County Board of County Commissioners

Name and Title of Authorized Representative: Raymond Sandrock, County Administrator

Representative Signature: 

Signature Date: 9.13.18



Charlotte County
Grant Administrative Approval

Department Making Request:
Economic Development Office

Grant Coordinator Assigned:
Dave Gammon

Fiscal Contact Assigned:
tbd

Requested Action:

a) Administrative Approval to apply for 2018-2019 Florida Job Growth Grant Fund / Public Infrastructure Grant from the Department of Economic Opportunity for a proposed extension of Challenger Boulevard from Golf Course Boulevard to Piper Road in the amount of \$1,070,000 due to time sensitive submission time frame.

Is this item budgeted? Yes No

Budget Action:

None required. All anticipated costs covered by Grant, Charlotte County Airport Authority and FAA.

Financial Impact Summary Statement:

\$1,748,337 funding for extension of Challenger Boulevard comes from 1) \$1,070,000 from Florida DEO, Florida Job Growth Grant Program/Public Infrastructure; 2) \$175,000 from Charlotte County Airport Authority; and 3) \$503,337, if needed, from an anticipated FAA commitment.

Background: (Why is the Action Necessary, and What Action will be accomplished)

When the completion of Piper Road-north, connecting the northern section of ECAP to US 17, opens in 1Q 2019, the businesses and land parcels along Challenger Boulevard will essentially be cut off from the primary arterial into the airport park. This grant request to extend Challenger Boulevard from Golf Course Boulevard to Piper Road will provide direct access to approximately 300 acres of industrial properties and several businesses driving continued demand for this industrial area. Although there is no specific date to apply for these Job Growth Grant Funds, EDO considers this application time sensitive as applications will only be considered until funding is committed.

Grant Checklist Attached?

Yes No

Risk Assessment Attached?

Yes No

Delegation Resolution Attached?

Yes No

Signatures:

County Administrator

R. J. Sandrock

Date: 9/13/18

Department Director

Juciano

Fiscal Services

Date:

County Attorney

Date:

Grant Compliance

Cheryl Pilly

Date: 9/13/18

DEO
Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

1 A Provide a detailed description of the public infrastructure improvements.

Challenger Boulevard Extension and Infrastructure Improvements Project

Charlotte County would like to connect over 300 developable acres to Piper Road, the main entrance into a 4,000+ acre, industrial/manufacturing park surrounding the Punta Gorda Airport, by extending Challenger Boulevard by approximately 1,400 lineal feet.

Charlotte County's primary focus for new job creation is this 4,000+ acre, industrial/manufacturing park, known as the Enterprise Charlotte Airport Park, or ECAP. ECAP is one of the region's largest industrial parks serving, or available to serve, target sector industries including manufacturing, corporate headquarters, research & development, and global logistics.

Charlotte County has made, and continues to make, a significant dollar investment to ensure ECAP attracts new businesses and helps existing businesses grow. For example, with the assistance of an \$800,000 Florida Job Growth Grant, Charlotte County is nearing completion of a \$9.5 million extension of Piper Road to open the northerly access to the Airpark from US 17. The County also recently updated its ECAP overlay district to make it even more attractive for new companies interested in locating to Charlotte County. In addition, the County's Economic Development Office has designed and permitted, a speculative building available to any developer/owner/business interested in building a 10,000 to 100,000 square foot facility in the ECAP.

While the Piper Road extension has opened the Park to many larger-sized development parcels, the proposed Challenger Boulevard Extension will improve access to several smaller land parcels ranging in size from 1 to 10 acres. In addition, Challenger Boulevard provides access to the northern portion of the airfield which will be the future home to an improved, expanded, and relocated fixed base operation ("FBO") included in the Charlotte County Airport Authority's master plan plus the future home to Western Michigan University's new College of Aviation training/hanger complex temporarily housed on the southern portion of the airfield.

As shown on the accompanying maps, Challenger Boulevard ends (or starts) at Golf Course Boulevard, the former northern access to the Airport Park. With the opening of the soon-to-be completed Piper Road, this 300-acre development area will effectively be cut off from direct access to the primary arterial. A direct link from Challenger Boulevard to Piper Road will open this property to future development opportunities.

The economic impact can be detailed as follows. There are 300 +/- developable acres that will benefit from this extension. Estimating on average a 23% site coverage ratio, a 10,000 square foot building can be constructed on every acre of land creating a potential for 3 million new square feet (10,000 x 300 acres) of industrial/manufacturing/office product. Further estimating an average cost of \$100 per square foot, this development area has a capital investment potential of up to \$300 million. And lastly estimating 15 new jobs for each 10,000 square foot building creates 4,500 new target-sector jobs.

Therefore, this Public Infrastructure Grant application is proposed to help fund a portion of the Challenger Boulevard Extension Project from Golf Course Boulevard to Piper Road.

DEO
Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

1 B *Provide location of public infrastructure, including physical address and county of project.*

The proposed 1,400 lineal foot extension of the existing Challenger Boulevard will be located between Golf Course Boulevard and the soon-to-be completed Piper Road in Charlotte County.

1 C *Is this infrastructure currently owned by the public?*

Yes, the property required to construct the proposed Challenger Boulevard extension is currently owned by the Charlotte County Airport Authority, an independent special district with no taxing authority. The Airport Authority shall grant an easement or right of way for the benefit of Charlotte County to construct and maintain the extension.

1 D *Provide current property owner.*

Charlotte County Airport Authority
2800 Airport Rd, Unit A1
Punta Gorda, FL 33982-2453

1 E *Is this infrastructure for public use or does it predominately benefit the public?*

Yes

1 F *Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?*

No, in fact 23 separate land owner entities shall benefit from this expansion.

DEO
Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

1 G *Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:*

- ***Economic recovery in specific regions of the state;***
- ***Economic diversification; or***
- ***Economic enhancement of a Targeted Industry***

Two Interstate 75 interchanges provide State and regional access to the Enterprise Charlotte Airport Park. Both Jones Loop Road from the south and soon US 17 from the north connect to Piper Road, the primary arterial through the Airport Park. Until the northern portion of Piper Road opens (anticipated February 2019), access to this 300-acre section of property is currently via Golf Course Boulevard, a route that travels through a residential neighborhood and school zone.

When completed, the northern-portion of Piper Road will move the gateway entrance into an industrial zoned area eliminating the necessity for traffic to access the Airport Park via Golf Course Boulevard. This new corridor will provide a direct connection to commercial properties via U.S. 17 and the I-75 corridor to Piper Road. At the same time, heavy trucks and excessive vehicle traffic will be removed from Golf Course Boulevard in the residential area. Unfortunately, upon Piper Road opening, the 300-acre area will no longer have direct access to the primary arterial thus making these smaller lot properties less attractive to future businesses.

Over the past 12- to 15-month period, the County's Economic Development Office has had renewed interest from smaller lot users in the targeted industry sectors of manufacturing, corporate headquarters, research & development, and global logistics. With limited inventory of available lots in the southwest Florida marketplace, the proposed extension of Challenger Boulevard should continue to provide affordable priced land alternatives that offer ease of access to Interstate 75 and US 17 to new businesses interested in serving the southwest and central portions of the Florida peninsula.

Connecting Challenger Boulevard to the primary arterial of Piper Road will provide necessary infrastructure to allow this corridor an opportunity to open-up approximately 300 market-ready, smaller-sized acres of industrial zoned property to an undersupplied marketplace. This project encourages development for both new and existing businesses and promotes the opportunity for expansion in several qualified target industries including aviation, transportation, medical devices, and technology, all to target economic growth.

From an economic perspective, this project will open access to 300 +/- developable acres that will benefit from this extension. Estimating a 23% site coverage ratio on average, this property could potentially accommodate an estimated 3 million square feet of industrial/manufacturing/office product assuming a 10,000 square foot building can be constructed on every acre of land (10,000 sf x 300 acres). Further estimating new product construction costs on average equal to \$100 per square foot, this development area has a capital investment potential of up to \$300 million, an amount that would be added to the tax base in Charlotte County. Ideally, 4,500 new target-sector jobs will be created by this project based on 15 new jobs for each 10,000 square foot building (15 x 300).

The Challenger Boulevard extension will support recovery and strengthen the growth for a prime focus area in Charlotte County, the Enterprise Charlotte Airport Park. This 4,000+ acre corridor has remained relatively undeveloped partly by the effects of Hurricane Charley in 2004 and partly by the downturn of the economy in 2007, but has recently been building needed momentum. This project caters to the future industrial businesses that will offset the heavily populated retirement community of Charlotte County.

DEO
Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

2 A *Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.*

Anticipated commencement date would be 4Q 2019 and should take an estimated 6 months to complete.

2 B *What permits are necessary for the public infrastructure project?*

No permits would be required from Charlotte County.

Because construction of the proposed roadway could alter surface water management systems, an Environmental Resource Permit from Southwest Florida Water Management District ("SWFWMD") would be required.

Because construction would require alterations to a man-made water retention pond, the U.S. Army Corps of Engineers may also require a permit prior to commencement of construction.

2 C *Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?*

Regarding SWFWMD permits, an application could be submitted once plans are at the 60% level (approximately 1 month). SWFWMD review and permits typically take 3 to 6 months after application.

Concurrently, the Army Corps permit could be submitted. Timing on Army Corps' permits is difficult to estimate but would probably take from 1 to 2 years. Using the Army Corps permit process to estimate commencement date would provide a range as early as possibly 4Q 2019 and as late as 4Q 2020.

2 D *What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?*

ECAP Zoning – an overlay district that encourages industrial and commercial uses

DEO
Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

2 E *Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.*

No.

2 F *Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.*

No. The project plans still need to be finalized and submitted for approval. In addition, SWFWMD and Army Corps permits will need to be submitted and approved.

2 G *Does this project have a local match amount?*

Yes. The Charlotte County Airport Authority will be contributing the land for this project at an estimated value of \$175,000 detailed below. In addition, we anticipate FAA funding in the amount of \$503,337 for completion of this project. There will be an estimated 500 in-kind hours donated to project oversight by county staff.

Charlotte County has also contributed over \$8 million towards completion of Piper Road in construction costs, right-of-way acquisition costs, and easement costs.

The Charlotte County Airport Authority will be contributing the land for this project. Conservatively estimated, the land cost for approximately 70,000 square feet (1,400 linear feet by 50 feet wide) of land at a recently appraised value of \$2.50/SF equates to a \$175,000 commitment.

2 H *Provide any additional information or attachments to be considered for this proposal.*

Attached please find the following documents:

1. Challenger Boulevard Extension – Conceptual Layout
2. Letter from Engineer regarding Design & Engineering costs
3. Engineer's Opinion of Probable Cost
4. General Location Map
5. Enterprise Charlotte Airport Park Map
6. Parcel Owners Map
7. Speculative Building Flyer
8. Letters of Support



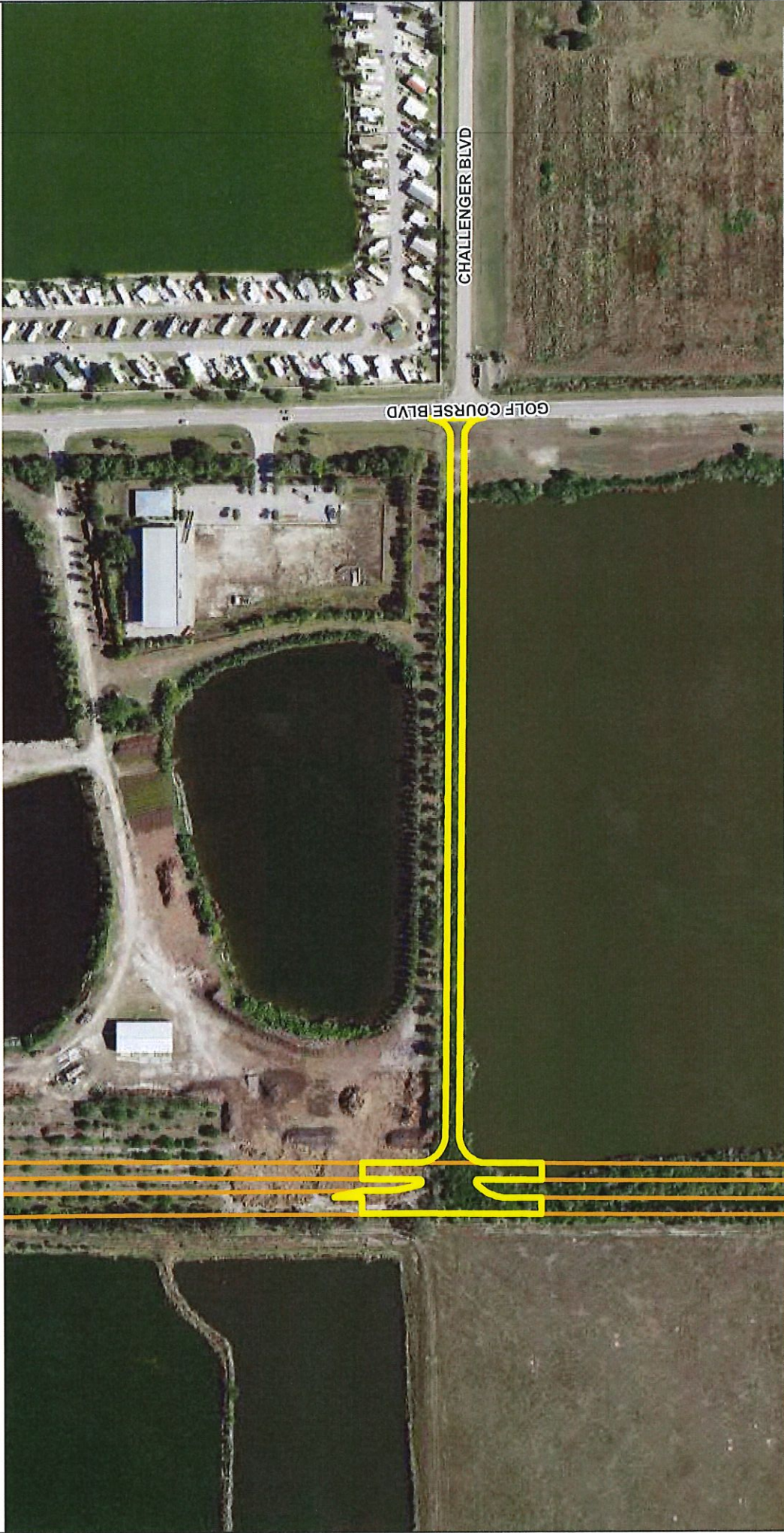
CHARLOTTE COUNTY

Conceptual Layout for Challenger Blvd Extension

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.gov

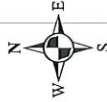


Stateplane Projection
Datum: NAD83
Units: Feet

Source: CCGIS, SWFMUD,
Community Development

Metadata available upon request

-  Challenger Blvd Extension
-  Piper_Road_Extension



(Not To Scale)

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantee, implied or otherwise, as to the accuracy, or completeness. We therefore do not accept any responsibility for its use. This is not a survey or a title to be used for design. Reflected dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.



Southwest Engineering & Design, Inc, 660 Charlotte Street, Suite 8 , Punta Gorda , Florida, 33950 Tel: (941)-637-9655 Fax: (941)-637-1149

August 31, 2018

Lucienne Pears
18501 Murdock Circle, Suite 302
Port Charlotte, FL. 33948

RE: Challenger Boulevard Extension / Engineer's Opinion of Probable Design Cost

Dear Mr. Gammon,

Per your request, the estimated budget for the Challenger Boulevard Extension is as follows;

- Civil Engineering \$70,000.00
- Structural Engineering \$62,000.00
- Survey \$10,000.00
- Geotechnical Engineering \$5,000.00
- Environmental \$3,000.00

Total; \$150,000.00

Sincerely,

A handwritten signature in blue ink that reads "Gary Bayne". The signature is fluid and cursive, with the first name "Gary" being more prominent.

Gary Bayne, P.E.
President



**CHALLENGER BLVD EXTENSION
CONCEPTUAL LAYOUT 1**

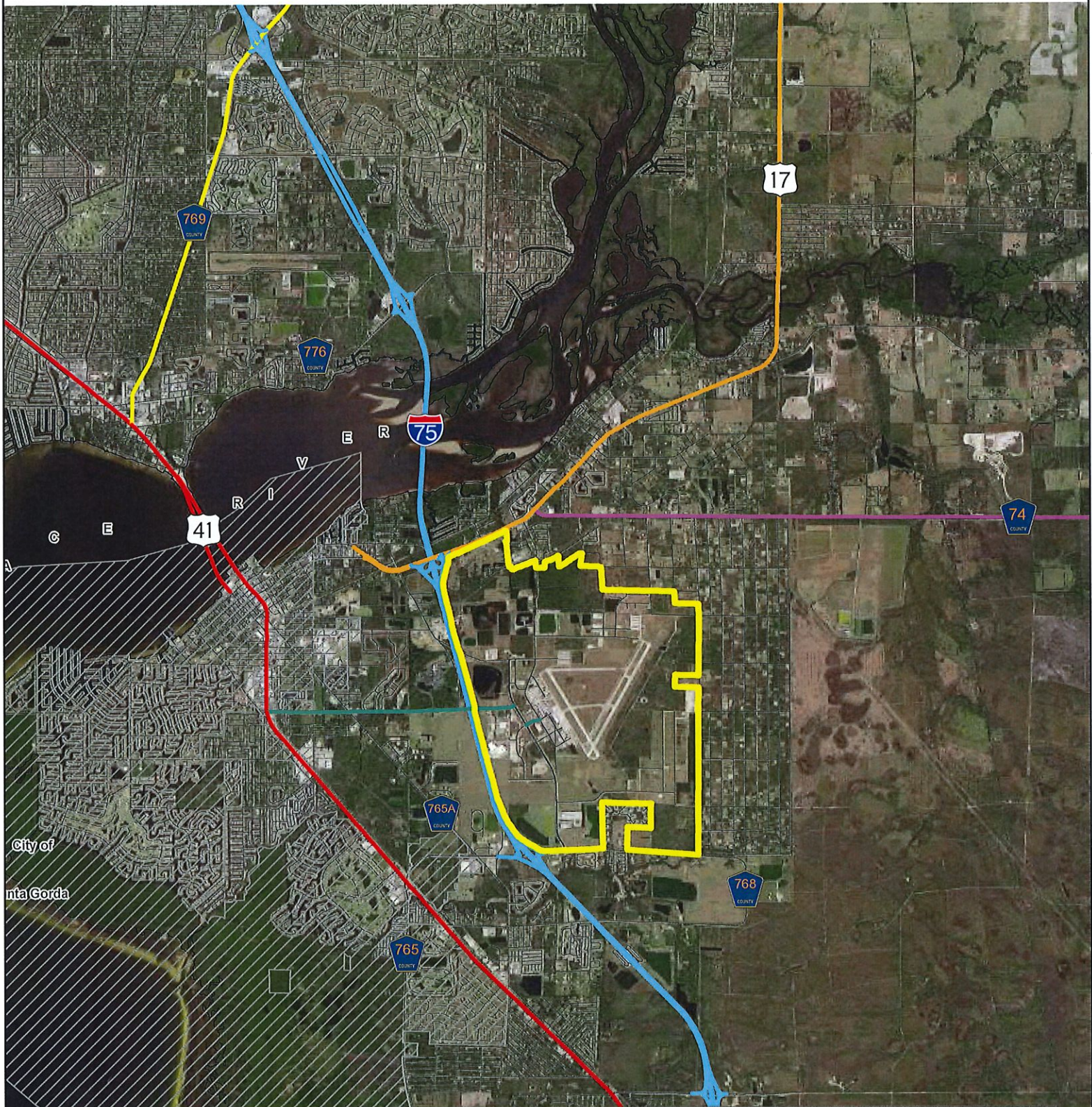
600 Charlotte Street, Suite 8
Punta Gorda, Florida 33950
www.sedfl.com | Fax (841) 687-1146
www.sedfl.com
Certificate of Authorization No. 26551





CHARLOTTE COUNTY

ECAP General Location Map



Stateplane Projection
 Datum: NAD83
 Units: Feet

Source: CCGIS, SWFWMD,
 Community Development

Metadata available upon request



ECAP



Punta Gorda City

AIRPORT RD

BERMONT RD

DUNCAN RD

I-75

KINGS HWY

TAMIAAMI TRL



(Not To Scale)



CHARLOTTE COUNTY

Enterprise Charlotte Airport Park (ECAP) with Planned Infrastructure



Stateplane Projection
Datum: NAD83
Units: Feet
Source: Community Development and SWFWMD
Metadata available upon request



(Not To Scale)

CHARLOTTE COUNTY
 23 Separate Land Entities in 300 +/- acre area served by Challenger Boulevard



© 2017 Charlotte County, Florida
 Government. All Rights Reserved. This map is for informational purposes only and does not constitute a contract. The County is not responsible for any errors or omissions on this map. The County is not liable for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any actions taken based on this map.



CHARLOTTE COUNTY
Economic Development



**Time flies and so does your startup
at the Punta Gorda Interstate Airport Park.**



**Get up and running fast:
Your build-to-suit, build-to-succeed facility.**

In a fast-moving world, it's the speed and quality you need: Just say yes, and you're ready for takeoff with this fully featured, superbly functional spec building, pre-permitted and customizable to your needs, accommodating floor plans from 10,000 to 100,000 sq. ft. An outstanding selection of certified sites—all with infrastructure and permitting in place, and pads ready to build—streamlines your decision. Your operation is up fast here and out fast: All sites provide excellent access to I-75 for accelerated logistics and transportation. Plus, attractive land prices, low tax rates and an abundant, affordable workforce will have your team moving at top speed on the path to productivity and bottom-line profitability.

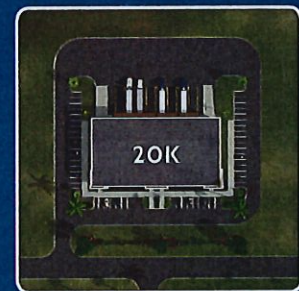
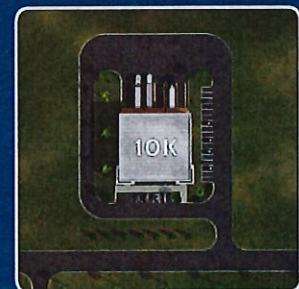


Pictured right:
additional facade
design options

**Your needs visualized.
Your immediate success realized.**

- ▶ Pre-permitted spec building, fully featured and highly functional
- ▶ Sleek, customizable design accommodating 10,000 to 100,000 sq. ft.
- ▶ Build-to-suit, build-to-succeed
- ▶ Immediate access to I-75; frontage available
- ▶ Easy access to three international airports
- ▶ 28' Clear ceiling height
- ▶ Dock-high loading
- ▶ Five (5) docks with up to five (5) additional doors possible
- ▶ Three (3) drive-in doors, 12' x 14'
- ▶ 130' truck court with 60' apron
- ▶ 50' x 50' column spacing with 60' speed bays
- ▶ Energy-efficient T5 lighting
- ▶ ESFR sprinkler system

Optional Site Configurations



CHARLOTTE COUNTY
Economic Development

*Discover the rich rewards
of this Florida paradise.*

CALL 1.941.764.4941 or Visit us at:
www.FloridasInnovationCoast.com

28000 A-1 Airport Road
Punta Gorda, Florida 33982
www.flypgd.com



(941) 639-1101
(941) 639-4792 Fax
jparish@flypgd.com

February 21, 2014

To whom it may concern:

The Charlotte County Airport Authority (CCAA) is pleased to provide a letter of support for the potential extension of Challenger Boulevard from Golf Course Boulevard to the soon-to-be completed Piper Road extension project.

The CCAA exercises authority over the 1,800-acre boundary of the Punta Gorda Airport (PGD). The airfield consists of three runways with the longest at 7,195 feet in length, and a 135' Air Traffic Control Tower on the field. There are 217 T-hangars on the field, a passenger terminal serving nearly 1.5 million passengers annually, and a general aviation terminal. PGD is also home to many aviation and non-aviation related businesses operating within the boundaries of the larger Interstate Airport Park.

PGD completed its Master Plan update in early 2018, and it has recently been accepted by the Federal Aviation Administration as a guiding document for future development at the airport. PGD is poised to further develop the northern section of the property on Challenger Boulevard for general aviation facilities, a community room, restaurant and flight schools.

The CCAA owns the property where Challenger Road would be extended from Golf Course Boulevard to meet Piper Road. We estimate this segment is 1,400 lineal feet by 50 feet wide, totaling about 70,000 square feet. Our recent property appraisal estimates the land's value at \$2.50 per square foot, for a total value of \$175,000.

We are planning to partner with Charlotte County in the proposed Challenger Road extension project so that we can streamline the process while meeting the logistical needs of future development. This extension will not only benefit PGD's tenants and neighbors but will alleviate congestion on parallel roads and will provide another important sub-link within the FDOT's larger Strategic Intermodal System.

We thank you for your consideration in funding and partnering with us on this important project. Feel free to call me at 941-639-1101 or email JParish@flypgd.com with any questions or points of discussion.

Sincerely:

Charlotte County Airport Authority


James W. Parish, P.E., C.M.
CEO



AVIATION PARTNERS GROUP

**Aviation Partners Group
28260 Airpark Drive Unit 114
Punta Gorda, FL 33982**

Phone: (941) 637-8585

Fax: (941) 637-0388

September 7, 2018

Florida Department of Economic Opportunity
107 E. Madison St.
Tallahassee, FL 32399

Re: Letter of Support for Potential Challenger Boulevard Extension

To whom it may concern:

As a property owner, business owner, and employer in Charlotte County's Enterprise Charlotte Airport Park ("ECAP"), we were excited to learn of the possibility of an extension to Challenger Boulevard.

Our business is located on Challenger Boulevard. Access to our facility on the northern side of ECAP has traditionally been through a residential neighborhood via Golf Course Boulevard. Soon the County will bypass this access as it completes Piper Road opening a new gateway into the northern section of ECAP. Unfortunately this will limit access to our business.

The proposed extension of Challenger will directly link our business and clients to the main arterial through ECAP. We hope these funds will be available for this project that will not only benefit my business but several other businesses, tenants, and land owners vital to the continued growth and success of Charlotte County.

I appreciate your consideration on funding of this request.

Sincerely,

Ann Marano

Ann Marano
General Manager



Pan Handle Energy LLC
1100 Commercial Blvd.
Suite 118
Naples Fl. 34104

September 12, 2018

Via email (Dave.Gammon@charlottecountyfl.gov)

Dave Gammon
Charlotte County Economic Development
18501 Murdock Circle
Suite 302
Port Charlotte, FL 33948

Re: Challenger Boulevard Extension

Dear Mr. Gammon:

We own several lots in Charlotte County Park of Commerce located off of Challenger Blvd. on the north side of the Charlotte County Airport. Pan Handle Energy LLC our company, has been advised that the Charlotte County Economic Development Office is applying for a Florida Job Growth Grant to fund the proposed westerly extension of Challenger Blvd. from Golf Course Blvd. to the West, to intersect the soon-to-be-completed Piper Road extension. This extension of Challenger Blvd. will be very helpful in marketing and developing our property, as well as serving the needs of 50 or 60 property owners within the Charlotte County Park of Commerce.

Pan Handle Energy, the owner of ten acres has DRC approval to develop 92,400 square feet of aviation related Hangar Buildings within Charlotte County Park of Commerce; which is accessed by Challenger Blvd.

We whole-heartedly lend our support to this effort.

Sincerely,


Richard Vetter

**CHARLOTTE PARK OF COMMERCE, LLC
P.O. BOX 27740
LAS VEGAS, NEVADA 89126**

September 14, 2018

VIA E-MAIL

Dave.gammon@charlottecountyfl.gov

Mr. Dave Gammon
Charlotte County Economic Development
18501 Murdock Circle
Port Charlotte, Florida 33948

Subject: Challenger Boulevard Extension

Dear Sir,

My Group owns Lot 21 in the Charlotte County Park of Commerce on the corner of Challenger Boulevard and Commerce Parkway.

We are planning to build a 20,000 square foot commercial industrial facility and would move up the construction time frame to coincide with the extension of Challenger Boulevard.

Please keep us informed with all new updates to: stuartarnold@arnoldcompanies.net

Respectfully yours,



Stuart Arnold
Partner

September 7, 2018

Lucienne Pears
Charlotte County Economics Council
Port Charlotte, Florida

SUBJECT: AN EXTENSION OF CHALLENGER BOULEVARD TO THE NEW NORTH PIPER ROAD EXTENSION

Dear Lucienne,

I have been talking to Dave Gammon concerning the subject and I would like to add my thoughts.

I introduce myself as the sales manager of Phase-2 of the Charlotte County Airpark Condominium. Private hangars for sale to the aviation community. The subject matter in this letter will directly affect our development as well as the neighboring properties and businesses which I have, in my own business pursuits, accumulated a lot of knowledge about the dynamics of the surrounding area.

I was very happy to learn that there is a chance for a grant for a feeder road, a westerly extension of Challenger Boulevard, might be achieved for the Subject. Please note the attached aerial map.

This suggested extension will service large trucks and user activity to about 300 acres of industrial property for which infrastructure has already been developed for anticipated use. All of which have ONLY one service road, Challenger Boulevard.

A transport truck in route to I-75 from Challenger (without the proposed extension), will either have to turn north, through a residential area, or turn south traveling almost a mile out of their way avoiding said residential area. I don't want to take bets on which route they will choose.

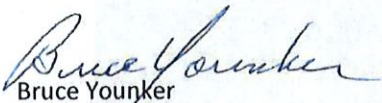
Eventually Challenger will service over 2-million square feet of planned Distribution Centers, Small business', a Fixed Base Operation (FBO), Hangar Storage, Aviation Maintenance & Repair and College Flight School Operations.

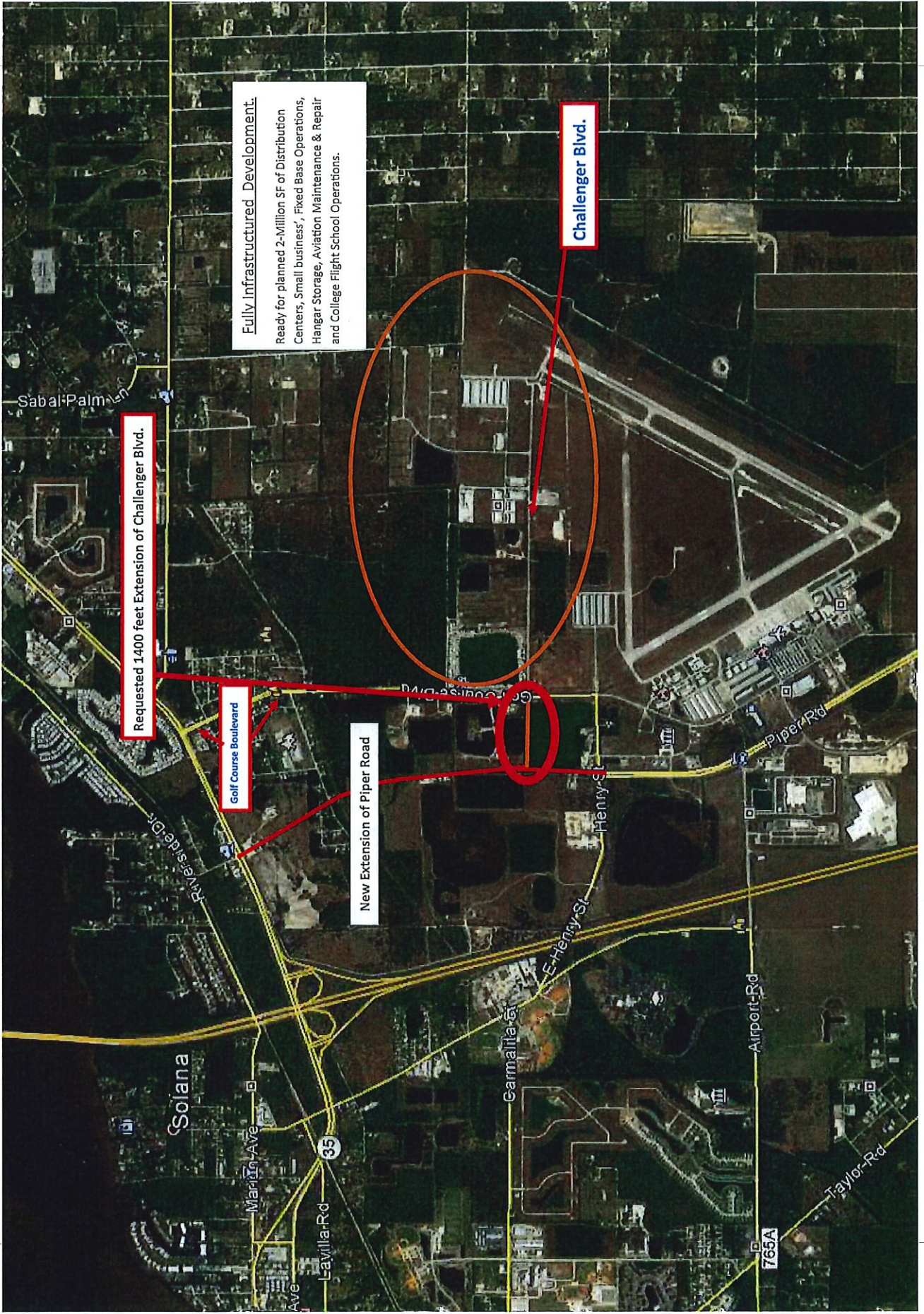
These activities are scheduled to start development within the next 2 years. Punta Gorda Airport, the fastest growing airport in Florida, will be moving its FBO operation to Challenger. Michigan University will start their aviation school campus. All the vacant industrial space (from the recession) has been filled. Construction will begin soon for more of the above-mentioned activities.

When you look at the accompanying aerial map, you will see that Challenger is the ONLY road that will be handling ALL of the above-mentioned activities. The most direct access from this Challenger enclave to I-75 will be north through Golf Course Boulevard. GCB travels through about one-half mile of residential area which already needs repair. I will leave the possible difficulties to the reader's imagination.

I don't know the number of trips involved in 2-million square feet of industrial and business development, but I suggest that the extension of Challenger Boulevard to the new Piper Road northern extension would not only be a welcomed addition to the entire community, it would definitely avoid most of the anticipated traffic concerns.

Thank you,


Bruce Younker
914 724-7777



Requested 1400 feet Extension of Challenger Blvd.

Golf Course Boulevard

New Extension of Piper Road

Challenger Blvd.

Fully Infrastructured Development.
Ready for planned 2-Million SF of Distribution Centers, Small business', Fixed Base Operations, Hangar Storage, Aviation Maintenance & Repair and College Flight-School Operations.