

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF  
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND  
RECORD OF ACTION**

**February 11, 2021**

**FROM:** Michael Fronapfel, Director of Planning & Development

**SUBJECT:** Floors and Doors 2.0, LLC Office/Hangar Development Plan

**RECOMMENDATION:** Approval of the Development Plan for Floors and Doors 2.0, LLC provided the following conditions have been met:

1. All comments from the Airport Authority and the referral agencies (Arapahoe County Planning & Engineering, Southeast Metro Stormwater Authority, Cherry Creek Basin Water Quality Authority, Arapahoe County Water & Wastewater Authority, South Metro Fire Rescue Authority) must be addressed to their satisfaction prior to construction.
2. Construction must be completed within 2 years of Board approval.
3. A 3% construction fee will be paid to the Airport Authority no later than 30 days after a Certificate of Occupancy has been issued for the facility.

**BACKGROUND:** Floors and Doors 2.0, LLC is proposing to construct a private 28,600 square foot aircraft storage hangar with 38,300 square feet of attached office. The facility will be located south of the crosswind runway on the SunBorne leasehold on the revised FBO 10 lease parcel.

See the attached Letter of Intent, Will Serve Letters, and Comment Letters from airport staff and referral agencies. The Development Plan set is enclosed under separate cover.

Construction is expected to begin this summer with completion early in 2022.

**FINANCIAL DATA:** A 3% construction fee will be paid to the Airport Authority no later than 30 days after a Certificate of Occupancy has been issued for the facility. Payment of this construction fee becomes a requirement as part of Board approval on this development plan.

**REVIEW BY OTHERS:** L. Hinton, G. Balk, G. Conley, R. Keller

**PRESENTERS:** Michael Fronapfel

Action of the Board of Commissioners

|         | 1 <sup>st</sup>       | 2 <sup>nd</sup>       | YES                   | NO                    | ABS                   |
|---------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Bagnato | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Baker   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Doubek  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Holen   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Sharpe  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |