

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	(\$430,110)	(\$430,110)	(\$430,110)	(\$430,110)	(\$430,110)
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	(\$430,110)	(\$430,110)	(\$430,110)	(\$430,110)	(\$430,110)
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes _____ No X
 Does this item include the use of federal funds? Yes _____ No X

Budget Account No: Fund 4100 Department 120 Unit Various RSource Various
 Reporting Category _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

The adjustment of rental rates on Airport Properties will result in a net annual rental increase of \$430,110 among various rental accounts within the County's Airport System.

C. Departmental Fiscal Review: M. Sumner

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

[Signature] 10/30/19
 OFMB [Signature] 10/30/19

[Signature] 11/15/19
 Contract Dev. and Control
 11/17/19 TW

B. Legal Sufficiency:

Anne Helzlsouer 11-12-19
 Assistant County Attorney

C. Other Department Review:

 Department Director

REVISED 11/17

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

Triennial Rental Adjustment

Calculation of Rents to be adjusted Effective October 1, 2019

LESSEE	DESCRIPTION OF PREMISES	PARCEL #	COMMENTS	SQFT OF PREMISES	CURRENT RATE	2019			NEW RATE	CURRENT ANNUAL RENT	NEW ANNUAL RENT	NET ANNUAL INCREASE OR DECREASE
						APPRAISED RATE	MAXIMUM RATE PER CPI CAP	NEW RATE				
Atlantic Aviation West Palm E Building 1625 D & 1625 E (aka 1628 & 1629)		PBI S9	Appraisal Rate / CPI	36,724.00	\$4.35	\$5.30	\$5.30	\$5.30	\$159,749.40	\$194,637.20	\$34,887.80	
Atlantic Aviation West Palm E East Tract - Ground Rental (Sec 5.01 (A) of Agreement)		PBI S9	Appraisal Rate / CPI	470,471.00	\$0.70	\$0.70	\$0.70	\$0.70	\$329,329.70	\$329,329.70	\$0.00	
Atlantic Aviation West Palm E West Tract - Ground Rental (Sec 5.01 (B) of Agreement)		PBI S1B	Appraisal Rate / CPI	384,963.00	\$0.70	\$0.70	\$0.70	\$0.70	\$269,474.10	\$269,474.10	\$0.00	
Atlantic Aviation West Palm E Parcel S5 - Ground Rental (Sec 5.01 (C) of Agreement)		PBI S5	Appraisal Rate / CPI	327,282.00	\$0.70	\$0.70	\$0.70	\$0.70	\$229,097.40	\$229,097.40	\$0.00	
Atlantic Aviation West Palm E License - GA Parking Apron per 6th Amend.		GA Apron	Appraisal Rate / NO CPI	86,244.00	\$0.71	\$0.90	\$0.90	\$0.90	\$61,233.24	\$77,619.60	\$16,386.36	
Atlantic Aviation West Palm E Parcel S1-D - Ground Rental		PBI S1-D	Appraisal Rate / CPI	17,997.00	\$0.70	\$0.70	\$0.70	\$0.70	\$12,597.90	\$12,597.90	\$0.00	
Atlantic Aviation West Palm E Parcel S1-E - Ground Rental		PBI S1-E	Appraisal Rate / CPI	19,177.00	\$0.70	\$0.70	\$0.70	\$0.70	\$13,423.90	\$13,423.90	\$0.00	
Atlantic Aviation West Palm E S-8 (old FAA Tower Site) (added per 9th Amendment)		PBI S8	old ATC Tower - add per 9th .	133,049.00	\$0.70	\$0.70	\$0.70	\$0.70	\$93,134.30	\$93,134.30	\$0.00	
Atlantic Aviation West Palm E S-1C Option Parcel		PBI S-1C	Option parcel @ Remote Rec	20,705.00	\$0.00	\$0.70	NA	\$0.00	\$0.00	\$0.00	\$0.00	
Atlantic Aviation West Palm E S-6 Option Parcel		PBI S-6	Option parcel @ Flight Safety	127,021.00	\$0.00	\$0.70	NA	\$0.00	\$0.00	\$0.00	\$0.00	
Atlantic Aviation West Palm E Parcel 1 option per 6th Amendment		PBI S-1	Option exercised 9/20/2011; /	73,151.00	\$0.70	\$0.70	\$0.70	\$0.70	\$51,205.70	\$51,205.70	\$0.00	
Atlantic Aviation West Palm E License Agreement for Overflow Parking		PBI S-12A	Month to Month License Agree	17,400.00	\$0.70	\$0.70	NA	\$0.70	\$12,000.00	\$12,000.00	\$0.00	
Jet Aviation Associates Unimproved Ground, Tracts 1 & 2		PBI S15	Appraisal Rate / CPI	494,858.00	\$0.70	\$0.70	\$0.87	\$0.70	\$346,400.60	\$346,400.60	\$0.00	
Jet Aviation Associates Unimproved Ground, Tract 3		PBI S15A	Appraisal Rate / CPI	19,255.00	\$0.70	\$0.70	\$0.89	\$0.70	\$13,478.50	\$13,478.50	\$0.00	
Jet Aviation Associates Building 1509 Hangar - Building Rent Only		PBI S15	Appraisal Rate / CPI	32,750.00	\$8.62	\$9.60	\$9.19	\$9.19	\$282,305.00	\$300,972.50	\$18,667.50	
Jet Aviation Associates Building 1509 Support Area - Building Rent Only		PBI S15	Appraisal Rate / CPI	27,390.00	\$8.62	\$9.60	\$9.19	\$9.19	\$236,101.80	\$251,714.10	\$15,612.30	
Jet Aviation Associates Building 1515 Terminal - Building Rent Only		PBI S15	Appraisal Rate / CPI	17,300.00	\$17.40	\$18.90	\$20.91	\$18.90	\$301,020.00	\$326,970.00	\$25,950.00	
Jet Aviation Associates Building 1516 Hangar - Building Rent Only		PBI S15	Appraisal Rate / CPI	30,185.00	\$6.16	\$7.00	\$6.56	\$6.56	\$185,939.60	\$198,013.60	\$12,074.00	
Jet Aviation Associates Building 1516 Offices - Building Rent Only		PBI S15	Appraisal Rate / CPI	4,415.00	\$6.16	\$7.00	\$6.56	\$6.56	\$27,196.40	\$28,962.40	\$1,766.00	
Signature Flight Support Corp East Tract		PBI S14	Appraisal Rate / CPI	467,127.00	\$0.70	\$0.70	\$0.70	\$0.70	\$326,988.90	\$326,988.90	\$0.00	
Signature Flight Support Corp West Tract		PBI S7	Appraisal Rate / CPI	102,464.00	\$0.70	\$0.70	\$0.70	\$0.70	\$71,724.80	\$71,724.80	\$0.00	
Signature Flight Support Corp Building 1500 C - Building Rent Only		PBI S14	Appraisal Rate / CPI	18,659.00	\$8.40	\$9.10	\$9.10	\$9.10	\$155,895.60	\$168,886.90	\$12,991.30	
Signature Flight Support Corp Building 1500 Terminal - Building Rent Only		PBI S14	Appraisal Rate / CPI	9,650.00	\$18.31	\$18.80	\$18.80	\$18.80	\$174,860.50	\$179,540.00	\$4,679.50	
Signature Flight Support Corp Building 1500-A Hangar & Offices - Building Rent Only		PBI S14	Appraisal Rate / CPI	33,385.00	\$6.00	\$6.50	\$6.50	\$6.50	\$200,310.00	\$217,002.50	\$16,692.50	
Signature Flight Support Corp Building 1500-C ADDITION - Building Rent Only		PBI S14	Appraisal Rate / CPI	4,879.00	\$7.60	\$8.10	\$8.10	\$8.10	\$37,080.40	\$39,519.90	\$2,439.50	
Signature Flight Support Corp Building 1500-D - Building Rent Only		PBI S14	Appraisal Rate / CPI	34,415.00	\$6.30	\$6.90	\$6.90	\$6.90	\$216,814.50	\$237,463.50	\$20,649.00	
Signature Flight Support Corp Building 1631 - Building Rent Only		PBI S7	Appraisal Rate / CPI	16,715.00	\$7.00	\$7.60	\$7.60	\$7.60	\$117,005.00	\$127,034.00	\$10,029.00	
Signature Flight Support Corp Building 1632 - Building Rent Only		PBI S7	Appraisal Rate / CPI	6,539.00	\$7.00	\$7.60	\$7.60	\$7.60	\$45,773.00	\$49,996.40	\$4,223.40	
Signature Flight Support Corp Building 1633 - Building Rent Only		PBI S7	Appraisal Rate / CPI	14,990.00	\$7.00	\$7.60	\$7.60	\$7.60	\$104,930.00	\$113,924.00	\$8,994.00	
Signature Flight Support Corp NetJets Parcel		W-4-NJ	Begin 5/1/2019	321,408.00	\$0.65	\$0.70	\$0.71	\$0.70	\$208,915.20	\$224,985.60	\$16,070.40	
Signature Flight Support Corp Phase 1A		W-4-1A	Begin 5/1/2019	30,241.00	\$0.65	\$0.70	\$0.71	\$0.70	\$19,656.65	\$21,168.70	\$1,512.05	
Signature Flight Support Corp Phase 1B		W-4-1B	Begin 3/27/2017	59,794.00	\$0.65	\$0.70	\$0.71	\$0.70	\$38,866.10	\$41,855.80	\$2,989.70	
Signature Flight Support Corp Phase 2		W-4-2	No later than 12/31/18	193,057.00	\$0.65	\$0.70	\$0.71	\$0.70	\$0.00	\$0.00	\$0.00	
Signature Flight Support Corp Phase 3		W-4-3	No later than 12/31/23	174,055.00	\$0.65	\$0.70	\$0.71	\$0.70	\$0.00	\$0.00	\$0.00	
Signature Flight Support Corp Phase 4		W-4-4	No later than 12/31/24	200,208.00	\$0.65	\$0.70	\$0.71	\$0.70	\$0.00	\$0.00	\$0.00	
Signature Flight Support Corp Phase 5		W-4-5ABC	No later than 9/30/29	166,723.00	\$0.65	\$0.70	\$0.71	\$0.70	\$0.00	\$0.00	\$0.00	
Gulfstream Product Support / Gelview MRO		W-6	Begin @ Beneficial Occupant	714,340.00	\$0.70	\$0.70	\$0.75	\$0.70	\$500,038.00	\$500,038.00	\$0.00	
Aircraft Service International, Unimproved Ground, Fuel Farm		PBI N15	Appraisal Rate / CPI	153,255.00	\$0.70	\$0.70	\$0.75	\$0.70	\$107,278.50	\$107,278.50	\$0.00	
Aircraft Service International, Tank Farms 1 & 2 (fka Parcel N6&7) - Lump-Sum		PBI N15	Appraisal Rate / CPI	Lump-Sum	\$50,650.00	\$48,000.00	\$54,215.54	\$50,650.00	\$50,650.00	\$50,650.00	\$0.00	
Aircraft Service International, Tank Farm 3 (fka Parcel N5) - Lump-Sum		PBI N15	Appraisal Rate / CPI	Lump-Sum	\$76,500.00	\$73,100.00	\$81,885.26	\$76,500.00	\$76,500.00	\$76,500.00	\$0.00	
Aircraft Service International, Bldg 1332, rate includes ground under building		PBI N15	Appraisal Rate / CPI	756.00	\$4.80	\$4.80	\$5.14	\$4.80	\$3,628.80	\$3,628.80	\$0.00	
Aircraft Service International, Bldg 1334, rate includes ground under building		PBI N15	Appraisal Rate / CPI	4,800.00	\$6.80	\$6.80	\$7.28	\$6.80	\$32,640.00	\$32,640.00	\$0.00	
PAE Applied Technologies, L Improved Ground - Sec. 5.01(A)(1) of Lease (Parcels 1,2,3,4,6)		PBI S11	Appraisal Rate / CPI	46,279.00	\$0.70	\$0.70	\$0.78	\$0.70	\$32,995.30	\$32,995.30	\$0.00	
PAE Applied Technologies, L Bldg 1624 Aeronautical Building - Office/Passenger Terminal - Sec		PBI S11	Appraisal Rate / CPI	4,598.00	\$17.40	\$18.90	\$19.23	\$18.90	\$80,005.20	\$86,902.20	\$6,897.00	
PAE Applied Technologies, L Bldg 1624 Aeronautical Building - Hangar - - Sec. 5.01(A)(3) of Le		PBI S11	Appraisal Rate / CPI	10,915.00	\$7.40	\$8.00	\$8.71	\$8.00	\$80,771.00	\$87,320.00	\$6,549.00	
PAE Applied Technologies, L Improved Ground - Aircraft Parking Apron - License Fee (parcel 5)		PBI S11	Appraisal Rate / CPI	27,186.00	\$0.73	\$0.90	\$0.78	\$0.78	\$19,845.78	\$21,205.08	\$1,359.30	
PAE Applied Technologies, L License Agreement for Vehicle Parking - Bldg 1475 (Parcel E-3)		PBI E-3 (Portion)	Appraisal Rate - NO CPI	48,716.64	\$0.81	\$0.80	N/A	\$0.81	\$39,582.27	\$39,582.27	\$0.00	
PBC FD&O (PBCO Hangar) Unimproved Ground		PBI S1-A	Appraisal Rate / CPI	85,901.00	\$0.70	\$0.70	\$0.82	\$0.70	\$60,130.70	\$60,130.70	\$0.00	
FlightSafety International, Inc Unimproved Ground		PBI S6	Appraisal Rate / CPI	127,021.00	\$0.70	\$0.70	\$1.05	\$0.70	\$88,914.70	\$88,914.70	\$0.00	
FlightSafety International, Inc Building 1635 (a/k/a Bldg 3887)		PBI S6	Appraisal Rate / CPI	32,120.00	\$7.12	\$7.70	\$7.55	\$7.55	\$231,400.00	\$242,506.00	\$11,106.00	
PBC Health Care District Unimproved Ground		PBI S4	Appraisal Rate / CPI	87,259.39	\$0.70	\$0.70	\$0.86	\$0.70	\$61,081.57	\$61,081.57	\$0.00	

Triennial Rental Adjustment

Calculation of Rents to be adjusted Effective October 1, 2019

LESSEE	DESCRIPTION OF PREMISES	PARCEL #	COMMENTS	SQFT OF PREMISES	CURRENT RATE	2019			NEW RATE	CURRENT ANNUAL RENT	NEW ANNUAL RENT	NET ANNUAL INCREASE OR DECREASE
						APPRAISED RATE	MAXIMUM RATE	PER CPI CAP				
Palm Auto Plaza, LLC	Unimproved Ground	Parcel G (PBI-O)	Appraisal Rate / CPI.	666,824.70	\$0.75	\$1.00	\$0.79	\$0.79	\$500,118.53	\$526,791.51	\$26,672.99	
West Palm Beach Plaza, LLC	Unimproved Ground	PBI-H	Appraisal Rate / CPI.	65,340.00	\$1.35	\$1.60	\$1.47	\$1.47	\$88,209.00	\$96,049.80	\$7,840.80	
Drive Shack Palm Beach, LLC	Unimproved Ground	N-11 WPB	Begin @ Beneficial Occupanc	520,226.00	\$1.40	\$1.60	\$1.40	\$1.40	\$728,316.40	\$728,316.40	\$0.00	
CVH PBI, LLC d/b/a Home2	Unimproved Ground - Base Rental	N-11 CVH	Begin @ Beneficial Occupanc	130,680	\$1.20	\$1.60	\$1.28	\$1.28	\$156,816.00	\$167,270.40	\$10,454.40	
Airport Logistics Park, LLC	Unimproved Ground - Phase One	PBI-Parcel F-North	Begin at Beneficial Occupanc	844,757	\$0.55	\$0.55	\$0.55	\$0.55	\$0.00	\$0.00	\$0.00	
Airport Logistics Park, LLC	Unimproved Ground - Phase Two	PBI-Parcel F-North	Begin at Beneficial Occupanc	878,996	\$0.55	\$0.55	\$0.55	\$0.55	\$0.00	\$0.00	\$0.00	
PBI Post Distr, LLC	Unimproved Ground	PBI-Parcel F-South	Begin at Beneficial Occupanc	326,897	\$0.57	\$0.70	\$0.57	\$0.57	\$0.00	\$0.00	\$0.00	
CareerSource Palm Beach Cr	Non-Aeronautical Land & Building 3400 Belvedere Road	N3	Appraisal/CPI/5% per adjustn	28,921.00	\$11.65	\$15.00	\$12.23	\$12.23	\$336,929.65	\$353,703.83	\$16,774.18	
Hertz Corporation	Unimproved Ground, Overflow Parking - Carmichael @ 5th Street	PBI C-1	Appraisal only - no CPI	73,656.00	\$0.70	\$0.85	N/A	\$0.85	\$51,559.20	\$52,607.60	\$11,048.40	
Hertz Corporation	Unimproved Ground, Overflow Parking, 6th/Marine Drive	PBI C-2	Appraisal only - no CPI	102,800.00	\$0.70	\$0.85	N/A	\$0.85	\$71,960.00	\$87,380.00	\$15,420.00	
Enterprise Leasing Company	Ground Rental only - no improvement rental	PBI OAN-9 & OAN-10	Appraisal Rate / CPI.	434,269.48	\$0.92	\$1.35	\$0.98	\$0.98	\$399,527.92	\$425,584.08	\$26,056.17	
Avis Rent A Car	Aeronautical Land	PBI N9	Appraisal Rate / CPI.	348,760.00	\$0.70	\$0.70	\$0.77	\$0.70	\$244,132.00	\$244,132.00	\$0.00	
Avis Rent A Car	Building 2500 and Site Improvements	PBI N9	Appraisal Rate / CPI.	8,967.00	\$159,838.00	\$162,066.00	\$188,483.92	\$162,066.00	\$159,838.00	\$162,066.00	\$2,228.00	
DTG Operations/Thrifty	Aeronautical Land	PBI N8	Appraisal Rate / CPI.	303,872.00	\$0.70	\$0.70	\$0.77	\$0.70	\$212,710.40	\$212,710.40	\$0.00	
DTG Operations/Thrifty	Building 2600 and Site Improvements	PBI N8	Appraisal Rate / CPI.	8,423.00	\$141,504.70	\$141,319.00	\$167,813.27	\$141,504.70	\$141,504.70	\$141,504.70	\$0.00	
Vacant	Aeronautical Land	PBI N10	Appraisal Rate / CPI.	205,349.00	\$0.70	\$0.70	\$0.70	\$0.70	\$143,744.30	\$143,744.30	\$0.00	
Vacant	Building 2401 and Site Improvements	PBI N10	Appraisal Rate / CPI.	3,648.00	\$77,081.00	\$77,213.00	\$77,081.00	\$77,081.00	\$77,081.00	\$77,081.00	\$0.00	
Gate Gourmet	Bldg 1169, North (Portion)	PBI N1 & N2	Appraisal Only - Includes Util	3,278.00	\$11.35	\$11.35	NA	\$11.35	\$37,200.00	\$37,200.00	\$0.00	
Vacant	Bldg 1169, 1st Floor, South (SOE Portion)	PBI N1 & N2	Appraisal Rate / CPI.	23,570.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Vacant	Bldg 1169, 1st Floor, North (PBSO Portion)	PBI N1 & N2	Appraisal Rate / CPI.	27,630.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Vacant	Bldg 1169 - Unimproved Ground	PBI N1 & N2	Appraisal Rate / CPI.	146,255.00	\$0.00	\$0.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
AIR CARGO BUILDING 1475												
United Parcel Service	Air Freight Bldg - 1475 Unit - A	1475-A	Appraisal rate only	6,000.00	\$11.50	\$12.50	NA	\$12.50	\$69,000.00	\$75,000.00	\$6,000.00	
United Parcel Service	Aeronautical Land @ Building 1475 (GSE Storage)	1475-A	Appraisal rate only	13,800.00	\$0.80	\$0.80	NA	\$0.80	\$11,040.00	\$11,040.00	\$0.00	
Federal Express Corp	Air Freight Bldg - 1475 Unit - C-F	1475 C-F	Appraisal rate only	29,914.00	\$11.50	\$12.50	NA	\$12.50	\$344,011.00	\$373,925.00	\$29,914.00	
Vacant	Air Freight Bldg - 1475 Unit - B	1475-B	Appraisal rate only	4,071.00	\$0.00	\$12.50	\$0.00	\$0.00	\$0.00	\$50,887.50	\$0.00	
AIR CARGO BUILDING 1300												
Centerport	Air Freight Bldg - Unit 1301	1301	Appraisal only, never less tha	5,028.00	\$8.50	\$9.00	N/A	\$9.00	\$42,739.00	\$45,252.00	\$2,514.00	
Centerport	Additional Storage Area	Ground	Appraisal only, never less tha	1,300.00	\$0.80	\$0.80	N/A	\$0.80	\$1,040.00	\$1,040.00	\$0.00	
Big Sky Aviation	Air Freight Bldg - Unit 1302	1302	Appraisal only, never less tha	1,000.00	\$8.50	\$9.00	N/A	\$9.00	\$8,500.00	\$9,000.00	\$500.00	
Big Sky Aviation	Additional Storage Area	Ground	Appraisal only, never less tha	1,000.00	\$0.80	\$0.80	N/A	\$0.80	\$800.00	\$800.00	\$0.00	
Centerport	Air Freight Bldg - Unit 1303	1303	Appraisal only, never less tha	1,989.00	\$8.50	\$9.00	N/A	\$9.00	\$16,905.50	\$17,901.00	\$994.50	
Vacant	Air Freight Bldg - Unit 1304	1304	NO COST -FAA. Included in l	1,988.00	\$8.50	\$9.00	N/A	\$9.00	\$0.00	\$0.00	\$0.00	
Lund & Pullara	Air Freight Bldg - Unit 1305	1305	Appraisal only, never less tha	1,472.00	\$8.50	\$9.00	N/A	\$9.00	\$12,512.00	\$13,248.00	\$736.00	
JetStream	Air Freight Bldg - Unit 1306	1306	Appraisal only, never less tha	1,984.00	\$8.50	\$9.00	N/A	\$9.00	\$16,864.00	\$17,856.00	\$992.00	
Vacant	Air Freight Bldg - Unit 1307	1307	NO COST - Federal Govt	1,000.00	\$8.50	\$9.00	N/A	\$9.00	\$0.00	\$0.00	\$0.00	
Hall Technical Services	Air Freight Bldg - Unit 1308	1308	Appraisal only, never less tha	1,672.00	\$8.50	\$9.00	N/A	\$9.00	\$14,212.00	\$15,048.00	\$836.00	
ATS	Air Freight Bldg - Unit 1309	1309	Appraisal only, never less tha	1,555.00	\$8.50	\$9.00	N/A	\$9.00	\$13,217.50	\$13,995.00	\$777.50	
Vacant	Air Freight Bldg - Unit 1310A	1310A	Appraisal only, never less tha	4,471.00	\$8.50	\$9.00	N/A	\$9.00	\$38,003.50	\$40,239.00	\$2,235.50	
Textron Ground Support (Ika	Air Freight Bldg - Unit 1310	1310	Appraisal only, never less tha	1,994.00	\$8.50	\$9.00	N/A	\$9.00	\$16,949.00	\$17,946.00	\$997.00	
Delta Air Lines	Air Freight Bldg - Unit 1311	1311	Appraisal only, never less tha	7,019.00	\$8.50	\$9.00	N/A	\$9.00	\$59,661.50	\$63,171.00	\$3,509.50	

Triennial Rental Adjustment

Calculation of Rents to be adjusted Effective October 1, 2019


OTHER LAND-VALUE ONLY PARCELS (Palm Beach International Airport)											
Type	Tenant	Parcel #	Description	Square Feet	2019 Appraisal	2016 Appraisal	Rent Difference	% difference			
PBI-AL	Vacant	E3	ensed to PAE) f/w/a Parcel 5E	\$205,010.00	0.7	\$0.70	\$0.00	\$0.00			
PBI-AL	Vacant	PBI "G"	r Road in front of PBSO S-1A	\$27,000.00	0.7	\$0.85	-\$0.15	-\$0.18			
PBI-AL	Vacant	S12A	Grass area south of Autech	\$68,824.80	0.7	\$0.70	\$0.00	\$0.00			
PBI-AL	Vacant (old ATC Tower site)	S8	' Air Traffic Control Tower site	\$133,049.00	0.7	\$0.70	\$0.00	\$0.00			
PBI-AL	Vacant	WU	and sizes TBD f/w/a Parcel "K"	TBD	0.7	\$0.70	\$0.00	\$0.00			
PBI-NAL	PBC Parks - Boat Ramp	B1	for boat ramp + 1.6 ac vacant	\$148,104.00	0.7	\$0.80	\$0.10	\$0.17			
PBI-NAL	Vacant	65	f/Lindy Lane, South of Tulane	\$42,000.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	Vacant	B1	Former TreeTown site	\$155,901.00	1.35	\$1.20	\$0.15	\$0.13			
PBI-NAL	Vacant	B2	Former AVS Hospitality	\$87,091.00	1.35	\$1.20	\$0.00	\$0.00			
PBI-NAL	Hertz	C1	el & 5th Street (fka Parcel 22)	\$73,858.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	Hertz	C2	Marine Drive (fka Parcel 56)	\$102,800.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	Vacant	C3	to Hertz Parcel (fka Parcel 38)	\$11,200.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	Enterprise (license)	C4	Enterprise License Area) (fka Q1)	\$185,850.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	Vacant	C5	ael Road (fka R1-R2) 3.59 ac.	\$156,278.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	Vacant	CU-C	s); Industrial use f/w/a OAN-1-	\$163,432.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	Vacant	CU-N	pus); Industrial use f/w/a Q4-t	\$120,139.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	Vacant	CU-S	Commercial Frontage f/w/a Q-	\$163,432.00	1.35	\$0.70	\$0.65	\$0.93			
PBI-NAL	Vacant	OAN-1	bhouse Drive f/w/a Parcel 58)	\$673,249.60	1.2	\$1.10	\$0.10	\$0.09			
PBI-NAL	Vacant	PBI N11-R	r west of Home 2 Suites Hotel	\$146,937.00	1.35	\$1.40	-\$0.05	-\$0.04			
PBI-NAL	Vacant	PBI "FE"	r Tulane/Lindy (FKA Parcel F)	\$27,936.00	0.85	\$0.70	\$0.15	\$0.21			
PBI-NAL	West Palm Beach Plaza, LLC	PBI "H"	rner Belvedere/Florida Mango	\$135,036.00	1.6	\$1.35	\$0.25	\$0.19			
PBI-NAL	Vacant	PBI "HW"	ravel plaza; east of Fuel Farm	\$182,516.00	1.35	\$1.20	\$0.00	\$0.00			
PBI-NAL	Vacant	PBI "O"	Palm Auto Plaza	\$686,824.70	1	\$1.00	\$0.00	\$0.00			
PBI-NAL	Airport Logistics Park, LLC	RF-1	isties Park, LLC (39.57 ac +/-)	\$1,723,753.00	0.55	\$0.45	\$0.10	\$0.22			
PBI-NAL	PBI Post Distr. LLC (PODS warehouse)	RFS-1	ODS warehouse) (7.60 ac +/-)	\$326,697.00	0.7	\$0.55	\$0.15	\$0.27			
PBI-NAL	Vacant	RFS-1E	id, East of PODS (3.78 ac +/-)	\$164,656.80	0.8	\$0.55	\$0.25	\$0.45			
PBI-NAL	Vacant	RFS-1SW	'Lynwood Drive (1.14 ac +/-)	\$49,658.40	0.8	\$0.55	\$0.25	\$0.45			
PBI-NAL	Vacant	RFS-1W	ill, West of PODS (6.84 ac +/-)	\$297,950.40	0.7	\$0.55	\$0.15	\$0.27			
PBI-NAL	One Point, Inc. - License	W-1	icense agreement for parking	\$45,671.00	0.85	\$0.70	\$0.15	\$0.21			
GA Airport FBO's	DESCRIPTION OF PREMISES	PARCEL #	COMMENTS	SQFT OF PREMISES	CURRENT RATE	APPRAISED	ADJ. RATE	NEW RATE	CURRENT ANNUAL RENT	NEW ANNUAL RENT	INCREASE OR
Galaxy Aviation of Lantana, I	FBO Premises - ground rental	LNA - AL	improved ground; CPI cap	637,250.00	\$0.15	\$0.25	\$0.16	\$0.16	\$95,587.50	\$101,860.00	\$6,372.50
Piedmont Hawthorne Aviator	Apron License Fee - PHK	PHK	CPI only triennial- Sec. 5.08 c	Lump-Sum	\$1,643.62	\$0.00	\$1,751.78	\$1,751.78	\$1,643.62	\$1,751.78	\$108.16
Piedmont Hawthorne Aviator	Apron License Fee - F45	F45	CPI only triennial- Sec. 5.08 c	Lump-Sum	\$37,255.42	\$0.00	\$39,706.92	\$39,706.92	\$37,255.42	\$39,706.92	\$2,451.50
Piedmont Hawthorne Aviator	Fuel Farm Rental - PHK	PHK	CPI only triennial- Sec. 5.08 c	Lump-Sum	\$18,627.71	\$0.00	\$19,853.46	\$19,853.46	\$18,627.71	\$19,853.46	\$1,225.75
Piedmont Hawthorne Aviator	Fuel Farm Rental - F45	F45	CPI only triennial- Sec. 5.08 c	Lump-Sum	\$18,627.71	\$0.00	\$19,853.46	\$19,853.46	\$18,627.71	\$19,853.46	\$1,225.75

Triennial Rental Adjustment

Calculation of Rents to be adjusted Effective October 1, 2019

Palm Beach County Park Airport a/k/a Lantana/LNA									
Type	Tenant	Parcel #	Square Feet	2016 Appraisal Description					
LNA-NAL	Vacant	88	832,411.00	\$0.75 Congress Ave @ JFK Circle (19-acres)					
LNA-NAL	Vacant	88	148k-270k	\$0.90 Congress Ave @ JFK Circle (site size 3.4-6.2 acres)					
LNA-NAL	Vacant	89A	236,684.00	\$0.90 NE Corner Congress Ave @ Lantana (5.46 ac)					
LNA-AL	Vacant	LNA - Aero Land	TBD	\$0.20 Aeronautical Land - LNA - parcels TBD					
LNA - Pavement	Vacant	LNA - Aero Land	TBD	\$0.05 Pavement - LNA aeronautical land - Parcels TBD					
Fire Rescue Station 35	PBC Fire-Rescue	LNA - FR#35	5,624.00	\$6.50 Fire Rescue Station 35; MOU provides for in-kind services in lieu of payment of rental.					
North Palm Beach County General Aviation Airport a/k/a F45									
Type	Tenant	Parcel #	Square Feet	2016 Appraisal Description					
F45-AL	Vacant	F45 - Aero Land	TBD	\$0.20 Aeronautical Land - F45 - parcels TBD					
F45 - Pavement	Vacant	F45 - Aero Land	TBD	\$0.05 Pavement - F45 aeronautical land - Parcels TBD					
F45-AL	Platinum Aviation Holdings LLC (f/k/a Index Aviation)	Vacant	218,260.00	\$0.20 Lease eff 11/18/2014; Rental Commence 4/1/2016. 218,260 s.f. @ \$0.20/s.f. for dev of av facilities; ofcs; hangar; min cap invest \$5M					
Palm Beach County Glades Airport a/k/a Pahoee/PHK									
Type	Tenant	Parcel #	Square Feet	2016 Appraisal Description					
PHK-AL	Vacant	PHK - Aero Land	TBD	Aeronautical Land - PHK - parcels TBD					
PHK - Pavement	Vacant	PHK - Aero Land	TBD	Pavement - PHK aeronautical land - Parcels TBD					
MISCELLANEOUS TENANTS NOT-SUBJECT TO TRIENNIAL APPRAISAL:									
LESSEE	DESCRIPTION	PARCEL #	SQFT OF PREMISES	CURRENT RATE PER SQFT	NEW RATE PER SQFT	CURRENT ANNUAL RENT	NEW ANNUAL RENT	NET ANNUAL INCREASE	NOTES/COMMENTS
Trump International Golf Club	Development Site Lease Agreement	18-hole	218 ac.	Lump-Sum	Lump-Sum	\$570,686.74	\$570,686.74	\$0.00	Next Rental adjustment November 1, 2019 = \$614,470.38
FJ Properties	Lease Agreement (Runway 10-L)	327 N. Military Tr.	4,932.00	Lump-Sum	Lump-Sum	\$37,332.78	\$37,332.78	\$0.00	Rental increases per Sec 4 of Lease

APPROVED PURSUANT TO RESOLUTION NO. 2007-1291:

BY: 
 DIRECTOR, DEPARTMENT OF AIRPORTS