

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

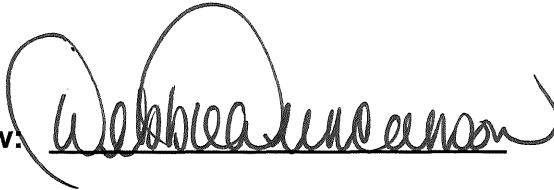
Is Item Included in Current Budget? Yes _____ No X
 Does this item include the use of federal funds? Yes _____ No X

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

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

No fiscal impact.

C. Departmental Fiscal Review:




III. REVIEW COMMENTS

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



 OFMB 4/16/21
 MG 4/16/21



 Contract Dev. and Control
 4-21-21 JD

B. Legal Sufficiency:



 Assistant County Attorney

C. Other Department Review:

 Department Director

REVISED 11/17

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

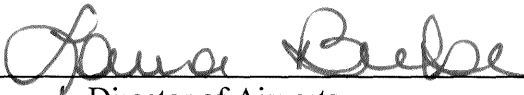
CONSENT TO SUBLEASE

PALM BEACH COUNTY, a political subdivision of the State of Florida, (“County”), by and through its Department of Airports, under that certain Lease Agreement with **Atlantic Aviation West Palm Beach LLC, d/b/a Atlantic Aviation PBI**, (“Lessee”), dated October 18, 2000 (R-2000-1067, as amended and assigned), (the “Lease Agreement”), hereby consents to lessee entering into a Use and Occupancy Agreement for Hangar Space effective March 1, 2021, with Ciao Aviation (“Sublessee”) (the “Sublease”) for the sublease of certain premises contained within the leasehold of Lessee under the Lease Agreement, as summarized in the attached “Summary of Terms”.

Notwithstanding any provision of the Sublease to the contrary, County hereby rejects any such provision in the Sublease, if any, which gives a greater right to Sublessee than that which Lessee has and, further, County rejects any provision of the Sublease which purports to give Sublessee a right or interest in the premises independent of the Lease Agreement. It is the express intent of County in giving its consent that any forfeiture, loss, or termination of the Lease Agreement shall automatically terminate any sublease of the premises. In giving its consent to sublease the premises, County does not in any manner adopt, accept, or approve the terms of the Sublease or alter the terms of the Sublease.

It is County’s intent that Lessee shall remain liable to County for all rights and obligations contained in its Lease Agreement with County.

APPROVED this 22 day of MARCH 2021 by the County Administrator or the Director of the Department of Airports on behalf of and pursuant to the authority granted by the Board of County Commissioners.

By: Ren 
Title: Director of Airports

Approved as to Form and Legal Sufficiency:

By: /s/ Anne Helfant
County Attorney


**USE AND OCCUPANCY AGREEMENT
HANGAR SPACE (FL)**

SUMMARY OF TERMS

Contract No.	
Airport	Palm Beach International
Operator	Atlantic Aviation -West Palm Beach LLC
Master Lease Agreement(s)	Dated 10/18/2000 as amended by Palm Beach County & Atlantic Aviation-West Palm Beach LLC on file at Dept. of Airports
Facility	Atlantic Aviation WPB LLC 3800 Southern Blvd, West Palm Beach, FL 33406
User	Ciao Aviation 750 LLC / Ciao management LLC
Aircraft	Type: Cessna Citation CJ4 Reg. No.: N32PM Serial No.: 525C0190
Registered Owner of Aircraft	Name: Ciao Aviation 750 LLC Address: 4001 Design Center Dr Ste 110 Palm Beach Gardens, FL 33410-4241 Phone: Carlos 786-355-2186 Dan Catalfumo 561 346 0891
Space	Aircraft hangar storage
Purpose(s) for Use of Space	Storage of Aircraft
Effective Date	3/01/2021
Initial Term	1 year
Use Fees, Other Fees and Charges*	Space Use Fee (monthly) - Hangar Space: plus sales tax Credit Card Information on File: Yes
Security Deposit	(representing two months Space Use Fees)

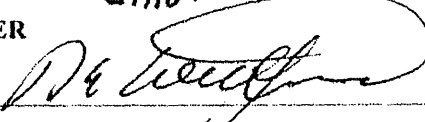
IN WITNESS WHEREOF, the parties have executed this Use and Occupancy Agreement, which includes the Summary of Terms and Schedules attached hereto and made a part hereof (collectively, the "Agreement") as of the Effective Date, and the persons executing this Agreement on behalf of Operator and User represent and warrant that he or she has full power and authority to do so.

OPERATOR

By: 
 Title: GM
 Date: 3/16/2021

USER

CIAO AVIATION LLC

By:  *DAN CATALFUMO*
 Title: MARGU
 Date: 2-19-2021

CONSENT TO SUBLEASE

PALM BEACH COUNTY, a political subdivision of the State of Florida, (“County”), by and through its Department of Airports, under that certain Lease Agreement with **Atlantic Aviation West Palm Beach LLC, d/b/a Atlantic Aviation PBI**, (“Lessee”), dated October 18, 2000 (R-2000-1067, as amended and assigned) (the “Lease Agreement”), hereby consents to lessee entering into a License Agreement effective February 20, 2021 , with Monaco Partners (“Sublessee”) (the “Sublease”) for the sublease of certain premises contained within the leasehold of Lessee under the Lease Agreement, as summarized in the attached “Summary of Terms”.

Notwithstanding any provision of the Sublease to the contrary, County hereby rejects any such provision in the Sublease, if any, which gives a greater right to Sublessee than that which Lessee has and, further, County rejects any provision of the Sublease which purports to give Sublessee a right or interest in the premises independent of the Lease Agreement. It is the express intent of County in giving its consent that any forfeiture, loss, or termination of the Lease Agreement shall automatically terminate any sublease of the premises. In giving its consent to sublease the premises, County does not in any manner adopt, accept, or approve the terms of the Sublease or alter the terms of the Sublease.

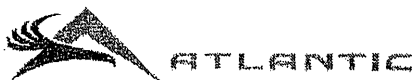
It is County’s intent that Lessee shall remain liable to County for all rights and obligations contained in its Lease Agreement with County.

APPROVED this 22 day of MARCH 2021 by the County Administrator or the Director of the Department of Airports on behalf of and pursuant to the authority granted by the Board of County Commissioners.

By: *rw* *Laura Buda*
Title: Director of Airports

Approved as to Form and Legal Sufficiency:


By: */s/ Anne Helfant*
County Attorney

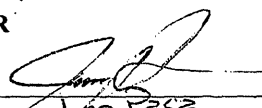


**LICENSE AGREEMENT
OFFICE SPACE (FL)
SUMMARY OF TERMS**

Contract No.	620671
Airport	Palm Beach International Airport
Operator	Atlantic Aviation Palm Beach LLC 3800 Southern Blvd. West Palm Beach, FL 33406
Master Lease Agreement(s)	Dated 10/18/2000 as amended by Palm Beach County & Atlantic Aviation-West Palm Beach LLC on file at Dept. of Airports
Facility	Atlantic Aviation Hangar B B309 3800 Southern Blvd. Building 1625B West Palm Beach FL 33406
User	Monaco Partners 505 South Flagler Drive Suite 900 West Palm Beach, FL 33401 Contact: Jim Pasa 561-762-6994 Email: bidnispilot@gmail.com
Space	Hangar B STE# B309
Purpose(s) for Use of Space	Administrative functions related to aviation activities
Effective Date	2/20/2021
Initial Term	One Year
Use Fees*	Space Use Fee (monthly): _____ plus sales tax
Security Deposit	\$ _____ (representing two months Space Use Fee)

IN WITNESS WHEREOF, the parties have executed this License Agreement, which includes the Summary of Terms, and Schedules attached hereto and made a part hereof (collectively, the "Agreement") as of the Effective Date, and the persons executing this Summary of Terms on behalf of Operator and User represent and warrant that he or she has full power and authority to do so.

OPERATOR
By: 
Title: GM
Date: 2/15/2021

USER
By: 
Title: Flight Department Manager
Date: 02/19/2021