

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: December 20, 2022 [ X ] Consent [ ] Regular  
[ ] Workshop [ ] Public Hearing

Submitted By: Department of Airports

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to receive and file: summary of adjustments to rental rates within the County's Airport System, pursuant to Resolution 2007-1291, providing for a \$3,288,880 increase in annual rentals payable to County, effective as of October 1, 2022.

**Summary:** The majority of leases for properties within the County's Airports System (Airport Properties) provide for adjustment to rental rates every three (3) years based on the fair market rental value of the property as determined by appraisal, a percentage change in the Consumer Price Index, or a combination of both. Although the majority of lease agreements for Airport Properties specifically provide the method for adjusting rental rates, without formal amendment to the agreement, some older lease agreements require a resolution or other action of the Board for the new rental rates to become effective. Resolution 2007-1291 authorized the County Administrator or designee to approve rental rate adjustments in accordance with applicable provisions of any lease agreement approved by the Board or executed by the County Administrator or designee pursuant to a delegation of signature authority. **Countywide (AH)**

**Background and Justification:** Rental rates for Airport Properties are generally adjusted every three (3) years based on Federal Aviation Administration guidelines. Rentals are generally subject to adjustment based on appraisal, and are typically subject to caps based on a fixed percent or based on the change in Consumer Price Index (CPI). An appraisal was completed dated August 24, 2022. Recent changes in CPI have resulted in higher than typical increases in rental rates. Effective October 1, 2022, total rental value will increase by \$3,288,880, which includes \$1,096,843 for annual building rental on four buildings which will commence effective December 1, 2022. The next rental rate adjustment for Airport Properties is scheduled to occur on October 1, 2025.

**Attachments:**

1. Summary of rental rate adjustments effective October 1, 2022.

Recommended By: zw  Department Director 11/30/22 Date

Approved By:  County Administrator 12/7/22 Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	<u>(\$3,106,073)</u>	<u>(\$3,288,880)</u>	<u>(\$3,288,880)</u>	<u>(\$3,288,880)</u>	<u>(\$3,288,880)</u>
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u><b>(\$3,106,073)</b></u>	<u><b>(\$3,288,880)</b></u>	<u><b>(\$3,288,880)</b></u>	<u><b>(\$3,288,880)</b></u>	<u><b>(\$3,288,880)</b></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes X No \_\_\_  
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:**

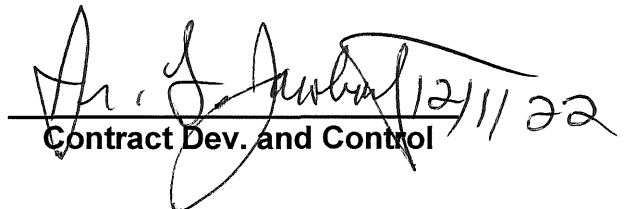
The adjustment of rental rates on Airport Properties will result in a net annual rental increase of \$3,288,880 among various rental accounts within the County's Airport System, which includes \$1,096,843 annual building rental that commences December 1, 2022.

C. Departmental Fiscal Review: 

**III. REVIEW COMMENTS**

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

 11/30/2022  
OFMB  
11/30/22 MG 11/30

 12/11/22  
Contract Dev. and Control

**B. Legal Sufficiency:**

 12-5-22  
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, 2022

LESSEE	DESCRIPTION OF PREMISES	PARCEL #	COMMENTS	SQFT OF PREMISES	CURRENT RATE	2022 APPRAISED RATE	MAXIMUM ADJUSTED RATE PER CAPS	NEW RATE OCTOBER 1, 2022	CURRENT ANNUAL RENT	NEW ANNUAL RENT OCTOBER 1, 2022	NET ANNUAL INCREASE OR DECREASE
Atlantic Aviation West Palm Beach LLC	Building 1625 D & 1625 E (aka 1628 & 1629)	PBI S9	Appraisal Rate / CPI	36,724.00	\$5.30	\$5.90	\$6.12	\$5.90	\$194,637.20	\$216,671.60	\$22,034.40
Atlantic Aviation West Palm Beach LLC	East Tract - Ground Rental (Sec 5.01 (A) of Agreement)	PBI S9	Appraisal Rate / CPI	470,471.00	\$0.70	\$0.80	\$0.81	\$0.80	\$329,329.70	\$376,376.80	\$47,047.10
Atlantic Aviation West Palm Beach LLC	West Tract - Ground Rental (Sec 5.01 (B) of Agreement)	PBI S1-B	Appraisal Rate / CPI	364,963.00	\$0.70	\$0.80	\$0.81	\$0.80	\$269,474.10	\$307,970.40	\$38,496.30
Atlantic Aviation West Palm Beach LLC	Parcel S5 - Ground Rental (Sec 5.01 (C) of Agreement)	PBI S5	Appraisal Rate / CPI	327,282.00	\$0.70	\$0.80	\$0.81	\$0.80	\$229,097.40	\$261,825.60	\$32,728.20
Atlantic Aviation West Palm Beach LLC	License - GA Parking Apron per 6th Amend.	GA Apron	Appraisal Rate / NO CPI	86,244.00	\$0.90	\$1.00	\$1.00	\$1.00	\$77,619.60	\$86,244.00	\$8,624.40
Atlantic Aviation West Palm Beach LLC	Parcel S1-D - Ground Rental	PBI S1-D	Appraisal Rate / CPI	17,997.00	\$0.70	\$0.80	\$0.81	\$0.80	\$12,597.90	\$14,397.60	\$1,799.70
Atlantic Aviation West Palm Beach LLC	Parcel S1-E - Ground Rental	PBI S1-E	Appraisal Rate / CPI	19,177.00	\$0.70	\$0.80	\$0.81	\$0.80	\$13,423.90	\$15,341.60	\$1,917.70
Atlantic Aviation West Palm Beach LLC	S-8 (old FAA Tower Site) (added per 9th Amendment)	PBI S8	old ATC Tower - add per	133,049.00	\$0.70	\$0.80	\$0.81	\$0.80	\$93,134.30	\$106,439.20	\$13,304.90
Atlantic Aviation West Palm Beach LLC	S-1C Option Parcel	PBI S-1C	Option parcel @ Remote	20,706.00	\$0.00	\$0.80	\$0.80	\$0.80	\$0.00	\$16,564.80	\$238,588.20
Atlantic Aviation West Palm Beach LLC	S-6 Option Parcel	PBI S-6	Option parcel @ Flight S	127,021.00	\$0.00	\$0.80	NA	\$0.00	\$0.00	\$0.00	\$0.00
Atlantic Aviation West Palm Beach LLC	Parcel S-1; Parcel 1 option per 5th Amendment	PBI S-1	Option exercised 9/20/20	73,151.00	\$0.70	\$0.80	\$0.81	\$0.80	\$51,205.70	\$58,520.80	\$7,315.10
Atlantic Aviation West Palm Beach LLC	License Agreement for Overflow Parking	PBI S-12A	Month to Month License	17,400.00	\$0.70	\$0.80	NA	\$0.80	\$12,000.00	\$13,920.00	\$1,920.00
Atlantic Aviation West Palm Beach LLC	Building 1625 T - Terminal Building	PBI S9	Appraisal Rate / CPI	11,462.00	\$0.00	\$20.70	\$20.70	\$20.70	\$0.00	\$237,263.40	\$237,263.40
Atlantic Aviation West Palm Beach LLC	Building 1625 A	PBI S9	Appraisal Rate / CPI	31,986.00	\$0.00	\$8.40	\$8.40	\$8.40	\$0.00	\$268,682.40	\$268,682.40
Atlantic Aviation West Palm Beach LLC	Building 1625 B	PBI S9	Appraisal Rate / CPI	30,814.00	\$0.00	\$8.40	\$8.40	\$8.40	\$0.00	\$258,837.60	\$258,837.60
Atlantic Aviation West Palm Beach LLC	Building 1625 C	PBI S9	Appraisal Rate / CPI	37,734.00	\$0.00	\$8.80	\$8.80	\$8.80	\$0.00	\$332,059.20	\$332,059.20
Jet Aviation Associates	Unimproved Ground, Tracts 1 & 2	PBI S15	Appraisal Rate / CPI	494,858.00	\$0.70	\$0.80	\$1.00	\$0.80	\$346,400.60	\$395,886.40	\$49,485.80
Jet Aviation Associates	Unimproved Ground, Tract 3	PBI S15A	Appraisal Rate / CPI	19,255.00	\$0.70	\$0.80	\$1.02	\$0.80	\$13,478.50	\$15,404.00	\$1,925.50
Jet Aviation Associates	Building 1509 Hangar - Building Rent Only	PBI S15	Appraisal Rate / CPI	32,750.00	\$9.19	\$10.60	\$10.59	\$10.59	\$300,972.50	\$346,822.50	\$45,850.00
Jet Aviation Associates	Building 1509 Support Area - Building Rent Only	PBI S15	Appraisal Rate / CPI	27,390.00	\$9.19	\$10.60	\$10.59	\$10.59	\$251,714.10	\$290,060.10	\$38,346.00
Jet Aviation Associates	Building 1515 Terminal - Building Rent Only	PBI S15	Appraisal Rate / CPI	17,300.00	\$18.90	\$21.10	\$24.10	\$21.10	\$326,970.00	\$365,030.00	\$38,060.00
Jet Aviation Associates	Building 1516 Hangar - Building Rent Only	PBI S15	Appraisal Rate / CPI	30,185.00	\$6.56	\$8.10	\$7.57	\$7.57	\$198,013.60	\$228,500.45	\$30,486.85
Jet Aviation Associates	Building 1516 Offices - Building Rent Only	PBI S15	Appraisal Rate / CPI	4,415.00	\$6.56	\$8.10	\$7.57	\$7.57	\$28,962.40	\$33,421.55	\$4,459.15
Signature Flight Support Corporation	East Tract	PBI S14	Appraisal Rate / CPI	467,127.00	\$0.70	\$0.80	\$0.81	\$0.80	\$326,988.90	\$373,701.60	\$46,712.70
Signature Flight Support Corporation	West Tract	PBI S7	Appraisal Rate / CPI	102,464.00	\$0.70	\$0.80	\$0.81	\$0.80	\$71,724.80	\$81,971.20	\$10,246.40
Signature Flight Support Corporation	Building 1500 C - Building Rent Only	PBI S14	Appraisal Rate / CPI	18,559.00	\$9.10	\$10.00	\$10.51	\$10.00	\$168,886.90	\$185,590.00	\$16,703.10
Signature Flight Support Corporation	Building 1500 Terminal - Building Rent Only	PBI S14	Appraisal Rate / CPI	9,550.00	\$18.80	\$21.00	\$21.72	\$21.00	\$179,540.00	\$200,550.00	\$21,010.00
Signature Flight Support Corporation	Building 1500-A Hangar & Offices - Building Rent Only	PBI S14	Appraisal Rate / CPI	33,385.00	\$6.50	\$7.60	\$7.51	\$7.51	\$217,002.50	\$250,721.35	\$33,718.85
Signature Flight Support Corporation	Building 1500-C ADDITION - Building Rent Only	PBI S14	Appraisal Rate / CPI	4,879.00	\$8.10	\$9.20	\$9.36	\$9.20	\$39,519.90	\$44,886.80	\$5,366.90
Signature Flight Support Corporation	Building 1500-D - Building Rent Only	PBI S14	Appraisal Rate / CPI	34,415.00	\$6.90	\$8.00	\$7.97	\$7.97	\$237,463.50	\$274,287.55	\$36,824.05
Signature Flight Support Corporation	Building 1631 - Building Rent Only	PBI S7	Appraisal Rate / CPI	16,715.00	\$7.60	\$8.60	\$8.78	\$8.60	\$127,034.00	\$143,749.00	\$16,715.00
Signature Flight Support Corporation	Building 1632 - Building Rent Only	PBI S7	Appraisal Rate / CPI	6,539.00	\$7.60	\$8.60	\$8.78	\$8.60	\$49,696.40	\$56,235.40	\$6,539.00
Signature Flight Support Corporation	Building 1633 - Building Rent Only	PBI S7	Appraisal Rate / CPI	14,990.00	\$7.60	\$8.60	\$8.78	\$8.60	\$113,924.00	\$128,914.00	\$14,990.00
Signature Flight Support Corporation	Building 1500-E - Building Rent Only	PBI S14	Appraisal Rate / CPI	32,714.00	\$6.60	\$7.70	\$7.62	\$7.62	\$215,912.40	\$249,280.68	\$33,368.28
Signature Flight Support Corporation	NetJets Parcel	W-4-NJ	Rental began 5/1/2019	321,408.00	\$0.70	\$0.80	\$0.82	\$0.80	\$224,985.60	\$257,126.40	\$32,140.80
Signature Flight Support Corporation	Phase 1A	W-4-1A	Rental began 5/1/2019	30,241.00	\$0.70	\$0.80	\$0.82	\$0.80	\$21,168.70	\$24,192.80	\$3,024.10
Signature Flight Support Corporation	Phase 1B	W-4-1B	Rental began 3/27/2017	59,794.00	\$0.70	\$0.80	\$0.82	\$0.80	\$41,855.80	\$47,835.20	\$5,979.40
Signature Flight Support Corporation	Phase 2	W-4-2	Rental began 5/31/2021	193,057.00	\$0.70	\$0.80	\$0.82	\$0.80	\$135,139.90	\$154,445.60	\$19,305.70
Signature Flight Support Corporation	Phase 3	W-4-3	No later than 12/31/23	174,055.00	\$0.70	\$0.80	\$0.82	\$0.80	\$0.00	\$0.00	\$0.00
Signature Flight Support Corporation	Phase 4	W-4-4	No later than 12/31/24	200,208.00	\$0.70	\$0.80	\$0.82	\$0.80	\$0.00	\$0.00	\$0.00
Signature Flight Support Corporation	Phase 5	W-4-5ABC	No later than 9/30/29	166,723.00	\$0.70	\$0.80	\$0.82	\$0.80	\$0.00	\$0.00	\$0.00
Gulfstream Product Support Corporation	Golfview MRO	W-5	Appraisal Rate / CPI	714,340.00	\$0.70	\$0.80	\$0.86	\$0.80	\$500,038.00	\$571,472.00	\$71,434.00
Aircraft Service International, Inc. db/a Menzies Aviation	Unimproved Ground, Fuel Farm	PBI N15	Appraisal Rate / CPI	153,255.00	\$0.70	\$0.80	\$0.86	\$0.80	\$107,278.50	\$122,604.00	\$15,325.50
Aircraft Service International, Inc. db/a Menzies Aviation	Tank Farms 1 & 2 (fka Parcel N6&7) - Lump-Sum	PBI N15	Appraisal Rate / CPI	Lump-Sum	\$50,650.00	\$93,750.00	\$62,493.31	\$62,493.31	\$50,650.00	\$62,493.31	\$11,843.31
Aircraft Service International, Inc. db/a Menzies Aviation	Tank Farm 3 (fka Parcel N5) - Lump-Sum	PBI N15	Appraisal Rate / CPI	Lump-Sum	\$76,500.00	\$162,000.00	\$94,387.73	\$94,387.73	\$76,500.00	\$94,387.73	\$17,887.73
Aircraft Service International, Inc. db/a Menzies Aviation	Bldg 1332, rate includes ground under building	PBI N15	Appraisal Rate / CPI	756.00	\$4.80	\$5.30	\$5.92	\$5.30	\$3,628.80	\$4,006.80	\$378.00
Aircraft Service International, Inc. db/a Menzies Aviation	Bldg 1334, rate includes ground under building	PBI N15	Appraisal Rate / CPI	4,800.00	\$6.80	\$7.50	\$8.39	\$7.50	\$32,640.00	\$36,000.00	\$3,360.00
Amentum Services, Inc.	Improved Ground - Sec. 5.01(A)(1) of Lease (Parcels 1,2,3)	PBI S11	Appraisal Rate / CPI	46,279.00	\$0.70	\$0.80	\$0.90	\$0.80	\$32,395.30	\$37,023.20	\$4,627.90
Amentum Services, Inc.	Bldg 1624 Aeronautical Building - Office/Passenger Termi	PBI S11	Appraisal Rate / CPI	4,598.00	\$18.90	\$21.10	\$22.16	\$21.10	\$86,902.20	\$97,017.80	\$10,115.60
Amentum Services, Inc.	Bldg 1624 Aeronautical Building - Hangar - Sec. 5.01(A)(1)	PBI S11	Appraisal Rate / CPI	10,915.00	\$8.00	\$9.00	\$10.04	\$9.00	\$87,320.00	\$98,235.00	\$10,915.00
Amentum Services, Inc.	Improved Ground - Aircraft Parking Apron - License Fee (f-PBI S11)	PBI S11	Appraisal Rate / CPI	27,186.00	\$0.78	\$1.00	\$0.90	\$0.90	\$21,205.08	\$24,467.40	\$3,262.32
Amentum Services, Inc.	License Agreement for Vehicle Parking - Bldg 1475 (Parcel PBI E-3 (Portion))	PBI E-3	Appraisal Rate - NO CPI	48,716.64	\$0.81	\$0.90	NO CPI	\$0.90	\$39,582.27	\$43,844.98	\$4,262.71
Ferrovial Vertiports Florida LLC	Aeronautical Land	PBI N10	Appraisal Rate / CPI	205,349.00	\$0.75	\$0.80	\$0.75	\$0.75	\$154,011.75	\$154,011.75	\$0.00
PBC FD&O (PBCSO Hangar)	Unimproved Ground	PBI S1-A	Appraisal Rate / CPI	85,901.00	\$0.70	\$0.80	\$0.94	\$0.80	\$60,130.70	\$68,720.80	\$8,590.10
FlightSafety International, Inc.	Unimproved Ground	PBI S6	Appraisal Rate / CPI	127,021.00	\$0.70	\$0.80	\$1.21	\$0.80	\$88,914.70	\$101,616.80	\$12,702.10
FlightSafety International, Inc.	Building 1635 (a/k/a Bldg 3887)	PBI S6	Appraisal Rate / CPI	32,120.00	\$7.55	\$8.80	\$8.71	\$8.71	\$242,506.00	\$279,765.20	\$37,259.20
PBC Health Care District	Unimproved Ground	PBI S4	Appraisal Rate / CPI	87,259.39	\$0.70	\$0.80	\$1.06	\$0.80	\$61,081.57	\$69,807.51	\$8,725.94

Triennial Rental Adjustment

Calculation of Rents to be adjusted Effective October 1, 2022

LESSEE	DESCRIPTION OF PREMISES	PARCEL #	COMMENTS	SQFT OF PREMISES	CURRENT RATE	2022 APPRAISED RATE	HAXIMUM ADJUSTED RATE PER CAPS	NEW RATE OCTOBER 1, 2022	CURRENT ANNUAL RENT	NEW ANNUAL RENT OCTOBER 1, 2022	NET ANNUAL INCREASE OR DECREASE
Palm Auto Plaza, LLC	Unimproved Ground	PBI-O (SDA Parcel G)	Appraisal Rate / CPI	666,824.70	\$0.79	\$1.35	\$0.91	\$0.91	\$526,791.51	\$606,810.48	\$80,018.96
West Palm Beach Plaza, LLC	Unimproved Ground	PBI-H	Appraisal Rate / CPI	65,340.00	\$1.47	\$2.25	\$1.70	\$1.70	\$96,049.80	\$111,076.00	\$15,026.20
Drive Shack Palm Beach, LLC	Unimproved Ground	N-11 WPB	Appraisal/CPI/9% CAP pi	520,226.00	\$1.40	\$2.25	\$1.53	\$1.53	\$728,316.40	\$795,945.76	\$67,629.36
CVH PBI, LLC db/a Home2 Suites	Unimproved Ground - Base Rental	N-11 CVH	Appraisal/CPI/9% CAP pi	130,680	\$1.28	\$1.80	\$1.40	\$1.40	\$167,270.40	\$182,324.74	\$15,054.34
Airport Logistics Park, LLC	Unimproved Ground - Phase One	RF-1 PBI-Parcel F-North	Appraisal/CPI/9% CAP pi	786,611	\$0.55	\$0.80	\$0.60	\$0.60	\$433,736.05	\$473,166.60	\$39,430.55
Airport Logistics Park, LLC	Unimproved Ground - Phase Two	RF-1 PBI-Parcel F-North	Appraisal/CPI/9% CAP pi	935,573	\$0.55	\$0.80	\$0.60	\$0.60	\$514,565.15	\$561,343.80	\$46,778.65
PBI Post Distr, LLC	Unimproved Ground	RFS-1 PBI-Parcel F-Sou	Appraisal Rate / CPI cap	329,697	\$0.57	\$1.00	\$0.69	\$0.69	\$186,217.29	\$225,420.93	\$39,203.64
CareerSource Palm Beach County, Inc.	Non-Aeronautical Land & Building 3400 Belvedere Road	N3	Appraisal/CPI/9% CAP pi	28,921.00	\$12.23	\$17.00	\$12.84	\$12.84	\$353,703.83	\$371,345.64	\$17,641.81
Hertz Corporation	Unimproved Ground, Overflow Parking - Carmichael @ 5th	PBI C-1	Appraisal only - no CPI	73,656.00	\$0.85	\$0.80	N/A	\$0.80	\$62,607.60	\$58,824.80	-\$3,882.80
Hertz Corporation	Unimproved Ground, Overflow Parking, 6th/Marine Drive	PBI C-2	Appraisal only - no CPI	102,800.00	\$0.85	\$0.80	N/A	\$0.80	\$87,360.00	\$82,240.00	-\$5,140.00
Enterprise Leasing Company of Florida, LLC	Ground Rental only - no improvement rental	PBI OAN-9 & OAN-10	Appraisal Rate / CPI	434,269.48	\$0.98	\$1.90	\$1.13	\$1.13	\$425,584.09	\$490,724.51	\$65,140.42
Avis Rent A Car	Aeronautical Land	PBI N9	Appraisal Rate / CPI	346,760.00	\$0.70	\$0.80	\$0.89	\$0.80	\$244,132.00	\$279,008.00	\$34,876.00
Avis Rent A Car	Building 2500 and Site Improvements	PBI N9	Appraisal Rate / CPI	8,967.00	\$162,066.00	\$187,476.00	\$217,262.17	\$187,476.00	\$162,066.00	\$187,476.00	\$25,410.00
Fox Rent A Car, Inc.	Aeronautical Land	PBI N8	Appraisal Rate / CPI	303,872.00	\$1.05	\$0.80	\$1.05	\$1.05	\$0.00	\$319,065.60	\$319,065.60
Fox Rent A Car, Inc.	Building 2600 and Site Improvements	PBI N8	Appraisal Rate / CPI	8,423.00	\$141,319.00	\$159,149.00	\$141,319.00	\$141,319.00	\$0.00	\$141,319.00	\$141,319.00
<b>AIR CARGO BUILDING 1475</b>											
United Parcel Service	Air Freight Bldg - 1475 Unit - A	1475-A	Appraisal rate only	6,000.00	\$12.50	\$14.50	NA	\$14.50	\$75,000.00	\$87,000.00	\$12,000.00
United Parcel Service	Aeronautical Land @ Building 1475 (GSE Storage)	1475-LA	Appraisal rate only	13,800.00	\$0.80	\$0.90	NA	\$0.90	\$11,040.00	\$12,420.00	\$1,380.00
Federal Express Corp	Air Freight Bldg - 1475 Unit - C-F	1475 C-F	Appraisal rate only	28,914.00	\$12.50	\$14.50	NA	\$14.50	\$373,925.00	\$433,753.00	\$59,828.00
Vacant	Air Freight Bldg - 1475 Unit - B	1475-B	Appraisal rate only	4,071.00	\$0.00	\$14.50	\$0.00	\$0.00	\$0.00	\$59,029.50	\$0.00
<b>AIR CARGO BUILDING 1300</b>											
Centerport	Air Freight Bldg - Unit 1301	1301	Appraisal only, never less	5,028.00	\$9.00	\$10.00	N/A	\$10.00	\$45,252.00	\$50,280.00	\$5,028.00
Centerport	Additional Storage Area	Ground	Appraisal only, never less	1,300.00	\$0.80	\$0.90	N/A	\$0.90	\$1,040.00	\$1,170.00	\$130.00
Big Sky Aviation	Air Freight Bldg - Unit 1302	1302	Appraisal only, never less	1,000.00	\$9.00	\$10.00	N/A	\$10.00	\$9,000.00	\$10,000.00	\$1,000.00
Big Sky Aviation	Additional Storage Area	Ground	Appraisal only, never less	1,000.00	\$0.80	\$0.90	N/A	\$0.90	\$800.00	\$900.00	\$100.00
Centerport	Air Freight Bldg - Unit 1303	1303	Appraisal only, never less	1,989.00	\$9.00	\$10.00	N/A	\$10.00	\$17,901.00	\$19,890.00	\$1,989.00
FSM	Air Freight Bldg - Unit 1304	1304	Appraisal only, never less	1,988.00	\$9.00	\$10.00	N/A	\$10.00	\$0.00	\$19,880.00	\$19,880.00
Lund & Pullara	Air Freight Bldg - Unit 1305	1305	Appraisal only, never less	1,472.00	\$9.00	\$10.00	N/A	\$10.00	\$13,248.00	\$14,720.00	\$1,472.00
JetStream	Air Freight Bldg - Unit 1306	1306	Appraisal only, never less	1,984.00	\$9.00	\$10.00	N/A	\$10.00	\$17,856.00	\$19,840.00	\$1,984.00
Vacant	Air Freight Bldg - Unit 1307	1307	Appraisal only, never less	1,000.00	\$9.00	\$10.00	N/A	\$10.00	\$0.00	\$0.00	\$0.00
Hall Technical Services	Air Freight Bldg - Unit 1308	1308	Appraisal only, never less	1,672.00	\$9.00	\$10.00	N/A	\$10.00	\$15,048.00	\$16,720.00	\$1,672.00
ATS	Air Freight Bldg - Unit 1309	1309	Appraisal only, never less	1,555.00	\$9.00	\$10.00	N/A	\$10.00	\$13,995.00	\$15,550.00	\$1,555.00
DOA Warehouse	Air Freight Bldg - Unit 1310A	1310A	non-revenue - DOA use	4,471.00	\$0.00	\$10.00	N/A	\$0.00	\$0.00	\$0.00	\$0.00
Taxtron Ground Support (aka Tug Technologies)	Air Freight Bldg - Unit 1310	1310	Appraisal only, never less	1,994.00	\$9.00	\$10.00	N/A	\$10.00	\$17,946.00	\$19,940.00	\$1,994.00
Delta Air Lines	Air Freight Bldg - Unit 1311	1311	Appraisal only, never less	7,019.00	\$9.00	\$10.00	N/A	\$10.00	\$63,171.00	\$70,190.00	\$7,019.00
<b>GA Airport FBO's</b>											
Galaxy Aviation of Lantana, Inc.	FBO Premises - ground rental	LNA - AL	improved ground; CPI ca	637,250.00	\$0.16	\$0.30	\$0.19	\$0.19	\$101,960.00	\$121,077.50	\$19,117.50
Signature Flight Support LLC	Apron License Fee - PHK	PHK	CPI only triennial- Sec. 5	Lump-Sum	\$1,751.78	\$0.00	\$2,018.24	\$2,018.24	\$1,751.78	\$2,018.24	\$267.46
Signature Flight Support LLC	Apron License Fee - F45	F45	CPI only triennial- Sec. 5	Lump-Sum	\$39,706.92	\$0.00	\$45,769.49	\$45,769.49	\$39,706.92	\$45,769.49	\$6,062.57
Signature Flight Support LLC	Fuel Farm Rental - PHK	PHK	CPI only triennial- Sec. 5	Lump-Sum	\$19,853.46	\$0.00	\$22,884.74	\$22,884.74	\$19,853.46	\$22,884.74	\$3,031.28
Signature Flight Support LLC	Fuel Farm Rental - F45	F45	CPI only triennial- Sec. 5	Lump-Sum	\$19,853.46	\$0.00	\$22,884.74	\$22,884.74	\$19,853.46	\$22,884.74	\$3,031.28

Triennial Rental Adjustment

Calculation of Rents to be adjusted Effective October 1, 2022

Palm Beach County Park Airport a/k/a Lantana/LNA									
Type	Tenant	Parcel #	Square Feet	2022 Appraisal Description					
LNA-NAL	Vacant	88	832,411.00	\$1.15 Congress Ave @ JFK Circle (19 acres)					
LNA-NAL	Vacant	88	148k-220k	\$1.45 Congress Ave @ JFK Circle (site size 3.4-6.2 acres)					
LNA-NAL	Vacant	89A	236,884.00	\$1.60 NE Corner Congress Ave @ Lantana (5.48 ac)					
LNA-AL	Vacant			\$0.25 Aeronautical Land - LNA - parcels TBD					
LNA - Pavement	Vacant			\$0.05 Pavement - LNA aeronautical land - Parcels TBD					
Fire Rescue Station 35	PBC Fire-Rescue	LNA - FRM35	5,624.00	\$80,965.60 Fire Rescue Station 35; MOLI 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	2022 Appraisal Description					
F45-AL	Vacant	F45 - Aero Land	TBD	\$0.25 Aeronautical Land - F45 - parcels TBD					
F45 - Pavement	Vacant	F45 - Aero Land	TBD	\$0.05 Pavement - F45 aeronautical land - Parcels TBD					
Palm Beach County Glades Airport a/k/a Pihokoe/PHK									
Type	Tenant	Parcel #	Square Feet	2022 Appraisal Description					
PHK-AL	Vacant	PHK - Aero Land	TBD	\$0.10 Aeronautical Land - PHK - parcels TBD					
PHK - Pavement	Vacant	PHK - Aero Land	TBD	\$0.05 Pavement - PHK aeronautical land - Parcels TBD					
MISCELLANEOUS TENANTS NOT SUBJECT TO TRIENNIAL APPRAISAL:									
LESSEE	DESCRIPTION	PARCEL #	SOFT OF PREMISES	CURRENT RATE PER SOFT	NEW RATE PER SOFT	CURRENT ANNUAL RENT	NEW ANNUAL RENT	NET ANNUAL INCREASE	NOTES/COMMENTS
Trump International Golf Club, L.C.	Development Site Lease Agreement	18-hole	218 ac.	Lump-Sum	Lump-Sum	\$614,470.36	\$614,470.36	\$0.00	Scheduled % increase per Lease. Increase 11/1/2022 to \$858,254.02/annual.

APPROVED PURSUANT TO RESOLUTION NO. 2007-1291:

BY:  Rev  
 DIRECTOR, DEPARTMENT OF AIRPORTS