



Rates and Charges

Commencing

December 15, 2023

Note: This document may be revised at any time. Please visit our website at www.flypgd.com for the most current rates and charges.

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I. Introduction

These rates and charges have been established by the Charlotte County Airport Authority (the "Authority") by considering the costs associated with the operation and maintenance of the airport, as well as the necessary recovery of capital investment into its facilities. It is the policy of the Authority to make the facilities and services of the Punta Gorda Airport available to the general public on reasonable terms without unjust discrimination.

The administration of these Rates and Charges shall be under the authority, responsibility, and control of the CEO.

From time to time, it is necessary to provide reasonable fee adjustments to resolve customer service issues that may arise during the course of regular business operations at our FBO, the PGD Air Center, or for customers utilizing our commercial parking lots or the Bailey Terminal. Our staff takes great measures to provide consistent service to our customers, however, there are occasions when it is appropriate to adjust fuel, parking, or other fees to attain customer satisfaction goals and maintain customer loyalty. In these cases, the CEO, COO, CAO, Director of Operations & Maintenance or FBO General Manager may authorize staff to deviate from the rates and fees herein to resolve matters in an appropriate and timely manner. If any established fee is deviated from, the appropriate documentation will be generated to justify such action.

It should be noted that there are significant regulatory guidelines that must be considered when developing airport rates and charges.

II. FBO SERVICES – PGD Air Center Aviation Fuel Pricing

General

In accordance with federal regulations, an airport sponsor, including the Authority, may elect to provide certain aeronautical services directly using its own employees, vehicles, equipment, and resources. In this case, the sponsor can exercise its proprietary exclusive right. **The Authority, as the operator of the Punta Gorda Airport (the "Airport"), declares its proprietary exclusive right to provide the sale of aviation fuels via its fixed-base operator (FBO).** Nothing contained in the fuel program shall be interpreted to be a waiver, abrogation or otherwise inconsistent with such exclusive right.

The Authority occasionally reviews its aviation fuel program to offer advantageous fuel purchase options to meet airport customers' needs. Any person who participates in any Authority fuel program does so subject to the explicit condition and understanding that the Authority may modify its fuel program pricing structures at any time and may promulgate additional rules, regulations and ordinances or amend existing fuel licenses and permits at any time with or without prior notice.

For current prices, visit www.flypgd.com or www.pgdaircenter.com or contact the FBO at (941) 639-4119.

Aviation Fuel Pricing Components

Fuel pricing for the various programs is based on several factors related to the costs of providing the service and includes a return on the investment made by the Authority. The components include:

Cost of Goods Sold (COGS) – The actual cost of the fuel product delivered to the Airport.

Margin – Set fee established for various programs that represents the Authority’s return for assuming the inherent risks to provide fuel services including the investment in FBO facilities and equipment.

The Authority reserves the right to adjust the margin from time to time to reflect changing economic conditions and/or other factors. The price for non-discounted retail Jet A and Avgas is based on the aforementioned components and applied as follows:

Jet A Retail \$ = COGS + Jet A Margin

Avgas Retail Price = COGS + Avgas Margin

A. Fuel Margin:

Full-Service Jet	Cost Plus	\$2.10
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Self-Service Avgas	Cost Plus	\$0.60
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Full-Service Avgas	Cost Plus	\$1.20
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Avgas delivered to an approved Portable fuel vessel (Minimum 250 Gallons)	Cost Plus	\$1.00
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Defense Logistics Agency (DLA)	Cost Plus	\$1.10
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B. Aviation Oil:	Cost Plus	25% per quart + tax.
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C. Unleaded & Diesel fuel for GSE	Cost Plus	\$1.00
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D. Noncommercial airline fuel flowage fee:	Cost Plus	\$0.30
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E. Fuel Additives:

Prist Anti-Icing Aviation Fuel Additives:	\$0.10 Per gallon of Jet A dispensed.
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Avgas Volume Discount

Avgas aircraft operators shall be allowed a discount based on volume. The discount shall be based on the current posted retail price. The discount shall be based on each fuel delivery and shall not include cumulative fuel deliveries. The following table details this discount program:

Avgas Volume Discount

1-25.9 gallons	No Discount	per gallon
26-50.9 gallons	\$ 0.05 gallons	per gallon
51-150.9 gallons	\$ 0.10 gallons	per gallon
151-500.9 gallons	\$ 0.15 gallons	per gallon
501 gallons and up	\$ 0.20 gallons	per gallon

Avgas High Volume Discount

To qualify for the Avgas high Volume Discount, customers must have purchased a minimum of 5,000 gallons of Avgas, out of truck, from the Airport Authority in the previous fiscal year (October through September). Customers qualifying for this program shall receive a discount of \$0.40 off the current posted retail truck uplift price.

Jet A Volume Discount

Jet A aircraft operators shall be allowed a discount based on volume. The discount shall be based on the current retail price (inclusive of taxes). The discount shall be based on each fuel delivery and shall not include cumulative fuel deliveries. The following table details this discount program:

Jet A Volume Discount

1-100 gallons	No Discount	per gallon
101-200 gallons	\$ 0.05 gallons	per gallon
201-400 gallons	\$ 0.10 gallons	per gallon
401-700 gallons	\$ 0.15 gallons	per gallon
701-1,000 gallons	\$ 0.20 gallons	per gallon
1,001-2,000 gallons	\$ 0.25 gallons	per gallon
2001 gallons and up	\$ 0.40 gallons	per gallon

Contract Fuel

The Airport Authority participates with the current contracted fuel supplier, Titan Fuel, in their contract fuel program. All fuel purchases made by the customer on contract fuel are billed directly to the customer by Titan Fuel. Titan reimburses the Airport Authority for the cost of fuel as well as the appropriate per gallon into-wing rate.

Contract Fuel Rates

1-300 gallons	Cost plus \$1.50
301-750 gallons	Cost plus \$1.35
751 gallons and up	Cost plus \$1.25

PGD Air Center Services

PGD Air Center provides various aircraft services, including, but not limited to, towing, lavatory service and GPU use. The cost to provide these types of services and others are listed in Table 3.

- A. Ramp fees: For transient aircraft utilizing the airport. Ramp fees will be waived with minimum fuel purchase.
- B. Towing: Free for towing service when performed on the Air Center's ramp. A fee to recover labor and equipment costs is charged for other towing services.
- C. Lavatory Cart: The operation of the lavatory cart includes labor, and purchase of chemicals.
- D. Ground Power Unit (GPU) 28V: GPU units are available to assist aircraft by providing fully regulated electrical power.
- E. Airport Access Escort: To provide access to secured airport areas such as ramps and hangars for non-badged persons.
- F. Dishwashing: To provide dishwashing services to aircraft operators and guests when utilizing the PGD Air Center.
- G. Air Start: PGD Air Center does not own this piece of equipment. If one is available at the airport, PGD staff will coordinate with the ground handler and the cost associated with its use will be passed along to the aircraft operator + \$50.00.
- H. Air Conditioning Unit: PGD Air Center does not own this piece of equipment. If one is available at the airport, PGD staff will coordinate with the ground handler and the cost associated with its use will be passed along to the aircraft operator + \$50.00.
- I. 90KVA Power Unit: PGD Air Center does not own this piece of equipment. If one is available at the airport, PGD staff will coordinate with the ground handler and the cost associated with its use will be passed along to the aircraft operator + \$50.00.
- J. Ramp Stairs: For larger aircraft requiring portable stairs.
- K. Air Center Conference Room: Available free to Air Center tenants. All others will be charged a nominal fee. All requests to use the conference room must be reserved through the PGD Air Center Customer Service Desk.
- L. CCAA Events Room: Available when not in use by the CCAA or Restaurateur. All others will be charged a nominal fee. All requests to use the Events room must be reserved through the PGD Air Center Customer Service Desk.

Table 3 – Line Services Rates

A. Ramp Fees	<i>NOTE: Ramp Fees Waived with Minimum Fuel Purchased</i>	
	Single Engine	\$15.00 or 10 gallons
	Twin Engine	\$35.00 or 30 gallons
	Turbo Prop Single Engine	\$60.00 or 70 gallons
	Turbo Prop Twin Engine	\$110.00 or 90 gallons
	Jet, Small (<42' wingspan)	\$140.00 or 100 gallons
	Jet, Medium (42'-57' wingspan)	\$225.00 or 200 gallons
	Jet, Large (58'-64' wingspan)	\$350.00 or 300 gallons
	Jet, Extra Large (>64' wingspan)	\$450.00 or 400 gallons
	Helicopter, Piston	\$15.00 or 10 gallons
	Helicopter, Jet	\$40.00 or 25 gallons
B. Towing		\$50.00 per request
C. Lavatory Cart		\$50.00 per request
D. Ground Power Unit		\$40.00 per hour
E. Airport Escort		\$40.00 per hour
F. Dishwashing		\$25.00 per bin
G. Air Start		Pass through + \$50.00
H. AC Unit		Pass through + \$50.00
I. 90 KVA		Pass through + \$50.00
J. Ramp Stairs		\$100.00 per use, unless part of airline operating agreement.
K. A. C. Conference Room		\$25.00 per hour
L. A.C. Events Room		\$50.00 per hour
M. After hours fee:		\$75.00 per hour (1 hr. minimum charge)

III. Aircraft Storage, Parking, Charter & Ground Support Equipment Charges

Rates have been established for T-hangars and Tie-Downs/Ramp Parking. Rates are listed in Table 4.

A. T-Hangars

Rates have been established for T-Hangars based on a 2019 survey. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units.

Customers interested in leasing aircraft storage space shall contact the PGD Air Center office at 941-639-4119 or by email at GAinfo@flypgd.com. Customers interested in leasing aircraft storage space that are not yet available must first apply to be placed on the "Hangar Waiting List". Payment of a non-refundable fee is required at the time of the waitlist application.

Leases shall only be entered into with the registered owner of the aircraft associated with the lease agreement. The aircraft to be stored in the hangar must be owned by the lessee at the time of the hangar lease commencement date. An appropriate aircraft is one that can be safely stored in the class of hangar under lease. If the owner of the aircraft sells the aircraft while under lease, the owner has 90 days to replace the aircraft or will be required to vacate the hangar. After the new aircraft is purchased, the owner must contact the PGD Air Center with updated aircraft registration information.

Customers wishing to lease aircraft storage space, other than T-Hangars, should contact the CCAA Leasing Department.

B. Tie-Downs/Ramp Parking

Tie-down fees are charged per size of aircraft and space occupied.

C. Commercial Airline Hard Stand Fee:

\$250.00 / Day
Prior permission required.

D. Charter Aircraft Parking Fee:

Hardstand Fee / Narrowbody: \$700.00
Overnight Fee / Narrowbody: \$500.00

E. Charter Staffing Charges: \$60.00 / hr. per agent minimum 3 hours.

F. Ground Support Equipment Charges:

Pushback Tractor:	\$150.00 per turn
Tug:	\$50.00 per turn
Baggage Cart:	\$25.00 per turn
Belt Loader:	\$100.00 per turn
Passenger Ramp:	\$100.00 per turn, unless part of an airline operating agreement.
Lav Cart:	\$50.00 per turn
Water Cart:	\$50.00 per turn
Tow Bar:	\$25.00 per turn

OR

Bundle Rate, for all GSE listed above: \$500.00 per turn

Table 4 -Aircraft Parking and Storage

A. T-Hangar & Box Storage Hangar Leases:

	ANNUAL RATE
Standard 42' Hangar with Hydro Electric Door	\$430.76/month + tax
(2023) 42' Hangar with Hydro Electric Door	\$475.00/month + tax
Standard 45' Hangar with Hydro Electric Door	\$457.68/month + tax
(2023) 50' X 50' with Hydro Electric Door	\$600.00/month + tax
(2023) 60' X 60' with Hydro Electric Door	\$750.00/month + tax

B. Tie-Downs

NOTE: Daily charges will not exceed the monthly posted amount.

Single Engine Daily	\$10.00+tax/day – South Ramp
Single Engine Monthly	\$80.00+tax/month – South Ramp
Single Engine + 4 Months	\$60.00+tax/month- South Ramp
Single Engine Daily	\$20.00+tax/day – Air Center Ramp
Single Engine Monthly	\$120.00+tax/month – Air Center Ramp
Single Engine + 4 Months	\$100.00=tax/month - Air Center Ramp
Twin Daily	\$ \$35.00+tax/day
Twin Monthly	\$250.00+tax/month
Twin + 4 Months	\$150.00+tax/month
Turbo Prop Single Engine Daily	\$\$50.00+tax/day
Turbo Prop Single Monthly	\$300.00+tax/month
Turbo Prop Twin Daily	\$\$80.00 +tax/day
Turbo Prop Twin Monthly	\$ 400.00+tax/month
Jet, Small (<42'wingspan) Daily	\$90.00+tax/day
Jet, Small (<42'wingspan) Monthly	\$425.00+tax/month
Jet, Medium (42'-57'wingspan) Daily	\$100.00+tax/day
Jet, Medium (42'-57'wingspan) Monthly	\$450.00+tax/month
Jet, Large (58'-64'wingspan) Daily	\$150.00+tax/day
Jet, Large (58'-64'wingspan) Monthly	\$500.00+tax/month
Jet, Extra Large (>64'wingspan) Daily	\$ 250.00+tax/day
Jet, Extra Large (>64'wingspan) Monthly	\$ 700.00+tax/month
Helicopter Daily: Avgas	\$ 20.00+tax/day
Helicopter Monthly	\$150.00+tax/month
Helicopter, Daily: Jet A	\$45.00 + tax / day
Helicopter, Monthly: Jet A	\$200.00 + tax / month

IV. Buildings

Rental rates are established based on market conditions and periodic appraisals. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates of comparable units.

Rates for buildings (other than hangars) are listed in Table 5.

A. Airport Office Building Offices

Basic utility service is included in the lease rate.

B. Commercial Terminal Offices and Ticket Counters

C. PGD Air Center Offices

PGD Air Center Offices are owned by the Authority and are leased to tenants.

D. Storage Units in T-Hangar Buildings

Rates have been established for Storage Units in T-Hangar Buildings based on a 2019 appraisal.

E. General Information

The Authority’s standard lease in effect at the time of signing will be used in leasing facilities. Lease rates will be in accordance with the Charlotte County Airport Authority Rates and Charges, which may be changed from time to time at the sole discretion of the CCAA. All leases require the payment of a security deposit. See also “Reimbursement of Administrative Costs and Legal Fees.”

All Lessees are responsible for strict compliance with the Charlotte County Airport Authority Rules and Regulations and all Local, State and Federal laws pertaining to their operations. Parties interested in leasing office space should contact the Leasing Department at (941) 639-1101 or wkeller@flypgd.com.

Subleasing: Approval for subleasing must be obtained in advance from the Authority. Subleases having (i.) an initial term of more than five (5) years; or (ii.) a provision to extend the initial term beyond five (5) years requires Board approval. Shorter-term subleases may be approved by the CEO.

Table 5- Building Lease Rates

A. Airport Office Building:	Office \$20.00 sq. ft.
B. Commercial Terminal:	Office \$36.00 sq. ft.
C. Old FBO Space (as is):	All Spaces: \$12.00 sq. ft.
D. PGD Air Center:	Office \$16.72 + \$4.00 CAM sq. ft.
E. Storage End Units in T-Hangars:	\$0.33/sq. ft.

V. Land

Federal law implemented by the Federal Aviation Administration (FAA) through grant assurances requires the Authority to maintain consistent rates for comparable leased property and facilities. In 2023, an appraisal was commissioned to determine fair market rent for airport land leases. Rates are reviewed annually and adjusted as necessary for inflation, historical cost of operation and rental rates for comparable land.

A. **General Information**

It is the policy of the Authority to make the facilities and services of the Punta Gorda Airport available to the general public on reasonable terms without unjust discrimination.

The Authority's standard lease will be used for leasing facilities. Lease rates will be in accordance with the Charlotte County Airport Authority Rates and Charges, which may be changed from time to time at the sole discretion of the Authority or negotiated on a case-by-case basis. In no event shall a negotiated rental rate be less than the established land rent rate.

All Lessees are responsible for strict compliance with the Charlotte County Airport Authority Rules and Regulations and all Local, State and Federal laws pertaining to their operations.

Subleasing: Approval for subleasing must be obtained in advance from the Authority. Subleases having (i.) and initial term of more than five (5) years; or (ii.) a provision to extend the initial term beyond five (5) years requires Board approval. Shorter-term subleases may be approved by the CEO.

Table 6- Land Rates
8-12% of Fair Market Value

Location	Acre Size	Estimated Value per sq. ft.
Airside access	1	\$4.75
Non-Airside access	1	\$4.00
Airside access	2	\$4.75
Non-Airside access	2	\$4.00
Airside access	3	\$4.75
Non-Airside access	3	\$4.00
Airside access	4	\$4.75
Non-Airside access	4	\$4.00
Airside access	5	\$4.50
Non-Airside access	5	\$3.75
Airside access	6	\$4.50
Non-Airside access	6	\$3.75
Airside access	7	\$4.50
Non-Airside access	7	\$3.75
Airside access	8	\$4.25
Non-Airside access	8	\$3.50
Airside access	9	\$4.25
Non-Airside access	9	\$3.50
Airside access	10	\$4.25
Non-Airside access	10	\$3.50

VI. Concession Fees

Concession Fees are charged for the following services on the airport: Car rental, vending, food, beverage and gift services, ground transportation services and terminal advertising. Concessionaires are selected through a competitive selection process conducted from time to time at the discretion of the Authority. The basic Concession Fee established on the airport is consistent with regional and national rates. Rates are listed in Table 7.

A. Car Rental

Rental car agencies are required to pay a percentage of gross revenues, in addition to certain rates associated with the Ready Lot, Return Lot, QTA / Wash & Fuel Lot and parking spots at the PGD Air Center.

B. Vending

Concessionaires shall pay to the Authority a percentage of their monthly gross revenues for income generated from the vending machines located in Authority-owned buildings. The rate was established through a competitive bid process.

C. Food, Beverage, and Gifts

Concessionaires shall pay to the Authority a percentage of gross revenues.

D. Advertising

Concessionaires shall pay to the Authority a percentage of gross revenues.

E. Ground Transportation Services

Ground Transportation providers shall pay the Authority a flat fee per ride.

Table 7 Commercial Terminal Concession Fees

Advertising	20% of Gross Revenue
Food, Beverage, and Gifts	12% \$0-\$900,000.00 13% \$900,001.00 - \$1,100,000.00 14% \$1,100,001.00 - \$up
Rental Cars	16.5 % of Gross Revenue and other contractual fees.
Vending	10% of Gross Revenue or higher per agreement

Ground Transportation	\$3.00 per pick up for vehicles less than 10 seats.
	\$5.00 per pick up for shuttles 10 – 24 seats.
	\$20.00 per pick up for a bus over 25 seats.
	\$100.00 Annual pre-ranged taxi permit fee plus \$20.00 per vehicle
TNCs	\$3.00/ Pickup
Peer to Peer service	10% of Gross Revenue

VII. Rental Car Facilities

A Rental Car facility is located on airport property. It includes car washing and fueling equipment.

Rates are listed in Table 8

A. Fuel (Auto Gas)

The Authority has established a cost-plus formula. Rental car companies must have an approved on-airport or off-airport rental car agreement with the Authority to use the fueling facility.

B. Customer Facility Charges

The cost to maintain the Rental Car Facility is reimbursed to the Authority through Customer facility Charges (CFCs) collected by the rental car companies. The cost of the rental Car Improvements (counters, ready return lot, and Wash/Fueling Facility renovation) have also been reimbursed to the Authority through CFCs. All airport rental car companies are required to collect CFCs for each rental transaction day.,

Table 8- Rental Car Facility Fees

A. Fuel (Auto gas)	Fuel cost plus \$0.25per gallon
B. Customer Facility Charges (CFCs)	\$3.00 per day

VIII. Auto Parking

Parking is available at the airport for the convenience of commercial flight passengers. Rates and charges for auto parking are listed below in Table 9:

Table 9- Auto Parking

Short-Term Parking

First 40 Minutes

Free

40 minutes – 1 Hour

\$1.00

Each Additional Hour

\$ 2.00

Daily Maximum

\$24.00

Long-Term Parking

First 40 Minutes

Free

40 minutes – 1 Hour

\$1.00

Each Additional Hour

\$ 2.00

Daily Maximum

\$12.00

RV and Trailer Parking

RV and Trailer Parking Daily

\$25.00

RV and Trailer Parking Weekly

\$125.00

Parking Rewards Program:

Customers who spend \$264.00 for long-term parking during the months of January through October are eligible to receive a reimbursement of \$64. The maximum annual reimbursement is \$396 per customer. Additional details can be found at ParkingRewards@FLYPGD.com

IX. Passenger Facility Charges (PFC's)

PFC's are collected from commercial airlines operating at the airport at a rate of \$4.50 per passenger departing from PGD.

X. Other

Rates and charges for other miscellaneous items and services are listed on Table 10.

A. Returned Check Fee

Payments made by check which are returned due to insufficient funds are subject to a returned check fee in addition to any late payment fees and/or interest that may be applicable at the time the returned payment is received by the Authority.

B. Tenant Airport ID Badges

Every airfield lease tenant may be issued an airport ID badge at no charge to allow them access to their hangar or other leasehold area. Additional or replacement badges for authorized individuals may be obtained for a non-refundable fee. Evidence of eligibility for an ID badge is required which may include proof of aircraft ownership, partnership, club membership or spousal relationship. Determination of satisfaction of eligibility shall be at the sole discretion of the Authority.

C. Airport ID Badges

In accordance with Authority security procedures, airport ID badges are issued to individuals that have passed specific training and background checks and who will be in the movement/non-movement area work. This fee has been established to cover personnel, equipment, and materials costs.

D. Public Information Requests

The Authority adopted the copying charges as provided in the Florida statutes as the established rate for Public Information Requests. In addition, the Authority maintains the right to charge for extensive staff time (15 minutes or more) to access and copy requested information. Copying charges are exempt from sales tax.

Table 10- Other Fees

A. Returned Check Fee		\$30.00
B. Tenant Badges	Initial Badge	No Charge
	Replacement badges	\$60.00
	Non-returned badges	\$60.00
	Through the fence (TTF) badge	\$20.00
	TTF Annual Renewal	\$ 5.00
C. Airport ID Badges	SIDA fingerprinting replacement badge	\$60.00
	Non-returned badges	\$250.00
D. Public Record Requests	Standard copies- one sided	\$0.15/page
	Standard copies- two sided	\$0.20/page
E. Items Available For Resale	PGD & Air Center Hats, Cups, T-shirts etc.	10% over cost Rounded to nearest \$
F. CCAA Board Room		\$50.00 Half Day
		\$100.00 Full Day
G. Audio/Video Use		\$25.00