Rates and Charges

Commencing

October 1, 2025

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 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 components and applied as follows:

Jet A Retail $ = COGS + Jet A Margin

Avgas Retail Price = COGS + Avgas Margin

Fuel Margins

A. Fuel Margin:

Full-Service Jet	Cost Plus	$3.10
Self-Service Avgas	Cost Plus	$1.00
Full-Service Avgas	Cost Plus	$2.10
Full-Service Avgas Tenant (requires lease agreement)	Cost Plus	$1.50
Avgas delivered to an approved Portable fuel vessel (Minimum 250 Gallons)	Cost Plus	$1.90
Defense Logistics Agency (DLA)	Cost Plus	$1.25
B. Aviation Oil:	Cost Plus	25% per qt+tax.
C. Unleaded & Diesel fuel for GSE	Cost Plus	$1.00
D. Noncommercial airline fuel flowage fee:	Cost Plus	$0.30

E. Fuel Additives:

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

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

1-500 gallons	No Discount	per gallon
501-1000 gallons	$ 0.10 gallons	per gallon
1001-2000 gallons	$ 0.20 gallons	per gallon
2001-up gallons	$ 0.30 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 - Into Wing Rates

1-500 gallons	Cost plus	$1.90
501-1000 gallons	Cost plus	$1.80
1001 gallons and up	Cost plus	$1.70

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 on page 4.

A. Ramp fees: For transient aircraft utilizing the airport. Ramp fees will be waived with minimum fuel purchase.

B. Towing: Free 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 secure 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 Restauranteur. 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.

Line Services Rates

A. Ramp Fee ***NOTE: Ramp Fees Waived with Minimum Fuel Purchased***

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)	$300.00 or 250 gallons
Jet, Large (58’-64’ wingspan)	$500.00 or 450 gallons
Jet, Extra Large (>64’ wingspan)	$600.00 or 550 gallons
Helicopter, Piston	$15.00 or 10 gallons
Helicopter, Jet	$40.00 or 25 gallons

B.	Facility Fee	$20.00
C.	Security Fee	
	Single Engine	$5.00
	Twin Engine	$10.00
	Turbo Prop Single Engine	$10.00
	Turbo Prop Twin Engine	$15.00
	Jet, Small (<42’ wingspan)	$15.00
	Jet, Medium (42’-57’ wingspan)	$20.00
	Jet, Large (58’-64’ wingspan)	$30.00
	Jet, Extra Large (>64’ wingspan)	$40.00
D.	Towing	$125.00 per request
E.	Aircraft Recovery	$250.00 per request +towing
F.	Forklift	$200.00 per request +$35.00 per pallet
G.	Lavatory Cart	$75.00 per request
H.	Ground Power Unit	$50.00per hour
I.	Airport Escort	$50.00per hour
J.	Aircraft Calibration Fee	$75.00 per hour
K.	Dishwashing	$25.00 per bin
L.	Catering	20% when ordered by the Air Center
M.	Air Start	$200.00 per use
N.	AC Unit	Pass through + $50.00
O.	90 KVA	Pass through + $50.00
P.	Ramp Stairs	$100.00per use
Q.	A. C. Conference Room	$25.00 per hour (Non airport tenant)
R.	A.C. Events Room	$50.00 per hour (Non airport tenant)
S.	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 on pages 6 through 8.

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 941-639-1101 ext. 138 or by email at properties@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 leasing department with updated aircraft registration information. Subleasing of a hangar is allowed with a substitute aircraft for no longer than 6 months during a rolling 365-day period with the prior approval of the authority. All CCAA rules, regulations and insurance requirements apply. A $150.00 administrative fee will apply.
Hangar key charges:
First key issued = $0
Additional or replacement key = $25.00each
If keys are not returned when terminating your lease $200 plus tax.

Customers wishing to lease aircraft storage space, other than T-Hangars, should contact the properties@flypgd.com.

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:	$100.00 per turn
Baggage Cart:	$25.00 per turn
Belt Loader:	$100.00 per turn
Passenger Ramp:	$100.00per turn, unless part of an airline operating agreement.
Lav Cart:	$75.00 per turn
Water Cart:	$50.00 per turn
Tow Bar:	$25.00$50.00 per turn

OR

Bundle Rate, for all GSE listed above: $300.00 per turn

Aircraft Parking and Storage Rates

A. <u>T-Hangar & Box Storage Hangar Leases</u>:

	ANNUAL RATE-Current Tenants
Grandfathered T-Hangars	$400/month + tax
Standard 42’ Hangar with Hydro Electric Door	$500/month + tax
(2023) 42’ Hangar with Hydro Electric Door	$600/month + tax
45’ (604 Series) Hangar with Hydro Electric Door	$700/month + tax
(2023) 50’ X 50’ with Hydro Electric Door	$750/month + tax
(2023) 60’ X 60’ with Hydro Electric Door	$1000/month+ tax
	ANNUAL RATE-New Tenants
Standard 42’ Hangar with Hydro Electric Door	$600/month + tax
(2023) 42’ Hangar with Hydro Electric Door	$600/month + tax
45’ (604 Series) Hangar with Hydro Electric Door	$700/month + tax
(2023) 50’ X 50’ with Hydro Electric Door	$1000/month + tax
(2023) 60’ X 60’ with Hydro Electric Door	$1500/month+ tax

Note: All rates increase by 3% annually.

B. Tie-Downs

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

North/South Ramp Single Engine Daily	$10.00+tax/day
North/South Ramp Single Engine Monthly	$150.00+tax/month
North /South Ramp Twin Engine Daily	$30.00+tax/day
North/South Ramp Twin Engine Monthly	$175.00+tax/month –
AC Commercial Service Tenant	60% Discount
AC Ramp Single Engine Daily	$20.00 per day + tax
AC Ramp Single Engine Monthly	$200.00 per day + tax
AC Commercial Tenant	$80.00 per month + tax
AC Twin Daily	$ $35.00+tax/day
AC Twin Monthly	$350.00+tax/month
ALL RAMPS	**ALL RAMPS**
Turbo Prop Single Engine Daily	$50.00+tax/day
Turbo Prop Single Monthly	$400.00+tax/month
Turbo Prop Twin Daily	$80.00 + tax/day
Turbo Prop Twin Monthly	$500.00 + tax/month
Jet, Small (<42’wingspan) Daily	$90.00 + tax/day
Jet, Small (<42'wingspan) Monthly	$550.00 + tax/month
Jet, Medium (42’-57’wingspan) Daily	$100.00 + tax/day
Jet, Medium (42’-57’wingspan) Monthly	$600.00 + tax/month
Jet, Large (58’-64’wingspan) Daily	$150.00 + tax/day
Jet, Large (58’-64’wingspan) Monthly	$700.00 + tax/month
Jet, Extra Large (>64’wingspan) Daily	$250.0 + tax/day
Jet, Extra Large (>64’wingspan) Monthly	$1050.0 + tax/month
Helicopter Daily: Avgas	$20.00 + tax/day
Helicopter Monthly	$225.00 + tax/month
Helicopter, daily: Jet A	$45.00 + tax / day
Helicopter, Monthly: Jet A	$400.00 + 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 on page 9.

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 Aeronautical 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 ext. 132 or wkeller@flypgd.com .

Building Lease Rates *

A.	Commercial Terminal Office:	$46.70 sq. Ft.
B.	PGD Air Center:	$25.00Office $+ $4.00 CAM sq. ft.
C.	Storage End Units in T-Hangars:	$0.47/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 2025, 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.

Land Rates

8-12% of Fair Market Value

Location	Acre Size	Estimated Value per sq. ft.
Airside access	1	$ 5.75
Non-Airside access	1	$5.00
Airside access	2	$5.75
Non-Airside access	2	$5.00
Airside access	3	$5.75
Non-Airside access	3	$5.00
Airside access	4	$5.50
Non-Airside access	4	$4.75
Airside access	5	$5.50
Non-Airside access	5	$4.75
Airside access	6	$5.50
Non-Airside access	6	$4.75
Airside access	7	$5.50
Non-Airside access	7	$4.75
Airside access	8	$5.25
Non-Airside access	8	$4.50
Airside access	9	$5.25
Non-Airside access	9	$4.50
Airside access	10	$5.25
Non-Airside access	10	$4.50

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 at the airport is consistent with regional and national rates. Rates are listed on page 10 through 11.

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 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 the Authority a percentage of gross revenues.

D. Advertising

Concessionaires shall pay the Authority a percentage of gross revenues.

E. Ground Transportation Services

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

Ground Transportation

$3.50 per pick up for vehicles less than 10 seats.

$5.00 per pick up for vehicles with 10 – 24 seats.

$20.00 per pick up for vehicles with over 25 seats.

$100.00 Annual pre-arranged taxi permit fee plus $20.00 per vehicle decal

TNCs

$3.50/ Pickup

VII. Rental Car Facilities

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

Rates are listed on page 12.

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.,

Rental Car Facility Fees

A. Fuel (Auto gas)	Fuel cost plus $0.25per gallon.
B. Customer Facility Charges (CFCs)	As determined by resolution.

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:

Short-Term Parking	
First 40 Minutes	**Free**
40 minutes – 1 Hour	$1.00 + tax
Each Additional Hour	$2.00 + tax
Daily Maximum	$24.00 + tax
Long-Term Parking	
First 40 Minutes	**Free**
40 minutes – 1 Hour	$1.00 + tax
Each Additional Hour	$2.00 + tax
Daily Maximum	$12.00 + tax
RV and Trailer Parking	
RV and Trailer Parking Daily	$40.00 + tax
RV and Trailer Parking Weekly	$200.00 + tax
RV and Trailer Parking Monthly	$600.00 + tax

Parking Rewards Program:

Customers who spend $264.00 + tax for long-term parking during the months of January through October are eligible to receive a reimbursement of $66. The maximum annual reimbursement is $396 per household. Additional details can be found at ParkingRewards@FLYPGD.com

IX. Other

Rates and charges for other miscellaneous items and services are listed on page 14.

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.

Other Fees

A.	**Returned Check Fee**		$30.00
B.	**Tenant Badges**	Initial 2 Badges per hangar	No Charge
		Replacement of lost badges	$120.00
		Non-returned badges	$120
		Through the fence (TTF) badge	$100
		TTF Annual Renewal	$ 75.00
C.	**Airport ID Badges**	SIDA fingerprinting replacement badge	$100
		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 (for profit business)**		$150.00 half day $300.00 full day
G.	**Audio/Video Use**		$75.00