

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., March 2, 2018 before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**SUBMERGED LANDS LEASE AGREEMENT AND UPLANDS LEASE AGREEMENT
WITH VIPER VENTURES, LLC.**

Additional information is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on March 1, 2018. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

To be published Friday, February 9, 2018
In the Tampa Bay Times

BACKGROUND INFORMATION FOR PUBLIC HEARING
March 2, 2018 AT 10:00 A.M.

SUBMERGED LANDS LEASE AGREEMENT AND UPLAND LEASE
WITH VIPER VENTURES, LLC.

Viper Ventures, LLC leased approximately 33,197 square feet of submerged lands, and an upland parcel of approximately 3,090 square feet from Port Tampa Bay. The Lease Agreement with Viper Ventures, LLC expired on March 27, 2016 and Viper Ventures desires a new Lease. Due to the addition of a docking area, the submerged lands will increase to approximately 43,006 square feet and the upland parcel will decrease to approximately 931 square feet due to a change in Mean High Water (MHW). The following is a summary of the terms for a new Lease Agreement.

Premises: The Premises would be approximately 43,006 square feet of submerged lands in Old Tampa Bay and approximately 931 square feet of uplands.

Term: The Initial Term of the Lease would commence on March 28, 2016 and be for a period of five (5) years with four (4) Lease Extension Options of five (5) years each.

Use: The Premises would be used to support a yacht manufacturing and maintenance business.

Rent: Submerged Lands

Annual Rent for Lease Year 1 commencing March 28, 2016 and expiring March 27, 2017 would be \$7,392.99, plus applicable taxes, based on the submerged lands lease rate effective March 1, 2016, which was \$.171906 per square foot. In addition, a one-time fee of \$1,848.25 will be added to the base rate for Lease Year 1.

Annual Rent for Lease Year 2 commencing March 28, 2017 and expiring March 27, 2018 would be \$7,493.54, plus applicable taxes, based on the submerged lands lease rate effective March 1, 2017, which was \$.174244 per square foot.

Annual Rent for Lease Year 3 commencing March 28, 2018 and for all future Lease Years, Rent would be calculated in accordance with Port Tampa Bay's Submerged Lands Rules which are published in March of each year.

Uplands

Annual Rent for Lease Year 1, commencing March 28, 2016, through Lease Year 5, would be \$500.00 plus applicable taxes. Commencing in Lease

Year 6 and for each lease year thereafter, Rent would increase by the change in the Consumer Price Index - Southern Region.

Other: Viper Ventures would be responsible for all improvements to the Premises, all real estate taxes, utility services, insurance of the Premises and maintenance of the Premises.