

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 a.m., March 9, 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:

**SOVEREIGN SUBMERGED LANDS LEASE FOR
ZF DEVELOPMENT II, 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 8, 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 16, 2018
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
MARCH 9, 2018 AT 10:30 A.M.**

SUBMERGED LANDS LEASE WITH ZF DEVELOPMENT II, LLC

ZF Development II, LLC, managing member of Seazen GP, LLC, applied for a Standard Work Permit and Submerged Lands Lease with Port Tampa Bay for the construction of a multi-residential dock at 7616 W. Courtney Campbell Causeway, Tampa, Florida on the Hillsborough Bay. The project will include (i) the construction of a thirty-two (32) slip docking facility with a kayak launch, (ii) installation of eight (8) private aids to navigation channel markers, and (iii) two (2) "Caution Seagrass" floating buoy signs. The Submerged Lands Lease will be approximately 27,905 square feet (0.64 acre) for the multi-residential dock constructed on sovereign submerged lands owned by Port Tampa Bay.

A public hearing was held on July 14, 2017 at 10:30 a.m. to hear comments from the general public and interested parties regarding Port Tampa Bay Standard Work Permit application #16-021 and Submerged Lands Lease for ZF Development II, LLC. At the Public Hearing on July 14, 2017, some of the terms for the Submerged Lands Lease were incorrectly stated. Therefore, a new public hearing is being held and the terms are set forth below:

- Premises:** Approximately 27,905 square feet (0.64 acres) of submerged lands.
- Term:** The Lease term would be five (5) years commencing upon the issuance of SWP #16-021. The Lease would have four (4) lease extension option terms of five (5) years each, all subject to the review and approval of Port Tampa Bay.
- Rent:** Annual rent for Lease Year 1 would be \$4,862.28, plus applicable taxes, based on the Submerged Lands Rate of \$0.174244 per square feet. In addition, an one-time payment of an additional twenty-five percent (25%) of the base fee (\$1,215.57) shall be charged for the first annual fee of the Lease. All future Rent will be calculated in accordance with Port Tampa Bay's Submerged Lands Management Rules

ZF Development II, LLC shall be responsible for all improvements to the Premises, all real estate taxes for the Premises, utility services, insurance and maintenance of the Premises and compliance with all environmental laws and regulations, and all other applicable laws and regulations.

