

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 11:30 a.m., April 27, 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:

**LAND EXCHANGE/TRANSFER OF SUBMERGED LANDS AND UPLANDS  
BETWEEN PORT TAMPA BAY AND NEW PORT TAMPA CDD HOLDINGS, LLC**

Additional information is available online at [www.tampaport.com](http://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 April 26, 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, April 6, 2018  
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING**  
**APRIL 27, 2018 AT 11:30 A.M.**

**LAND EXCHANGE AGREEMENT BETWEEN PORT TAMPA BAY AND NEW PORT  
TAMPA CDD HOLDINGS, LLC AND CONSENT TO ASSIGNMENT TO LENNAR  
HOMES, LLC.**

New Port Tampa CDD Holdings, LLC ("**New Port**") owns property located on West Tyson Street, Tampa, Florida and Port Tampa Bay ("**PTB**") owns the submerged lands. Lennar Homes, LLC ("**Lennar**") is currently in the process of purchasing the upland property located on West Tyson from New Port. Upon closing of the purchase of the property between New Port and Lennar for the upland property, Lennar desires to construct a straight seawall that would involve the transfer of certain parcels of uplands and submerged lands between New Port and Port Tampa Bay since New Port is the current owner of the uplands.

New Port , Lennar and PTB desire to enter into an agreement for the exchange of upland property and submerged lands containing approximately fourteen hundredths (0.14) acre of land owned by PTB ("**Port Lands**") and approximately sixteen hundredths (0.16) acre of land owned by New Port ("**New Port Lands**"), in order for Lennar to construct a straight seawall on Lennar's proposed development ("**Future Seawall**") and improving the flushing of the water along the Future Seawall.

**FACTS/COMMENTS:**

Port Tampa Bay Staff, New Port and Lennar have agreed to the following terms for the exchange of land:

**Future Seawall:**

The Future Seawall that Lennar intends to construct is shown on Exhibit "A".

**Land Transfer Agreement Terms:**

New Port Lands. The New Port Lands that would be conveyed to PTB are comprised of three parcels: (i) approximately 2,067.4 square feet shown on Exhibit "B" ("**Parcel 1**"), (ii) approximately 2,089.8 square feet shown on Exhibit "C" ("**Parcel 2**"), and (iii) approximately 2,898 square feet shown on Exhibit "D" ("**Parcel 3**").

Port Lands. The Port Lands that would be conveyed by PTB to New Port are comprised of two parcels: (i) approximately 4,356.9 square feet shown on Exhibit "E" ("**Parcel 4**") and (ii) approximately 1,695.8 square feet shown on Exhibit "F" ("**Parcel 5**").

**Parcel 3:**

Parcel 3 is a portion of a mole pier, which is proposed to be demolished and become submerged lands owned by PTB, subject to application and approval of a Marine Construction Standard Work Permit.

**Investigation Period:**

Port Tampa Bay would have a period of sixty (60) days after the Effective Date or thirty (30) days after the Port's receipt of the title commitment and survey of the Lennar Lands, whichever occurs last (the "Investigation Period"), to perform environmental due diligence and such other inspections and investigations of the Lennar Lands as Port Tampa Bay may require. Lennar would provide Port Tampa Bay with a Phase I Environmental Site Assessment on the Lennar Lands within five (5) business days from the Effective Date. During the Investigation Period, Port Tampa Bay would have the option to terminate the Land Exchange Agreement.

**Transaction Fee:**

New Port would pay an earnest money deposit/transaction fee in the amount of \$10,000.00 for this matter to be held in escrow. The deposit/transaction fee would be refundable to New Port for any reason during the Investigation Period. The deposit would be non-refundable after expiration of the Investigation Period, except in the event of a default by the Port..

**Restoration of Transacted Lands:**

The land exchange/transfer is contingent upon approval of a Standard Work Permit from PTB for the restoration of Parcels 1, 2 and 3 to submerged lands with depths equal to surrounding submerged lands, including all predominate aquatic vegetation located within the adjacent lands to improve flushing of the water and provide other environmental benefits that are in the public interest or are required by the terms and conditions of the permits.

**WESTSHORE MARINA DISTRICT**

**GREENSPACE EXHIBIT**

BRIDGE STREET

N. TROY AVE

N. PALM AVE

N. PINE AVE

N. FRANKLIN AVE

READY TO SEAWALL AS NECESSARY TO STRAIGHTEN AND FILL IN VOIDS

PARKING LOT

PARKING LOT

BRIDGE STREET

LEGEND

Green Space

Proposed Development

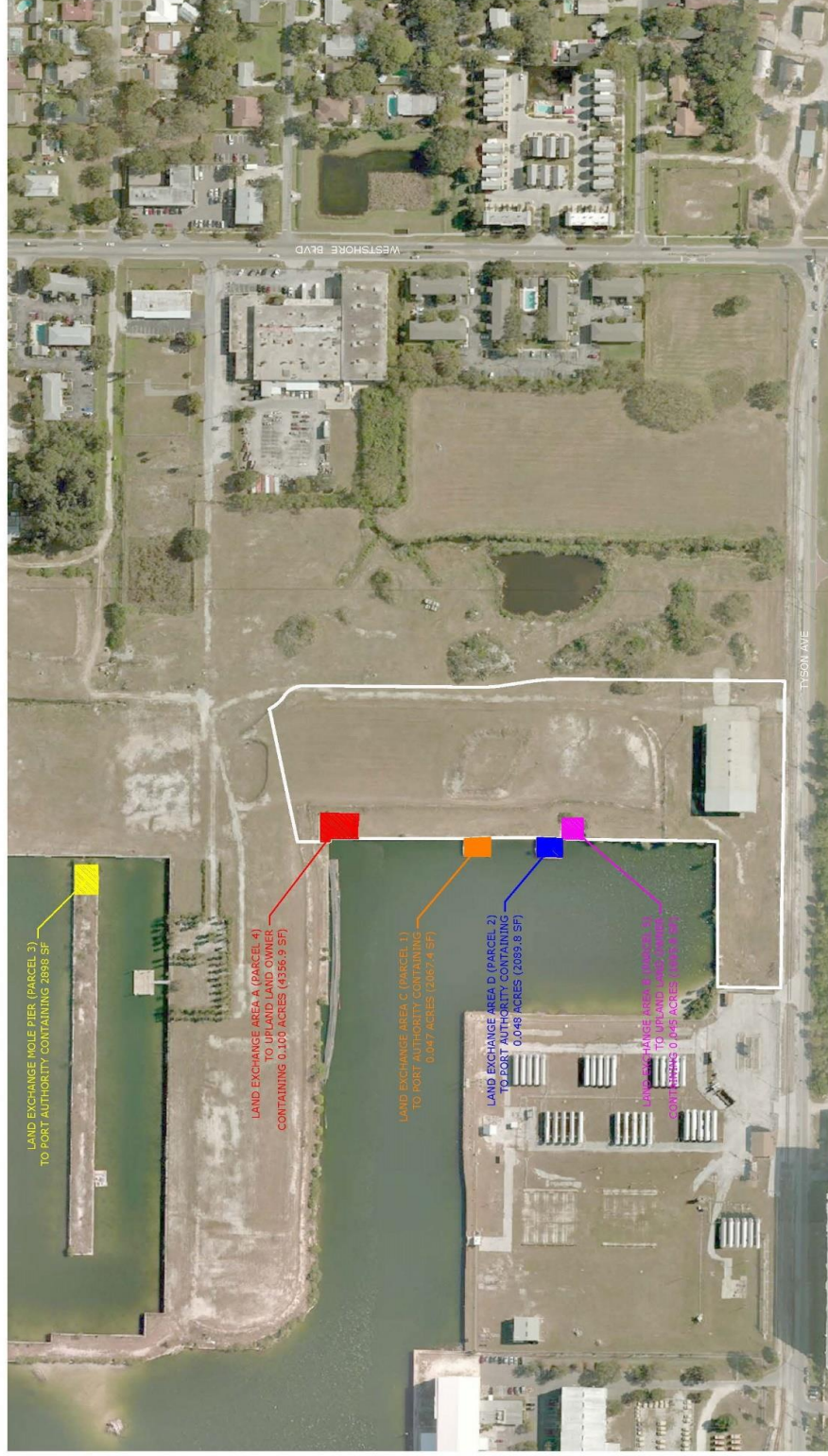
Graphic Representations are General in Nature and Should be Used for Planning Purposes Only

**CITY OF TAMPA**

**Parcel 1, Parcel 2, Parcel 3, Parcel 4 and Parcel 5**

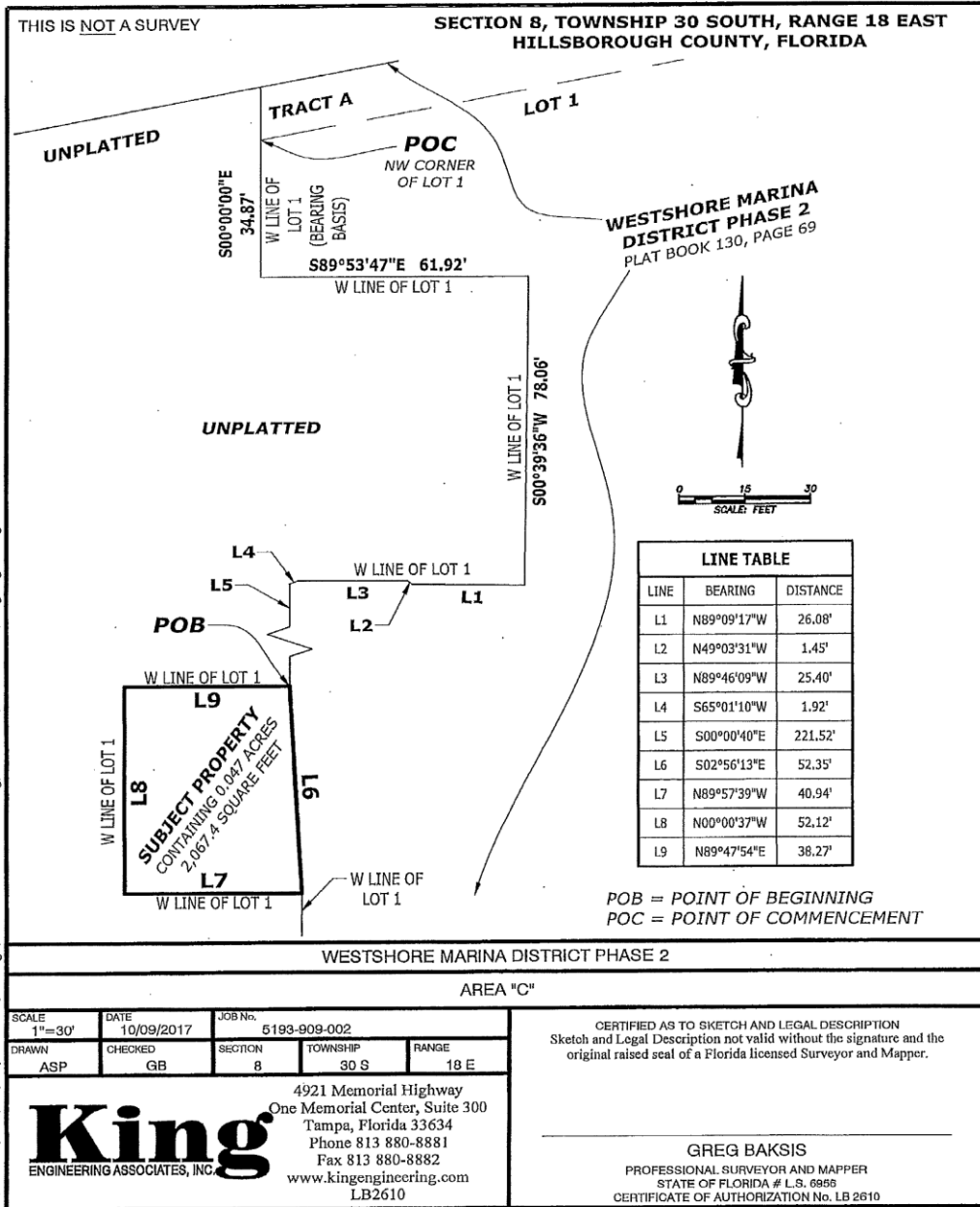


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## LAND EXCHANGE EXHIBIT

# Exhibit "B" Parcel 1



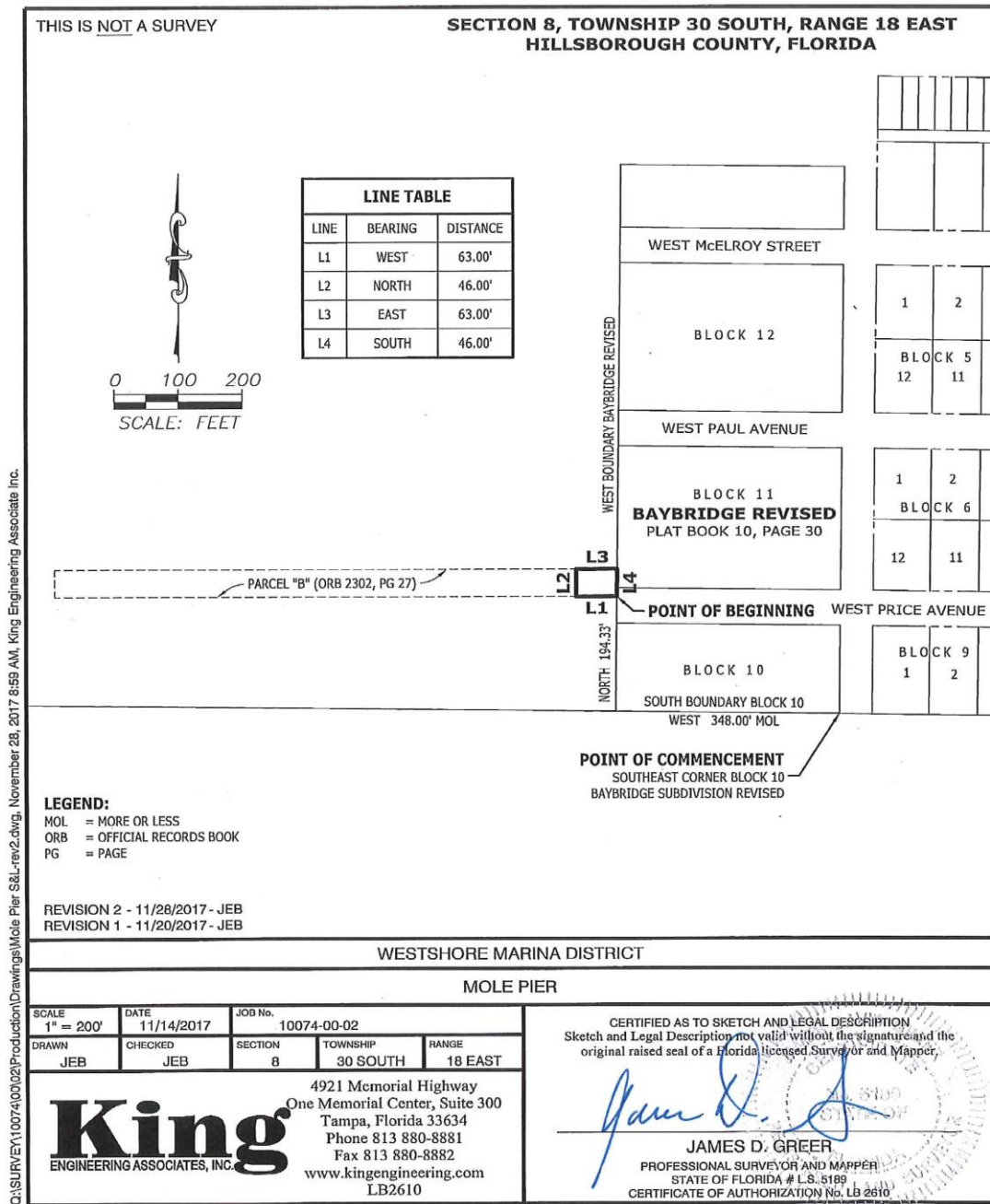
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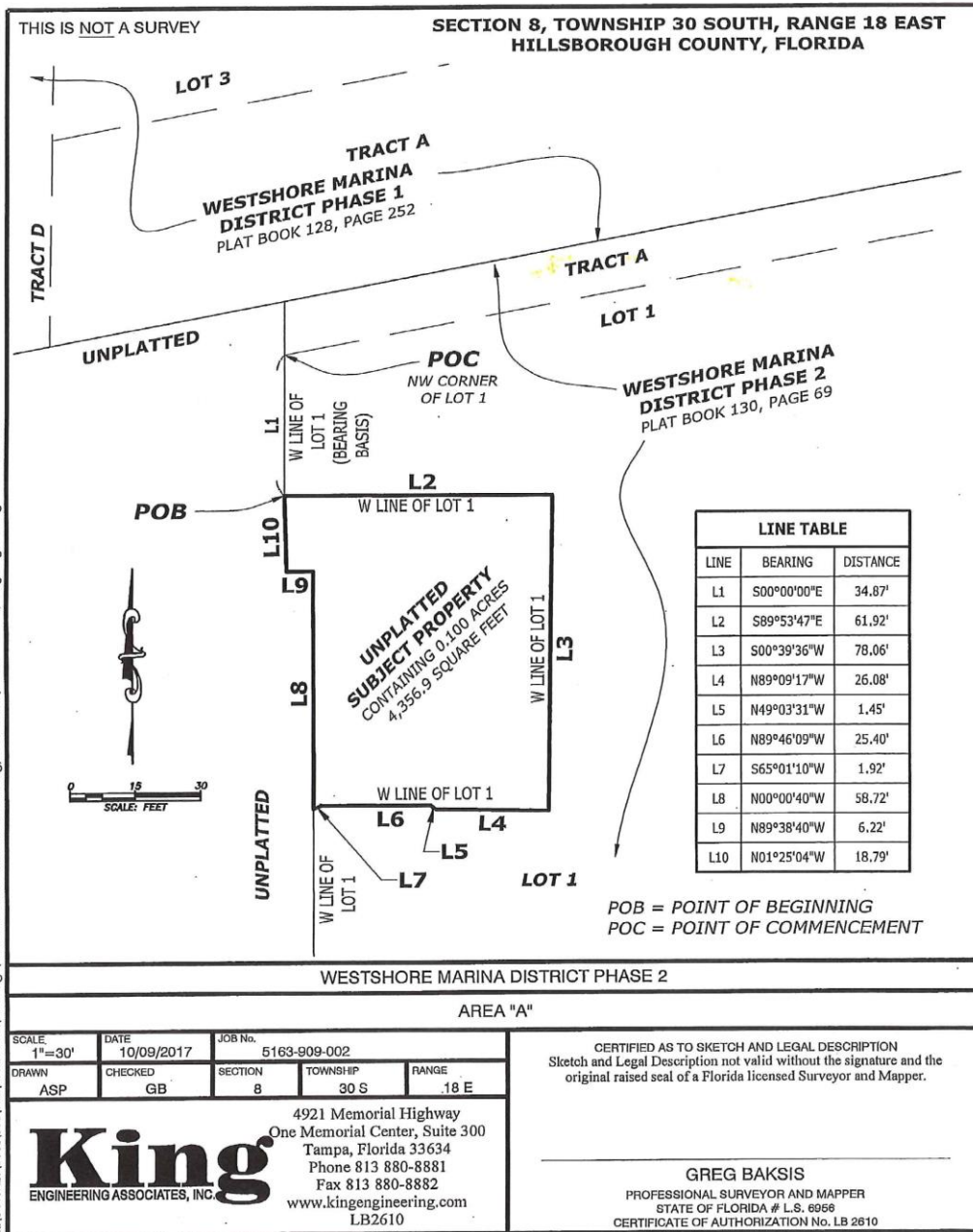
# Exhibit "D"

## Parcel 3



# Exhibit "E"

## Parcel 4



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