

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 a.m., November 8, 2019, 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 BETWEEN PORT TAMPA BAY AND
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

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 November 7, 2019. 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, October 18, 2019
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
NOVEMBER 8, 2019 AT 10:30 A.M.**

**LAND EXCHANGE/TRANSFER BETWEEN PORT TAMPA BAY AND
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Port Tampa Bay (PTB) and Southwest Florida Water Management District (SWFWMD) both own certain upland property near Diana Toledo Almeida Road within Port Redwing, located in Gibsonton, Florida. PTB and SWFWMD desire to enter into an agreement to exchange/transfer approximately .50 acres of land owned by SWFWMD to PTB and approximately 1.1 acres of land owned by PTB to SWFWMD. The following terms and conditions for an exchange/transfer agreement are outlined below.

FACTS/COMMENTS:

Property to Port Tampa Bay:

Approximately .50 acres of land as depicted in Exhibit "A". The legal description of the Property will be provided by Port Tampa Bay and provided to SWFWMD.

Property to SWFWMD:

Approximately 1.1 acres of land as depicted in Exhibit "B". The legal description of the Property will be provided by Port Tampa Bay and provided to SWFWMD.

Transaction Scope:

SWFWMD would receive fee simple ownership of the Property depicted in Exhibit "B" and SWFWMD would convey a Perpetual Easement to Port Tampa Bay for the Port's waterline shown on Exhibit "B".

Port Tampa Bay would receive fee simple ownership of the Property from SWFWMD as depicted in Exhibit "A."

Transaction Consideration:

This transaction is an exchange of land from one party to another party and the Consideration is the exchange of land from one party to another party. It is agreed by the parties that the value of the properties being exchanged, inclusive of improvements, represents the total consideration and no other consideration would be made.

Inspection Period:

Port Tampa Bay and SWFWMD would each have ninety (90) days after the Effective Date of the Purchase Agreement to complete their inspections and due diligence on the property, at each Party's sole cost or discretion.

Easement:

The Port currently owns a water main and check valve assembly located on the Port Property. As a part of this transaction the Port will receive a perpetual easement to maintain access and amend or add or remove any utilities as the Port deems necessary to service the Port's remaining property. SWFWMD will have full rights for surface use for public access purposes over the easement area. A recorded easement describing all rights and remedies will be recorded in the public record. The boundary of the easement will not be less than thirty feet wide and fully passing through the property near the dashed blue line as shown on Exhibit A attached hereto.

Physical Property Improvements:

The Port agrees to obtain permits and to construct a culvert(s) to improve access on the Port Property, clear non-wetland vegetation and trees, and stabilize a parking area with shell, or other material. All costs to improve Port Property in Exhibit B will be borne by Port but will be included in overall value of exchange. The site improvements will be completed by the Port within one-year from the date the title transfers.

Other: The Parties will be responsible for all utilities, real estate taxes, insurance, maintenance of the Properties, until the transaction has been completed.

Exhibit "A"
Sketch of Property to be conveyed to Port Tampa Bay



Exhibit "B"
Sketch of Property to be conveyed to
Southwest Florid Water Management District

SWFWMD PARCEL



October 28, 2019
Drawn by: Craig Kurial
Sheet 1 of 1
Job # Exhibit

THIS IS NOT A SURVEY