

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 11:30 a.m., March 11, 2021, 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:

PORT LOGISTICS TAMPA BAY I, LLC – LEASE AMENDMENT

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 10, 2021. 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 Wednesday, February 17, 2021
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
MARCH 11, 2021 AT 11:30 A.M.**

PORT LOGISTICS TAMPA BAY I, LLC – LEASE AMENDMENT

Port Logistics Tampa Bay I, LLC (PLTB) leases from Port Tampa Bay (PTB) approximately 13.7 acres of improved land located along Berth 219 on Hookers Point (Premises) that has a refrigerated warehouse of approximately 140,000 square feet pursuant to a Lease Agreement dated August 18, 2015, as amended (Lease), for the operation of a temperature controlled facility for the handling of refrigerated commodities. PLTB desires to lease additional land from PTB located East of their existing Premises for the parking and storing of chassis for containers. The terms for the additional land is as follows:

Premises: Approximately two (2) acres of land with an opportunity to exercise an additional adjoining one (1) acre of land. See Exhibit "A" attached.

Option

Premises: PLTB may exercise the use of an additional one (1) acre of land adjoining the original two (2) acres. In the event that PTB determines a use for the adjoining one (1) acre, PTB will give notice to PLTB that the option is no longer available.

Use: The Premises would be used solely for the parking and storing of chassis for containers.

Term: The Initial Term would be for a period of five (5) years commencing upon the execution of the Lease Amendment.

Rent: Rent for the Lease Term would be as follows:

Lease Year 1: Rent would be \$22,000 per acre annually or \$44,000. In the event the additional one (1) acre is added, the current per acre rental rate would be applied.

Lease Years 2-5: Rent would be based on the Rent for Lease Year 1 as adjusted by CPI but would not be less than 0%.

Early Termination/Relocation:

PLTB and PTB would have the right to terminate the Lease by providing ninety (90) days advance written notice to the other party. PTB would have the right to relocate PLTB to another location with ninety (90) days advance written notice to PLTB.

Other: PLTB would be responsible for all improvements, utilities, real estate taxes, site improvements, insurance, maintenance of the Premises, and compliance with all seaport security laws and regulations, environmental laws and regulations and all other applicable regulations and laws.

EXHIBIT "A"
SKETCH OF THE PROPERTY

PORT LOGISTICS TAMPA BAY



Drawn by: Fernando Avelar
Date: 2-19-21
Job # 03015

THIS IS NOT A SURVEY