

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on December 8, 2022 at 2 p.m., , 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:

SUNCOAST PORT SERVICES LLC - LEASE AGREEMENT

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 December 7, 2022. 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 Sunday, November 13, 2022
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
DECEMBER 8, 2022 AT 2:00 P.M.**

SUNCOAST PORT SERVICES, LLC - LEASE AGREEMENT

Suncoast Port Services, LLC (Suncoast) is a company that provides customized in-harbor, full-scale concierge services such as waste removal, waterside concierge services (delivery of fresh, frozen and dry provisions), and line handling to vessels docking in Port Tampa Bay. Suncoast will offer a valuable service to the Maritime community, particularly for foreign flagged ships. Suncoast desires to lease certain real estate located on Shoreline Drive, on Hooker's Point, in Tampa, Hillsborough County. The Premises would be used solely for the service, delivery of supplies and provisions, to PTB's In Dock Cargo Vessels.

Premises: The Premises would consist of approximately .20 acres of land as outlined on Exhibit "A".

Use: Suncoast plans to offer waterside concierge services for ships in Port Tampa Bay. Suncoast plans to purchase a deck boat that can haul 8 pallets, and use a tele-handler to load the boat from the shore.

Term: The Initial Term would be Three (3) years commencing upon execution of the Lease. In addition, Suncoast would have one three (3) Year Lease Extension Option, based on the same terms and conditions.

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

Lease Year 1: Rent would be approximately \$1,400.00 per acre per month based upon \$7,000 per acre; therefore, Rent would \$16,800.00 annually, or \$1,400 per month.

Lease Year 2-3: The rent would increase by 3% each year.

Lease Extension Options: The Rent would be based upon the fair market value as determined by an agreed upon appraisal process, or as mutually agreed upon.

Wharfage and Guarantee: N/A

Environmental Conditions:

Suncoast would take the Premises "AS-IS" in all respects. All appropriate environmental restrictions would be applied to the Lease, including, without limitation, odor and emissions control as required in the vicinity of the Premises.

Improvements:

Suncoast would be responsible for all improvements to the Premises and agrees to take the Premises and all existing improvements "AS-IS", "WHERE-IS". Suncoast acknowledges that PTB disclaims and makes no representations or warranties, expressed or implied, including, without limitation, suitability or fitness for a particular purpose or otherwise.

Other:

Suncoast would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. Suncoast shall comply with all seaport security laws and regulations, environmental laws and regulations and all other applicable laws and regulations.

EXHIBIT "A"

SKETCH OF THE PROPERTY

