

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on September 3, 2025 at 2:00 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:

**Port Tampa Bay Standard Work Permit Application #23-068
And Submerged Lands Lease
Submitted by MAA Westshore Exchange, LLC for the
Proposed Construction of a Private Multi-Family Residential Multi-Slip/Lift
Docking Facility Located At 5440 W. Tyson Avenue, Tampa, Florida
Old Tampa Bay / Rattlesnake Channel**

The permit application is on file and available for inspection at PTB offices from 8:30 a.m. until 12:00 noon and from 1:00 p.m. to 5:00 p.m., Monday through Friday (except holidays). 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, Environmental Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 p.m. (noon) on September 2, 2025. 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, August 13, 2025
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
SEPTEMBER 3, 2025 AT 2:00 P.M.**

**Port Tampa Bay Standard Work Permit Application #23-068
And Submerged Lands Lease
Submitted by MAA Westshore Exchange, LLC for the
Proposed Construction of a Private Multi-Family Residential Multi-Slip/Lift
Docking Facility Located At 5440 W. Tyson Avenue, Tampa, Florida in
Old Tampa Bay / Rattlesnake Channel**

MAA Westshore Exchange, LLC ("MAA Westshore") proposes removal of four (4) existing piers and construction of an approximately 13,512 square foot mixed floating and fixed private multi-family residential marina docking facility with thirty-three (33) non-covered boat lifts, five (5) non-covered boat slips of various sizes with associated finger piers and tie piles, six (6) floating jet ski / personal watercraft platforms for a total of twelve (12) slips, and one (1) floating kayak launch structure with associated access ramps located at 5440 West Tyson Avenue, Tampa, Florida (Folio No. 131191-0000) in the Rattlesnake Channel of Old Tampa Bay within City of Tampa. MAA Westshore is requesting a submerged lands lease for its docking facility .

PTB Staff and MAA Westshore have negotiated the following lease terms as follows:

Premises: Approximately 46,913 square feet of submerged lands in Old Tampa Bay.

Use: The Premises would be used solely as a multi-slip docking facility for the upland residents of the multi-family residential development, as shown on Exhibit "B".

Term: The Term for the Submerged Lands Lease shall be for a period of Five (5) Years, with Three (3), Five (5) Year extension options.

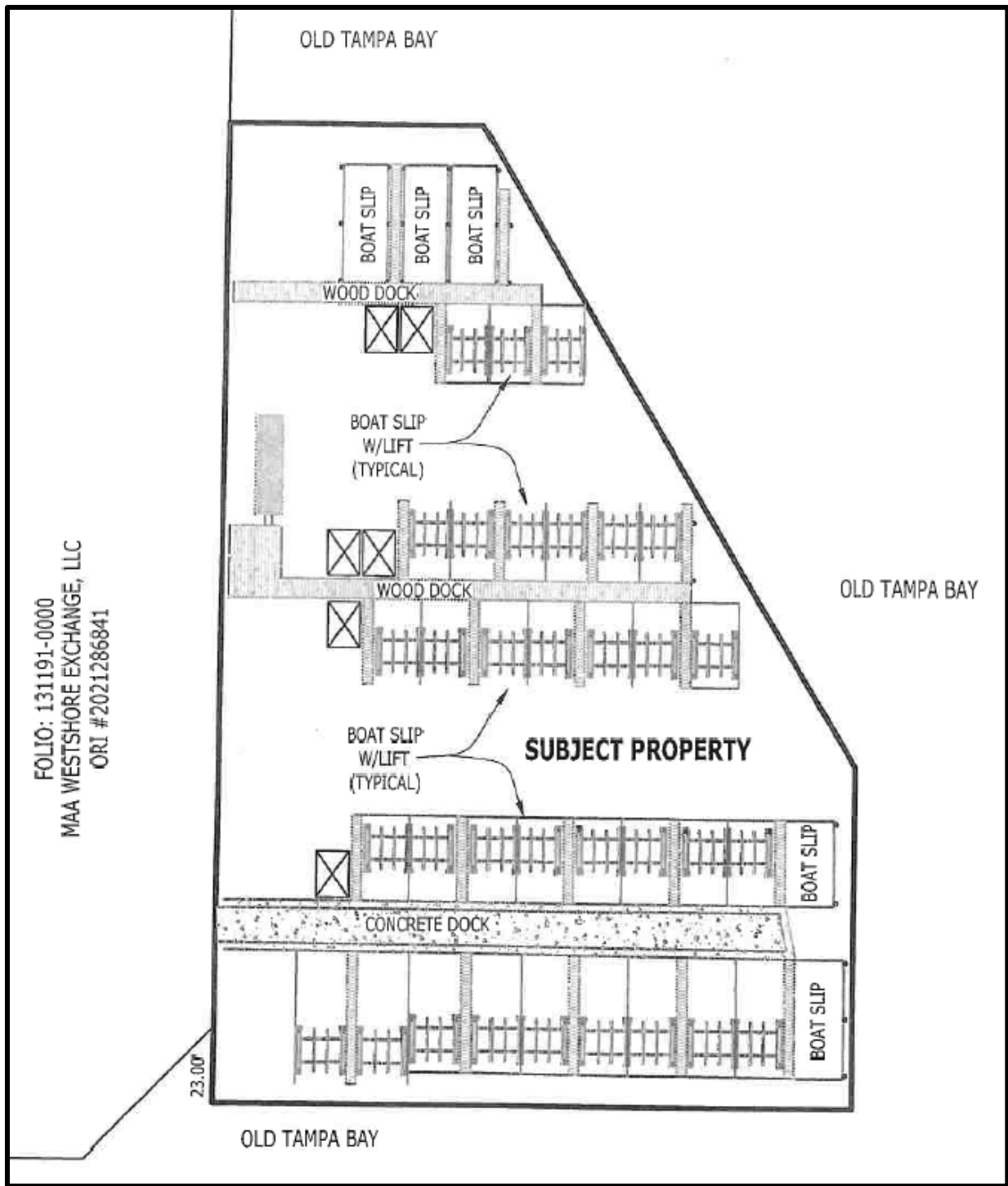
Rent: Annual Rent for Lease Year 1 would be \$10,142.59, plus applicable taxes, based on the Submerged Lands Management Rules rate of \$0.2162 per square foot.

An additional one-time payment of \$2,535.65 plus applicable taxes, which is twenty-five percent (25%) of the base fee, is charged for the first annual fee on all leases.

Annual Rent for all future Lease Years would be calculated in accordance with Port Tampa Bay's Submerged Lands Rules.

Other: MAA Westshore would be responsible for all real estate taxes, site improvements, utility services, insurance and maintenance of the Premises. In addition, MMA Westshore shall comply with all applicable laws and regulations.

The project has received recommendations of approval from the Environmental Protection Commission (EPC) of Hillsborough County and has been deemed consistent with the *Imagine 2040: Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission.



**LANDS LYING WESTWARD OF GOVERNMENT LOT 3,
SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA**

