

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00a.m., October 7<sup>th</sup>, 2025, 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:

**MLS BC CRUISES, INC. – OFFICE SPACE LEASE AGREEMENT**

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 October 6<sup>th</sup>, 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 Sunday, September 14<sup>th</sup>, 2025  
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING**  
**October 7<sup>th</sup>, 2025 AT 10:00A.M.**

**MLS BC CRUISES, INC. – OFFICE SPACE LEASE AGREEMENT**

MLS BC Cruises, Inc. ("MLS BC") is a multifaceted Port Agency Company offering a full range of services in the cruise and marine industry and have been in business since 2013. MLS BC specializes in logistics and coordination for cruise ships, naval vessels, and yachts. Their focus is on turnaround operations, regarding staffing cruise terminals to ensure smooth guest experiences during embarkation and disembarkation. MLS BC desires to lease office space from Port Tampa Bay pursuant to the following terms:

**Premises:** The Premises would consist of approximately 104 square feet of Office Space (Suite 212), on the second floor, on the north side, at 1101 Channelside Drive, Tampa FL, 33602, as shown on Exhibit "A".

**Use:** General Office Use.

**Term:** Two (2) Years with no Extension Options.

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

Lease Year 1: Rent would be \$260.00/month or \$3,120.00 annually based on \$30.00 per square foot.

Lease Year 2: Rent would increase by the CPI from Lease Year 1.

**Improvements:**

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

**Other:**

MLS BC would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the Premises. MLS BC shall comply with all applicable regulations and laws.

# EXHIBIT "A"

## SKETCH OF THE PROPERTY

