

**A. INVOCATION - PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

**B. MINUTES AND FINANCIAL STATEMENT**

**RECEIPT OF THE MINUTES OF DECEMBER 16, 2026, BOARD MEETING**

**PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT ENDING  
NOVEMBER 30, 2025**

**C. CONSENT AGENDA**

**1. THIS IS AMANDA'S TEST**

**2. APPROVAL OF STANDARD WORK PERMIT #23-063 AND SUBMERGED LAND LEASE - MAA WESTSHORE EXCHANGE, LCC FOR DOCK IN RATTLESNAKE CHANNEL** **3**

**3. CONSENT TO CHANGE OF OWNERSHIP**

**4. WILL THIS MOVE**

**5. LEASE AGREEMENT BETWEEN HEATHER AND AMANDA**

**D. REGULAR AGENDA**

**1. APPROVAL OF NEW NUMBER ONE**

**2. THIS IS ANOTHER TEST BY AMANDA NOW THAT SHE THINKS SHE KNOWS WHAT SHE'S DOIN**

**3. APPROVAL OF REGULAR ITEM**

**4. FINAL 2025 MILLAGE REPORT** **7**

**E. RECEIPT OF REPORTS**

**1. REPORT OF MONTHLY AGED RECEIVABLES**

**2. REPORT OF MONTHLY CONTRACT STATUS**

**3. REPORT OF MONTHLY WORK PERMITS**

**4. REPORT OF EXPENDITURES BETWEEN \$50,000 AND \$100,000**

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

**SESCO CEMENT - PROJECT UPDATE**

H. **NEW BUSINESS/COMMISSIONERS' COMMENTS**

I. **FUTURE PROPOSED PROJECTS**

J. **CALENDAR OF EVENTS**

K. **DATE OF NEXT MEETING**

**TUESDAY, MARCH 25, 2026, AT 9:30 AM IN PORT TAMPA BAY BOARDROOM**

**NOTE: THIS IS THE FOURTH TUESDAY.**

L. **ADJOURNMENT**

**SUBJECT: STANDARD WORK PERMIT APPLICATION #23-068 AND SUBMERGED LANDS LEASE – MAA WESTSHORE EXCHANGE, LLC FOR THE PROPOSED CONSTRUCTION OF A PRIVATE MULTI-FAMILY RESIDENTIAL MULTI-SLIP/LIFT DOCKING FACILITY LOCATED AT 5440 W. TYSON AVE., TAMPA, FLORIDA; RATTLESNAKE CHANNEL OF OLD TAMPA BAY**

**BACKGROUND:**

MAA Westshore Exchange, LLC (Applicant) has applied for a standard work permit to the Port Tampa Bay (PTB) Environmental Department for a marine construction project of a private multi-family docking facility which is associated with the construction of an upland multi-family residential development located at 5440 W. Tyson Ave. in Tampa, FL within the Rattlesnake Channel (north basin) of Old Tampa Bay in the City of Tampa which has a shoreline of approximately 2,091 linear feet. PTB Submerged Lands Management Rules require a lease for private multi-family docking facilities with more than ten (10) square feet of preempted area of Sovereignty Land for each linear foot of shoreline. For private multi-family docking facilities, the PTB Submerged Lands Management Rules (Rules) sets a maximum limit of forty (40) square feet for each linear foot of shoreline owned by the applicant along the affected waterbody of leased preempted area on Sovereignty Lands.

**FACTS/COMMENTS:**

The project has been assigned Standard Work Permit Application No. 23-068 which includes (i) removal of four (4) existing piers, (ii) re-use of one existing pier, and (iii) construction of an approximately 13,512 square foot mixed floating and fixed docking facility. The docking facility will have three (3) dock structures (Docks A, B, and C) consisting of (i) thirty-three (33) non-covered boat lifts of various sizes with associated finger piers, (ii) five (5) non-covered boat slips of various sizes with associated finger piers and tie piles, (iii) six (6) floating jet ski / personal watercraft platforms for a total of twelve (12) slips, and (iv) one (1) floating kayak launch structure with associated access ramps and tie piles, all of which is shown on Exhibit "A". There would be three (3) boat slips on Dock A that would not have any covered boat slips and would be open to the public as required by the City of Tampa. The preempted area of the overall proposed docking facility is 46,913 square feet. The maximum 40:1 preempted area ratio is approximately 83, 647 square feet.

The project has received recommendations for 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.

PTB staff and MAA Westshore Exchange, LLC have negotiated the following submerged lands lease terms:

**Premises:** Approximately 46,913 square feet of submerged lands in Old Tampa Bay, as shown on Exhibit "B".

**Use:** The Premises would be used solely as a private multi-slip docking facility for the upland residents of upland residential development.

**Term:** The Term for the Submerged Lands Lease shall be for a period of five (5) years, with three (3) extension options for five (5) years each.

**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.

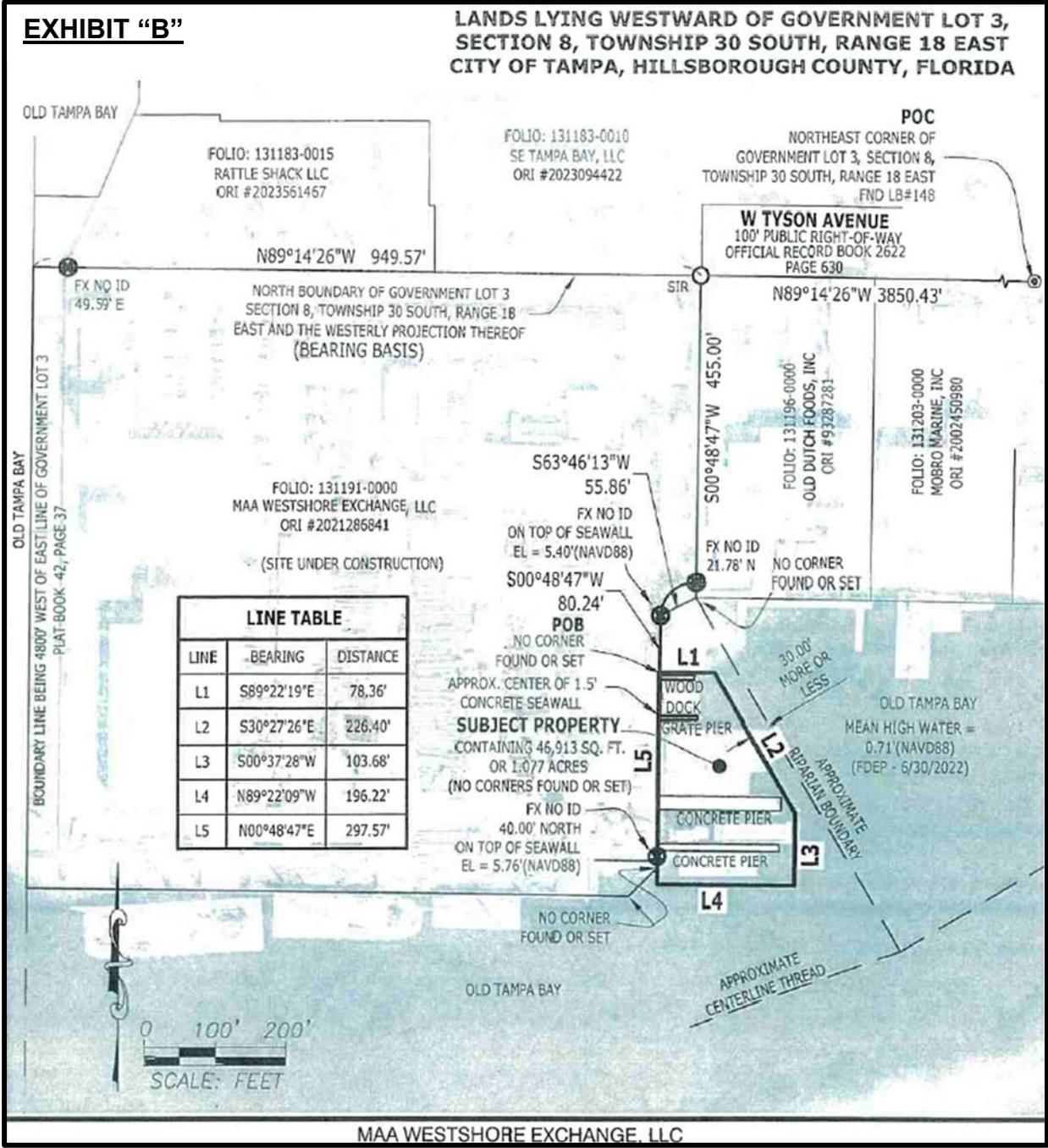
**Other:** MAA Westshore would be responsible for all real estate taxes, site improvements, utility services, insurance and maintenance of the Premises. In addition, MAA Westshore shall comply with all applicable laws and regulations.

A public hearing was held on September 3, 2025 and there were public comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute the Port Tampa Bay Standard Work Permit No. 23-068 and a Submerged Lands Lease with MAA Westshore Exchange, LLC, subject to review by Port counsel.





Hillsborough County Property Appraiser  
Final 2025

**CITY OF TAMPA**

Tax District	COUNT	TOTAL MILLAGE	County Levy							School Levy			Independent Special Districts			SWFWMD	Municipality	
			General Revenue	Environmental Lands	Total County wide	County MSTU	Library Services	Parks & Rec	Total County Levy	Local	State	Total School Levy	Port Authority	Transit Authority	Children's Board	Operating		
			100	130		200	210	220		320	330		400	410	430	500		600
TA	143,969	19.8428	5.4608	0.0604	5.5212	-	0.5583	-	6.0795	3.2480	3.0920	6.3400	0.0737	0.5000	0.4589	0.1831	6.2076	

**CITY OF TEMPLE TERRACE**

Tax District	COUNT	TOTAL MILLAGE	County Levy							School Levy			Independent Special Districts			SWFWMD	Municipality	
			General Revenue	Environmental Lands	Total County wide	County MSTU	Library Services	Parks & Rec	Total County Levy	Local	State	Total School Levy	Port Authority	Transit Authority	Children's Board	Operating		
			100	130		200	210	220		320	330		400	410	430	500		700
TT	9,318	19.5319	5.4608	0.0604	5.5212	-	-	-	5.5212	3.2480	3.0920	6.3400	0.0737	0.5000	0.4589	0.1831	6.4550	

**CITY OF PLANT CITY**

Tax District	COUNT	TOTAL MILLAGE	County Levy							School Levy			Independent Special Districts			SWFWMD	Municipality	
			General Revenue	Environmental Lands	Total County wide	County MSTU	Library Services	Parks & Rec	Total County Levy	Local	State	Total School Levy	Port Authority	Transit Authority	Children's Board	Operating		
			100	130		200	210	220		320	330		400	410	430	500		800
PC	17,282	18.2926	5.4608	0.0604	5.5212	-	-	-	5.5212	3.2480	3.0920	6.3400	0.0737	-	0.4589	0.1831	5.7157	

**UNINCORPORATED**

Tax District	COUNT	TOTAL MILLAGE	County Levy							School Levy			Independent Special Districts			SWFWMD	Municipality	
			General Revenue	Environmental Lands	Total County wide	County MSTU	Library Services	Parks & Rec	Total County Levy	Local	State	Total School Levy	Port Authority	Transit Authority	Children's Board	Operating		
			100	130		200	210	220		320	330		400	410	430	500		
U	380,909	18.2515	5.4608	0.0604	5.5212	4.6163	0.5583	-	10.6958	3.2480	3.0920	6.3400	0.0737	0.5000	0.4589	0.1831	-	