



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

November 8, 2023

Harbor Lights Cooperative, Inc.
c/o Thomas Wisdom
harborlights617@harborlights.comcastbiz.net

Re: Temporary Use Agreement No. 580007483
Harbor Lights Cooperative, Inc.
Site No. 133790 / Project No. 387474

Dear Mr. Wisdom:

The Temporary Use Agreement entered on October 26, 2022, for the existing docks, boat slips and boat ramp on state-owned submerged lands on the north side of the Harbor Lights Cooperative, Inc. expired on September 30, 2023, and the lease modification application to add those structures and mooring activities to the existing submerged lands lease remains pending. To ensure that the lessee continues to have the required authorization to use state-owned submerged lands for those structures and mooring areas, the Department recommends that the lessee enter into another Temporary Use Agreement Addendum.

Please have the appropriate corporate entity sign the enclosed Temporary Use Agreement Addendum on page 2 and return it to this office within twenty (20) calendar days. A PDF of the signed page 2 can be emailed to FTMERP_Compliance@floridadep.gov or Mark Miller of this office at Mark.Miller@floridadep.gov. Please leave the date on the first page blank. After the Temporary Use Agreement Addendum has been executed by the Department, a copy of each will be returned to you for your records.

If you have any questions about the Temporary Use Agreement Addendum or submerged lands lease modification application process, please contact Mr. Miller by e-mail at Mark.Miller@floridadep.gov or by telephone at (239) 344-5669. Thank you for your continued patience and cooperation in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer L. Carpenter".

Jennifer L. Carpenter
Director of District Management
South District Office
Florida Department of Environmental Protection

JLC/mm

Enclosure: 2023-2024 Temporary Use Agreement Addendum

TEMPORARY USE AGREEMENT ADDENDUM
BOT No. 580007483

This Temporary Use Agreement Addendum (hereinafter referred to as "Addendum") is entered into this ____ day of November, 2023, and between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (hereinafter referred to as the "Board") and Harbor Lights Cooperative, Inc. (hereinafter referred to as the "Applicant"), and is hereby made a part of the Temporary Use Agreement previously entered on November 14, 2019 and Temporary Use Agreement Addendums entered on November 16, 2020, December 29, 2021 and October 26, 2022 by and between the Board and the Applicant.

Whereas, the Temporary Use Agreement Addendum entered on October 26, 2022, expired on September 30, 2023, and the Florida Department of Environmental Protection ("Department"), as staff to the Board, needs additional time to complete its review of satisfactory evidence of sufficient upland interest for the multi-slip docking facilities on Board-owned submerged lands at this site.

Whereas, Applicant owes the Board additional lease fees for the use of sovereignty submerged lands forward.

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants set forth herein, the Applicant agrees to pay to the Board a total of **\$ 1,106.16** for deposit into the Internal Improvement Trust Fund as compensation for the current use of state sovereignty submerged lands with the Board's approval granted herein. Such payment, which shall be paid online by check, credit card or debit card at <http://www.fldepportal.com/go/pay-invoices> or paid by a cashier's check, certified check, or money order payable to the Department of Environmental Protection shall be delivered to the Board's Accounting Office, Post Office Box 3070, Tallahassee, Florida 32315-3070 within 30 days of the effective date of this Agreement.

The parties hereto, then, agree as follows:

1. The parties hereby agree to extend and continue the Temporary Use Agreement for an additional term, commencing on **September 30, 2023**, and expiring on **September 30, 2024**, or the date of execution of a sovereignty submerged lands lease modification between the Board and the Applicant, whichever occurs first.
2. The consideration paid for this Addendum includes the lease fees due for the area identified in Exhibit "A" from September 30, 2023, to September 30, 2024. Please be advised that the lease fee rate changes on March 1, 2024, pursuant to subparagraph 18-21.011(1)(b)1 Florida Administrative Code. Applicant shall pay additional lease fees based on the new rate within 30 days of the receipt of an invoice from the Board for any additional lease fees due pursuant to the above-referenced rule.
3. Applicant shall complete an application for a sovereignty submerged lands lease modification for the lands identified in Exhibit "A" by no later than the expiration date of this

Addendum.

4. In the event the Applicant fails to complete the application for a lease modification prior to the expiration date of this Addendum, the Applicant agrees to enter into a subsequent Temporary Use Agreement Addendum or remove all structures and activities on sovereign submerged lands as shown in Exhibit "A" within 60 days of the expiration of this Addendum.

5. Except as specifically amended by the provisions of this Addendum, all of the terms and provisions of the Temporary Use Agreement shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by the parties hereto.

6. The terms and conditions of this Addendum shall be binding upon and inure to the benefit of the parties hereto and their representatives, heirs, personal representatives, successors and assigns.

Executed on the date first written above.

HARBOR LIGHTS COOPERATIVE, INC.

By: _____
Original Signature

Printed/Typed Name

Title

THIS PORTION INTENTIONALLY LEFT BLANK

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

By: _____
Jennifer L. Carpenter
Director of District Management,
South District,
Department of Environmental Protection, as
agent for and on behalf of the Board of
Trustees of the Internal Improvement Trust
Fund of the State of Florida



 | Sq Feet (US) ▾

Measurement Result

5,552.9 Sq Feet (US)

BOT No. 580007483
Exhibit A

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Receipts Section
 Post Office Box 3070
 Tallahassee, FL, 32315-3070



INVOICE

Bill To:

Harbor Lights Cooperative Inc
 Wisdom Community Management
 617 N Tamiami Tr
 Venice, FL 34285

**** INVOICE / INSTRUMENT INFORMATION ****

Invoice #:	133137	Instrument #:	580007483
Invoice Date:	10/30/2023	Expiration Date:	09/30/2022
Due Date:	11/29/2023	Extended Term Fee:	N
Lessee Name:	Harbor Lights Cooperative Inc		
Rate:	Split Rate		
Location:	Mhp Lots Owned By Residents With Assigned Slips		

**** IMPORTANT REMINDER ****

If paying by mail, please return invoice with your payment to the above address.
 Online payment by check, credit card or debit card is available at
<http://www.fldepportal.com/go/pay-invoices/>.
 Late payments are subject to a 12% Interest fee pursuant to FAC 18-21.011(1)(b)13.

INFORMATION			LEASE FEE DATA				
Description	Memo	Object	Net Square Feet	Rate	Discount	Extended Term Fee	*Amount
Arrears 2023/2024 Commercial	TUA on 5,553 sq ft for 9/30/23-9/29/24	21017	48487.0	0.0	0	N	\$1,106.16
Note: TUA on 5,553 sq ft for 9/30/23-9/29/24 Agent M. Miller (AL)					Subtotal		\$1,106.16
					Credit Applied		(\$0.00)
					Payment Applied		\$0.00
					Total		\$1,106.16
					Invoice Balance Due		\$1,106.16
					Instrument Lease Balance Due		\$1,106.16

ANNUAL LEASE FEE FORMULA = BASE FEE - DISCOUNT + EXTENDED TERM FEE
 *BASE FEE =Base Rate x Net Square Feet OR
 *BASE FEE =Minimum Rate
 DISCOUNT =Base Fee x Discount Percentage
 EXTENDED TERM FEE =Base Fee x Extended Term Fee Percentage

**For any questions concerning this invoice,
 please call the Division of State Lands at (850) 245-2555.**

BOT No. 580007483
 Exhibit B